



Adelaide House, 16 Park Road, Teddington TW11 0AG
Enhancements to a Listed Building
30 June 2021

ENHANCEMENTS

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Introduction

This document sets out enhancements and repairs in relation to works proposed to the Grade 2 Listed Building at Adelaide House, 16 Park Road, Teddington.

Significance and contribution of existing building

A separate '**Heritage Statement**' has been provided in support of this application, detailing the significance, contribution and special interest of the property, including the Significance of its various extensions.

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 objective, which includes the conservation of heritage assets and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets. Change is only considered to be harmful if it erodes an asset's significance.

The significance & special interest of No.16 Adelaide House (including No. 14 next door) is identified in Historic England's Grade II listing as one of pair of '*early-mid C19 neo-classical houses which retain their essential plan form, staircases and a number of original features. They are important survivals of the elegant houses built throughout the Georgian period....*'

Whilst the rear single storey extension is of some heritage value and contributes (in a limited way) to the significance of Adelaide House as a whole, this is primarily related to 1. its 'ancillary character' to the main house and 2. the way in which it is carefully sited, set back from the original rear façade (rather than butting up against it) which has allowed space to appreciate the original features of the main rear facade.

Impact Assessment of Proposal

The proposal looks to replace and extend the existing single storey rear building, preserving its original nature as a subservient and separate entity from the main house.

Hidden behind the main 3 storey building, the extension cannot be viewed from Park Road, with only its roof partially visible from Park Lane over the existing 1.9m high brick boundary wall. The height of the replacement extension will be no greater than the ridge line of the existing rear extension.

The restrained, transparent, contemporary elevation will be deferential to the Georgian style of the main house creating clear views through to the original architecture. The existing courtyard separation will be maintained. As a result, the replacement extension would not, in and of its own right, result in any detrimental effect on the significance of either Adelaide House or the Park Road (Teddington) Conservation Area.

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Enhancements

As outlined above and in the supporting Heritage Statement, the loss of the existing outbuilding is considered to have limited impact on the listed building in Heritage terms. Nevertheless, the increased footprint of the proposed replacement extension is justified in heritage terms with the following Enhancements to the existing building: -

1. Removal of the existing, later addition rear extension.

The Heritage Statement indicates the rear outbuilding to be later addition to the main property, and has itself been extend with 2 smaller 'set back' extensions over time. These have been constructed in an 'ad-hoc' manor using a mixture of materials.



Outbuilding showing set back utility/wc extension to left.



Outbuilding showing set back entrance extension to right.



Roof of left hand side addition showing poor 'ad-hoc' detailing of 3 separate ridges finished in mixture of non-original materials, all at different levels.



Right hand side addition showing poor brickwork not aligning or stitched into original building. Signs of structural movement above it – in connection with brickwork main extension. Poor weathering details.

Removing these extension buildings and creating a restrained, transparent, contemporary elevation, deferential to the Georgian style of the main house creating clear views through to the original architecture will be a clear **Enhancement** of the Listed Property as a whole.

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2. Removal of the existing, later addition, first floor WC extension and associated Soil Pipes.

The Heritage Statement indicates the WC extension outbuilding as a later addition to the main property.

As with the ground floor extension, this is poorly detailed and clumsily detailed, including an oversized concrete pier, not consistent or deferential with the main Georgian elevation. Brickwork is not stitched into the original brickwork and there is an ugly, 'ad-hoc arrangement of soil pipework.

The height of the extension, given its access from the internal staircase half landing, fits poorly with the main rear elevation, masking the original Georgian proportions, clashing with windows.

Removing this extension will make a considerable **Enhancement** to the Listed Property.



Georgian Rear elevation showing poorly placed WC 1st floor half landing height, clashing with original windows.



Oversized concrete pier out of keeping. Height of extension creates very low back entrance area, out of keeping with Georgian proportion.



Messy soil pipes are ugly and detrimental to the original Georgian rear extension.



Exposed soil pipe in WC to be removed and re-routed as indicated in proposal drawings.

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3. Opening of Blocked rear windows

The Heritage Statement illustrates two blocked up windows on the original rear elevation; one at ground and one at first floor.

The blocking up of windows is consistent with the age of the building and subsequent 'window tax' introduced in 1696 by William III and stopped in 1851. It was a banded tax according to the number of windows in the house and saw many secondary windows blocked up.

It is considered unlikely that these were an original feature – often termed 'Blind Windows', as there is no purposeful detailing to suggest a 'feature'. Usually brickwork is stepped back – see below. The only remaining detail to suggest a window was present, is in the soldier course brickwork lintel.

Reinstating these windows will **Enhance** the original Georgian rear elevation.



Georgian Rear elevation showing location of two blocked up windows.



Ground Floor Window – Blocked Up – showing original soldier course brick lintel.



First Floor Window – Blocked Up – showing original soldier course brick lintel.



Typical 'Blind Windows' – showing set back in brickwork to add detail to the elevation.

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4. General external Elevation Repairs and Restoration.

Several aspects of the original property are showing signs of damage including a broken 2nd floor window and paintwork left partially removed the original rear return elevation.

Repairing the window and carefully removing excess paintwork will serve to enhance the original building.



Broken window to be repaired.



Paintwork to be removed from original rear return wall at ground floor.

5. Enhancements to Garden.

The rear and front gardens are quite rundown and have been allowed to overgrow with one young tree worryingly close to the existing building and in danger of undermining its foundations over time.

In addition, non-original hard landscaping to the rear has been poorly detailed for drainage and may contribute to future damp issues with the footings of the original property.

Removing the tree and installing properly detailed ground drainage will safeguard the long term integrity of the existing building which must be seen as an **Enhancement** of the existing scenario.

New Landscaping, including more soft landscape as part of the development will improve and **Enhance** the setting of the listed building.



Existing Rear garden run down & showing small tree near extension in background – to be removed.



Newly refurbished front garden. Illustrating benefit of new landscaping.

6. Accessibility improved for under Part M

The current house has no level threshold and is therefore not easily accessible for wheelchair users, as required under Approved Document: Part M & K of Building regulations.

The proposal will enable level threshold access, creating a benefit for all future users and an **Enhancement** to the established and continued long term use of the Listed Building.

7. Sustainable energy consumption

As expected for a building of its age, there are no considerations to the conservation of fuel and power (Approved Document L under the building regulations) in the existing building. Part L has recently changed (June 15) in response to growing concerns over Carbon Emissions and the environment, further raising the bar for new build and existing properties.

The proposal incorporates renewable energy in the form of an Air Source Heat Pump, considerably more energy efficient than the current gas boiler arrangement. This will represent a significant **Enhancement** in terms of the established and continued long term use of the Listed Building.

8. Enhancements to the Interior

The internal arrangement of the Listed property has been altered over the years, most recently to provide what is assumed to be multiple occupancy with modern kitchens been installed on the first floor.

- a. The proposal looks to remove these kitchens, returning rooms to their original state and to its original listed use as a single-family home.
- b. A modern plasterboard partition has been installed at ground floor in the Anteroom creating a small lobby to the back door. This will be carefully removed, returning the room to its original configuration. Also, to include removal of Soil Vent pipe boxing.

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- c. Original Joinery and Fireplaces will be retained and sensitively refurbished.



Multiple occupancy first floor kitchen to rear to be removed.



Multiple occupancy first floor kitchen to front to be removed.



Modern partition and soil pipe boxing (top left) to be removed – returning room to original configuration.



Modern Partition to be removed – as seen from hallway – also incorporates unsightly consumer unit – to be relocated)

The removal of these modern items will **Enhance** the Heritage aspect of the property, returning it to its original arrangement.

Conclusion

These heritage based **Enhancements** outweigh the wholly limited effect of the removal of the single storey extension leading to a scheme which, when considered holistically, would preserve the significance of the grade II listed Adelaide House and preserve and enhance the significance of the Park Road (Teddington) Conservation Area. As such, there would be preservation for the purposes of the decision makers duty under sections 16, 66 and 72 of the Planning (Listed Building and Conservation Area) Act 1990. The proposed development would also comply with the following relevant local planning policies:

CP7 Maintaining and Improving the Local Environment
DM HD 1 Conservation Areas – designation, protection and enhancement
DM HD 2 Conservation of Listed Buildings and Scheduled Monuments
HC1 of the London Plan 2021