



18 HAVERFIELD GARDENS, KEW, TW9 3DD

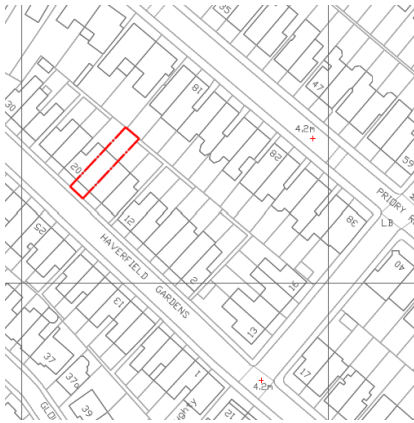
**PROPOSED INTERNAL LAYOUT & FENESTRATION AMENDMENTS TO EXISTING
EXTENSION WITH NEW ROOFLIGHTS.**

DESIGN & HERITAGE STATEMENT

September 2024

TW10 ARCHITECTS

THE PLOT



The plot is located to the Northern side of James Terrace pedestrian path and it is part of Kew Green Conservation Area 2.

The property is a 3-storey mid terrace house, including a loft conversion, which also has an existing rear infill extension.

The house is accessed from Haverfield Gardens through the front and the plot is also accessed through a shared private rear path.

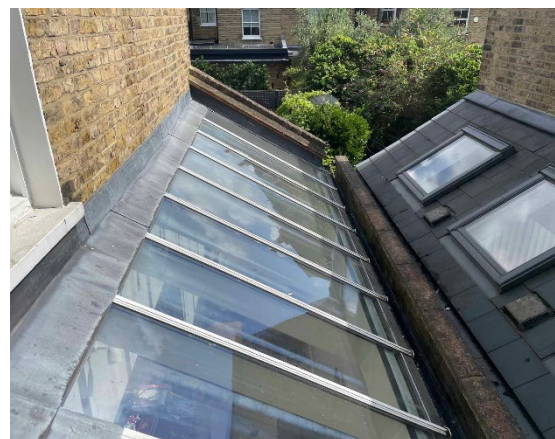
The plot has a South-West to North-East orientation.

THE HOUSE/MATERIALITY

The 3-bedroom mid terrace house features red brickwork with painted stone features to the front while the rear has been constructed with yellow London Stock brickwork

The existing main roof and dormer are clad in slate. There is large amount of modular glazing over the existing side infill extension.

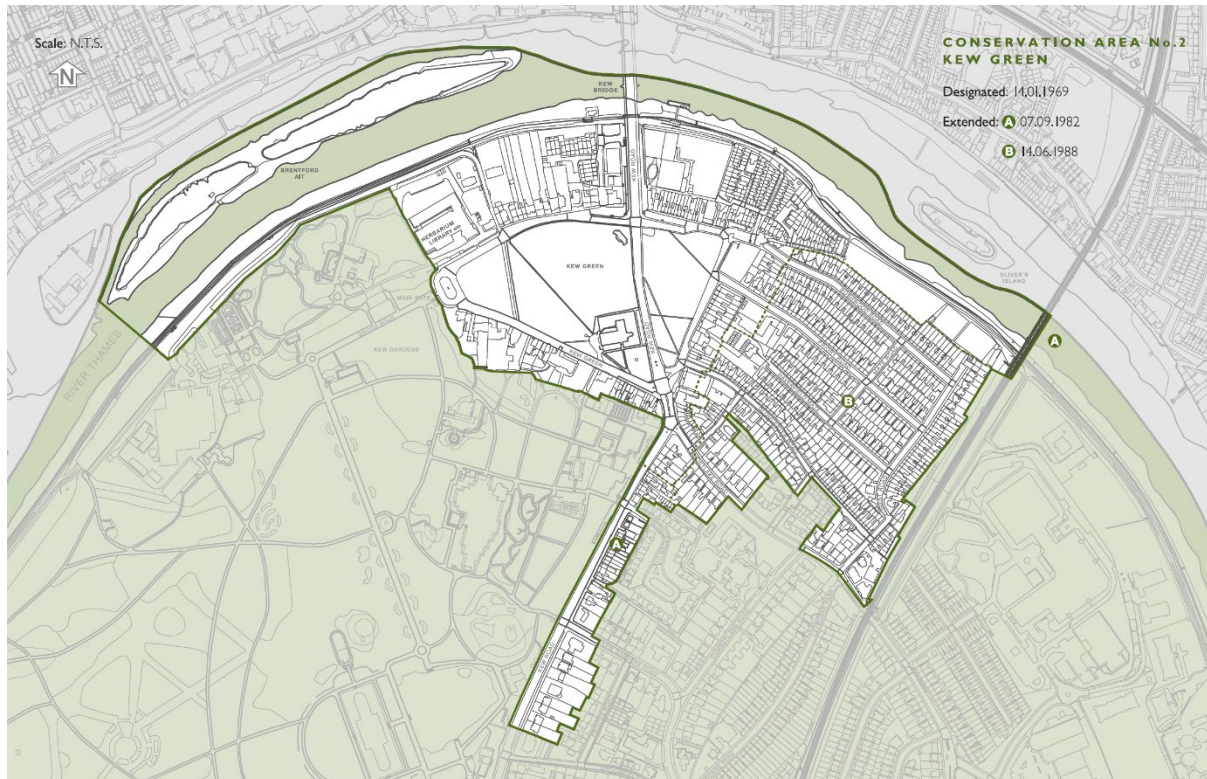
The existing windows are white-painted timber to the front and upper rear levels, while the rear garden doors are dark grey aluminium.



HERITAGE

Kew Green Conservation Area 2

Kew flourished when Frederik, Prince of Wales established his country residence, the White House, there in 1728. This was followed by the development of the Royal Botanic Gardens. Kew Bridge was completed in 1758 and the advent of the railway in 1860 led to the development of the Priory estate as commuter housing.



The area was designated due to its character as an historic open space, the associated high quality of mostly C18th development and its superior 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 area is made attractive by its abundance of mature street trees, and it forms a visually cohesive area with an easily identifiable sense of place it has a definite village character. The Green constitutes a fine example of an historic Green, with the entrance to Kew Gardens to the west, and is surrounded by large 18th and 19th century houses, many of which are listed and which through the quality of their architecture add formal grace to the central area. High boundary walls containing mature gardens provide a sense of privacy and enclosure. St. Anne's Church (1710-14), in striking yellow brick, sits on the Green itself. To the east the pond forms a focal point and this area is less formal in character with mainly two and a half storey terraced housing. There is some modern development which has respected this scale. There is restrained use of materials, predominantly brick with group variations from brown through yellow to red depending on date.

The Riverside acts as foil to the Green and is peaceful semi-rural area. To the east end, the character is established by rows of small 18th and 19th century cottages with their associated allotments, approached by footpaths. The cottages are brick with shallow pitched slate roofs, and grouped together in intimate narrow streets. To the west the towpath becomes less domestic and more secluded as it passes the boundary of the Botanic Gardens.

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. Ground floor rear amendments to existing fenestration
3. Existing modular glazing removal

PROPOSED DESIGN

The internal layout amendment is minimal and affects the rear kitchen only.

The existing rear ground floor aluminium doors and window will merge into a larger opening to create an aluminium sliding door system.

The existing modular glazing will be replaced by grey slate similar to the main roof and 2 rooflights.

IMPACT

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

The proposed doors and rooflights match the existing materiality and roof typology. They will not be seen from the public path, hence the conservation area from the street will not be affected.