



**J R Davies
Associates**

Building Surveying
Architectural & Design Services
Construction & Property Consultants
Party Wall Surveyors
Planning and Development

CHARTERED
BUILDING
SURVEYORS

The Biscuit Factory
Cocoa Studio 115
100 Drummond Road
London SE16 4DG
Tel: 020 7089 9452
Email: daviesjrda@aol.com

10TH December 2024
JRD/R3483/Heritage Statement

HERITAGE STATEMENT

PLANNING APPLICATION REF:PP-13630863

**1 ROSEMARY COTTAGES
ROSEMARY GARDENS
MORTLAKE
LONDON SW14 7HD**

PREPARED FOR

**FREDERICK DAVIES AND ELLIE WEBB
1 ROSEMARY COTTAGES
ROSEMARY GARDENS
MORTLAKE
LONDON SW14 7HD**

LOCAL AUTHORITY

**LONDON BOROUGH OF RICHMOND UPON THAMES
CIVIC CENTRE
44 YORK STREET
TWICKENHAM TW1 3BZ**

DATE PREPARED

10 DECEMBER 2024

HERITAGE STATEMENT – APPLICATION REF: PP-13630863
1 ROSEMARY COTTAGES, MORTLAKE, LONDON SW14 7HD

The following Heritage Statement has been prepared to provide background information regarding the buildings known as Rosemary Cottages, Rosemary Gardens, Mortlake. The Heritage Statement is accompanied by a limited amount of research information identified when researching the property, this is attached to this Heritage Statement.

Firstly the property is located within the Mortlake Green Conservation area Ref: No.51 which specifically mentions Rosemary Gardens and Rosemary Cottages as part of significant heritage within the area around Mortlake Green.

The subject property forms part of a terrace of alms houses constructed around 1850 – 1854 by the master boot and shoe makers provident benevolent institution this refers to the alms houses as part of the asylum constructed at this time. The properties are referred to as The Bootmakers alms houses and designed and constructed under the supervision of John Turner Architects at about the time of 1850 – 1854.

The alms houses feature in Pictorial Handbook of London 1854 by Henry G. Bohn, page No. 216/11. The description of the alms houses is given together with a plate depicting the front elevation as originally constructed.

The properties were sold in the 1930's due to these being too expensive to maintain and were then passed into private hands.

The Pictorial plate showing the alms houses in 1854 depicts more substantial construction on the site and includes for a colonnade to the front elevation together with adjoining buildings associated with the original asylum construction.

The current buildings as shown in the Planning Application and attached photographs attached to the Planning Application illustrate the alms houses as they exist at present. These have been altered from original construction in that the peripheral buildings have been removed and there have been alterations to the central meeting hall and the removal of the colonnade. Evidence of the colonnade is still apparent when examining the property as low slabs of stone along the walkway to the front of the cottages.

Many alterations have been carried out to the original construction buildings provided. These include rear extension, replacement windows, replacement roofs and internal adaptation and alteration to bring these up to modern requirements.

One of the particular requirements of the Conservation Area is for the “enhancement preservation and reinstatement of architectural quality and unity of the buildings”. This has been noted and reference to this is included within the Design Statement.

The buildings at present have been altered over the years and particularly before the Mortlake Green Conservation Area was established what be seen today is really a remnant of the original alms house construction largely comprising the terrace of alms houses originally constructed for the 15 occupants at the time.

Today the most significant features of the terrace of cottages is the substantial chimney stacks which remain largely as built, pitched roof construction, parapet walls and leadwork, diapered brickwork to the front elevations and remaining elevations and the elevated position of the terrace.

At each end remnants of the colonnade remain with stucco and rendered surfaces forming the entrance in this particular case to 1 Rosemary Cottage. Construction of these almshouses is noted as being substantial. These are solid brick walls 225mm and 337mm brick walls, original fireplaces and chimney stacks remain, original floor construction remains throughout. In a lot of cases the original windows have been removed and replaced with PVCu to the rear and to the front softwood sash windows remain. We are not altogether convinced that these were the original window or the original form of the windows, however, these are of traditional design.

One further feature of these properties is that they are in an elevated position, have a substantial basement void, in the case of 1 Rosemary Gardens this is as originally constructed and not used.

Prepared by:

Julian R. Davies FRICS.....
 J.R. Davies Associates
 The Biscuit Factory
 Cocoa Studio 115
 100 Drummond Road
 London SE16 4DG

Tel: 020 7089 9452
 Email; daviesjrda@aol.com

Date:

Enc. Extract from Pictorial Handbook of London 1854 – Henry G. Bohn Page 216/11

