

## HERITAGE STATEMENT

**Site:** 44 Kings Road, Richmond TW10 6NW

**Proposal:** Re-landscaped front driveway and rear garden areas, replacement entry gates at front, erection of a glass-sided pergola at rear with proposed front driveway and rear garden surface lighting



## SITE & PROPERTY

The site is located on the east side of Kings Road and is within the St. Matthias Conservation Area. The property is not identified as a Building of Townscape Merit ("BTM"). The site is also covered by an Article 4 directive.

The property is a detached brick house with front forecourt driveway parking.

## HERITAGE

St. Matthias Conservation Area lies on the plateau and northern scarp of Richmond Hill. It is situated on the north slope of Richmond Hill to the south of Sheen Road and bounded to the east by Queen's Road. It adjoins Richmond Hill to the West and Sheen Road conservation areas to the North.



## **HISTORY AND DEVELOPMENT**

The area was largely fields with a few large 18<sup>th</sup>-century dwellings until the mid-19<sup>th</sup> century. The arrival of the London and Southwestern Railway at Richmond in 1856 led to substantial development in the form of new streets and high-class villas on the slopes of the hill. The church of St. Matthias as consecrated in 1856 and early development building took place around Friars Stile Road, Park Road, Marlborough villas (now road), Montague Villas (Rosemount Road) and Cardigan Road.

## **CHARACTER**

Centered on St. Matthias Church at the top of the hill and circa 160m south of the property at 44 Kings Road this high-quality residential area was designated for its cohesive form of varied architectural styles. Mostly developed between 1860s and the 1880s the area is dominated by three main roads with a few cross streets which climb up the hill. There are also interesting paths, such as Albany Passage, which derive from the paths between former fields. There are many short-distance views and vistas due to the rise in ground level and the Church of St. Matthias is a major landmark which can be seen from some distance.

There is a mix of mid and late-Victorian building styles and forms, from terraced mews to large, detached villas and all maintain a consistently high quality of townscape. The building styles are noticeably different with a range of architectural styles of detached houses along Kings Road itself. The houses are mostly set back from the road, and many have retained their front gardens and these form an important feature throughout the conservation area.

## **THE PROPOSAL**

The re-landscaping proposals at the front of the property will not have any harmful impact on the character of the conservation area and will maintain the high-quality of the townscape prevalent in the immediate area. It will not harm the visual amenity of the setting and character of the wider conservation area and as such, it complies with Local Plan (2018) Policies LP1, LP3 & LP16. Further details of the proposal can be found in the accompanying planning statement.