

# Heritage Statement

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Orione House, 12-14  
Station Road & Nos  
13, 19-33 Lower  
Teddington Road,  
Hampton Wick, KT1  
4EU

December 2018 | Project Ref 4018B



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Authored by: Lucy Jarvis  
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# 1. Introduction

**1.1** This Heritage Statement has been prepared on behalf of The Sons of Divine Providence Developments Ltd. It concerns Orione House, which is comprised of 12-14 Station Road & Nos 13, 19-33 Lower Teddington Road, Hampton Wick, KT1 4EU ('the Site').

**1.2** It is proposed to introduce an Independent Senior Living Extra Care building comprising 28 units (following demolition of the existing care home) at 12-14 Station Road; the refurbishment and renovation of Nos. 13 and 23-33 Lower Teddington Road (including the erection of a single storey rear extension to No. 23 and the change of use of No. 13 from office to residential); the erection of a temporary sales building to the rear of Nos 31-33 Lower Teddington Road; and associated landscape planting and car parking.



*Fig.1: Site Location*

**1.3** The Site is partially located within the Hampton Wick Conservation Area (a designated heritage asset, in terms of the National Planning Policy Framework).

There are three listed buildings immediately opposite the Site: Riverside, Walnut Tree House and The Grove, all grade II listed (also designated heritage assets).

- 1.4** The buildings that make up the part of the Site fronting Lower Teddington Road are identified by Richmond Council as Buildings of Townscape Merit (BTM) and are, therefore, recognised as (non-designated) heritage assets in terms of the National Planning Policy Framework.

## The Site

- 1.5** The existing buildings on the Site reflect the varied nature of the Hampton Wick Conservation Area.
- 1.6** The development fronting Lower Teddington Road (Nos. 19-29 and No.31 and No.33) is principally comprised of late Georgian/Victorian buildings with low pitched roofs, ground floor bay and hanging windows. Quoins add interest and front elevations are rendered/painted cream (see Appendix 1).
- 1.7** There has been a relatively sympathetic infill introduced, joining No.25 to No.27, which forms the main entrance to the Site. The phasing of the Site is much easier to read from the rear, from within the associated gardens (refer to photographs at Appendix 1). The rear elevations vary greatly and include both exposed brick and rendered facades along with varied roof heights and fenestration.
- 1.8** Alteration is evident externally across all the buildings on the Site and this has been incremental over time. The principal elevations fronting onto Lower Teddington Road remain attractive but have become tired and lost some of their character due to ad-hoc alteration and, in places, neglect.
- 1.9** To the rear, west, within the Site is a 1970s care home facility (to be replaced). This is accessible from within the Site itself but also from Station Road to the north (see Fig.1, above).
- 1.10** The Site includes, attractive, previously landscaped, gardens containing features of interest in the form of brick boundary walls and (to the rear of No.25) a grotto. The gardens sit behind, to the west and rear of, the properties fronting Lower Teddington Road. The 1970s care home is positioned within the gardens on the far western side of the Site. **The term 'gardens', rather than 'garden', has been used** here because the land is broken up into various parts. Trees scattered throughout the gardens create interest as well as helping to slightly soften the appearance of the 1970s building. Despite the addition of the 1970s care home, the gardens remain attractive and characterful. The brick boundary walls create character spaces within the whole and this further adds to the attractive and peaceful quality of the space (see Appendix 1 for Site Photographs).



## Purpose of this Statement

**1.11** A number of pre-application meetings have been held with officers at the London Borough of Richmond (LBR). Comments made and points raised within those meetings have informed the design of the proposed development. One of the first meetings on Site with the LBR was held in March 2018, at which Heritage Collective was present. A number of items were flagged for consideration by the conservation officer at this time and these were:

- There was no in principle objection to the loss of the existing 1970s carehome (to be replaced) on the Site;
- New development in the location of the existing care home should not exceed 2-3 storeys;
- The massing and scale of any new development should be broken down and elevations articulated to minimize the perception of bulk and massing;
- The chosen materiality should be sympathetic to the conservation area and surrounding development;
- The central communal gardens should be retained;
- The historic boundary walls should be retained;
- The new building should not creep any further within the Site towards the buildings of townscape merit (BTM) fronting Lower Teddington Road than the existing 1970s development;
- A proposed new link between the existing retained development fronting Lower Teddington Road and the new, replacement, care home to the rear should be unobtrusive;
- The use of mixed stock brick, rather than London stock brick, was requested;
- The proposed new development on the Site should be of high quality and **seek to 'address the constraints and characteristics' of the Site.**

**1.12** The proposals are subject to planning permission and this Statement has been prepared to accompany that Application. It has drawn on observations made on Site during the Spring of 2018, along with desk-based and archival research. Together these have informed the value based judgements presented herein.

## Key Considerations

**1.13** The following have been taken into consideration:

- The heritage value of the existing buildings on the Site and the contribution they make to the Hampton Wick Conservation Area;
- The positive and negative aspects of the existing arrangement in heritage and townscape terms;
- The character and appearance of the Hampton Wick Conservation Area;
- The suitability of the proposals (scale, height, bulk, massing, materiality etc.);
- The impact of the proposals on the setting of nearby designated heritage assets (listed buildings and conservation area);
- The compliance of the proposals with local and national planning policy;
- The heritage benefits of the proposed redevelopment on the Site.

## Relevant Policy Framework

**1.14** Relevant legislation is contained with the Planning (Listed Building and Conservation Area) Act, 1990 (The Act). Sections 66 and 72 are of relevance.

**1.15** Section 66 concerns development that affects a listed building or its setting and states that the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

**1.16** Section 72 concerns conservation areas and requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of that area.

**1.17** The Act does not require the prevention of change within conservation areas, as such. Instead it is an administrative duty to ensure that the special interest of these areas is properly taken into account as a material consideration, where relevant. The Act does not require enhancements to the character and appearance of a conservation area, although that would be a relevant material consideration.

**1.18** The National Planning Policy Framework (NPPF), 2018 constitutes policy for local planning authorities and decision makers, and it is a material consideration in planning decisions. Applications for planning permission must be determined in



accordance with the local development plan, unless material considerations indicate otherwise.

**1.19** Section 16 of the NPPF deals with conserving and enhancing the historic environment, in paragraphs 184 to 202. The NPPF places much emphasis on heritage 'significance', which is defined in Annex 2 as:

*"the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".*

**1.20** The effect of any development on a heritage asset needs to be assessed.

**1.21** Paragraph 184 of the NPPF encourages local planning authorities to recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. On the other hand, the same paragraph recognises the fact that new development can make a positive contribution to local character and distinctiveness, which is one of the factors to be taken into account, and that is reiterated again at paragraph 187.

**1.22** Paragraph 189 places a duty on the local planning authority to require an applicant to describe the significance of any heritage asset affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset, therefore, needs to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interest.

**1.23** Paragraph 190 states that it is the 'particular significance of any heritage asset' that should be taken into account when considering the impact of a proposal on that heritage asset.

**1.24** Paragraph 193 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation). Conservation (for heritage policy) is defined within Annex 2 of the NPPF as:

*"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance".*

**1.25** The importance and relevance of this definition is that it does not suggest consideration to be the same as preservation. Indeed, what sets conservation apart is that there is an emphasis on proactively maintain and managing change, not a reactive approach to resisting it. In its simplest interpretation conservation could

amount to a change that at least sustains/preserves the significance of a heritage asset.

**1.26** Paragraph 195 of the NPPF deals with substantial harm to, or total loss of, significance of a designated heritage asset. In cases where substantial harm is identified the application should be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefit that outweighs that harm or loss. Paragraph 196 deal with cases of less than substantial harm and notes that any such harm should be weighed against the public benefits of the proposal. Importantly, heritage protection and the conservation of heritage assets are both recognised as being beneficial to the public.

**1.27** Paragraph 198 states that the local planning authorities should not permit the part or whole loss of a heritage asset without 'taking all reasonable steps to ensure the new development will proceed after this loss has occurred'.

**1.28** It goes on to note, at Paragraph 199 that

*"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible..."*

**1.29** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the government's objectives, which include 'intelligently managed change' and which seeks to ensure decisions are based on the nature, extent and level of significance of those heritage assets affected.

**1.30** Paragraph 201 of the NPPF states that:

*"Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."*

**1.31** Change is only considered to be harmful where it erodes or negatively affects a heritage asset's significance. Understanding the significance of any heritage asset (along with any contribution made by its setting) is, therefore, fundamental to understanding the ability for the asset to accept change.

**1.32** In terms of local policy, **Richmond's Local Plan** was adopted in July 2018 and superseded the Core Strategy and Development Management Policies document of 2011.

**1.33** Within the Local Plan Richmond's strategic vision is set out and of most relevance is:

*1. PROTECTING LOCAL CHARACTER Villages and historic environment The borough's villages and their special and distinctive characters will have been protected, with each being unique, recognisable and important to the community and to the character of the borough as a whole. They will continue to maintain and enhance their distinctiveness in terms of the community, facilities and local character. Heritage assets including listed buildings and Conservation Areas, historic parks as well as Royal Botanic Gardens, Kew World Heritage Site, which contribute so significantly to the character of this borough, will have been protected and enhanced.*

**1.34** At Section 2.3 of the Local Plan protecting local character is one of the key points under the heading 'Strategic Objectives'.

**1.35** Policy LP 1 deals with Local Character and Design Quality and notes that the council require new development to be of a high 'architectural and design quality'.

**1.36** Policy LP 2 deals with Building Heights, which includes (but is not limited to) the following key requirements:

- require buildings to make a positive contribution towards the local character, townscape and skyline, generally reflecting the prevailing building heights within the vicinity;
- proposals that are taller than the surrounding townscape have to be of high architectural design quality and standards, deliver public realm benefits and have a wholly positive impact on the character and quality of the area;
- preserve and enhance the borough's heritage assets, their significance and their setting;
- respect the local context, and where possible enhance the character of an area

**1.37** Policy LP 3 concerns Designated Heritage Assets and requires that,

*"development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the*

*borough's designated heritage assets, encompassing Conservation Areas, listed buildings [...]"*

**1.38** LP 4 is particularly relevant to the Site insofar as it concerns Non-Designated Heritage Assets and states:

*"The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit [...]. There will be a presumption against the demolition of Buildings of Townscape Merit."*



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## 2. History and Development

**2.1** The Sons of Divine Providence is a Roman Catholic religious congregation founded in Italy in 1893 by St. Luigi Orione. The Congregation takes its inspiration from its founder whose motto was: 'Do good to all; harm no one'.

**2.2** Don Orione began his work with orphans and street children in the city of Tortona in north-west Italy while he was still a student. By the time of his death in 1940 Don Orione and his followers had established services for the care of elderly, disabled and disadvantaged people all over Italy, as well as in Poland, Brazil, Argentina and Palestine. Today over a thousand priests and brothers of the Congregation are working in thirty-two countries around the world providing services for more than 200,000 people in a variety of health and social care projects. The Sons of Divine Providence came to England in 1949 when Fr. Paul Bidone arrived from Italy. Three years later he had opened his first home, Fatima House in south London, for homeless elderly men. When Fatima House was opened in 1952 the Congregation established a charitable trust as the vehicle for its work in England. By 2001 the trust was managing seven residential care homes, a day centre, a holiday home and 80 units of independent accommodation. In 2001 the Congregation restructured its affairs and founded a charitable limited company to manage and develop its care and housing services. The company, also called The Sons of Divine Providence, is managed by a board of trustees, the majority of whom are members of the Congregation.

**2.3** The Sons of Divine Providence concentrates its efforts on providing overseas aid and famine relief, charitable purposes, the sphere of religious activities. It tries to aid the elderly, all the people, people with disabilities. It tries to help its recipients by the means of providing specific services, provides other finance and providing open spaces, buildings and facilities.

**2.4** In 1955 Miss Cecilia Cooper, a devout Catholic, living in No.25 Lower Teddington Road, decided to make a gift of the house to The Sons of Divine Providence. She improvised a chapel in her own home in which a monthly Mass was celebrated. The Chapel was later extended and still serves the community today.

*25 Lower Teddington Road, Hampton Wick*

**2.5** At the back of No.25 is a grotto in the garden. It is a grotto to Our Lady of Lourdes that was erected by Miss Cecilia Cooper and became the focus of the first street procession in honour of Our Lady to be held in England since the Reformation in the Hampton area. Work commenced on the conversion of the family house into a



residence for elderly gentlemen, and in 1958 Fr. Bidone, with some of the residents from Fatima House, moved from Streatham to Hampton Wick.

### *13 Lower Teddington Road*

**2.6** Between 1952 and 1962 not only were the houses caring for the elderly well established, plans were in hand for a residential unit for severely mentally handicapped children, Colombo House. In Hampton Wick, another house, No. 13 Lower Teddington Road, was acquired for conversion to a nursing home.

**2.7** No. 13 was owned by the Railway authorities and needed conversion to provide an 8-bed nursing home. It was opened on 11<sup>th</sup> February 1966 fully staffed and registered as **St. Mary's Nursing Home**.

### *19-21 Lower Teddington Road*

**2.8** By the late sixties the complex of Lower Teddington Road provided residence for the elderly gentlemen, the nursing home (at No.13) a hostel at No. 21, St. **Stephen's on the upper floors and offices** on the lower ground floor. Compensation funds from the Greater London Council (as it was then) formed the basis for the new home for the elderly in Hampton Wick which was called after the founder, Orione House. When two big houses with large grounds between Westminster House and the railway station became available the plan was put into action. Orione House was opened on 12th October 1974.

## Development of the Site

### Cartographic Evidence

**2.9** The historic mapping, included below, helps to highlight the evolution of the Site and its immediate surroundings. Commentary has been provided beneath each of the respective OS map extracts.



*Fig.2: 1863 OS extract (showing approximate location of the Site)*

*The first OS map available for the area shows the location of the Site in its near-original form with pairs of semi-detached and detached dwelling fronting onto Lower Teddington Road. On the western side of the road, the gardens to the associated houses are substantial creating a notable sense of space when compared to the development on the opposite (southern side) of the railway line, which is of a far denser urban gain. Development on the eastern side of Lower Teddington Road includes a greater amount of development with varied footprints and smaller/narrower plots. There is a uniformity and regularity to development on the east side of the road at this time but this is less apparent on the western side. Gardens are shorter and the River Thames runs across the bottom of each plot.*

*Development facing north onto Station Road includes three substantial detached dwellings with large gardens extending south.*



Fig.3: 1915 OS extract (showing approximate location of the Site)

There is no apparent change in the location of the Site by 1915. The area is well established and settled by this time.

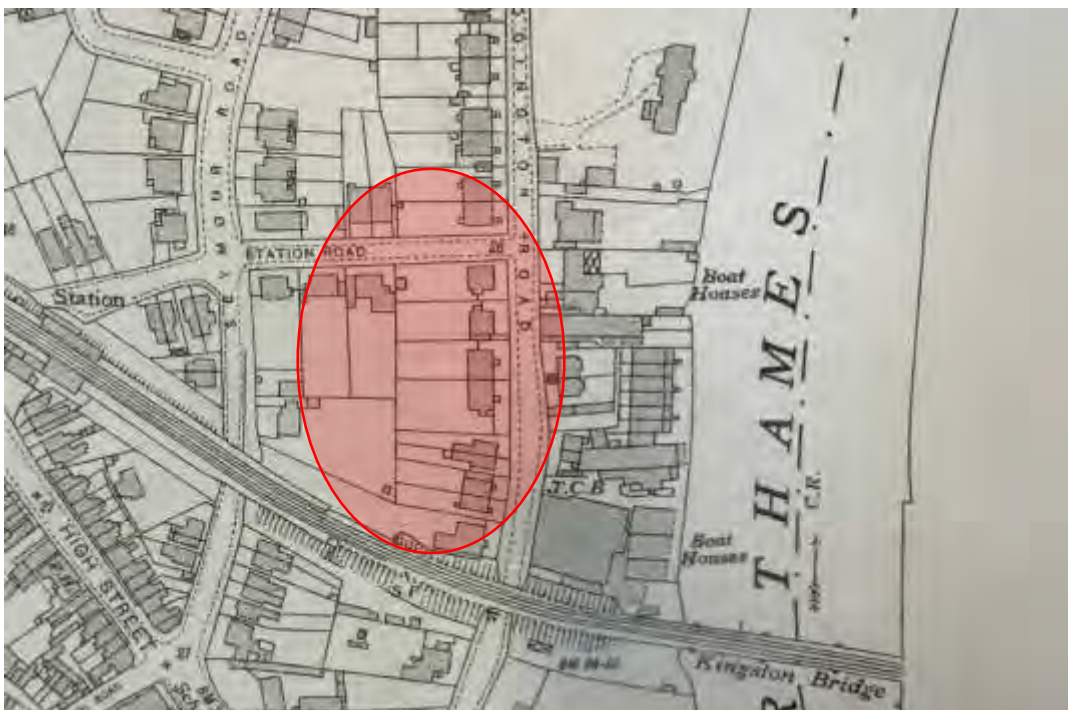


Fig.4: 1934 OS extract (showing approximate location of the Site)

As above. However, some minor alterations appear to have been undertaken on the Station Road fronting dwellings, with a small side extension on the northern side of the eastern-most property. A small ancillary structure has also been added to the rear of No.29 Lower Teddington Road.





Fig.5: 1956 OS extract (showing approximate location of the Site)

Again the 1956 OS Map does not show any notable change in the location of the Site or its immediate surroundings. There is a small structure now shown within the garden to No.21 Lower Teddington Road.



Fig.6: 1969 OS extract (showing approximate location of the Site)

The most marked change comes in the late 1960s. There are additional structures within the rear gardens to the Lower Teddington Road fronting properties and Seymour Place, to the west is now present – forming a substantial rear extension to an original property in this location.

*Most notably, the infill/linking building between Nos.25 and 27 Lower Teddington Road has been introduced and this has somewhat changed the character of the group, with the continuation of development and the loss of an appreciable semi-detached pair, which previously characterised the Site. It is at this point that the frontage to the Site takes on its existing appearance, just before the introduction of the care home to the rear in the 1970s resulting in the loss of two dwelling facing north onto Station Road.*

### Current Arrangement

- 2.10** Please refer to the Site photographs provided at Appendix 1, along with the Contextual Analysis prepared by PRC, which accompanies this application.
- 2.11** The Site can be divided into two principal character spaces. The eastern side of the Site takes in the late Georgian/Victorian 2-3 storey properties, fronting onto Lower Teddington Road. These properties comprise a simple and elegant material palette of grey slate roof tiles along with plain and stuccoed elevation in a cream render.
- 2.12** The addition of the infill, acting as the main entrance to Orione House, in the 1960s resulted in a slight loss of definition between the properties on the Site, particularly in views from Lower Teddington Road and resulted in the considerable alteration to the buildings themselves, both with regards to their internal and external fabric. The infill was designed to tie in visually with the existing development and it is respectful insofar as it is of a lower height and relatively subservient. However, it is not of great quality and the projecting canopy it somewhere harsh against the **elegance of the original buildings' composition** – very much a mid-20<sup>th</sup> century addition.
- 2.13** The associated gardens to the rear have been amalgamated over time, from the substantial private spaces shown in the earlier Ordnance Survey maps, included above, to one large connected area. However, the original brick boundary walls to each of the original garden spaces have been largely retained and this has created smaller character areas within the larger whole.
- 2.14** To the west of the Site is the 1970s care home built to replace the two substantial dwellings that originally faced north onto Station Road. The access to the existing care home facility is from Station Road (north).
- 2.15** The existing care home is principally of 2 storeys, rising to 3 storeys in order to accommodate the lift overrun. The lift overrun is a prominent feature, thankfully obscured by trees in some views west across the gardens from the Georgian/Victorian buildings on the Site. It comprises a simple architectural form with varied height to break up the massing and bulk. It is very much of its time and of no quality in or of itself.

- 2.16** The gardens extend around the care home, but in this location they are less characterful and much altered on the western side of the Site. Commentary has been provided on each of the Site photographs included at Appendix 1.
- 2.17** Development immediately opposite this Site include two listed buildings (grade II). Each of the properties varies in form and detailing but there remains a consistency in materiality, which includes red brick and cream/white render. There is a variety of roof forms from flat, pitched, hipped and gambrel but the majority are tiled. Garden sizes are limited on the eastern side of Lower Teddington Road because of the river.
- 2.18** There is a less spacious feel to the eastern side of the road, in part due to the juxtaposition between exposed brick and rendered elevations but also the properties are most closely packed together with typically narrower plot sizes compared to those on the western side, associated with the Site. Again, properties here are between 2-3 storeys, some with prominent dormers.



*Fig.7: Current layout of the Site*





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## 3. Assessment of Significance

### The Site

- 3.1** There are no listed buildings on the Site but there are a number of non-designated Buildings of Townscape Merit (BTM), which make up the Lower Teddington Road frontage of the Site, and these are, Nos. 13, 19-21, 29, 30, 31 and 33. All of these buildings contribute positively to the character and appearance of the Hampton Wick Conservation Area, a designated heritage asset, discussed in isolation further on and in which the eastern half of the Site falls.
- 3.2** In order to understand the potential impact of the proposed new development on the significance of the buildings on the Site, it is essential to understand what value the existing development has in and of itself and what contribution it makes to the character and appearance of the conservation area.
- 3.3** Overall the architectural interest of these buildings is derived from the following:
- Their common material, age, form and composition;
  - The general uniformity created by a substantial row of Italiante villas with painted/stuccoed elevations, which is characteristic of this location within the Hampton Wick Conservation Area;
  - The spaces between the buildings and sense of grandeur.
- 3.4** Townscape Value: The townscape value of this group of buildings is derived from its architectural interest and aesthetic merits. Despite the differences between properties in terms of façade treatment, their overall scale, massing and plot size is similar giving this part of Lower Teddington Road an ordered appearance. This is more so the case than on the eastern side of the road, where there is a great difference between architectural styles and plot size.
- 3.5** Group Value: The group value of these buildings comes through their common form, scale and materiality. Although there are differences in elevational treatment, each of the properties has an Italianate villa character, some with elevated entrances above ground level, some rendered and some left with exposed brick. Detailing comes in the form of quoins, varied fenestration including projecting bays, render, stucco and slate tiled roofs. Together they appear as one related group of semi-detached and detached dwellings of similar age and design.

**3.6** Architectural Detailing: The architectural detailing of the properties that form part of the Site is simplistic but attractive. Stucco and/or cream painted render is apparent a ground floor to Nos.19-21. Further along, yellow stock brick is prevalent with raised entrances, arched door heads and projecting bay windows.

**3.7** The overall external architectural quality of these building is modest but good and of more interest when viewed as a group than when each building is taken in isolation. It is the collective aesthetic of the group that is most notable rather than the architectural details of each property in its own right. Although there are areas where repair and attention would be beneficial, the overall appearance is one of elegance, which is a notable quality in such substantial buildings as these.

## The Hampton Wick Conservation Area

**3.8** The Hampton Wick Conservation Area Appraisal provides a summary description of the history and development of the conservation area, along with its character and appearance. Therefore, this Statement does not duplicated that information in any detail, but provides a summary of key points.

**3.9** Reference should be made at this point to the Contextual Analysis prepared by PRC (which is included as an appendix within the Design and Access Statement), which provides a detailed and illustrated look at the character of the area, highlighting the typical built forms, materiality and views.

**3.10** The conservation area appraisal notes that Seymour Road, Glamorgan Road and Lower Teddington Road are,

*"characterised by grand Italianate or Gothic Victorian suburban villas of mostly two storeys set in substantial garden plots behind continuous front boundaries. The West side of Lower Teddington Road is also characterised by its Victorian villas but of a larger scale than Seymour and Glamorgan Roads".*

**3.11** This area is set apart from the High Street, at the core of the conservation area. It is on slightly lower ground and whereas the High Street end of the conservation area is comprised of tightly packed 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> century development this part of the conservation feels a great deal more spacious reflecting the more open nature of the development along the riverside and the characteristically larger buildings.



*Fig.8: Boundary to the Hampton Wick Conservation Area  
(extract taken from the Conservation Area No.18 Appraisal).*

### 3.12

The buildings fronting Lower Teddington Road, which form part of the Site, are typical for their location within the conservation area insofar as they are substantial Italianate style dwellings.

## Nearby Designated Heritage Assets

- 3.13** The listed buildings discussed below are located opposite the Site on the eastern side of Lower Teddington Road. Each of these buildings looks directly over, or has a view towards, Nos.19-33, which form part of the Site and directly address the road.
- 3.14** A brief assessment of the significance of these buildings, along with a description of their settings is necessary in order to understand what, if any, impact changes to the Site will have on their heritage significance in line with Paragraph 189 of the NPPF (2018). Paragraph 189 requires that a proportionate assessment of the significance of heritage assets affected by proposals is undertaken and an assessment of the impacts thereon is also carried out.
- 3.15** The Site is located within the immediate setting of the three listed buildings. It is important to reiterate here that a change within the setting of a designated (or non-designated) heritage asset does not necessarily bring about harm to significance. Change can be positive or neutral and a full understanding of the **elements that contribute most to an asset's heritage value is vital in order to fully understand the nature of the potential impacts.**

### Walnut Tree House, grade II

#### *LIST ENTRY*

*Name: WALNUT TREE HOUSE, 20A and 20B Lower Teddington Road.*

*Designation Type: Listing*

*Grade: II*

*List UID: 1065386*

*Early C18. Three storeys, 5 windows, brown brick, red dressings. Dentilled eaves cornice, hipped pantiled roof sash. Windows in nearly flush frames on upper floors altered on ground floor. Central door with bowed pediment and broken cornice above Corinthian pilasters.*

- 3.16** Walnut Tree House is somewhat of a different character than the building that immediately surround it. It is distinctly Georgian with an attractive brick elevation and symmetrical appearance with elegant fenestration and slim glazing bars to the windows. This property looks directly on to the Site.
- 3.17** The setting of this building is Lower Teddington Road and the riverside (to the east/rear). It forms part of an eclectic group of buildings south of the High Street and it is part the eclecticism of this particular part of the conservation area that contributes to its character.

**3.18** This property is principally of architectural and historic value owing to its age and level of survival. It is a fine example with a prominent frontage to Lower Teddington Road. The buildings on the Site, provide an attractive outlook for this property.

Riverside, grade II

*LIST ENTRY*

*Name: RIVERSIDE, 8 Lower Teddington Road.*

*Designation Type: Listing*

*Grade: II*

*List UID: 1194424*

*On river bank off road. Early C18, altered. Two storeys and basement, brick with old pantile hipped roof. Four windows, with projecting 2-window centre. Central door up steps has modillion cornice on large consoles. Several windows altered. At back, with gable end towards river, is brick and tiled building (possibly originally barn) with modern wooden verandah with balcony in front. Various other accretions. The former outbuildings between the house and the road have been altered and added to make 3 small houses.*

**3.19** Riverside is not on Lower Teddington Road itself but is set closer to the river and accessible via a private access way. It is principally of architectural and historic interest owing to its age and level of survival. Its primary setting is establish away from the main road and most closely linked to the riverside. There is limited/no intervisibility between this property and the Site and although the Site is within its wider setting, it does not play as notable role in it.

The Grove, grade II

*LIST ENTRY*

*Name: THE GROVE, 24 Lower Teddington Road*

*Designation Type: Listing*

*Grade: II*

*List UID: 1065387 (to the north-east)*

*Large, late C18, house. Two storeys with attics. Brown brick front, 7 bays wide with 3 centre bays set slightly forward. Modillion cornice. Slated mansard roof behind shallow parapet. Central entrance contained in later front extension. River front also of 7 bays with the 3 centre bays forming canted bar. Brick faced with band at first floor level and modillion cornice which*



*supports a shallow parapet over the centre bays and eaves at the side. Slated mansard over the centre bays only.*

- 3.20** The Grove is set well back from Lower Teddington Road is substantial grounds. It is angled to face slightly north-west. It includes a number of substantial trees within the grounds adjoining the roadside and on the eastern (rear) side the River Thames is the principal feature.
- 3.21** This building is principally of architectural and historic interest. It is a substantial building and of a unique character within the street. It does not form part of a group but rather is a stand-alone building. It is not readily apparent from Lower Teddington Road owing to the boundary wall and trees on the western side of **The Grove's grounds**. Its setting is quite contained to the north, south and west by Lower Teddington Road, boundary walls and adjacent development. To the east, the River Thames is the primary focus and the property has an open and uninterrupted view down to the waterside and the associated moorings.
- 3.22** The Site is within the wider setting of this building but does not play any notable role within it. The setting of The Grove is most markedly defined by its own private grounds and river views.



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## 4. Assessment of Proposals

**4.1** The proposals are set out in detail within the Design and Access Statement prepared by PRC, which accompanies this application. A summary of the proposed changes has been included below and discussed generally here with specific focus on potential heritage impacts.

**4.2** The proposals include the following:

- Demolition of the existing care home at 12-14 Station Road;
- Redevelopment of the existing care home location to provide 28 independent senior living extra care units together with 32 parking spaces (8 surface and 24 basement);
- Change of use from ancillary offices to the existing religious community, to residential at no.13 Lower Teddington Road;
- Refurbishment and renovation of Nos. 23-33 Lower Teddington Road built fabric including the erection of a single storey rear conservatory;
- Use of the existing chapel and the work of the priests will be retained and continued;
- Creation of a lightweight link from the new building to the linking buildings between Nos. 25 and 27 Lower Teddington road, with internal refurbishment to provide a high-quality entrance to the new units;
- Retention of the existing residential use at Nos.27 and 29 Lower Teddington Road but with conversion from a house in multiple occupancy to 3no. apartments in each unit;
- Refurbishment of Nos.31 and 33 Lower Teddington Road;
- Retention of existing parking spaces along Lower Teddington Road frontage;
- Landscape planting in communal gardens to retain existing walls and create a themed/character garden;
- New landscape planting and renovated walls along the Lower Teddington Road frontage.

**4.3** Where the above elements of the proposals hold the potential to impact on heritage significance and/or the character and appearance of the conservation area they have been addressed in turn within the table below.

**4.4** In cases where there will be no change or proposals will not result in any impacts on heritage, these have not been discussed. The properties that form part of the Site are not designated heritage assets, but they are recognised as Buildings of Townscape Merit (BTM) owing to the quality or their external form and overall appearance. The proposed internal refurbishment of Nos. 23-33 is not discussed in detail here. The proposed changes to the interior of these properties is clearly set out within the drawings prepared by PRC, which accompany this application. The internal arrangements have been changed over time and the proposed refurbishment and renovations do not fundamentally alter the existing layout, other than to improve circulation or allow for the provision of self-contained apartments where previously one single unit was present.

**4.5** Given that the heritage value of the properties fronting onto Lower Teddington Road is principally derived from their external form and appearance, the proposed internal changes are not considered to result in harm to significance. The retained fabric within these buildings is not of a sensitivity that would prevent informed change, to the extent proposed within this application. Most importantly, the proposed changes are kept to a minimum and simply improve elements internally that will allow for continued and effective (and efficient) use of the buildings in the long-term. This alone helps to protect the heritage interests of the properties overall and helps to secure their future and ongoing residential use and contribution to the conservation area.

<b>Description of Proposed Change</b>	<b>Key Features and/or Considerations</b>	<b>Observations and Assessment</b>
Demolition of the existing care home at 12-14 Station Road & Redevelopment of the existing care home location to provide 28 independent senior living extra care units together with 32 parking spaces (8 surface and 24 basement).	1970s addition to the Site. No heritage value. 2-storeys increasing to 3-storeys at lift over run.	<p>The existing care home does not make a positive contribution to the conservation area or the setting of nearby listed buildings or BTM. It is a 1970s addition to the Site of no heritage interest. Its replacement, in principal, was agreed at pre-application stage subject to design.</p> <p>The proposed new building sits within the footprint of the existing care home in order to respect the current massing. The new building does introduce an increased height on the Site, 3-storeys with dormers at roof level. However, this increase in height still retains the ridgeline of the new</p>

Description of Proposed Change	Key Features and/or Considerations	Observations and Assessment
		<p>development lower than that of the frontage buildings (BTM) fronting Lower Teddington Road, thereby preventing visibility of it from Lower Teddington Road.</p> <p>On the Station Road (north) frontage the new development will comprise both projecting and recessed elements along with varied materiality (red brick and render) that reflect the character of the immediate surroundings.</p> <p>The east elevation looking over the central gardens and the rear of the Lower Teddington Road properties is also comprised of recessed and projecting elements, along with recessed balconies with glazed railings providing views over the gardens. Stock brick, red brick and render are all incorporated into this elevation to help break up the massing and add interest.</p> <p>The west elevation has a more paired down and subservient appearance to the east, with more simplified elevational treatment, but retaining the varied material palette.</p> <p>The proposed new building on the Site provides a marked and positive change when compared to the existing building. It draws on the local vernacular (overall design and materiality) and is of high quality, which better reflects the nature of the existing surroundings. It is considered wholly appropriate for the Site.</p>

<b>Description of Proposed Change</b>	<b>Key Features and/or Considerations</b>	<b>Observations and Assessment</b>
		<p>Discussion of the impact of the proposed changes on the setting and significance of the designated heritage assets (listed buildings and the conservation area) highlighted within this Statement is included further on.</p>
<p>Refurbishment and renovation of Nos. 23-33 Lower Teddington Road built fabric including the erection of a single storey rear conservatory.</p>	<p>Buildings of Townscape Merit. Principally of external architectural quality and group interest, contributing positively to the streetscene and the character and appearance of the conservation area.</p>	<p>The properties included within the Site that front onto Lower Teddington Road are recognised as Buildings of Townscape Merit (BTM). They are principally of local architectural interest owing to their external qualities of common material, form and composition, as seen from Lower Teddington Road. Their rear elevations are subservient and altered and have an outlook over the gardens towards the centre of the Site.</p> <p>The proposed rear extension is designed to sit seamlessly with the host building using matching materials and introducing sympathetic fenestration. The proposed extension will be subservient owing to its modest single storey proportions and will allow for the discrete provision of additional living space.</p> <p>As noted previously, the rear elevations of the Lower Teddington Road dwellings have already been subject to change (see Appendix 1). The proposals are considered informed and appropriate and successfully introduce additional living space in a subservient location.</p> <p>The proposed internal alterations are not discussed in detail here. These properties derive their recognition as BTM due to the quality of their front elevations. Their</p>



<b>Description of Proposed Change</b>	<b>Key Features and/or Considerations</b>	<b>Observations and Assessment</b>
		interiors are of lesser interest and have already been subject to change. The changes proposed to enable a better internal arrangement and continued residential use are considered entirely appropriate and without harm to significance.
Retention of the existing residential use at Nos.27 and 29 Lower Teddington Road but with conversion from a house in multiple occupancy to 3no. apartments in each unit.	Buildings of Townscape Merit. Principally of external architectural quality and group interest, contributing positively to the streetscene and the character and appearance of the conservation area.	No harm to significance. As above, No.27 and No.29 are recognised as BTM for the contribution they make to the streetscene and wider Hampton Wick Conservation Area. The interior of the buildings is of lesser detail and has been subject to change. The retention of a residential use (albeit into 3no. apartments) continues the use of the properties as residential dwellings, a use for which they were designed. It ensures the long-term future use of the buildings and is considered wholly appropriate and preserves the special interest of the buildings.
Retention of existing parking spaces along Lower Teddington Road frontage.	Existing area of hard-standing for parking.	Retaining this area for parking is considered appropriate. There will be a slight improvement to this area through the addition of sensitive landscaping associated with the wider development. No harm to significance of the conservation area of the BTM themselves.
Landscape planting in communal gardens to retain existing walls and create a themed/character garden.	The gardens to the rear of the Lower Teddington Road properties were amalgamated in the 20 <sup>th</sup> century.	The existing gardens are attractive and create an important sense of space between the rear of the Lower Teddington Road properties and the 1970s care home facility. Surviving garden boundary walls have created character spaces within the larger garden whole and this is an

Description of Proposed Change	Key Features and/or Considerations	Observations and Assessment
	<p>Dividing garden brick walls were retained and dates the 19<sup>th</sup> century and earlier.</p>	<p>attractive feature and a by-product of the <b>gardens’ amalgamation in the 20<sup>th</sup> century</b>. The character of these spaces has been recognised and carefully considered to ensure this sense of space and pockets of character remain.</p> <p>The proposals are considered informed and appropriate and retain a themed and characterful approach to the amenity space associated with the existing and proposed new development.</p> <p>The proposals are considered informed and appropriate with no harm to heritage significance.</p>
<p>New landscape planting and renovated walls along the Lower Teddington Road frontage.</p>	<p>Existing hard standing, 19<sup>th</sup> and 20<sup>th</sup> century fabric.</p>	<p>This is considered an important and positive element of the proposals, which will bring about a positive change within the streetscene and conservation area. At present the Lower Teddington Road frontage is dominated by hard standing with little to soften the appearance of the existing buildings. The proposed introduction of new landscaping will be beneficial with no harm to significance.</p>

## Impact on the Hampton Wick Conservation Area

- 4.7** With respect to the proposed refurbishment and repair of the Lower Teddington Road properties within the Site, there will be no harm to the character and appearance of the Hampton Wick Conservation Area. This element of the proposals is considered to bring about an overall improvement to the streetscene through external repairs and the introduction of sympathetic and attractive landscaping **along the Site's eastern frontage.**
- 4.8** The proposed new development to the rear, in replacement of the existing 1970s care home, will bring about a change but that change is considered positive. The new building is slightly taller in height but set within the same footprint as the existing. It respects the local vernacular by drawing on local materials such as stock brick, red brick and render and replaces an unremarkable 1970s building of deteriorating quality. Along with the proposed improvements to landscaping, repairs and renovation to the Lower Teddington Road dwellings and the continued use of the Site, it is considered that the proposals will result in an enhancement within the conservation area with no harm to significance.
- 4.9** In accordance with the NPPF, change does not necessarily result in harm to significance and in this instance no harm has been found. The proposals bring about a number of heritage benefits, not least of all continued and long-term use of an attractive group of positively contributing buildings.
- 4.10** The proposed new development is respectful of its surrounding and of improved quality when compared to the existing. Every effort has been made to introduce a new building that is not only functional but architecturally interesting and sympathetic to the area and the unique qualities of the Site.
- 4.11** The important open space at the centre of the Site is retained and improved and the new development has been designed to ensure it does not encroach into the garden area any more than existing.

## Impact on Nearby Listed Buildings

- 4.12 Walnut Tree House, GII:** This property faces west onto Lower Teddington Road and over the Site. The Site forms part of the building's setting but in views towards it from the property there will not be any significant change. The improvements proposed to Nos. 19-33 will bring about an improvement in the quality of the streetscene and will benefit the setting of Walnut Tree House. This listed building affords the majority of its significance through its level of survival and external qualities. It is best appreciated in views east from Lower Teddington Road and a change on the Site will not affect that. There will be no harm to significance due to the proposals.
- 4.13 Riverside, GII:** Riverside is on the Riverbank and 'off-road' accessible via Lower Teddington Road, immediately opposite the Site. There will be no discernible change in views towards the Site from the main access road to this property. There is no intervisibility between the property and the Site itself. Riverside has a close relationship with the river and is orientated away from the Site and accessible via an access road off the eastern side of Lower Teddington Road. There will be improvements made to the landscaping and repairs to the elevations of the properties on the Site fronting Lower Teddington Road and this will result in an overall aesthetic improvement that will benefit the streetscene. As such there will be an improvement in the wider setting of this listed building. There will be no harm to significance due to the proposals.
- 4.14 The Grove, GII:** This property is located to the north-east of the Site. It is slightly angled to face north-west, away from the Site. Views towards the Site are possible from the immediate setting of The Grove but they are by no means a focus. The Grove is set far back within its plot, closer to the riverside than the roadside. There is no immediate or tangible relationship between it and the development on the Site.
- 4.15** The new building to be introduced onto the Site is considered to bring about an enhancement on the existing care home development and it, therefore, stands to reason that there will be an improvement within the wider setting of The Grove as a result. There will be no harm to the significance of this property and the reasons for its inclusion on the Statutory List.

## Policy Compliance

- 4.16** The proposals are in compliance with local and national planning policy and guidance. This Statement has been prepared to satisfy paragraph 189 of the NPPF insofar as it provides a proportionate assessment of the significance of designated heritage assets and assesses the impact of proposals thereon.
- 4.17** In terms of local policy the proposals are considered to be in compliance. Local Plan Policy LP1 deals with protecting local character and requires new buildings to be of high architectural and design quality. It is considered that the proposals satisfy these requirements.
- 4.18** Policy LP 2 of the Local Plan addresses building heights. The proposals respect the prevailing building heights within the area and the new build element on the Site is no taller than its surroundings.
- 4.19** Policy LP 3 deals with listed buildings and requires that proposals conserve and make a positive contribution to setting and significance. In all instances discussed within this Statement, no harm has been identified. The proposals overall are considered to bring about a positive contribution to the setting of nearby listed buildings and within the conservation area.
- 4.20** Policy LP 4 concerns non-designated heritage assets. The proposals do not put forward the demolition of the Buildings of Townscape Merit that form part of the Site. Instead, they seeks to make improvements and retain them in a continued residential use, undertaking sensitive and informed alterations that do not result in any harm to significance.



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## 5. Summary and Conclusion

- 5.1** This Heritage Statement has satisfied the requirements of Paragraph 189 of the NPPF insofar as it provides a proportionate assessment of the significance of heritage assets affected by the proposals and assesses the impact of the proposals there on.
- 5.2** The existing 1970s care home on the Site does not contribute positively to the Hampton Wick Conservation Area or the setting of nearby listed buildings and Buildings of Townscape Merit. It is of an incongruous and monolithic appearance, quite typical of the period in which it was built and is not of any architectural quality.
- 5.3** The replacement of the building with a new development is considered an opportunity for enhancement on the Site and within the conservation area. The proposed new building draws on the local vernacular both in terms of its form and materiality. It remains subservient to the retain frontage buildings along Lower Teddington Road and will not be visible in views from Lower Teddington Road west towards the Site. The articulated facades of the buildings, which address the nature of the context into which they face are informed and appropriate and do not dominate or take away from the quality and characteristics of the retained late Georgian/Victorian Lower Teddington Road properties.
- 5.4** The works proposed to Nos. 13, and 15-33 Lower Teddington Road are also considered informed and appropriate. Alterations to their front, east facing facades, has been kept to a minimum to reflect their local importance and recognition as Buildings of Townscape Merit. General refurbishment and renovation is proposed in most cases, with internal alterations limited to what is required in order to maintain the buildings in residential use long-term.
- 5.5** The gardens and key features within them, which form an important and positive element to the Hampton Wick Conservation Area and the contribute made by the Site to its character and appearance are to be improved through sensitive and informed new landscaping and retention of the original garden boundary walls as features separating off character spaces.
- 5.6** In conclusion, the proposals are considered informed and appropriate and do not result in any harm to heritage significance. The proposals are in compliance with local and national planning policy and guidance and bring about a number of heritage benefits, as highlighted within Section 4.0 of this Statement.



# Appendix 1

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