



5 JAMES TERRACE, LONDON, SW14 8HB

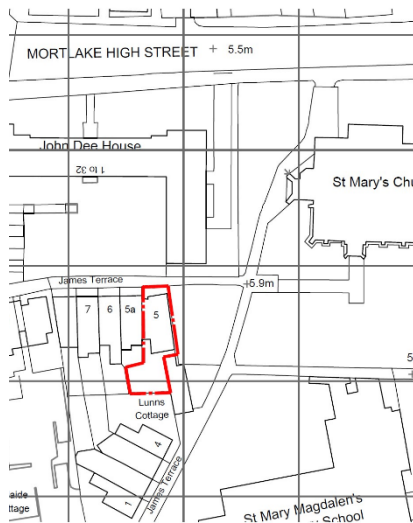
**PROPOSED INTERNAL AMENDMENTS WITH ADDITIONAL
WINDOWS/ROOFLIGHTS. CHANGES TO FRONT BOUNDARY WALL.**

DESIGN & HERITAGE STATEMENT – Rev-B

August 2024

TW10 ARCHITECTS

THE PLOT



The plot is located to the Southern side of James Terrace pedestrian path and it is part of Mortlake Conservation Area 33.

The property is a 2-storey plus mezzanine modern end of terrace house, which is adjacent to a graveyard.

The plot is accessed by foot only from Mortlake High Street through James Terrace. There is a small rear access through the narrow side path.

The plot has a North-South orientation.

THE HOUSE/MATERIALITY

The 2-bedroom (plus mezzanine study) house features timber panelling, brick and render facades to the front, brickwork to the side and render with brickwork to the rear.

There are a number of roof typologies, being pitched in slate, flat and glazed

The existing windows are ppc coated grey aluminium.



HERITAGE

Conservation Area

The conservation area is situated along the south bank of the Thames between Chiswick Bridge and White Hart Lane. It adjoins Barnes Green (1) to the East and Mortlake Green (51) conservation areas to the West.

History and Development

By 1086 Mortlake was the fourth largest village in Surrey. Mortlake Brewery was founded in 1487 and the Tapestry Works in 1619. Surviving development mostly dates from the 18th and 19th century.



Character

The historic core of the area is focused around St. Mary's Church with many fine 18th century listed houses on the riverside and High Street. The area was extended to include the remainder of St. Mary's Churchyard, Vineyard Path and residential areas in Alder Road, Fitzgerald Road and North Worple Way.

The conservation area shares an intimate relationship with the Thames. The High Street follows the flood line with Bull's Alley and Ship Lane having served as access ways to former wharfs on the riverfront. Along the river frontage, between Chiswick Bridge and Ship Lane, is a particularly fine group of essentially 18th century buildings, with at least one dating from the Tudor period. 19th and 20th century development has respected the style and scale of the group.

From Ship Lane to White Hart Lane this riverfront area is of interest in reflecting the industrial history of this part of the Thames. Despite being converted to other uses the buildings have mostly survived in their original form. Enormous contrasts in scale are evident yet there is a shared robust utilitarian conformity in the use of brickwork and detailing. Of particular note in the group is the Grade 11* listed 'Limes' which was built c1720 and from the garden of which Turner painted 'Mortlake Terrace-Summer Evening'. There are exceptional views along the river in both directions.

The view into Mortlake from the Chiswick bank is one of buildings set within a landscape where industrial, commercial and residential uses happily coexist. Large numbers of trees survive and contribute to the cohesive character of the area.

St. Mary's and nos. 97-119 High Street St. Mary's, founded in 1348, retains the stone, flint and brick tower and cupola of the 1543 rebuild as a prominent feature in the area. Immediately around it is an area of paths and graveyards marking the heart of the original village and retaining a secluded atmosphere. Nos. 97-119 High Street is an intensively developed frontage of three storey houses dating from the 18th century. Their long back gardens stretch down to the towpath and contain many mature trees which screen the houses from the river. Fitzgerald Road and Alder Road contain matching terraces of two storey brick cottages, similar to the rest of the village area. Original architectural details include ground floor bay windows with decorative metalwork, roofs laid in diamond pattern slate, timber bracketed porches and chimneys with corbelled and dentilled brick work. Alder Road contains several semi-public buildings historically associated with the village.

Problems and Pressures

- Development pressure which may harm the balance of the river and landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks
- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front boundary treatments and front gardens for car parking
- Lack of coordination and poor quality of street furniture and flooring
- Domination of traffic and poor pedestrian safety leading to clutter of signage and street furniture

Opportunity for Enhancement

- Improvement and protection of river and landscape setting
- Preservation, enhancement and reinstatement of architectural quality and unity
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens
- Coordination of colour and design and improvement in quality of street furniture and flooring
- Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture

PROPOSED WORK

1. Internal layout amendments
2. Additional external windows & rooflights
3. Changes to front garden wall

PROPOSED DESIGN

The internal layout amendments are supported by the separate fire report.

The proposed new windows will be on the gable end and side elevation, which is adjacent to a graveyard, so there are no overlooking issues. The proposed proportions and sizes are to match existing. These will be fixed and fire-rated following the fire consultant's report.

The proposed rooflights will match the existing character of the house and will allow for additional internal headroom and light levels.

The existing front low boundary wall will be amended to provide a new access gate with brick pier and the fixed planter will be amended in order to create a binstore, which will clean the look of this entrance area, since there is no dedicated space for waste.

IMPACT

The proposed rear rooflights match the existing materiality and roof typology. They will not be seen from the public path.

The proposed windows match the existing and don't overlook a private residential plot.

The fenestration proposals will not affect the conservation area, as they will be done in-keeping with the existing character of the house.