



Figure 14: Aerial photograph showing the site and surrounding context in 2013. (Image taken from Google Earth)

- 4.10 The aerial photograph in **Error! Reference source not found.** shows the extent of development that has occurred in the late C20th, with the construction of a number of modern flatted developments in the area surrounding the application site, removing any remnants of Sunnybank including any historic plot boundaries. Overall, the character of the site and its immediate surrounding area has changed significantly with buildings ranging in height, form and design. The existing building at no. 4 Manor Road is seen in white at the centre of the photograph, and no. 6 Manor Road seen to the northeast. In its existing context no. 6 Manor Road seems disproportionately small in scale in relation to the modern flatted developments to the west and north, in addition to being dwarfed by the larger houses to the east and south.

Contribution of no. 6 Manor Road to the significance of the Teddington Lock Conservation Area

- 4.11 No. 6 Manor Road is a remnant of the C19th development of the area and was originally a stable and coach house associated with a large house, Sunnybank, which has now been demolished. The building makes a neutral contribution to the significance of the Teddington Lock Conservation Area which is principally derived from its origins as part of the mid-C19th development of the area. The building, however, is a remnant of a much larger house (which has now been demolished) and as such has lost its historic setting entirely. As found today (see **Figure 14**), the building sits within an immediate context of modern flatted development of varied scale, height, form and design. In this context 6 Manor Road seems disproportionately

small in scale in relation to the modern flatted developments to the west and north, in addition to being dwarfed by the larger houses to the east and south.

4.12 Furthermore, the long history of piecemeal alterations and extensions has diluted the historic and architectural character of the building. An assessment of the contribution of no. 6 Manor Road to the character and appearance of the conservation area, based on the criteria set out in the English Heritage guidance⁶ is provided below.

Criteria	Commentary
Is the work of a particular architect or designer of regional or local note?	No.
Does it have landmark quality?	No. the building is surrounded by tall modern flatted development dating from the C20 th and C21 st and is not visible from any public views from within the conservation area.
Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?	The origins of the building are of late C19 th date and is a remnant of a larger building (Sunnybank) which has now been demolished and replaced with modern flatted developments. Any relationship with surrounding elements has been lost.
Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?	No. As previously highlighted, the immediate context is that of large flatted development with historic remnants of the development of the area located further to the south-east.
Does it contribute positively to the setting of adjacent heritage assets?	The building is not located in close proximity to the setting of any heritage assets, being largely surrounded by C21 st flatted development.
Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?	No. There are no open spaces associated with a complex of public buildings or any other recognisable space within the surrounding area to which the building makes a contribution to.
Is it associated with a designated landscape e.g. a significant wall, terracing or garden building?	No.
Does it individually, or as part of a group, illustrate the	Built in the late-C19 th , the building forms part of the original development of the area and is a remnant of a large

⁶ English Heritage (2011) 'Understanding Place: Conservation Area Designation, Appraisal and Management'

<p>development of the settlement in which it stands?</p>	<p>detached house that was constructed in the mid- to late-C19th, albeit now demolished. The building is a fragment of late C19th development, but does not relate to any structure within the surrounding area. It is of some interest as a building dating from the original phase of development within the conservation area, but this is fragmentary and cannot be said to be of any special interest. It does not illustrate the development of the settlement as it stands.</p>
<p>Does it have significantly historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?</p>	<p>There are no historic associations with such features.</p>
<p>Does it have historic associations with local people or past events?</p>	<p>No such associations are known.</p>
<p>Does it reflect the traditional functional character of former uses in the area?</p>	<p>No. 6 Manor Road was original the stable and coach house associated with Sunnybank, a large detached late C19th house which has now been demolished. It does have some interest in that it reflects the original development of the area, but this has been lost and the building now appears as as a fragment of an earlier larger house. Notwithstanding this, the building has been subject to significant alteration and extension, externally and internally which has further diminished any significance it could have.</p>
<p>Does its use contribute to the character or appearance of the area?</p>	<p>The building forms part of the mid-C19th development of the area and as a remnant of earlier residential use. However, this use is entirely typical of the surrounding area and can be said to be only of limited interest.</p>

Contribution of no. 4 Manor Road to the Significance of the Teddington Lock Conservation Area

- 4.13 No. 4 Manor Road (shown in **Figure 15**) forms part of the 20th and 21st Century development of character area B, being constructed in 2006 following conservation area consent and planning permission for the demolition of a two-storey post war building. It is set back from the road and fronted by a facing brick boundary wall and mature trees which mask views of the building from the street.
- 4.14 Compared to other flatted developments in this character area (ranging from 5 and 7 storeys), 4 Manor Road is fairly modest in form and height being only 3 storeys with a basement and situated at right angles to the street. As described in the officer’s report to committee for the consented scheme for the building at 4 Manor Road (ref: 06/0197/FUL) “to the northwest of the

site is Braemar House, a flat roof four storey blocks containing 17 flats which would be 4m taller. Other relatively modern and taller blocks of flats are located between the site and the river frontage.” It is of a lightweight form and design with a mixture of glazing and cladding which is consistent with the modern approach taken by surrounding developments.

- 4.15 On the whole, the building makes a limited contribution to the historic character of the conservation area, being of 21st Century modern construction. However, its fairly modest form and modern lightweight design relates to its heavily evolved context and does not detract from the appearance of this part of the conservation area. When consented in 2006, the officer considered that the proposed building would, “enhance the character of the Conservation Area”.



Figure 15: Photograph of existing building at no. 4 Manor Road

5.0 IMPACT OF APPLICATION PROPOSALS

5.1 The relevant heritage policy context for consideration of the application proposals is set out in full in Appendix 3 and is individually addressed within this section. This includes the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national planning policy contained in the National Planning Policy Framework (NPPF), and regional and local policy for the historic environment.

The Application Proposals

5.2 The application proposals comprise the demolition of the existing building at no. 6 Manor Road and replacement with a three storey building comprising 12 apartments, plus basement car and bicycle parking. The ground floor will be raised by approximately half a storey to accommodate flood alleviation measures.

5.3 Proposals also include the construction of an additional storey to no. 4 Manor Road to provide three additional residential flats. Full details regarding the design of the proposals are set out in the application submission drawings and accompanying Design and Access Statement. The application is accompanied by a supporting Planning and Consultation Statement prepared by PowerHaus Consultancy.

Assessment of Impact on Teddington Lock Conservation Area

Demolition

5.4 Section 3 assesses the significance of the Conservation Area and section 4 identifies the contribution made by no. 6 Manor Road to its character and appearance. No. 6 Manor Road is a remnant of the C19th development of the area and was originally a stable and coach house associated with a large house, Sunnybank, which has now been demolished. Piecemeal alterations and extensions have diluted any architectural and historic character which the building previously possesses. Furthermore, the building has completely lost its C19th historic context, being surrounded by modern development of varying height, form and design. Due to its significant set back from Manor Road and the presence of no. 4, the building is not visible from any public views within the Conservation Area apart from the public Recreation Ground.

5.5 Paragraph 138 of the NPPF (2012) states that not all elements of a conservation area will necessarily contribute to its significance. Loss of a building, the paragraph states, which makes a positive contribution to the significance of the conservation area, should be treated as either substantial harm or less than substantial harm, taking into account their relative significance of the element affected and its contribution to the significance of the conservation area as a whole.

5.6 As demonstrated in section 4, no. 6 Manor Road does not positively contribute to the character or appearance of this part of the conservation area. As such its proposed demolition and appropriate re-development would not result in harm to such a degree to be detrimental to its significance. This is in accordance with the statutory duty. Any harm that might be caused by its demolition would be outweighed by the wider planning benefits as highlighted in the

accompanying Planning and Consultation Statement and design of the replacement development. This is in accordance with the policy tests set out in paragraph 134 of the NPPF. Importantly, the proposed redevelopment of the northern part of the site presents an opportunity to enhance this part of the conservation area in accordance with the LBRuT Development Management Plan Policy DM HD1.

Replacement Development at No. 6 Manor Road

Statutory Duty

- 5.7 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character and appearance of a conservation area. Case law has also established that “preserve” means “to do no harm”.
- 5.8 The proposed replacement development takes the form of a three storey modern building, which corresponds closely to the existing building at 4 Manor Road in its design and use of materials and is therefore considered to preserve the character and appearance of the conservation area in accordance with the statutory duty. This is discussed in more detail below.

National Planning Policy Framework (NPPF)

- 5.9 In accordance with paragraph 128 of the NPPF, the significance of the designated heritage asset affected by the application proposals, Teddington Lock Conservation Area has been described in section 3 of this Statement. Consequently, the proposals have been informed by a clear understanding and appreciation of the historical development, character and appearance of the site and its surroundings (including contribution to the significance of the conservation area).
- 5.10 Paragraph 131 sets out a series of policy objectives that local planning authorities should take account of in determining planning applications which includes the desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation. Local authorities should also take account of the positive contribution that the conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.11 Paragraph 132 of the NPPF requires that great weight should be given to the conservation of a designated heritage asset such as a conservation area. Conservation is defined as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance⁷.
- 5.12 Paragraph 137 goes further to state that local planning authorities should look at opportunities for new development within conservation areas to enhance or better reveal their significance.

⁷ DCLG, NPPF 2012 – para 131 (Annex 2 – Glossary)

- 5.13 The proposed new development seeks to provide a new apartment building in the context of a predominately residential area with surrounding modern flatted development. The development will take the form of a modern three-storey building whose scale, form, design detailing and use of materials is guided by the existing modern apartment building on the application site (4 Manor Road).
- 5.14 The proposed building at 6 Manor Road is designed not just to relate to the existing building at no. 4, but to blend seamlessly with the existing and proposed buildings to create a unity of design styles on site, which currently appears as two unrelated sites despite their proximity and shared entrance. The proposed design would improve the appearance of the application site as a whole, through the rationalisation of the design styles and preserve the character and appearance of the Teddington Lock Conservation Area through the development of a new building without the introduction of new materials or design details. Since the design of 4 Manor Road was previously considered to enhance the conservation area (see para. 4.15), the replication of this design for the proposed development of 6 MR would similarly enhance the conservation area.
- 5.15 In terms of height, the building at no. 6 is designed to be subservient to the existing building at no. 4 both to reduce its visual impact on the streetscene of and in views within and outwith the Conservation Area. The ground floors of both the existing building at no. 4 and the proposed at no. 6 are both raised. No. 6 would manifest a slight increase on the level at no. 4 (due to changes in recent Flood Risk guidelines), but would overall remain subservient in height due to the proposed additional storey at no. 4.
- 5.16 Due to its location in the northern extent of the site, adjacent to no. 4 Manor Road, the proposed new development will not be an overly dominant feature in views from public areas within the conservation area. In fact, it will be viewed as a modest contemporarily designed high quality addition in the context of the taller modern development including no. 4 Manor Road in the southern extent of the application site. Important views from within the conservation area which contribute to its significance, notably glimpsed views of the river and footbridge from Manor Road and Ferry Road remain unaffected.

National Planning Policy Guidance (2014)

- 5.17 The National Planning Policy Guidance (NPPG) which accompanies the NPPF was issued in March 2014 as a web-based resource. The proposals have had full regard to the guidance in relation to the conservation and enhancement of the historic environment.

Local Policy

- 5.18 It is demonstrated that the new built form will respect its existing historic context and will enhance the character and appearance of this part of the conservation area by removing a heavily altered and extended building which does not positively contribute to the special interest of the designated heritage asset. This will be replaced by a building of high quality

contemporary design which closely respects the design detailing and use of materials on the existing building at no. 4, whilst being appropriate in height, scale and form to the surrounding area. This is in accordance with policy CP 7 of the Core Strategy (Adopted 2000 and the Development Management Plan (Adopted 2011)).

Proposed Additional Storey to No. 4 Manor Road

- 5.19 As described in section 4 of this Statement, 4 Manor Road forms part of the 20th and 21st Century development of the Conservation Area, which is concentrated within character area B. Compared to the modern neighbouring properties in its immediate context, no. 4 is a rather modest addition, being only three storeys with a sunken lower level for car parking. Immediately to the north-west is the four-storey Braemar House and further north, up Manor Road, the seven storey modern flatted development between the road and the river. Furthermore, due to its set-back position at right angles to the road, the building is not a prominent feature, being partially masked by mature trees along the south-west boundary.
- 5.20 The introduction of the additional storey will not significantly increase the prominence of the building in the street scene to the extent that it will cause harm to the character or appearance of the conservation area. The building will not rise any taller than the surrounding developments and will continue to be viewed as a modern addition, in keeping with its heavily altered historic context. Furthermore, the proposed additional storey has been designed to replicate the massing of the floors below and be consistent building lines in order to maintain the attractive style of the existing building. The proposed design will match the existing building in terms of the materials and detailing to ensure a consistent appearance to the existing building once completed.
- 5.21 The proposed additional storey will not mask important views from within the conservation area. Overall, it is considered that the proposed additional storey will preserve the character and appearance of the conservation area and any features which contribute to its special interest. This is in accordance with the statutory duty, national policies contained within the NPPF, policy CP7 of the Council's Core Strategy and policy DM H D 1 of the Development Management Plan.

6.0 CONCLUSION

- 6.1 In accordance with the requirements of the NPPF, the significance of the designated heritage assets which will be affected by the application proposals have been described in this Statement. This includes an assessment of the contribution made by the application site to the significance of Teddington Lock Conservation Area.
- 6.2 No. 6 Manor Road is a remnant of the C19th development of the area and was originally a stable and coach house associated with a large house, Sunnybank, which has now been demolished. Piecemeal alterations and extensions have diluted any architectural and historic character which the building previously possessed. Furthermore, the building has completely lost its 19th century historic context, being surrounded by modern development of varying height, form and design. As such, its contribution to the character and appearance of Teddington Lock Conservation Area is limited.
- 6.3 The proposed re-development of the site presents an opportunity to enhance the character and appearance of this part of the conservation area. The proposed replacement development has been carefully considered and well designed in response to the requirements of the use and the particular constraints and characteristics of the north-eastern extent of the site. A unified design approach has been sought with the detailed design of the new elements informed by the existing building at no. 4 Manor Road.
- 6.4 No. 4 Manor Road is a modern 21st century building, which is fairly modest in height and form compared to its more prominent neighbours. The proposed introduction of an additional storey will not increase the prominence of the building to the extent that it will cause harm to this part of the conservation area. The resulting development will be no taller than surrounding modern development and due to its set back position and right angle to the street; the building will remain as a suitably scaled contemporary feature in keeping with its surroundings.
- 6.5 Overall, the application proposals will preserve and enhance the character and appearance of Teddington Lock Conservation Area. The significance of the designated heritage asset will therefore be sustained and enhanced. The proposals therefore meet the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2012, policy 7.8 of the London Plan 2011, Policy CP7 of the Richmond upon Thames Local Development Framework Core Strategy 2009 and Policies DM HD 1 and DM HD 3 of the Development Plan Document 2011.

Signed: ... 

On behalf PowerHaus Consultancy

Date: ...3rd June 2015