



Heritage, Design and Access Statement

Teddington District Library

Waldegrave Road, Teddington TW11 8NY

Change of Use & Refurbishment to First Floor Offices

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1.0 Introduction

- 1.1 This Heritage, Design and Access Statement has been prepared to support an application for Listed Building Consent and Full Planning Permission for the change of use to the first floor flat above Teddington District Library.

2.0 Proposal

- 2.1 Planning permission is sought for Change of Use and the refurbishment into offices while improving the protected fire escape route from the first floor.
- 2.2 The proposed refurbishment is detailed in the schedule of works and intent on preserving the caricature of this building for the community it serves, with no changes to the original structure and minor improvements to help it comply with the Fire Risk Assessment. Please refer to the documents and drawings attached as part of this application.

3.0 Identifying the heritage asset¹

- 3.1 Teddington Library is a Grade II listed building and is located on Waldegrave Road, TW11 8NY in High Street Teddington Conservation Area.
- 3.2 The library was listed on 7th January 2011.
- 3.3 II Public library, dated 1906, by HA Cheers, in Edwardian Baroque manner. Funded by Andrew Carnegie and inscribed 'Carnegie Library'.
- 3.4 MATERIALS: the façade is built of red brick with Portland stone and gauged brick dressings, the flanks and rear are of stock brick; roofs are of slate.
- 3.5 PLAN: The library has a one and a half story frontage with a symmetrical façade, the bays arranged 1:3:1. The entrance lobby opens onto the main library, through an Ionic screen. The library is single story and top-lit. An open, three-bay screen leads to the former newspaper library, set at right angles to the street, which is both top-lit and lit by paired sashes in the south wall. French windows lead to the garden to the rear. This room formerly connected to the reference library overlooking the street. To the left of the main library, a round-arched opening gives onto a rectangular room beneath a glazed dome. This room opens onto a front room similar to the reference room opposite it. Flanking the entrance are WCs. Attached to the left is the librarian's accommodation.
- 3.6 EXTERIOR: the library has a symmetrical façade comprising a pedimented entrance, flanked by forward bays. The entrance is set behind a screen of paired Ionic columns with pronounced rectangular blocks, and cherubic heads carved in the capitals. The bases of the pairs of piers have inscribed granite foundation stones. The pediment is enriched

¹ Teddington Library <https://historicengland.org.uk/listing/the-list/list-entry/1396400> ,accessed on 29/10/2019

with a cartouche inscribed Carnegie Library. Above the entrance, the central bay has full dormer sash windows. The central window has a segmental pediment, the smaller flanking sashes have triangular pediments. Dominating the roofline is a bell turret or fleche with a splayed copper dome, flanked by tall brick stacks. Each flanking bay is of one and a half story's beneath an enriched shaped gable, that to the right dated 1906. Each has a canted ground-floor window bay and a broken (ie open at the apex), segmental-pedimented first floor window. The transoms of the ground floor windows stand forward from the sashes. Upper floor windows are small-paned sashes with heavy glazing bars. Some upper lights on the ground floor windows have leaded panes with armorial glass. The round-arched entrance has a molded stone architrave with pronounced quoins, within a gauged brick arch. Heavy paneled doors lead to a lobby lined in green glazed tiles and with a terrazzo floor with a central crest. The inner doors are of lighter paneling and have glazed upper panes with molded aprons. Doors have original door furniture. Attached to the left is the librarian's flat, which has a first-floor canted oriel window.

3.7 INTERIOR: the three-bay Ionic screen of polished stone columns on tall bases opens onto the main library which is top-lit, with a richly decorated ceiling and paneled dado. Deep curved ceiling ribs are supported on brackets, each carved with a badge, most inscribed with the name of an author. Clockwise from the left of the entrance these are: Lytton, Plato, Longfellow, Homer, Bede, Milton, Dickens and Byron. The ceiling is of flat, glazed panels enriched with green colored glass, beneath a pitched glazed roof. An open, three-bay screen of square-based battered piers separates this room from the former newspaper library, arranged in five bays, 1:3:1. It is also top-lit, beneath a segmental, glazed roof and is similarly decorated to the main library, with a molded, coved, frieze and cartouches inscribed with authors' names. Clockwise from the left of the entrance these are: Chaucer, Gray, Scott, Pope, Bunyan, Burns, Bacon and Shakespeare. The external south wall has paired sashes, while a glazed bay window, with upper leaded lights enriched with swags of green colored glass, overlooks the garden. To the left of the main library, a round-arched opening gives onto a rectangular room beneath a glazed dome. The drum has enriched panels and the roof has leaded glazing, with colored glass panels. The room opens onto a front room which, like the opposite reference room, has a lighter molded ceiling and dado; windows have molded shafts and leaded panes to the upper lights. The tiled WC to the right of the entrance has a Doulton wash basin and cistern.

The internal layout of the library has been altered and shelving has been replaced. A bronze memorial wall plaque to author RD Blackmore (1825-1900), who lived in Teddington, commemorates the centenary of his birth. Other fittings include a regulator clock, and a detached bronze bust of Noel Coward, who was born nearby, by Avril Vellacott.

3.8 HISTORY: Teddington Memorial Library opened in 1906 to serve the expanding suburb.

'Free libraries' were built in large numbers in the later C19, and the turn of the century, often as part of a municipal group and often in Baroque manner. In reality libraries were expensive to build and stock and benefactors such as Andrew Carnegie (1835-1919), a Scottish born iron and steel magnate, were pivotal to their success. Continuing the

philanthropic library building scheme which Henry Tate had initiated, many suburban libraries were built with Carnegie funding, Twickenham library, for example, in the following year.

In 1890 most libraries would have had an entrance hall, a large reading room for newspapers, another large room for the reference library and a smaller space for the lending library which had to be linked to the bookstore. A scheme emerged in which a two or three story frontage might contain a ladies' library, magazine room or children's library, with larger and often top-lit rooms behind, housing the news room, reference section and bookstore. A copy of a plan of the interior of Teddington Library, dated 1906 describes a comparable, and early, if not original, layout, with a central adult library, newspaper room to the right, and flanking the entrance, a magazine room and reference library. The library is of particular note for the inscribed plaster cartouches, which decorate the two main reading rooms, which encouraged the diligent reader and are an insight into Edwardian literary tastes. The adjoining librarian's flat is typical of libraries built from c1900.

Early photographs show the library behind a parapet wall and railings which have since been removed.

HA Cheers (1853-1914), who lived in Twickenham from 1884, was an accomplished architect who specialized in public building. East Ham Town Hall, designed with Joseph Smith, has been described as 'the supreme example of the power and confidence of the Edwardian local authority'. His work included the Guildhall, Oswestry (1893) and the Library, Kingston upon Hull (1894), both Grade II, Newnham Council Offices (East Ham Town Hall), 1901-3, (Grade II*) and East Ham Technical College of 1903-4 (Grade II).

- 3.9 REASONS FOR DESIGNATION: Teddington Carnegie Library, 1906, by HA Cheers (1853-1914) is designated at Grade II for the following principal reasons: * Architectural interest: this handsome Edwardian Baroque façade, in good quality materials, is an example of the civic pride associated with public libraries * Internal decoration: a comparably rich interior has a series of cartouches inscribed with the names of authors which give an insight into Edwardian literary tastes * Historic interest: A Carnegie library, funded by philanthropic industrialist Sir Andrew Carnegie (1835-1919), to serve the expanding suburb

4.0 Assessment of impact

Access to the first-floor flat is from two directions initially. The first from the library itself through the children's room and secondly from its own private entrance onto Waldegrave Road on the far left-hand side of the building.



4.1 There is a small step to the main front door into a small entrance lobby that would be tight for wheelchair access. The secondary door to the lower flat lobby would need to open out as it is a fire escape route.

4.2 Upon entry into lower flat lobby there is presently a chairlift that goes all the way up to the first-floor level. In changing the use of the first-floor level, from residential to office space, the width of the staircase, as the fire escape under the Building Regulations requires the removal of the chairlift, which limits the ableness of access. The first-floor toilet is accessible from a small landing 2 steps below first level, and the majority of doors are limited in to 735 mm width due to the constraints of is also being a Grade II listed building. The Edwardian design would need significant changes for wheelchair users to access the first-floor offices, in an easy manner.



4.3 The existing first floor corridor doors, are later addition to the building believed to be installed in 1970's and of poor build and aesthetic value. The primary first floor door has a lock to help security, but, not of solid construction, only 38 mm thick and neither a fire door. Note the polystyrene ceiling tiles fixed to the ceiling throughout the flat. Need to be removed as delicately as possible.



4.4 The second corridor door, the frame only now exists, and the 1970's door has been removed.



4.5 The original door to the kitchen has been removed from site some time back.



4.6 The door to Room 1 has a gap of 10 mm to the closing side, without any movement on the architrave. This is very unusual for Edwardian workmanship.



4.7 The door to Room 3 is twisted to the top of the closing door side (Left)



4.8 The door to Room 4 has dropped to the LHS hinge side



4.7 The Kitchen fireplace has been covered and the boiler condensing waste pipe placed across its front, needs to be removed and the original interior shown if it is still there. This will become the Tea room for the offices.



4.8 The gas meter location is unique.



4.9 Room 1 Fireplace has been covered, this needs to be removed and the original interior hearth shown if it is still there.

5.0 Conclusions

- 5.1 It is considered that the change of use and refurbishment would bring a new lease of life to this part of the historic building by allowing local small business to rent the space and facilities enabling them to grow and benefit the local community. It would enable greater numbers to access and enjoy this Edwardian Heritage site with a modern appeal that has become evident in other library sites in the borough.
- 5.2 Any works undertaken must keep to a high standard of workmanship and be sensibly designed, proportioned, and respect the setting, character, and appearance of the listed building.
- 5.3 The client's intention is for minimal change, showing off the library's assets and unique features while keeping to a reasonable budget constraint and practical conservation.
- 5.4 The Edwardian design and plan would need significant changes for wheelchair users to access the first-floor offices, in an easy manner.



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