

HERITAGE STATEMENT

3 and 5 BUSHY PARK ROAD, TEDDINGTON, TW11 9DQ

DESCRIPTION OF THE PROPOSAL

Approval is sought, by the owners of 3 and 5 Bushy park Road, Teddington, TW11 9DQ, for Conservation area consent for the following

Joint planning application of 3 and 5 Bushy Park Road, for the construction of a single storey Rear/side infill extension.

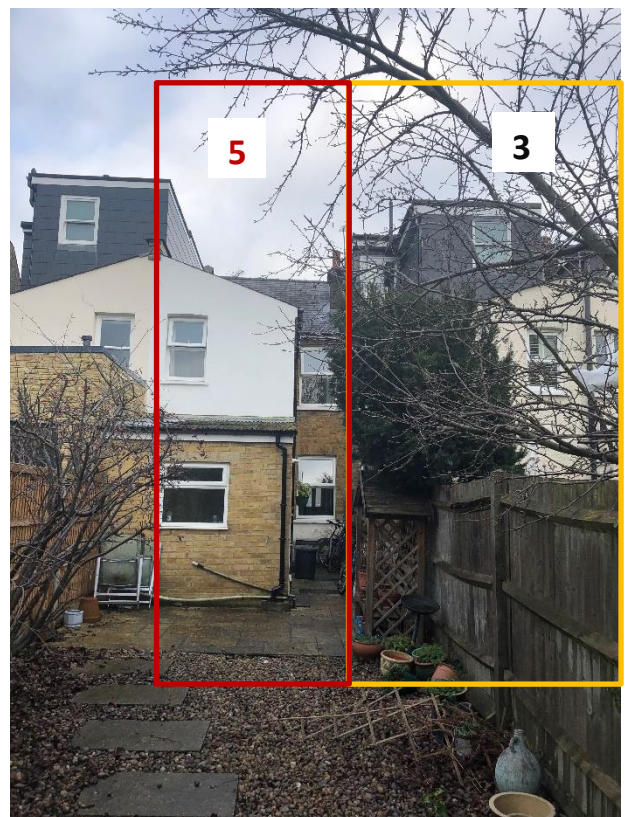
CONTEXT AND ANALYSIS OF THE EXISTING BUILDING

3 and 5 Bushy Park Road are single family dwelling houses. The proposed application allows for ground floor rear extensions accommodating new kitchen, dining, and living spaces.

The properties are located within the **Wick Road Conservation Area 83** of the London Borough of Richmond upon Thames.



Front View

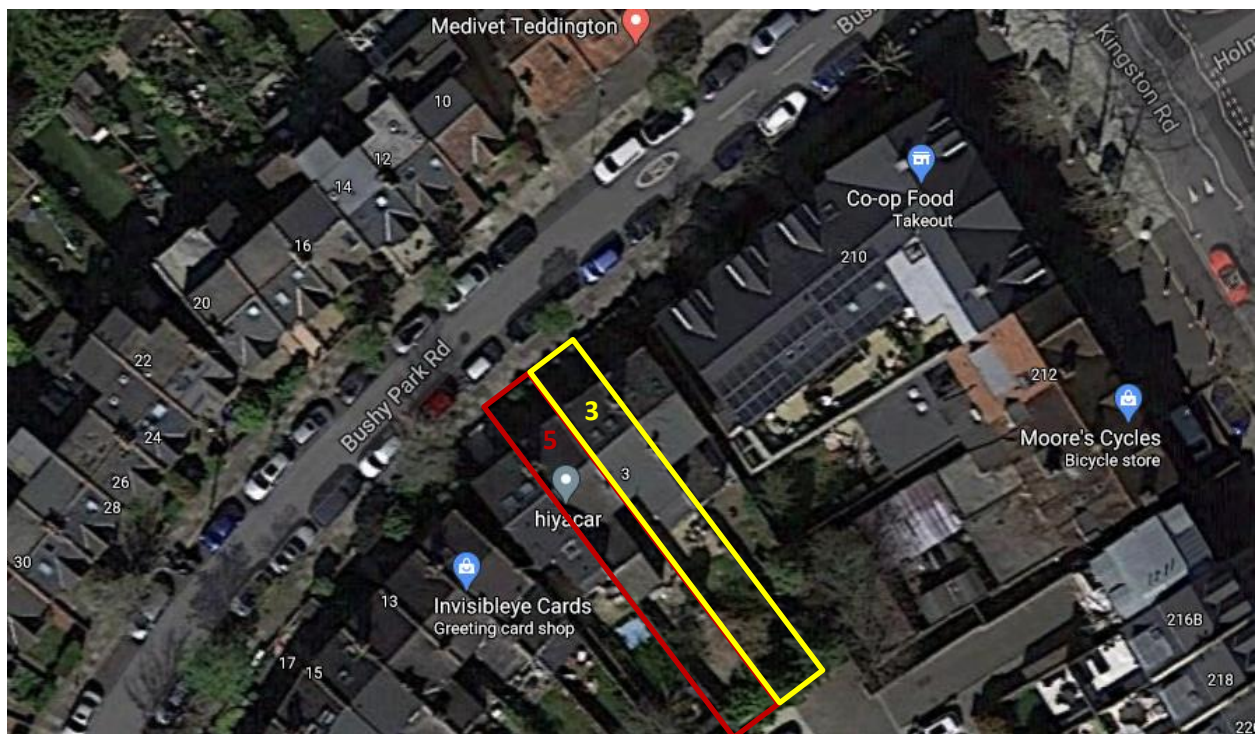


Rear View

History

Wick Road Conservation Area is located to the South of Teddington and north of Hampton Wick and is largely confined to Wick Road, the railway, Bushy Park Road, and Kingston Road.

The boundaries of the conservation area cover most of a formerly small settlement which was labelled “South Teddington” on historic OS maps. The settlement was created immediately adjacent the railway line and gasworks and was made up of Bushy Park Road, Fairfax Road, School House Lane, Lindum Road and Kingston Road. It was positioned in a relatively isolated position with greenspace surrounding it, together with several larger country houses and Hampton Wick and Kingston upon Thames beyond. The village that was created was once the Teddington Common as shown on a map dating from the 1740’s. Once the railway passed through this area in the early 1860’s, development started to occur with the construction of a large gasworks beside the train line which opened in 1864.



Subject site and its surroundings

Dwellings along **Bushy Park Road**, Fairfax Road, Lindum Road and Wick Road have small tightly knit terraces of more traditional workers cottages, with a pitched and gable roof and single bay width. Historic plans show that the area was developed in a piecemeal fashion, with several landowners; however there remains a homogeneity between the dwellings, which although with slight variation, retain much of the design, form, and massing of the Victorian

dwelling throughout the area. The remainder of Bushy Park Road was developed in the early 20th Century.



Street scene of subject properties No. 3 and 5 Bushy Park Road, (mid terrace properties)

Street Appearance

The designs utilise a basic Victorian design and plan form with shallow pitch roofs, brick soldier course lintels, ground floor canted bay windows and stone cills, particularly along Wick Road, Fairfax Road, part of Bushy Park Road and Lindum Road. These buildings are set back from the street with small planted front gardens and maintain much of their historic detailing and materials. Walls were most likely to be railings over a plinth, like other Victorian housing estates: however, these no longer exist, more than likely because of the Second World War effort.

DESIGN STATEMENT

The existing buildings appear to be generally as old as the surrounding dwellings. The front and rear elevation is made of London stock bricks, pitched roof and traditional windows. The properties are considered a good quality dwelling house in a desirable residential area. The footpaths within the Conservation Area are planted with ornamental street trees which both reinforce and soften the formal townscape. The trees, the well-proportioned front elevations and generous road widths creates a pleasing overall character.

The main implications for residents are special requirements for planning within the Conservation Area. It is the intention that the proposal will improve the appeal of the dwelling and will not in any way disturb the streetscape.

Proposed design:

The intention of the proposal is to make a modest intervention to the rear of the properties by means of ground floor extensions to accommodate new kitchen/dining/living spaces. We believe the proposed design is in keeping with the surround levels of development.

It is considered that the proposed extension would remain small in scale and would remain subordinate to the original building. The proposed extension would not detract from the character and appearance of the immediate area. The proportion and scale of the proposed extension would be no harm to the character or appearance of the area, the extension would not result in a negative impact on the street scene.

Materials

Though the existing terraced houses are well detailed to the front and rear. In the new rear extensions, we propose to replicate the existing style and material as close as possible. The proposed ground floor wraparound extensions are having flat roofing system and constructed in London stock bricks. The aluminium framed bi-folding doors are proposed to the rear elevation. Also, roof lights are proposed to bring in maximum daylight.

Amount

Specific to this application, the adjacent properties have constructed ground floor rear extensions to accommodate their needs. The design would not affect the appearance of the building, and the street scene. The visual impact of the proposal will be negligible, and it will not detract from the established pattern of surroundings.



**Ground floor Rear extension as built at property No. 7
Bushy Park Road (End of terrace property)**



Ground floor extensions as built at Buckmaster house and property No. 1 Bushy Park Road (End of terrace property) respectively

Layout:

The remodelled ground floor extensions seek to offer high quality amenity space and maximise the natural daylight using additional fenestrations and roof lights.

Appearance:

The proposal has been designed carefully to improve the look of the rear elevation, whilst ensuring the scale is in keeping with the rest of the house. The only changes to the appearance are to the rear of the house, consisting of a proposed extension and detailing to match existing.

Access:

The proposal does not include changes to the house from the street. Vehicular access to the street and the house remains unchanged.

IMPACT OF THE PROPOSAL

Outlook and Amenity

Considering adjacent extended properties, the proposed rear ground floor extensions will have a minimal impact on either adjacent properties at No.7 and No.1 Bushy Park Road on the same terrace, as the ground floor rear and side extensions are part of the built scenario. Therefore, it is assumed that our proposal will not give cause for concern.

CONCLUSION:

It is considered that the proposed development would be in full accordance with the design and policies of the Council. The heritage and design statement have demonstrated that the proposed work is all appropriate for the site and surrounding area, in respect of the context, and proposed materials and the adjoining properties. None of the proposed works unduly shade/affect the adjoining owner's amenity, and there are no overlooking issues with the design. Due to the above, we would ask the Council to look favourably on this application.