

HERITAGE STATEMENT

1 HAVERFIELD GARDENS, KEW TW9 3DB

SINGLE STOREY REAR SIDE INFILL EXTENSION

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Introduction

This Heritage Statement has been prepared to accompany the planning application for the proposed single storey rear side infill extension at 1 Haverfield Gardens, Kew TW9 3DB.

The objectives of this heritage statement are:

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

Site and Surroundings

1 Haverfield Gardens is a brick-built terrace house located near the junction with Maze Road. The property is situated in Kew Green Conversation Area (CA2).

This is an area consisting of two storey brick-built terraced houses with slate pitched roofs. The properties are set back from the streets and retain a small front garden. They are very similar in size, scale, style, appearance and design.

Previous Planning applications to the property:

- [16/T0540/TCA](#)
T2 - Plum - Reduce height and all-round by 50% and shape
Decided the Council raises no objection 09/09/2016
- [99/3083](#)
Loft Conversion.
Granted Permission 06/03/2000

1 Haverfield Gardens is not a statutory listed building. The surrounding area is predominately residential with The Royal Botanic Gardens within 200m and River Thames, within 300m.

Identification of Heritage Assets

The Kew Green Conservation Area (CA2) is the Heritage Asset that could be affected by the proposed development. Kew Green Conservation Area (CA2) appraisal describes the areas as follows:

Location

OS Sheets: 1877, 1977

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 (15), Kew Road (55) and Royal Botanic Gardens (63) conservation areas to the South.

History and Development

Kew flourished when Frederick, 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.

Character

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.

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.

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 shopfronts and unsympathetic alterations and advertisement

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 shopfronts and advertisement

Impact of Proposals

The proposed development is to construct a single storey rear side infill extension.

The design of the extension has been carefully conceived to ensure they are proportionate to the existing building's scale and do not detract from its overall appearance.

To ensure a harmonious integration of the extension with the existing structure, materials and finishes will be selected to match those of the original building. This will preserve the cohesive aesthetic and visual integrity of the property.

The proposed extension is located at the rear of the property and is not visible from the public realm. This minimizes its visibility from the street view.



Drawing- showing the proposed extension and the location plan.

Conclusion

In conclusion, the proposed single storey rear side infill extension has been carefully designed to minimize its impact on the heritage significance of the property and its surroundings.

The scale, materials, and location of the extension have been considered to ensure it harmonizes with the existing building and does not detract from the overall historic character of the area.

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