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Heritage Statement – August 2024

In relation to: Facade treatment to side elevation.

6 Kew Green, Richmond, TW9 3BH

Introductions:

In March 2012 the National Planning Policy Framework was published. It states that all applicants are required to describe the significance of any 'heritage assets' affected by development, including any contribution made by their setting.

The objectives of this statement of heritage significance are:

1. Describe the 'heritage assets' identified in terms of the cultural, aesthetic and archaeological significance (if applicable).
2. Assess the significance of these 'heritage assets' and their setting.
3. Evaluate the potential impact of the proposed development on these 'heritage assets' and their setting.

Site and Surroundings:

6 Kew Green is a semi-detached property comprised of 3 commercial units on ground floor and residential flats on the first and second floors. The property is situated in the Kew Green Conservation Area 2.

The area was designated due to its character as an historic open space, the associated high quality of mostly 18th century development and its riverside environment. The area was extended southwards down Kew Road to help protect the approach to the Green itself and to include mostly Victorian terraces with mature street trees that in themselves have strong character. Also included was the east side of the railway bridge. There was a further addition of an area of substantial terraced and semi-detached 2 storey Edwardian and Victorian properties which are largely unaltered.

The Green constitutes a good example of a historic Green, and is surrounded by large 18th and 19th century houses. Kew Green Road is comprised of well built and maintained properties. Whilst there is some variation along Kew Green Road in terms of uniformity of design and appearance, there is a shared sense of scale and material palette which contributes to the area's easily identifiable sense of place. The mature trees also enrich the visually cohesive streetscape.

6 Kew Green is not a statutory listed building, however its neighbours 2 and 4 Kew Green are grade listed II.

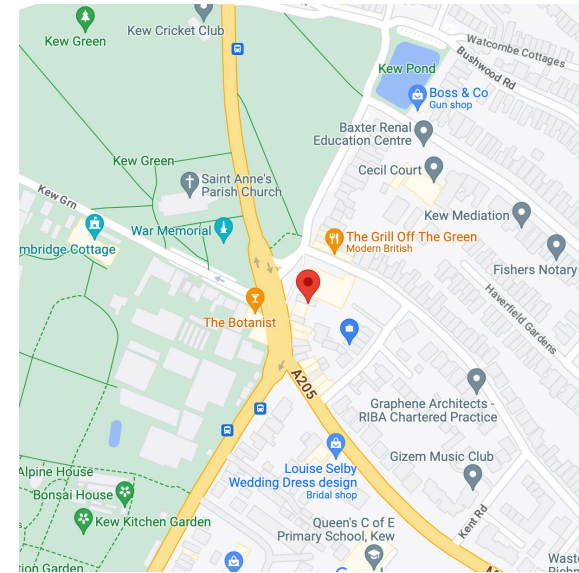


Fig. 1. Map view of local area.



Fig. 2. Google Maps street view.

Identification of Heritage Assets:

The Kew Green Conservation Area is the Heritage Asset that could be affected by the proposed development. This Conservation Area was designated in 1969 and later extended in 1982 and 1988. Kew Green Conservation Area is situated on the A205 to the north-east of Kew Gardens, adjacent to the River Thames. It adjoins the Kew Gardens, Kew Road and Royal Botanic Gardens conservation areas to the South.

The Kew Green Conservation Area Appraisal contains much about the local area, however the information related to the proposal is as follows:

Kew Road forms the southern approach to the Green and is marked by the high quality of its linear development; predominately 19th century houses and a small group of 18th century terraced cottages. The four storey Edwardian villas at the Mortlake Road junction are on a grand scale and make a strong contribution to the setting of the Green. The use of stucco render to the houses in this area is an attractive departure from the dominant brick.

Priory Estate is characterised by late 19th and early 20th century semi-detached and terraced houses in predominantly red and yellow stocks with slate roofs and a distinctive mix of decorative details and construction materials, together with mature planted trees. Views into the area from the Green are primarily along Priory Road and Gloucester Road where there is a strong front boundary definition formed by hedges and fences.

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
- Retain and improve the quality of shop fronts and advertisement

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
- Loss of original or quality shop fronts and unsympathetic alterations and advertisement

Scale: N.T.S.

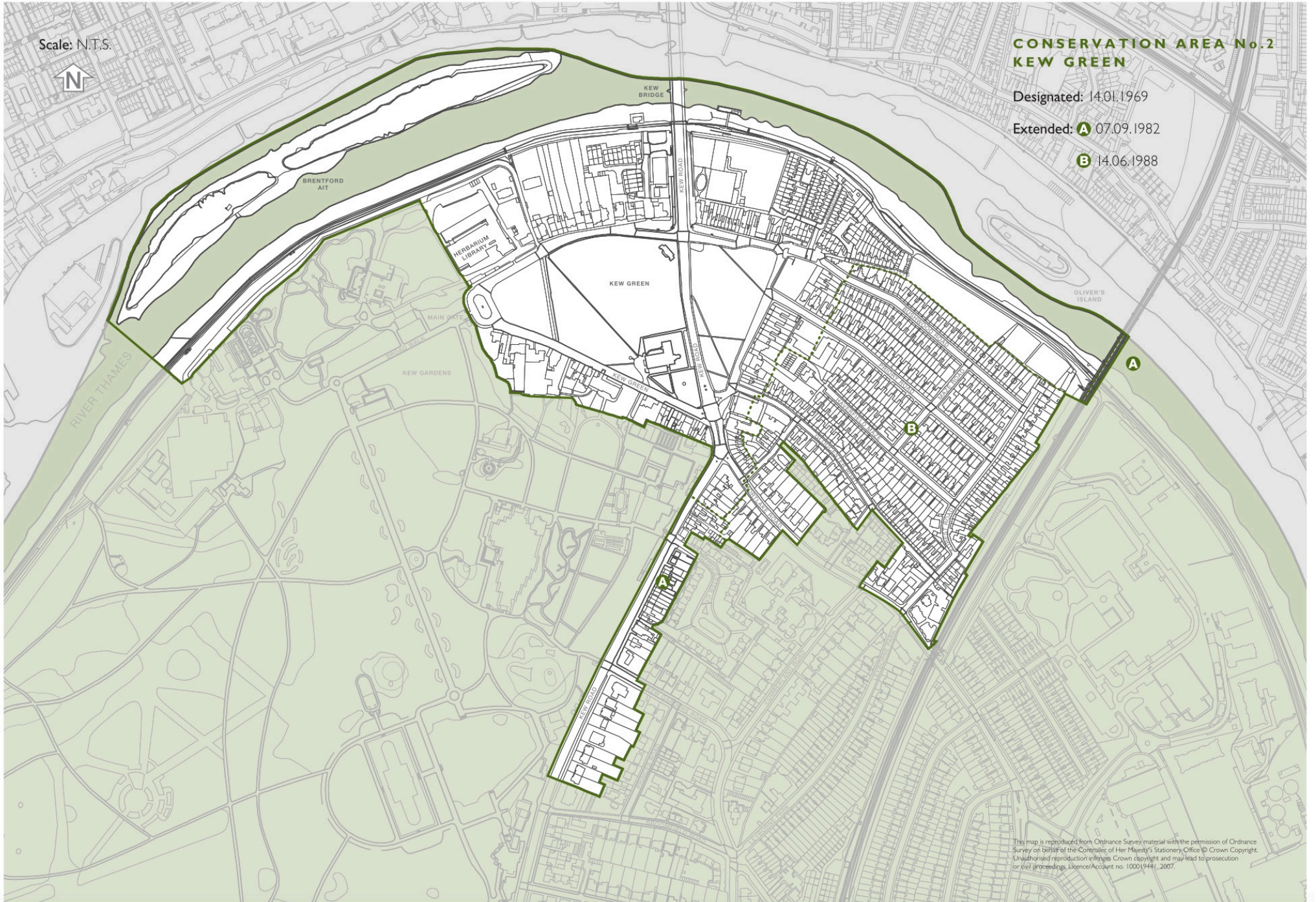


CONSERVATION AREA No.2 KEW GREEN

Designated: 14.01.1969

Extended: **A** 07.09.1982

B 14.06.1988



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Impact of Proposals:

As described in the accompanying design and access statement, the application is proposing the repair of the existing side elevation, replacement of the existing four windows and one door with new and the application of a new render finish to the wall which currently is part-rendered and part brickwork.

The proposed repairs and refurbishment of the side elevation:

Our proposals for repairs and refurbishment of the side elevation have been carefully considered for their potential impact on the heritage significance of 6 Kew Green and its surroundings. The key aspects taken into account are as follows:

1. Scale and Proportion:

Our proposal to repair and refurbish the side elevation aims to put into good order a slightly dilapidated part of the building and improve the overall aesthetics of the building.

The scale and proportion of the elevation is to remain almost exactly as existing. We propose the lowering of one window position by approximately 500mm - necessary due to the strengthening works that we have had to put internally in place to reinforce this old wall.

We also propose that the door head height is raised from its current very uncomfortably low level to a more standard height.

2. Materials and Finishes:

We propose to repair this elevation using exactly the same materials that are in evidence in the existing elevation. The rotten window frames will be replaced with new painted timber window frames with double-glazed units. The old door will be replaced with a new timber entrance door and the wall which is currently part rendered and part brickwork is proposed to have a new coat of render.

On a larger scale and in reference to the Kew Green Conservation Area Appraisal, the materials that are featured in this proposal will enhance the architectural unity and quality of the area.

3. Streetscape and Context:

In streetscape terms, the proposed alteration would realistically have no impact as the elevation is barely visible from the street. The repaired elevation will certainly appear to be better looked-after than the tatty existing elevation.

Therefore the changes to the extension can be said to have a positive impact on the overall character of the Kew Green.



Fig. 3. Google Maps 3D view of front elevation.



Fig. 4. Google Maps 3D view of rear elevation.

Conclusion:

In conclusion, the proposed repairs and refurbishment to the side elevation at 6 Kew Road have been carefully designed to have a positive affect on the heritage significance of the property and its surroundings by reintroducing traditional materials which are more cohesive with the Kew Green's local vernacular.

The scale, materials, and location of the alterations have been considered to ensure there will be no negative impact to the street scene. It will in fact present a more pleasing, tidier image and will help to improve the overall historic character of the area.

It is therefore recommended that planning permission be granted for this work, as it will enhance the property while preserving its heritage value.