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Our Ref: 2402-16-A-H&D&A

28th March 2024

Planning Department
The Royal Borough of Kingston Upon Thames Council
Guildhall 2, High Street,
Kingston Upon Thames
Surrey
KT1 1EU

Dear Sir or Madam,

Heritage and Design and Access Statement

For

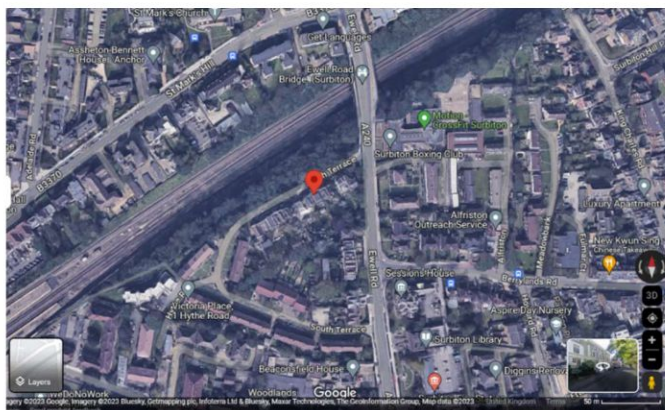
3A South Terrace, Surbiton, Surrey KT6 6HT

Overview

Works are proposed to the above property in the form of restoration, repair and replacing on a like-for-like basis for elements to bring back original character into this period property; as well as refurbishing and modernising for persons to reside within safely. The property was in a state of disrepair and many areas were damp due to rot/water ingress to the basement flat. Although the property is listed; there was minimal existing traditional features still remaining in the property due to previous conversion works several years ago. This heritage statement will outline the proposals and methods in which the repair and restoration will be set out.

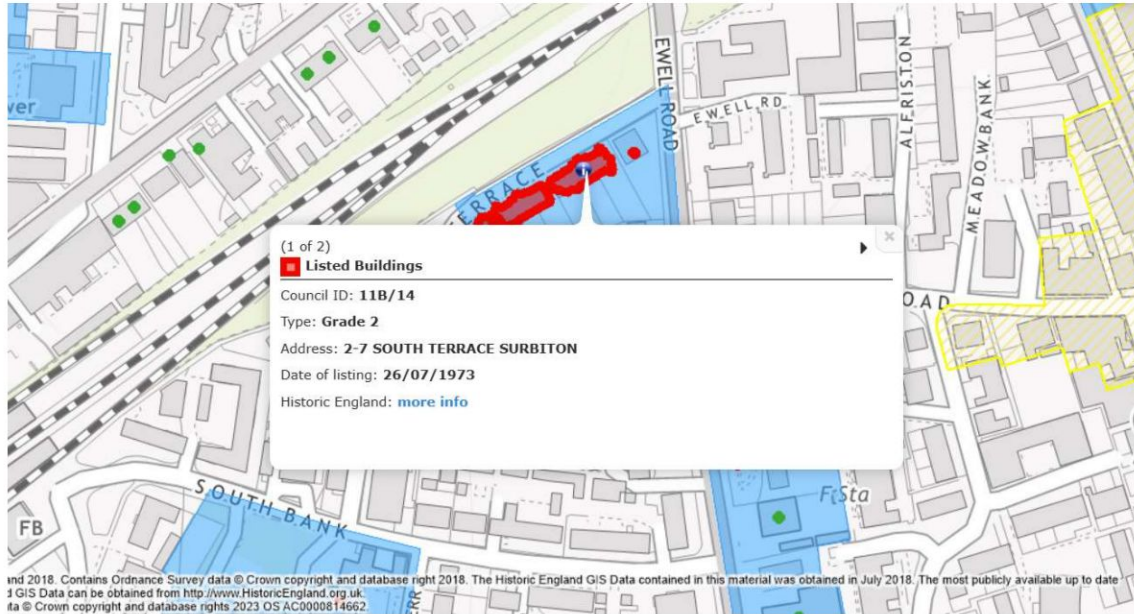
Location

The property is situated at
No. 3A South Terrace,
Surbiton,
Surrey
KT6 6HT.



Property

The existing property is the basement flat in a Grade II listed mid-terraced townhouse, constructed in 1847. As noted this application is regarding the basement flat only (No.3A South Terrace). It does not include any works to No.3 South Terrace (which houses the ground, first and second floor).



Existing Front Elevation

Existing Rear Elevation

(showing No.3 (ground, first & second) & No.3A (Basement))



Existing Front Elevation

Replaced timber single pane front door



Lightwell directly outside kitchen



Existing Rear Elevation

Out of character uPVC windows/doors

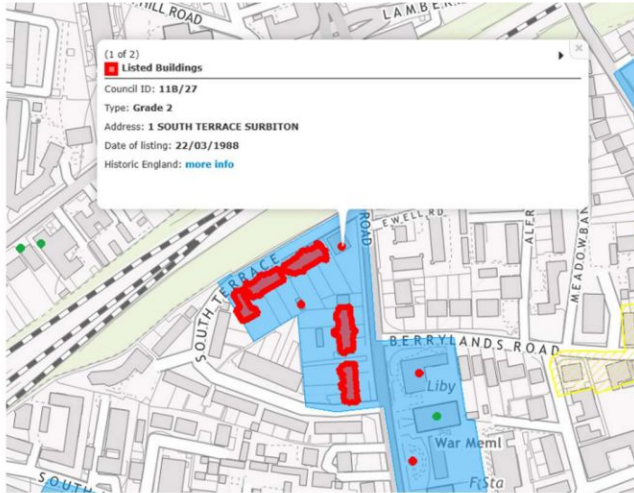


Outhouse W/C and stone/concrete steps

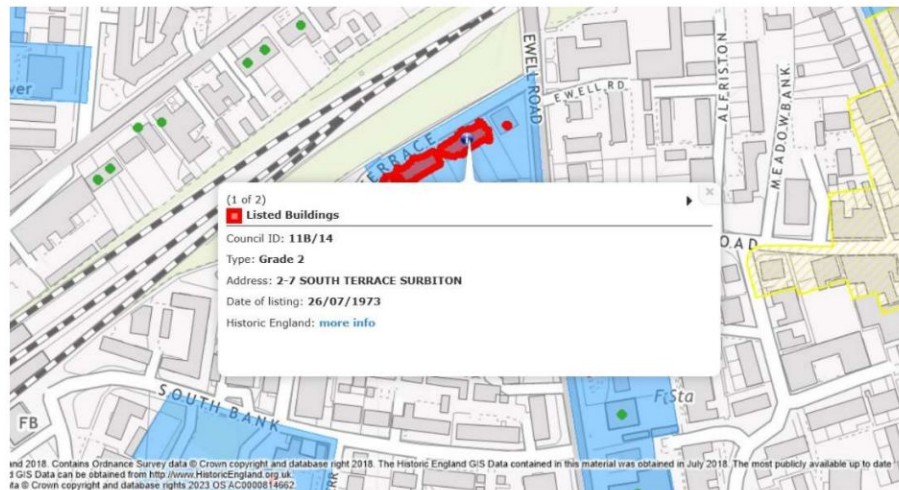


Neighbouring Heritage Assets

No.1 South Terrace, Surbiton



No.'s 2-7 South Terrace, Surbiton



The property forms part of 2-7 South Terrace, Surbiton which was granted grade II in 1973. The official listing describes the site as follows:

TQ 1867 SW KINGSTON-UPON-THAMES SOUTH TERRACE Surbiton 11B/14 Nos 2 to 7 (consec) G.V. II, 26.7.73

Mid C19, built as 2 symmetrical linked terraces similar to Nos 20-24 Ewell Road, now somewhat altered. Each terrace (Nos 2-4 and 5-7) with 3 window centre, recessed 1 window wings and one window sides. Entrance bays with central arched carriage entrances; No 7 with 2 window extension now converted for use as theatre (Ramsey theatre). 2 storeys, basements and attics. Yellow stock brick centre blocks with rusticated stucco dressings. Cornices with pierced parapets above and blocking courses. Attic sill strings cornices at 1st floor level. Architraved sash windows with glazing bars and bracketed cornices. Central 1st floor window of each terrace with pediments; recessed wings with splayed bay windows. Stucco porticoes with arched doorways with fanlights and panelled doors; entrance bay of Ramsey theatre with stucco block dressings and Dutch gable.

Photos of the existing row of properties are noted below:

No.2 South Terrace, Surbiton



No.4 South Terrace, Surbiton



No.5 South Terrace, Surbiton



No.6 South Terrace, Surbiton (flats)

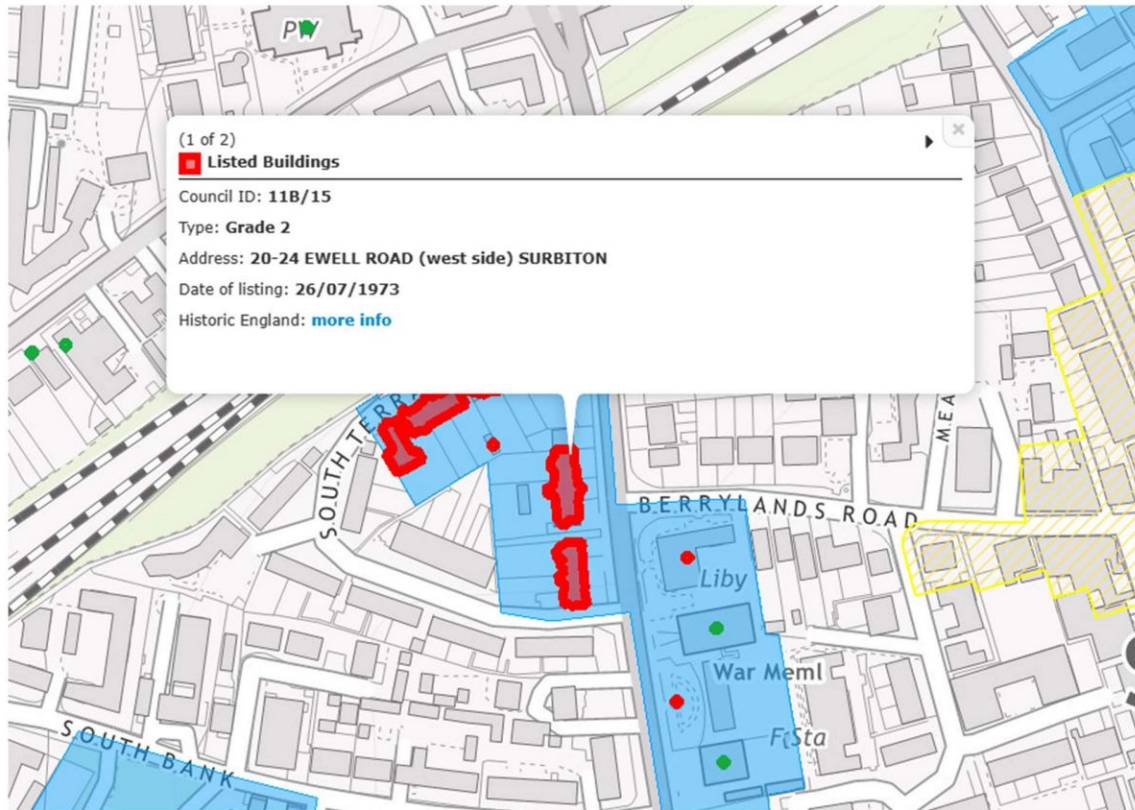




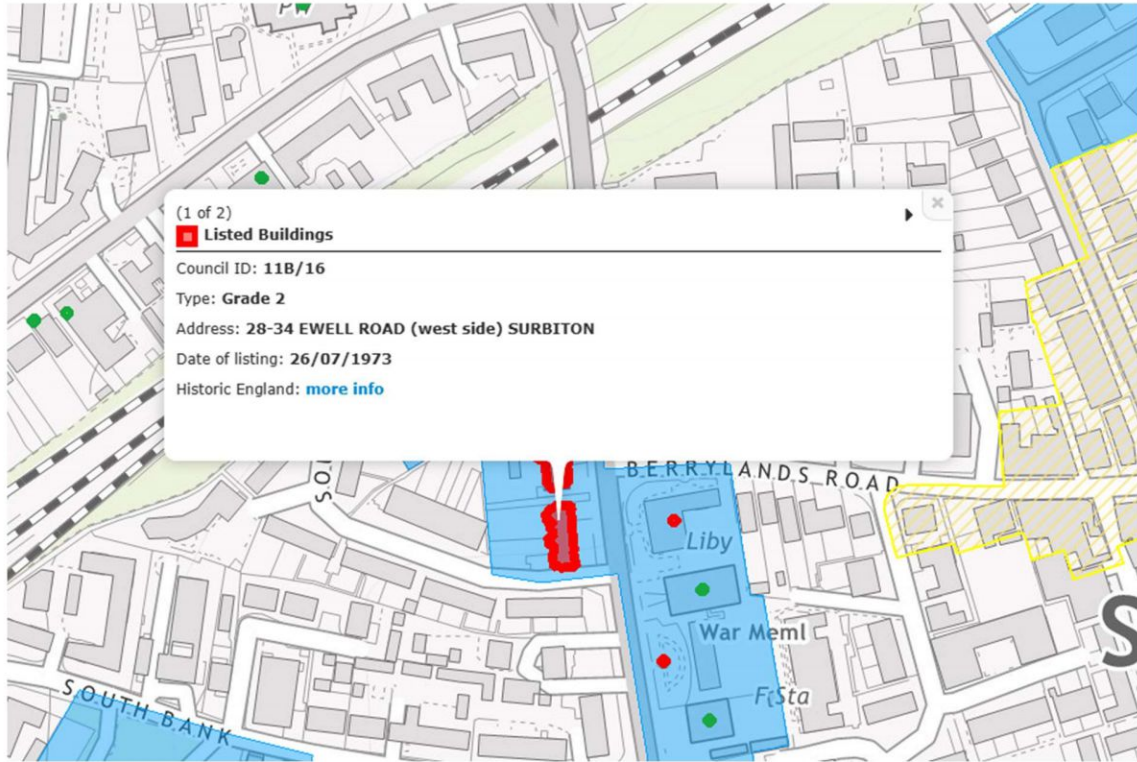
No.7 South Terrace, Surbiton (flats)



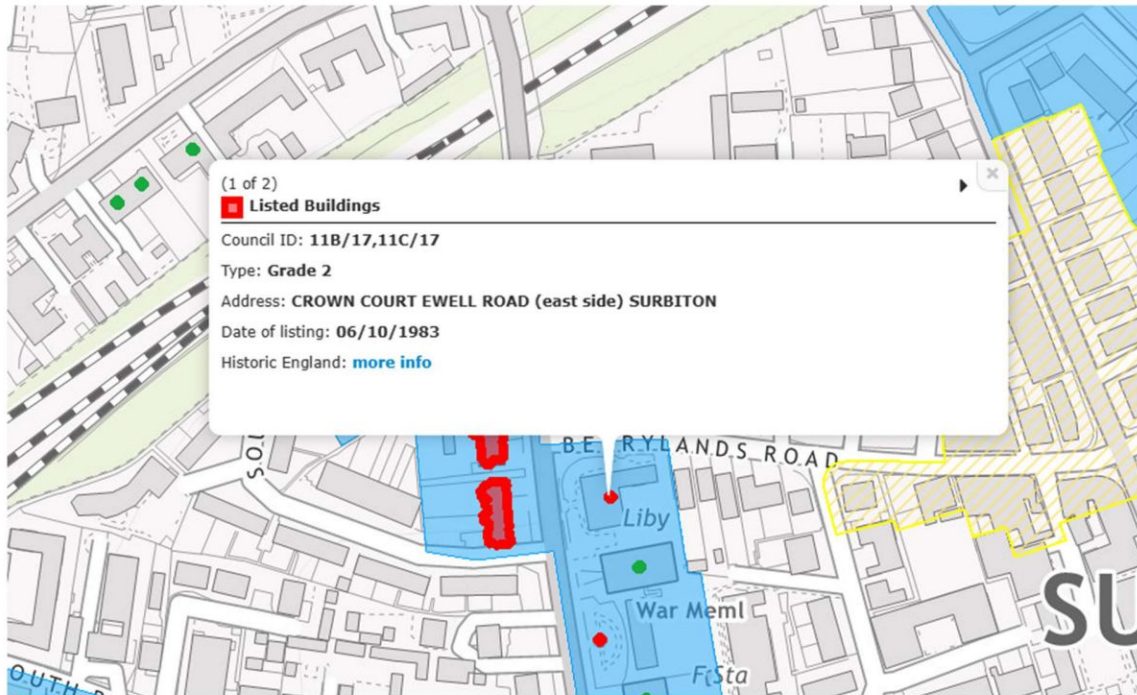
No's 20-24 Ewell Road, Surbiton



No's 28-34 Ewell Road, Surbiton

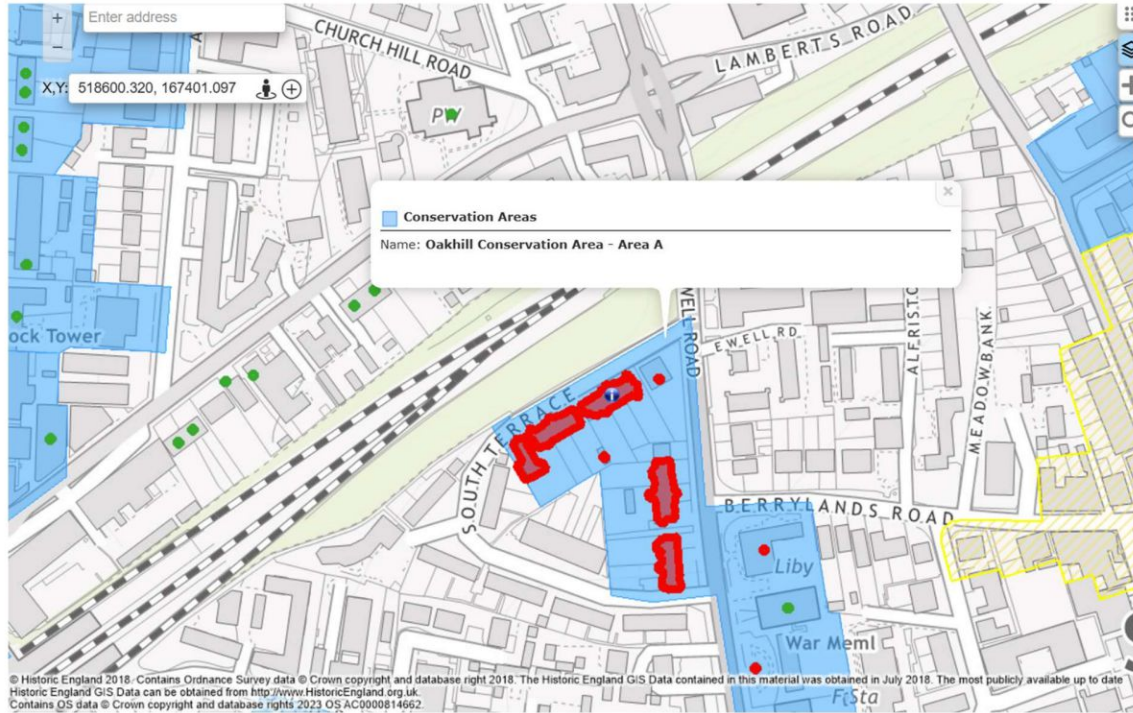


Crown Court, Ewell Road, Surbiton



Setting

It is situated within the Oakhill Conservation Area of Surbiton.



The property boasts from being in a leafy, tree lined road; with a number of surrounding TPO's.



South Terrace



View out of the existing basement rear access door to No.3A
(with access steps up to ground level to the left)



Heritage Construction

The property is within one of a row of mid-19th-century properties located along South Terrace. The construction is a mix of London weathered brickwork, white/cream painted render and ornate stone mouldings, also painted a mixture of white/cream. The boundary treatments to the front are a mixture of brickwork walls and iron balustrades and handrails. To the rear, it consists of a mixture of brickwork walls and close-boarded timber fencing.

No.6 South Terrace is almost identical to No.3A, but with a number of Georgian features removed from the front elevation. It is also similar to No.22 Ewell Road, but with a Georgian window removed and a number of smaller windows & panels inserted.

No.3 South Terrace (the property above No.3A South Terrace) boasts from having a number of external period Georgian features. In heritage planning terminology, the front façade is of high architectural significance and makes a positive contribution to the character and appearance of the Oakhill Conservation Area and to the setting of adjacent listed buildings. Some of these external features include:

Detailed stone sets to corner returns.



Stone supports to pelmet.





However, no such period features are included externally for the basement-level flat. Only the existing bad condition rendered walls, a lightwell to the kitchen window and the access staircase to the replaced front door when the property was amended/alterd to have a self-contained basement flat.

Existing Condition of No.3A South Terrace, Surbiton

The existing property had not been redecorated for some time and was in a very poor condition. We understand from further research into the property that squatters have resided here during the recent history, as well as residents who did not care for the building, nor stay for very long. Many areas were in a state of disrepair and the walls and concrete floors were damp. No period features of any real merit were noted in the basement flat. There was no cornice, fireplace or surrounds, hardwood panelling, floorboards etc and much of the architraves, skirting and beading was of a more modern style. Several original doors had also been previously removed and replaced with out-of-character lightweight chipboard and more modern glazing. Chipboard panelling had also been pinned to the faces of the existing doors. The walls were in bad condition with the plaster peeling. Many architraves and skirting boards were rotten due to the existing damp condition.

The existing window to the front consisted of modern uPVC casement and also all uPVC to the rear. All of which are out of character with traditional features.

The original door to the front elevation consisted of old (not original) hardwood, with modern furniture and was in bad condition. The door to the rear consisted of out-of-character modern uPVC.

Design

The design of the proposed basement flat property is to refurbish it to make it habitable for renting it out. Any rotten and degraded timberwork (including architraves and skirting boards) will be removed and replaced with like for like and to period features/styling. The walls and floor slab will be insulated and protected/repaired against any affects from incoming damp. As there was no existing cornice or hardwood panelling, we are not proposing any as part of the design.

The existing out-of-character uPVC windows will be replaced with double-glazed timber sash windows in white with brassware to match original Georgian features. The existing front door will be replaced with a replacement double-glazed timber door in black with brassware to match original Georgian features. The full details of windows/doors will follow during the construction phase.

Examples below of front elevation:

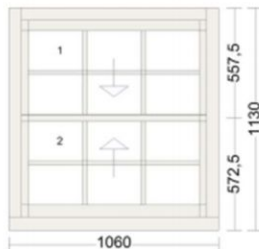
Front replacement kitchen window

Front replacement door

(All formed from double glazed & timber)

W1 – LG – FRONT - Kitchen Window

1 Pcs



Product: SASH BALANCE ELEGANCE 50/63
OUTSIDE VIEW

Dims: 1060mm x 1130mm

Timber: Pine joined

Finish: RAL 9016/RAL 9016

Sash: Upper Sash no Horn

Lower Sash no Horn

Fitting type: Sash Upper

Sash Bottom

Lock: Standard Lock

Colour: Brass

Hook: Hook Sash Lift

Ring: Ring Sash Lift

Restrictor: Angel Ventlock 100 mm

Staff var.: SBD Flush Bead

Beads: Ogee

Cill Opt.: Frame Cill Standard

Silicone: White OUT/ White IN

Gasket: White Gasket

Bar: Ogee Bar with Duplex 20 mm



(note this shows green but this will actually be black to match the front door of 3 South Terrace).



The existing uPVC window in bedroom 2 will be removed, brickwork removed below and new double-glazed timber patio doors in white with brassware and beading to match original Georgian features. This is to get more light into the existing bedroom; given the basement nature of the flat.

The existing uPVC single door in bedroom 1 will be removed and a full height double glazed timber window will be installed instead in white with brassware and beading to match original Georgian features. The existing out-of-character uPVC window in bedroom 1 will be removed and replaced with a double-glazed timber sash window in white with brassware to match original Georgian features.

The existing render to the front and rear elevations is in bad condition, with cracking and spalling throughout. This will be removed back to brick and re-rendered to suit using traditional materials and painted off-white to match the original style. All front elevation ironwork, brickwork and stonework will remain insitu as existing and will be refurbished where and if required. The existing concrete access steps to the front and access staircase to the rear garden will be replaced with stone steps to match existing/original Georgian features.

The existing built-in cupboards in bedroom 2 will remain as existing and be fully refurbished. The existing modern out-of-character cupboards in the hallway will be removed and replaced with traditional/period-style timber cupboards with architraves/beading.

As noted above, any existing period wooden architraves, skirting boards and beading throughout will be repaired/refurbished where possible. Where not possible, for example, due to rot from the damp, these will be removed and replaced with a period/traditional style.

The rest of the property will be fully refurbished for people to live and reside within, including new electrics, plumbing, kitchen and bathroom. The existing (currently) cold stores; will be treated for incoming damp, insulated, plastered and new tiled floors laid to improve their thermal properties but will be maintained as cold stores/inhabitable.

The above works are itemised in the following:

FEATURE	DESCRIPTION	SIGNIFICANCE	PROPOSED WORKS	POSSIBLE IMPACT	JUSTIFICATION OR MITIGATION
External render	Sporadic cracking and blown areas throughout	Low	Careful removal of render. Re-render to suit & paint white	Positive visual impact	Stops any issues with water ingress/damp against building
External walls	Original brickwork	High	Any cracked bricks to be replaced like for like original hand made bricks. Mortar repairs as required like for like	Positive visual & damp/ water ingress impact	Stops any issues with water ingress/damp against building
External stonework	Original stonework banding	High	Refurbish insitu if required	Positive visual & Georgian	Maintaining existing Georgian features.

				feature retained	
External steps	Concrete steps to front access and a mixture of concrete and stone steps to rear	High	Removal of out of character concrete steps and replacement with stone steps to be more in-keeping	Positive visual & Georgian feature added	Removing out of character items & making more in-keeping.
External ironwork	Railings/handrails	High	Refurbish insitu as required	Positive visual & Georgian feature retained	Maintaining existing Georgian features.
External door front	Previously installed timber door when property was converted to a single flat.	High	Removal of existing door in bad condition and modern handles & replacement with new timber double glazed door painted black.	Positive visual feature	Replicating existing features & making them more in-keeping.
External door rear	Modern single uPVC door	High	Removal of door & replacement with timber double-glazed full-height window in white with traditional brassware and beading	Positive visual & thermal	Removal of modern item & replacement to make more in-keeping
Windows	Out-of-character uPVC casement	High	Removal of all out-of-character uPVC windows and replaced with new double-glazed timber sash windows.	Positive visual & Georgian feature replicated/re-installed	Removal of modern & replacement to make more in-keeping. Stops any issues with water ingress/damp inside building. Better insulates property.
Window to bedroom 2 & existing rear elevation wall	Out-of-character uPVC 3-set casement	High	Removal of out-of-character uPVC windows, brickwork removed below and new timber double-glazed patio door installed	Positive visual and lets more light into basement flat & Georgian feature replicated	Removal of modern & replacement to make more in-keeping. Stops any issues with water ingress/damp inside building.

					Better insulates property.
Internal glazed door and window to front hallway	Out-of-character 1980's glazed panels and door	High	Removal of existing out-of-character glazed panels and door and replacement with traditional style glazed panels and door	Positive visual feature	Removal of modern and bringing in more in-keeping traditional features
Internal timber cupboards (bedroom 2)	Built-in timber cupboards to bedroom 2	Med	Refurbishment of existing	Positive visual & traditional feature retained	Maintaining existing features
Internal timber cupboards (hallway)	Built-in timber cupboards to hallway	Med	Removal of existing out-of-character cupboard doors and replacement with new traditional style timber doors	Positive visual & traditional feature installed	Maintaining existing features
Chimney breasts	Existing chimney breasts. No fireplaces or surrounds existed	High	Keep chimney breasts, replaster/repair as required	Positive visual & traditional feature retained	Maintaining existing features
Internal doors	Original timber doors	High	Refurbish & re-use wherever possible	Positive visual & Georgian feature retained	Maintaining existing features & making them more in-keeping
Internal doors	Modern/out of character doors	High	Remove and replace with traditional style doors to match existing	Positive visual & traditional feature provided	Removal of modern & replacement to make more in-keeping
Beading/ Architrave/ Skirting boards	Original beading/ Architrave/Skirting boards. Much in contact with the ground is in bad condition due to damp	Med	Any that can be reused and refurbished will. The rest/rotten will be removed and replaced with traditional style	Positive visual & traditional feature replicated/re-installed	Refurbishment of original or removal of damaged elements & replacement to keep traditional features
Electrics	Dated fuse/wiring throughout	Low	New fuse board and full rewiring throughout	Improve safety and to be building control compliant	Required for people to safely reside within. Any new services to be located discretely

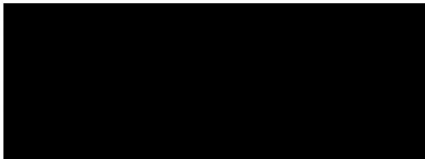


Plumbing/ Gas	Dated pipework/central heating throughout	Low	New boiler and full new plumbing/central heating throughout	Improve thermals and to be building control compliant	Required for a people to safely reside within. Any new services to be located discretely
Kitchen units	Circa 1990's units	Low	Replacement of the existing kitchen with new	None	Any new services to be located discretely
Bathroom units	Circa 1990's units	Low	Replacement of the existing bathroom suite with new	None	Any new services to be located discretely

Summary

The client and contractor wish to repair, replace or restore as many existing traditional features as possible to the property, and make it safe, habitable and fitting for people to reside within. They are ensuring any new elements put back into the property will be of traditional style, no modern styling for timber elements will be used. Once completed, the property will be safe and habitable and all internal finishings will have a strong link to the Georgian property that it resides within. The front and rear elevation will look far more in-keeping with Georgian features than it does currently to the surrounding neighbouring listed properties and conservation area by the use of white timber sash windows, black front door and off-white render/stonework.

Yours sincerely,



Partner

Morgan Architectural Services (Part of Morgan Engineering Consultants Ltd)