

**18 Grove Gardens
Teddington, TW11 8AP**

**Heritage, Design and
Access Statement**

Rev 1
22 September 2022



Design & Access and Heritage Statement

18 Grove Gardens, Teddington, TW11 8AP

SITE INFORMATION

Location:	18 Grove Gardens, Teddington, TW11 8AP
Local Authority:	London Borough of Richmond upon Thames
County:	Greater London
Country:	England
Conservation Area:	CA26 The Grove Teddington

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01 INTRODUCTION

This Design, Access and Heritage statement has been produced to support the Planning and Conservation Area Consent application at 18 Grove Gardens for changing the garage doors to a window and for alterations to the windows and doors to the side and rear of the property.

The existing house is situated in The Grove Teddington Conservation Area (CA26). The house is built with red bricks, with white painted render to the first floor above window cill height. The roof is clad in clay plain tiles. The windows are white UPVC with leaded lights. The garage doors are white painted timber.

Planning Permission was granted on 4 February 1963 to erect a bedroom over the garage and extend the dining room and kitchen, ref: 1291/62.

Planning Permission was granted on 26 June 1970 to erect a first floor extension to provide a bedroom, ref: 70/836.



Fig 1.1. View of Front (East) Elevation

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01 INTRODUCTION (CONT.)



Fig 1.2. View of Front (East) Elevation Showing Garage Doors

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Fig 1.3. View of Rear (West) Elevation

02 USE

The houses in Grove Gardens are domestic in nature. 18 Grove Gardens is a private residence, and will continue to be so.

Please note that the proposed rooflights and enlarged openings to the side and rear of the house will aid the occupant who is visually impaired.

03 AMOUNT

The proposed works are limited to:

- changing the garage doors to a window to match existing
- enlarging an existing first floor side window to match existing with obscured glass
- relocation of an external door on the side elevation
- changing the sliding doors to the Breakfast Room to a window (the existing kitchen window will be re-used to do this)
- enlarging the existing rear patio door opening and installing bi-folding doors
- two new rooflights to the ground floor roof pitch.

No new floor area will be created by the proposals.

04 LAYOUT

The garage will be converted to hall space and utility room.

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05 SCALE

The proposed works respect the scale and proportions of the existing building.

06 APPEARANCE

All new windows will be made to match existing. The new aluminium bi-folding doors to the rear will be in white to respect the character of the original house.

07 HERITAGE STATEMENT

18 Grove Gardens was built between 1925 and 1930 and is part of The Grove Teddington Conservation Area.

The area contained within this application will not contain archaeological remains. The proposals contained within the scope of this application have no archaeological impact.

Where possible, the proposed works have been designed in a manner to preserve the historical appearance of the original house. The original house was built in Flemish bond, but the 1960s and 1970s extensions were built in half lap stretcher bond. It is proposed to match the original Flemish bond below the new front window, and to match the half lap stretcher bond of the previous extensions at the side and rear.

These works are proposed to assist with the occupant's visual impairment by bringing more light into the house.