



Heritage Statement  
30 Broad Street, Teddington  
June 2021



**The Application Site**

**Site address:**

30 Broad Street, Teddington, TW11 8RF

Is the development site (please tick relevant boxes):

- A listed building
- A building of local interest
- A scheduled monument
- A site of archaeological interest
- Within a designated conservation area
- Within a registered historic park or garden
- Within a registered battlefield
- In the setting of/adjacent to one of the above
- A non-designated heritage asset

## **The Nature of the Asset**

Please describe the history, character and appearance of the heritage asset, e.g. listed building, conservation area or scheduled monument. You should refer to the statutory list description, scheduled monument description or conservation area character appraisal if available.

The Broad Street Conservation Area is predominantly located along Broad Street and The Causeway, and associated rear laneways, Teddington. Historic OS maps show that Broad Street and the Causeway (formerly Wolsey Road) existed during the mid 19th century and were largely a except for the prominent junction of The Causeway, Broad Street and Church Road. Development at this junction consisted of a public school (where the Church of St Paul and St. Peter is currently situated), St. Peter's and St. Pauls Church (opposite side of Church Road to where it is currently situated) which was designed by prominent Gothic Revival Architect G.E Street; a group of boarding houses called the 'American Houses' (at 52-58 Broad Street); a hospital on Elfin grove and a Town Hall at the junction of Middle Lane and the Causeway. Only the hospital (now dwellings), historic walls from the public school along the Broad Street boundary; and a single historic pier of the church wall survive along Church Road dating from the origins of development of this area.

## **The Extent of the Asset**

Please describe the development site, and its relationship to its surroundings. For example the building's position in the streetscene, or the potential for archaeological interest which may extend beyond a scheduled monument.

During the mid to late 20th century the area saw a significant amount of regeneration and redevelopment. A former department store was demolished, to be replaced with a large supermarket (which adjoins the site) with brutalist inspired design, and apartment buildings constructed along Broad Street which have eroded the historic streetscape, and hence why the entire Broad Street is not considered to be of equal historic and architectural significance. During this time, St. Pauls and St. Peters Church was demolished, leaving a historic pier, and a new church of modernist design was erected on the opposite side of Church Road which adds interest to the important junction of Broad Street, Church Road and The Causeway.

## **The Significance of the Asset**

Please describe the archaeological, architectural, artistic or historic significance of the asset. This should include, for example, the age, phases of development, layout, appearance, significance of particular features or characteristics, materials and construction or potential for archaeological remains. For further assistance please refer to Historic England's "Conservation Principles" 2008.

The area represents a Victorian and Edwardian High Street which developed along a historic thoroughfare leading into the settlement of Teddington that developed on the opposite side of the railway tracks. Although there was early development along Broad Street, such as St. Peters and St. Pauls Church (1864) and a group of boarding houses (called the American houses) now both demolished, the current commercial street was developed as a separate entity to the Teddington High Street, the later of which was predominantly developed in the Georgian and earlier Victorian period. Buildings are predominately 3 storeys tall and retain a number of historic lanes interspersed between the buildings which continue to the main rear lane which runs to the rear of properties fronting Broad Street and the Causeway. Some longer gardens with workshops are still retained which illustrate the historic form, function and relationship of the lanes, workshops and rear of properties. Buildings along Broad Street and the Causeway appear to have had purpose-built shopfronts, some of which are original and still in situ.

## **The Proposed Works**

Please describe the proposed works including scale, height, construction, materials, design details and any associated landscaping works. For internal works to listed buildings this should also include details of any historic fabric or architectural features which would be lost as part of the proposals. For archaeological sites this should include details of any new foundations, ground disturbance or provision of services.

This retrospective planning application is requesting approval for a roof pitch which has better visual consistency with neighbouring extensions and the original host dwelling. 3D Illustrations have been provided within the Design and Access Statement to give an indication of what the revised roofscape will look like from the street scene of North Lane. The steep roof pitch is a much more traditional style of roof and more inkeeping with the original Victorian and Edwardian style present throughout Broad Street. The detail of having a parapet on the west side with box rainwater gutter and a parapet upstand is a reoccurring feature among the cluster of extensions to the rear of Broad Street. Replication on the proposed design provides visual consistency whilst carrying out the practical function of protecting the neighbouring Tesco building from rainwater ingress.

## Relevant Planning History

Please discuss any relevant planning history which has influenced the heritage asset

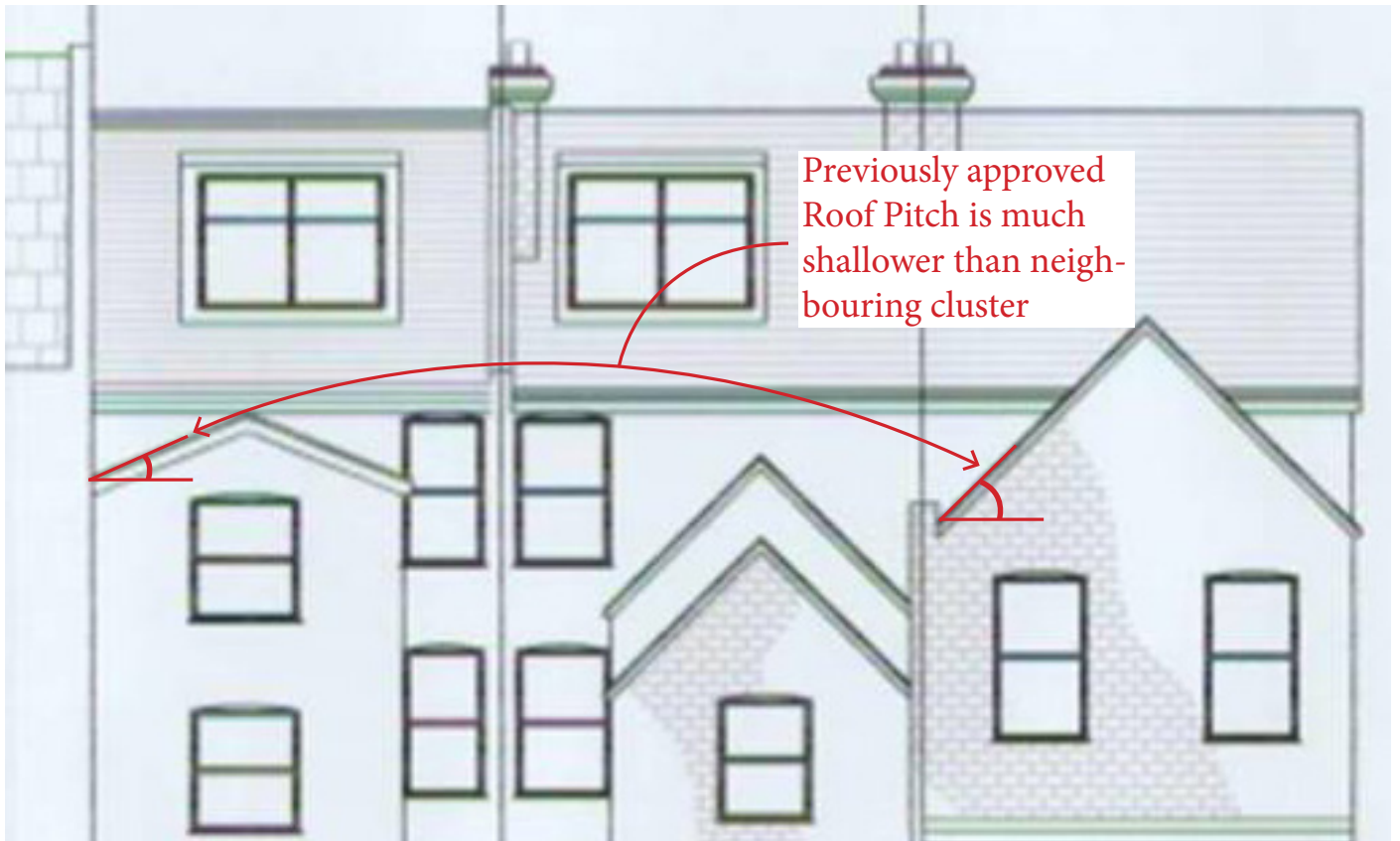
An planning application was previously submitted for a rear extension to 30 Broad Street. However the roof constructed did not match the approved plans. This roof has since been demolished, however the previously approved roof was still considered by the client as not matching the historic character of the area. The client would therefore like to rectify this by submitting this retrospective planning application for the approval of a steeper pitched roof.

## The Impact on the Asset

Please describe the impact the proposals will have on the significance of the asset or its setting. This may include example loss or concealment of key features or historic fabric, blocking key views, impact on relationships between buildings etc.

The steeper roof pitch enables the extension to appear more visually consistent with the neighbouring cluster, and the proposed AOV rooflight is a small and subservient feature on a large traditional slate roof. A previous planning approval report described the extension as "similar to that at the adjoining property (no.32) and is of a height, bulk and design which is acceptable in this rear of shop location." The visualisations in the Design and Access Statement show this comment is still applicable and by comparing the new roof design with the approved drawing (previous page), it is clear the new roofscape is more in-keeping with the neighbouring cluster of dwellings.





*Previously Approved South Elevation*



*Steepness in pitch of neighbouring dwellings*



*Proposed Steeper Pitch*