

HERITAGE + DESIGN STATEMENT.

Date: 24/11/2024

59 Bushwood Road, Richmond TW9 3BG



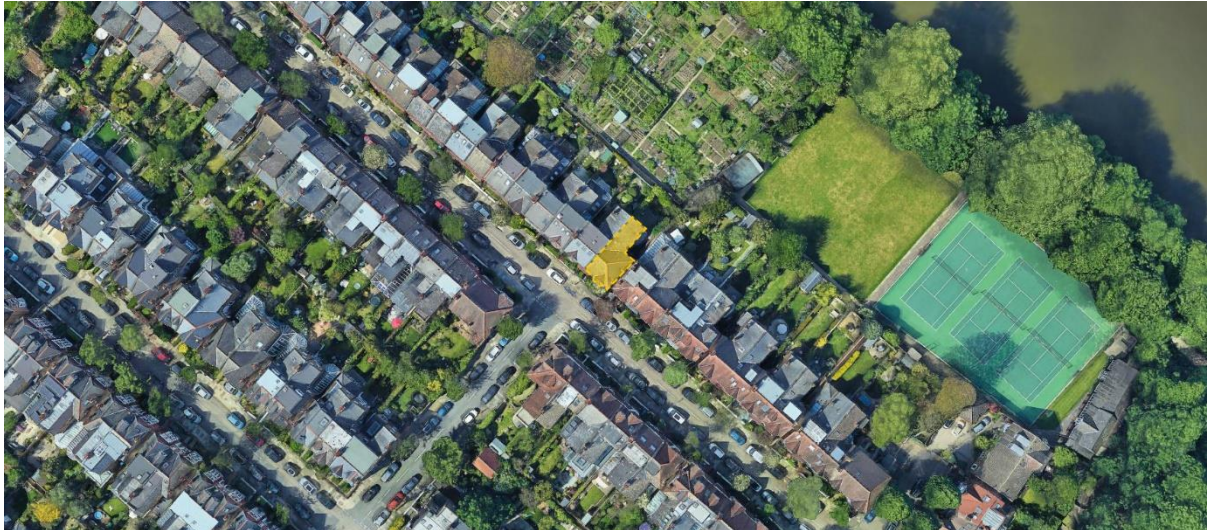
Introduction and Context:

Bushwood Road is located within the Kew Green Conservation Area. The area consist of a mix of Victorian terraced housing typologies, which were constructed to serve the growing commuter population of London.

The area was initially designated as a conservation area in 1969, however this boundary was expanded in 1982 and again 1988.

Bushwood Road itself consists of several different styles of terraced housing, each with their own distinct arrangement of bay windows, porches, roof types and chimneys. Whilst there are a several commonalities, each of the individual groups of terraces have their own unique character, often with end terraces having additional details and flourishes.

Whilst the application site is situated on Bushwood Road, it is located at the junction of Maze Road, providing it with an uninterrupted front aspect, and a prominent position in the overall townscape of the area.



Site Location

Description of the application site:

The application site is an end terrace property, which appears to have been constructed as a pair of houses to terminate the terrace. Only No.57, has matching details and design elements.

The property is constructed from a light brown/yellow multi brick with wire cut red brick detailing and arched headers around the windows. On the front façade the bay window has painted stone detailing that forms the headers and the plinths, with painted stone header details to the remaining window. At the rear of the property there is a rear two-storey outrigger extension which appears to have been constructed after the main property, however this is matched by every property on the street. In addition to this two-storey outrigger extension, there is an additional single storey brick addition that would appear to have been a coal store. This has now been converted into a WC and a boiler room. These extensions have been constructed with matching bricks and detailing.

Whilst the fenestrations at the front of the building have consistent sizes and positioning, creating an ordered appearance, the rear façade has a mix of opening sizes and sill heights and lacks such a viable order and harmony.



Front Elevation



Rear Elevation

Brief planning appraisal of proposal:

The majority of properties on Bushwood Road have already been extended with full width rear dormer roof extensions. With the whole run of terraced housing that the application site is part of having had roof extensions, numbers 31-57 inclusive.

Not only the adjoining terraced properties, but those immediately opposite as well, with both 61 and 65, and 54 and 56 having extended with rear dormer roofs, many of which are visible from the public highways, especially from Maze Road.

However in an attempt to maintain the unique character of the conservation area every effort has been made to minimise the harm of the proposed dormer extension. As well as trying to minimise the harm caused to the conservation area, the dormer has been designed in line with the Local SPDs that pertain to house extensions.

The 'House Extensions and External Alterations SPD' gives advice on dormer extensions. Stating that they should be avoided to the front elevation and should remain in scale with the existing structure through not raising or projecting above the ridgeline. It also states that dormers should not dominate the original roof and areas should be left beneath and to either side of any proposed dormer. And that dormer windows should not wrap round two sides of a hip roof and interrupt the roof profile.

The proposal adheres to all these requirements as it does not alter the roof profile of the front, rear or side elevation, and maintains the original host roof around it.

Housing Extensions and External Alterations SPD, para 8.1.1 Point 5 + 7

The dormer has also been designed to have materials that match that of the host roof, as per Housing Extensions and External Alterations SPD, para 8.1.1 Point 9.

The original chimneys of the house have been retained.

The ground floor extension projects 1.3m beyond the existing building line, and mainly occupies a sheltered area of hard standing that houses two out buildings and is generally of low quality.

Design and Scale:

The brief for the application was to repair and modernize the property such that it was more suitable for a growing family. The property as it currently stands requires extensive repair works to; the roof and chimneys as there are currently several leaks causing internal damage, the windows all require replacing to improve the thermal and energy performance for the property, as well as replacing sinking floors.

As well as the repair works, internal remodeling and modernization is required to improve the performance and safety of the property.

To accommodate a growing family an additional bedroom and ensuite has been proposed in the loft space, and an extension to the kitchen and living space has been proposed alongside this to further accommodate the needs of the owners growing family.

The dormer window has been designed to be as unintrusive as possible, whilst still allowing for a functional space to be created within the converted loft. The dormer is designed such that the existing roof shape remains legible when viewed from all angles. The hip of the roof remains a clear, unaltered, and legible feature, as do the chimneys, from both the front, side, and rear of the property. The front elevation remains unaltered by the proposed dormer window and the rear facing elevation has been designed so that the dormer is subservient to the host roof and the existing roof can be seen above, below and to both sides of the dormer. It has also been designed to be clad in matching tile to avoid disrupting the character of the conversation area. The ground floor extension has been clad in a standing seam material to create a clear distinction between the contemporary additions and the existing building.

The dormer window has been designed to align and harmonize with the fenestration pattern and create a balanced addition to the existing building, without over powering it. The new rear fenestration pattern has been designed to create a more balanced façade with fewer variations in size and placement of windows.

Below is a visual demonstration of how the design has evolved to ensure that any harm to the conservation area has been minimised or completely removed. The proposal is now consistent with local planning policy and the advice that has been received from the council.



24/1350/HOT



24/P0283/PREAPP



CURRENT PROPOSAL



24/1350/HOT



24/P0283/PREAPP



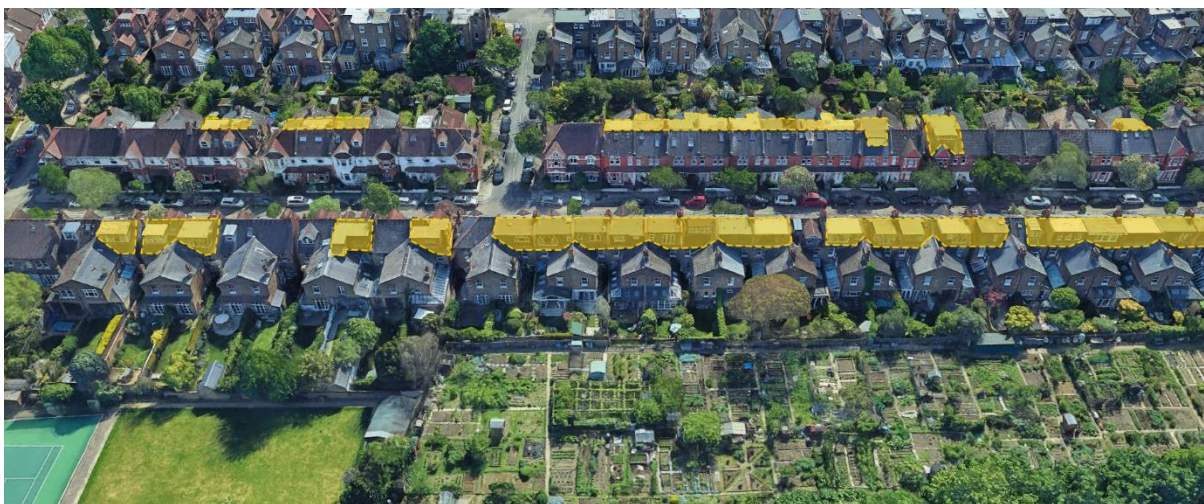
CURRENT PROPOSAL

The proposed front elevation has only been altered by the addition of three smaller low profile heritage roof lights, which is consistent with the wider context, as demonstrated below.

The original brickwork has been reinstated to match the adjoining property, No. 57. No. 57 and the application site are the only two properties on the street that have matching design details and materials. This reinstatement of the original brick work has been done to restore the original character of the street, and enhance the quality of the area when viewed from Maze Road.



Aerial Photograph highlighting the prevalence of roof lights on the front façade.



Aerial photograph highlighting the extent of full width dormer loft extensions.

Summary:

The proposed alterations to this property aim to restore, improve, and modernise the current offering by: Providing improved thermal performance and energy efficiency. Repairing or replacing defective areas of existing construction in the floors and roof. Improving the functionality of the ground floor spaces to create a functional family home and improve the accommodation on the upper floors to better support a growing family.

Alongside these internal changes, the proposed external changes would seek to improve the aesthetic quality of the local area, by improving the quality of the existing fabric, providing a high-quality rear extension, in line with the existing rear extensions within the local area, and local planning policy. Reinstating the original Brickwork of the front elevation seeks to improve the quality of the conservation area.

This application has responded positively to the provided comments to the previously submitted application 24/1350/HOT and 24/PRE/PO238/PREAPP:

Reducing the overall size of the dormer, such that it is not visible from Bushwood Rd and Maze Rd.

Reducing the size of the dormer so that the host roof is visible above, below and to both sides of the dormer.

Altering the materiality of the dormer such that it matches that of the host roof.

And reducing the size of the dormer window such that it is aligned to the fenestration patterns of the windows below.

The new design ensures that the profile of the roof is unaltered from the front, side and rear elevations, and the original chimneys have been retained.

The number of roof lights has been reduced on the front elevation.