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SIMON MERRONY ARCHITECTS

HERITAGE STATEMENT

My Ref: 2021/26/HER

Re-roof existing and two new dormers
149 Fairfax Road, Teddington, TW11 9BU



Current frontage of the property

Introduction

This statement is produced in relation to proposals to the above property which is designated as a Building of Townscape Merit (BTM) by the London Borough of Richmond upon Thames.

History of the Property

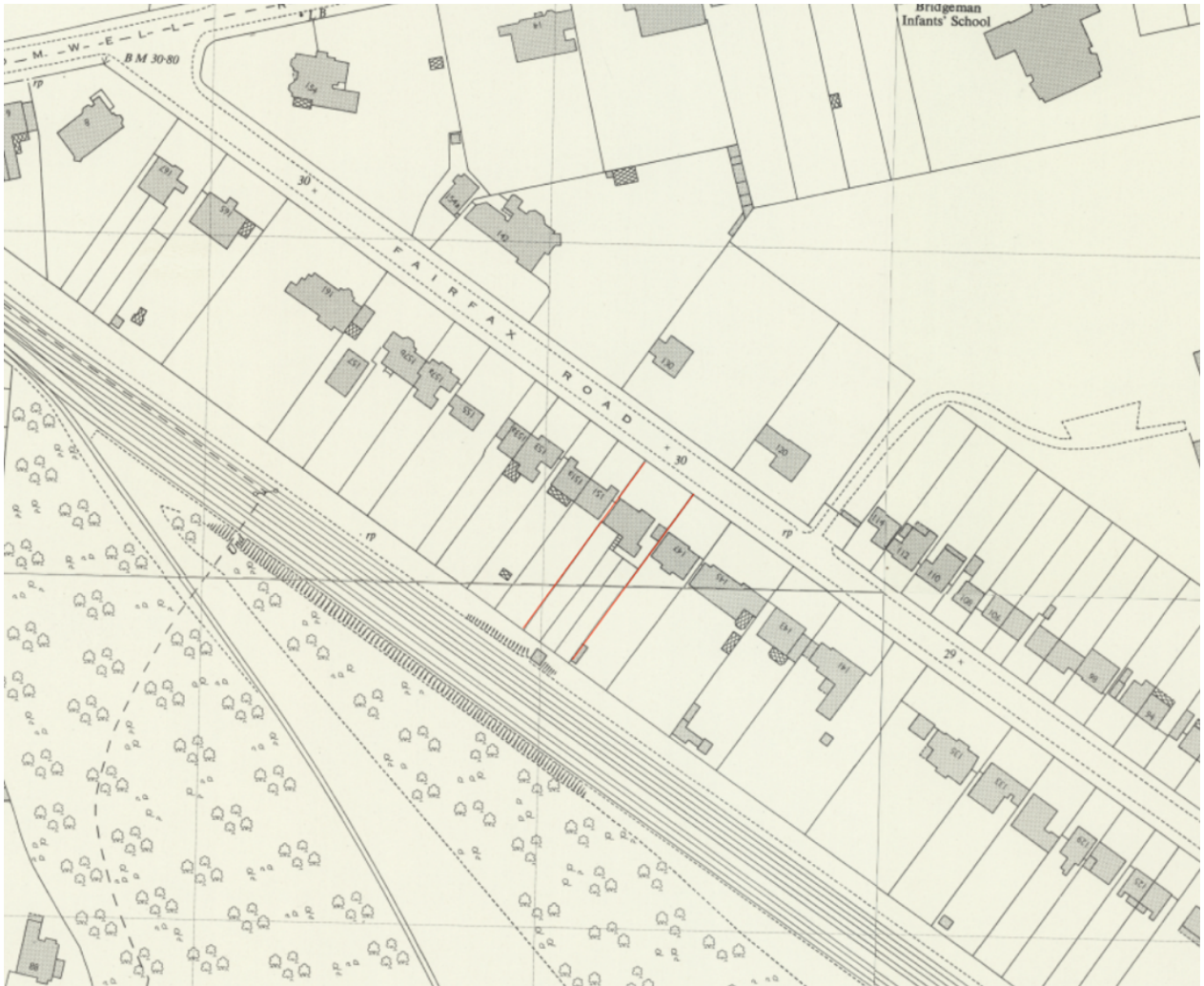
No. 149 Fairfax Road is situated at the north end of Fairfax Road, a short distance from Teddington Railway Station. It is situated on the west side of the road and the railway line runs behind the rear garden of the property.

The property is a large detached Victorian house characterized by a red brick façade and sash windows with bold white plaster arches. The frontage is asymmetrical, and a prominent gable end sits forward on the left-hand side with a decorative barge board above two trios of flush sash windows. The front door is central to the property and sits recessed in a decorative porch with detailed columns and an ornate pediment. A pair of sash windows above sit astride a smaller, similar column, and there are two more trios of windows to the right-hand side.



Map from c.1900 with the plot of what is now 149 Fairfax Road highlighted

The north end of Fairfax Road was developed during the Victorian era with Victorian villas such as 149 on roomy plots in similar styles but not identical. Some of these remain today, although many have been substantially extended or subdivided. At this time the map shows the plot of 149 extending to the edge of what is now No. 153, another large Victorian house.



Map from 1959 with the (subdivided) plot of 149 highlighted

A pair of semi-detached houses numbered 151 and 151a were built in the plot of 149 on the north west side of the house sometime before or during the 1950s and they are shown on the map in 1959. A bungalow (now no. 147) was built in the grounds of 145 during the 1950s and sat to the south east of No. 149.

During the 1960s the house was in use as flats and the maps of the time would suggest the garden was subdivided as well. At some point since the house has been reinstated as a family home.

Over the years a number of changes have been made to the property including revisions to the first floor layout and the introduction of windows to the rear, and most notably the removal of the chimneys and the changing of the roof from slates to interlocking concrete tiles. This has happened since 1973 when the Teddington Society listing for the BTM was created.

The 1973 Directory of BTMs and Listed buildings in Teddington states

"Detached 2-storey house in red brick with slate roof with decorative ridge tiles. Sash windows. Central door recessed in porch with decorative arched beading & elaborately carved columns either side. Similar column decorates window above. House juts forward on left with gable over, bearing decorative barge boards. No garage. Silver birch in front garden." (TeddSoc 1973 Survey)

The Current Property



The current rear of the property

In 2006 alterations were undertaken to remove a conservatory and introduce a large kitchen/ dining extension to the rear of the property.

The floorplates of the house are staggered meaning the rear portion of the house has always accommodated 3 storeys with lower headroom, with smaller staircase going to a bedroom on the 2nd floor at the back which we can assume was designed as servant's quarters.

In 2006 as part of the alterations, a bedroom was created in the front part of the gable end with compromised access via the rear bedroom.

The main loft of the house is still not in use despite having a decent headroom and a large floor area. The proposals look to utilise this loft space by introducing a small extension to the current staircase and adding dormers to create more usable floor area within the loftspace.

In 2013/14 the bungalow on the plot of 147 was replaced with a modern dwelling which can be partially seen in the above photograph to the right hand side.

Impact of the proposals on the property



Proposed Front elevation

The proposals include to change the concrete interlocking tiles for natural slates which would have been what was originally used on the house and are referenced in the 1973 survey. Scalloped detailing and crested ridge tiles are proposed to compliment the features of the house and pay respect to detail that was put into the house when it was originally built.

The dormers proposed are modest and are positioned to align with the windows below. The sash windows will match those of the house and the dormers will be clad in slates with detailing to match the new roof covering.

Of the original Victorian villas that still remain on Fairfax Road, most have undergone significant alterations or extensions to the front façade. No. 145 is probably the most comparable property- it is of a very similar style in yellow stocks rather than red bricks. Dormers have been installed on this property at some point in the past although no planning history exist for them.

Conclusion

Alterations and changes to 149 Fairfax Road have meant that over the years its fine Victorian detailing has been lost in part. We believe the changes proposed will compliment the original property and reinstate some of this detailing. This in turn will contribute to the streetscape of Fairfax Road which was once dominated by these large Victorian properties.