

Heritage Statement & Design and Access Statement

Re: for proposed side return at Melrose Villa, Jocelyn Rd, Richmond.

1.0 Introduction

The heritage statement has been prepared in support of a planning application at Melrose Villa, Jocelyn Rd, Richmond. The proposals are to erect a new side extension to replace the existing, as shown on the accompanying drawings.

This report sets out the applicant's case that the proposed side extension will be a sympathetic addition to the property, that it will not cause harm to the character and appearance of the building or wider Conservation Area, nor result in any undue loss of residential amenity to neighbouring properties.

The statement sets out the design principles and concepts that have informed the proposed development, the reasoning for necessary works, details of the proposed works and how access issues have been dealt with. Also assessed is the impact that the proposal would have on the historic character of the property and the conservation area in which it is located – CA36 'Kew Foot Road' Conservation Area.

This statement has been prepared in accordance with the guidance contained within the National Planning Policy Framework.

The document follows best practice guidance on the content and scope of Design and Access Statements, published by CABE.

The document follows guidance contained within the council's publication, 'Design Guidelines for House Extensions and External Alterations'.

This statement should be read as a summary of the design approach and should be read in conjunction with the full set of submitted drawings, photos and documents.

2.0 Site Location and Existing Building

The property is a two-storey semi-detached house, located within the Victorian era Jocelyn Road. The property is a single family dwelling and will remain so.

The property is a typical 2-storey L-shaped house, with bay windows to the front. It is constructed from red brickwork, with white painted rendered details and a pitched slate roof, with a side-facing gable. The front façade is set back from the street and to the rear there is a long garden.

There is an existing addition to the property. It is a non-insulated, single-storey lean-to side extension, which is constructed partly from red brickwork and it has a mono-pitched roof, with panels of single-glazing windows and roof panels. It is basic in appearance, against the main house.

The front of the property is visible from the street, but the rear of the property is secluded, with the side extension only partially visible from a handful of rear-facing upper floor windows of houses on Old Deer Park Gardens, to the

north, some 40 or 50 metres away. Any alterations would not have any impact to the streetscape and would have a minimal effect on the amenities of any neighbours and the side extension is also partially visible from the rear of 4 houses on Kew Road, about 30 metres to the east.

The site is located within the 'Kew Foot Road' Conservation Area but is not listed. The buildings along Jocelyn Road vary in character and are a mix of red brick, London stock brick or painted front facades with projecting bays and traditional sash windows. The entrance porch to the property is a decorative arch. It mirrors the adjacent semi-detached property but all the other properties on Jocelyn Road are different in scale, materiality and/or design, with varying setbacks on their plots. As a result, the street is somewhat of a patchwork, with a staggered building line.

Towards the Kew Road end of Jocelyn Road there is a contemporary single-storey side extension, which is part of no.163 Kew Road. It is contemporary in design and highly visible from Jocelyn Road, further adding to the patchwork nature of the streetscape. (Fig.1)



Fig. 1 A contemporary single-storey side extension at 163 Kew Road.

At the west end of Jocelyn Road there are developments of flats along Tower Rise and Lenton Rise, which are comprised of three-storey, red brick blocks. They are a total departure from any prevailing local architectural style and are possibly a late 20th century take on the Georgian or Edwardian townhouse (see fig.2).



Fig. 2: The development of Tower Rise, at the end of Jocelyn Road. A departure from the prevailing architectural styles in the conservation area.

Jocelyn Road is one of a series of residential streets running west off Kew Road that together form the heart of the Kew Foot Road Conservation Area. Kew Road contains a mix of residential, commercial and retail units. To the west of Jocelyn Road, beyond the more recent developments of Tower Rise and Lenton Rise are Old Deer Park and the Richmond Athletic Ground.

Although Melrose Villa, Jocelyn Road lies within the 'Kew Foot Road' conservation area, neither the property, or its immediate neighbours are buildings of townscape merit. They are also not subject to article 4 directions.

The Kew Foot conservation area is noteworthy because of the historic route alongside Old Deer Park and the eclectic mix of townhouses and cottages that sit on the streets spanning from Kew Foot Road, to the centre of activity along Kew Road. Of particular note are the tightly packed terrace of cottages along Michel's Row, a few streets to the south of Jocelyn Road.

Jocelyn Road is located in a zone that is classified as being of 'low risk' of flooding, by The Environment Agency.

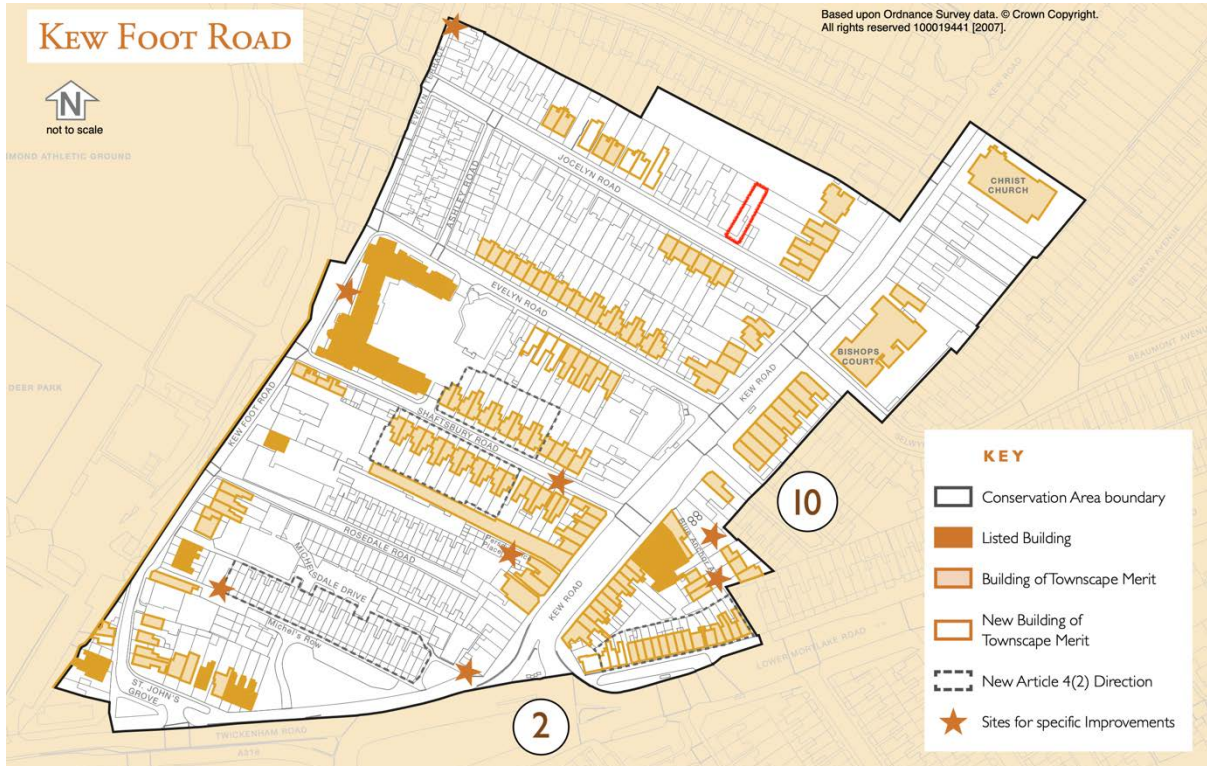


Fig. 3 Kew Foot Road Conservation map with site boundary in red.



Fig. 4 View of Melrose Villa from Jocelyn Rd.

3.0 Proposed Development

It is proposed to demolish the existing conservatory side extension and erect a new single storey side extension and remodel the internal layout to provide living accommodation more suited to the family. As part of this a new window is proposed in the side elevation to mirror the existing window and the roof light above the hallway will be replaced with a conservation rooflight to allow more light into the centre of the dwelling.

The existing ground floor single-glazed, non-insulated lean-to structure would be replaced with a new fully insulated, more substantial single-storey extension on a slightly increased footprint. This would give some much-needed extra space and would allow for an improved kitchen, as well as a proper dining space.

This would be extended sideways to the boundary, and rearwards so that the rear elevation would align with the rear elevation of the existing building.

The new side extension would be slightly visible from the street, so the appearance would improve on the existing and materials would be used to tie in with and match the existing main house.

4.0 Planning Considerations

The preceding sections of this statement have assessed the character and context of the site and surroundings. Also considered are the nature of the development and the planning history of the site against which the proposals should be considered. This section seeks to assess the proposals against the appropriate policy considerations of the development.

The principal aim of the proposal is to improve the condition of, to extend and to improve the appearance of the property. The external changes are carefully considered low impact, well designed and visually unobtrusive alterations to the existing property. The proposal will blend in sympathetically with its surroundings.

The refurbishment, alteration and extension of the property will provide additional habitable space and will fulfil the occupants' requirements whilst having no detrimental effect on the streetscape or neighbouring properties.

5.0 Scale, Massing, Appearance and Design

The new extension will provide an additional 5 sqm to the footprint of the existing house. The amount is minimal, but it allows remodelling of the plan to provide a proper family kitchen.

The scale of the proposed new external additions is entirely in keeping with the mass and scale of the host building. The new extensions would tie well into the main property in a harmonious way, whilst appearing subservient to the main house. The extension to the side of the outrigger will match the existing materials, so will appear as harmonious, if not more so, than at present.

The proposed changes would use products and materials superior to those currently in place and so the alterations would improve thermal efficiency as well as internal lighting levels.

All materials would match or tie-in with the existing. Where elements such as aluminium framed bi-fold doors and windows are proposed to the rear elevation, these would be a distinct departure from the existing style of the main house, rather than a pastiche attempt at mimicking a traditional style in a contemporary element.

The external renovation, extension and decoration which would be carried out as part of the overall works would improve the appearance of the property.

6.0 Impact Upon Neighbours

The proposed rooflights to the loft and the side extension are not visible from the street, so would have little or no impact on the streetscape. There certainly wouldn't be any impact on any neighbours on the south side of the street and the effect on the adjoining neighbours at would be negligible, as there is a shared access lane between the side extension and the garages and back of the neighbours garden which back onto this access lane. There are also garden sheds constructed in the gardens along this boundary separating the useable open garden space even further from the side return.



Fig. 5 Aerial View of Melrose Villa with site boundary in red. The shared access route to the side of the site separates the other property boundaries from Melrose Villa boundary.

As previously stated, the rear of the property is fairly secluded, and the proposed ground floor extensions would only be partially visible from the upper floors of houses some 50 metres away on Old Deer Park Gardens, to the north and the side extension is also partially visible from the rear of 4 houses on Kew Road, about 30 metres to the east.

In addition, the extension is only single-storey, has a flat roof to reduce its impact and the side extension remains set back from neighbours due to the shared access route along the boundary.

The replacement structure would be more aesthetically appealing than the current ad-hoc lean-to envelopes and the extent of the side-facing glazing would be reduced, meaning that the neighbours would be less overlooked than at present. There would be no loss of light or views.

7.0 Access

Access to the property will be unaffected by the proposal. The side extension will have bi-fold doors to the rear which will provide access to the rear garden and will also be a source of ventilation and daylight into the space.

9.0 Heritage Statement

The context of the site and surroundings have been set out in this statement. Whilst Melrose Villa Jocelyn Road is not listed, is not a building of townscape merit and has no article 4 direction, it is an attractive Victorian semi-detached house in a conservation area and is part of the patchwork tapestry of period homes that are an asset to be retained. It is clear, however, that the ad-hoc additions to the property, which have been built over many years, have not necessarily added to this character and should not be treated as sacrosanct.

The proposal does not add to the pressures and problems, as set out in The London Borough of Richmond Upon Thames Council's Conservation Area 36 description. Instead, the proposed scheme would preserve the qualities of the original main house at Melrose Villa, Jocelyn Road, whilst improving and enhancing the architectural quality of secondary subservient structures.

Whilst this proposal involves replacement of existing inadequate secondary structures and the necessary internal upgrading of the property, The front façade would not be affected by the proposed works and no traditional architectural features are to be demolished or impacted. The changes would appear minimal from the street. There would be no loss of traditional architectural features and materials due to unsympathetic alterations. The only changes proposed to the front facade are to upgrade the existing windows with timber, double glazed to match the existing and retain the Victorian character of the dwelling.

The roof is in need of routine maintenance and will most likely need to have the slates replaced with new slates to match the existing. All slates and ridge tiles that do need to be replaced will be done so to match the existing and retain the character of the house.

Access would remain as existing, so there would be no loss of front boundary treatments and front gardens for car parking.

10. Conclusions

The proposed alterations and additions to the property would fulfil the requirements of the occupants, provide much needed extra space and improve thermal efficiency, whilst being well considered, in keeping and of a high architectural standard. There would be no negative impact on the surroundings and the renovation would be an improvement.

The proposed development is not harmful to this part of Richmond. As such the details of this application should be acceptable to the Council.

Joy-Anne Mowbray BSC BArch Hons MA(AA) PgDip
RIBA Chartered Architect

