

# HERITAGE STATEMENT

SITE: 15 Grove Gardens, Teddington, TW11 8AR  
 DATE: 26 January 2023  
 REF: 718-102-004-A

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## 1.0 INTRODUCTION

- 1.1 The site at 15 Grove Gardens, Teddington, TW11 8AR is located within the London Borough of Richmond upon Thames and within The Grove Conservation Area 26. The building is not listed.
- 1.2 The application seeks to replace the non-original roof and rear openings to the existing rear extension. The application also seeks to reconfigure and improve the interior layouts to all levels.
- 1.3 This Heritage Statement should be read with the Design and Access Statement.
- 1.4 This report assesses:
  - Historical appraisal of the site and area.
  - Significance assessment of the site.
  - Impact assessment of the proposed work.

## 2.0 HISTORICAL APPRAISAL OF THE AREA

- 2.1 The Grove Conservation Area 26 was first designated in 1977. It is located to the north of Teddington centre and it is contained by Twickenham and Cambridge Roads.
- 2.2 The area was originally the site of the large 18th century house and estate Teddington Grove, designed by William Chambers. The coach house of which survives at the north end of the conservation area. Following the demolition of this house in the 1920s the site was developed by the Royal Dutch Shell Co as a planned estate of houses for its employees. Those original houses on The Grove, Grove Terrace and Cambridge Road were completed by 1925. Further houses were built on Grove Gardens before 1930.
- 2.3 The Grove Conservation Area 26 Assessment describes the area as “distinctive and peacefully secluded model residential estate”. There are two main types of houses, one consists in groups of three/four terraced houses, and the other consists of later semi-detached houses.
- 2.4 Both types are two-storey houses, although they differ in architectural styles. The terraced houses are original modest “Shell houses” designed in continental cottage style, with brick façades, timber sash windows, louvred shutters, porch canopies and plain tile roofs.  
The later houses in Grove Gardens are of a Mock Tudor style in brick with tile hanging, half timbering and hipped roofs.
- 2.5 The area encloses the central green space of Grove Gardens, with bowling green and cedar shingle clad pavilions. All terraced houses are set in individual gardens plots but with a distinctive continuous front garden landscape to the street edged by original posts and chains.

### 3.0 HISTORICAL APPRAISAL OF THE SITE

- 3.1 15 Grove Gardens is part of the later semi-detached houses built by 1930. These are of a Mock Tudor style in brick with tile hanging, half timbering, hipped roofs, Crittall steel windows and painted timber garage doors.
- 3.2 Only two houses along the street (Nos. 11-13) have kept the half timbering, while others are partly painted and partly with exposed bricks, with no particular consistency between each other. No. 15 has been fully painted.
- 3.3 Many houses along the street (e.g. Nos. 5, 7, 9, 11, 13, etc.) have removed the garage doors and replaced it with windows.
- 3.4 Also many houses (e.g. Nos. 3, 5, 7, 9, 11, 13, etc.) have replaced the Crittall steel windows with painted timber or uPVC.
- 3.5 The Grove Conservation Area 26 Assessment notes some “problems and pressures” due to some of the above described alterations made to the properties over the years. These are mainly “Loss of traditional architectural features and materials”, “Loss of front boundary treatments and front gardens for car parking” and “Lack of coordination and poor quality of street furniture and flooring”.
- 3.6 The Assessment also suggests opportunity for improvement to Grove Gardens by preserving architectural quality and unity, retaining the front boundaries and discouraging hard surfaces, and also by coordinating colours and design.

### 3.0 ASSESSMENT AND SIGNIFICANCE OF HISTORICAL ASSETS

- 3.1 The building is not listed and has it been altered over the years. Given the quality of the facades along Grove Gardens and some consistency of alterations, the building still makes a positive contribution to the street and the conservation area. To the rear that contribution is diminished due to later changes with the extension. The rear is also hidden from the street front and the greater part of the area.
- 3.2 Internally the architectural and artistic interest has been eroded by the changes done over the years including the works to the loft, the creation of the rear extension, the relocation of rooms both at ground and first floor. The changes have resulted in many original features being removed, resulting in a loss of historical layout and detailing.
- 3.3 In summary, based on the architectural, artistic, and historic interest, the building is capable of changes without causing significant harm. This is particularly so to the internal layout and rear elevations, but also to the front façade.

### 4.0 IMPACT ASSESSMENT

- 4.1 The original partitions at ground floor level have been altered over the years, possibly retaining only the ones to the front reception room. These will be retained. All the rooms at the rear part of the house are non-original and do not include any original features. This is also true for the garage side. Therefore, their reconfiguration will not have any harmful impact on the building.

- 4.2 At first floor level, also the bedrooms and bathroom partitions are non-original and do not include any original features. Their relocation will not result in loss of any original historical character, but it will improve the circulation space and create more rationally distributed bedrooms and bathrooms for a family.
- 4.3 At second floor level, the new staircase will reach the floor instead of the current hatch and ladder. A new bedroom and shower room will be created, but none of these will have impact externally on the roof. Only the existing skylight will be replaced and relocated to be aligned with the new rooms.
- 4.3 The exterior will be changed to the front façade by replacing the existing garage door with a new window. This will match the style of the existing windows and it will be aligned with the ground floor bay window. These will ensure uniformity to the façade, and also keep consistency with other properties along the street (e.g. No.13 to the left).
- 4.4 The exterior will be also changed to the rear with the replacement of the roof and openings to the rear extension. There will be no further extension, so the current footprint of the house will be retained. The rear extension is non-original and does not include any original feature. The new skylights will provide better light to the kitchen and living areas and the new doors will create a better relationship with the garden.

## 5.0 CONCLUSION

- 5.1 Although the works appear to be throughout the property, the impact will be less than significant as it will not remove any historical feature, rather it will reconfigure a more functional layout that was lost during the various developments that the property had through the years.
- 5.2 The proposed works will not be detrimental to the property, the ones visible from the street will actually ensure consistency with the near properties (e.g. No.13) and the ones at the rear will not create any harm to the views to/from the garden.