

Heritage Statement

Park Lane Stables and Riding School TW11 0HY

March 2023



Park Lane Stables – Street View of Proposals

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INTRODUCTION

This Heritage Statement supports a planning application being made to the London Borough of Richmond upon Thames relating to a proposal for the conversion of a residential unit ancillary to an existing Stables and Riding School on Park Lane in Teddington into use as reception and consultation space to augment the working of the facility, and the provision of new sections of street front boundary walls and new roof elements.

Park Lane Stables is an important place for local people and visitors both in Teddington and within the wider Richmond area, and is run by Natalie O'Rourke and a team of British Horse Society instructors and volunteers that operates as a registered charity, Park Lane Stables Charity No.116136, and is an award winning member of the Riding for the Disabled Association, the "RDA", whose charitable objects are as follows:

"... to promote the objects of the riding for the disabled association incorporating carriage driving a charity registered under charity number 244108 ("RDA") by providing disabled people with the opportunity to ride and/or to carriage drive to benefit their health and well being in the Richmond upon Thames area."

A building to house a fire station was built on the Park Lane site in 1830. In 1901 the fire station transferred ownership to the local parish/authority and housed stables and an 'engine house'. In 1950, Keith Luxford started a Children's Riding School which was taken over in 1963 by John Quin and then run by Mr & Mrs Dailly from 1989. Natalie O'Rourke took over the stables in 2008 and has been running them since. In the same year, there was a fire gutting most of the roofs to the stables and the residential unit.

Natalie O'Rourke has rented the premises over a 12 year period before the charity acquired the freehold of the premises in 2021 following (a fully extraordinary and nationally recognised) local charitable fundraising endeavour. Natalie and the team of Trustees and Volunteers are now developing plans to protect and enhance the building and the available facilities after a period of relative neglect, and this application is an early step towards bringing the property back to its former use following use as a residential unit and up to date in terms of environmental and use criteria. The Charity's website notes;

"... the stables...is being redeveloped...as a welcoming space where visitors will be able to relax and of course say hello to the day's "cuddle pony" if they wish. As well as offering riding and other interaction with horses for vulnerable visitors and those with disabilities, we'll be extending the counselling available."

Towards the Charity's Objects the proposals will expand and upgrade the facilities for visitors and staff and upgrade the internal working spaces of the building. There will be no increase to the floor area across the site, but the proposed change of use will

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repurpose ancillary residential space to better serve the core stabling and riding school function of the adjacent stables while external upgrades give the buildings a much tidier and exciting appearance on the street and, at the same time, ensure better quality internal spaces with new architecture purposed to the uses proposed.

This application follows a Pre-Application Consultation and issue of an advisory report by the council on 15/2/2023 and comments by the Council's Conservation Officer contained therein.

Planning History

Natalie and her family had to vacate the premises when the previous owners put the property up for sale. The residence has been out of use since then, up to which time it was two-bedroom residence providing inadequate family accommodation to the adjacent stables and riding school. Key recent planning history relates to both the residential unit and the adjoining stables, and is as follows:

A consent was granted for the element of **residential use in 1989**, application ref **89/1050/FUL**, in the following terms "Extension of end stable and use of part of the premises as ancillary residential accommodation. Internal alterations and alteration to front elevation."

A consent was granted for an **extension to the element in residential use in 1993**, application ref **93/0993/FUL** in the following terms "Extension of existing dwelling attached to stables to form two bedrooms and a dining room".

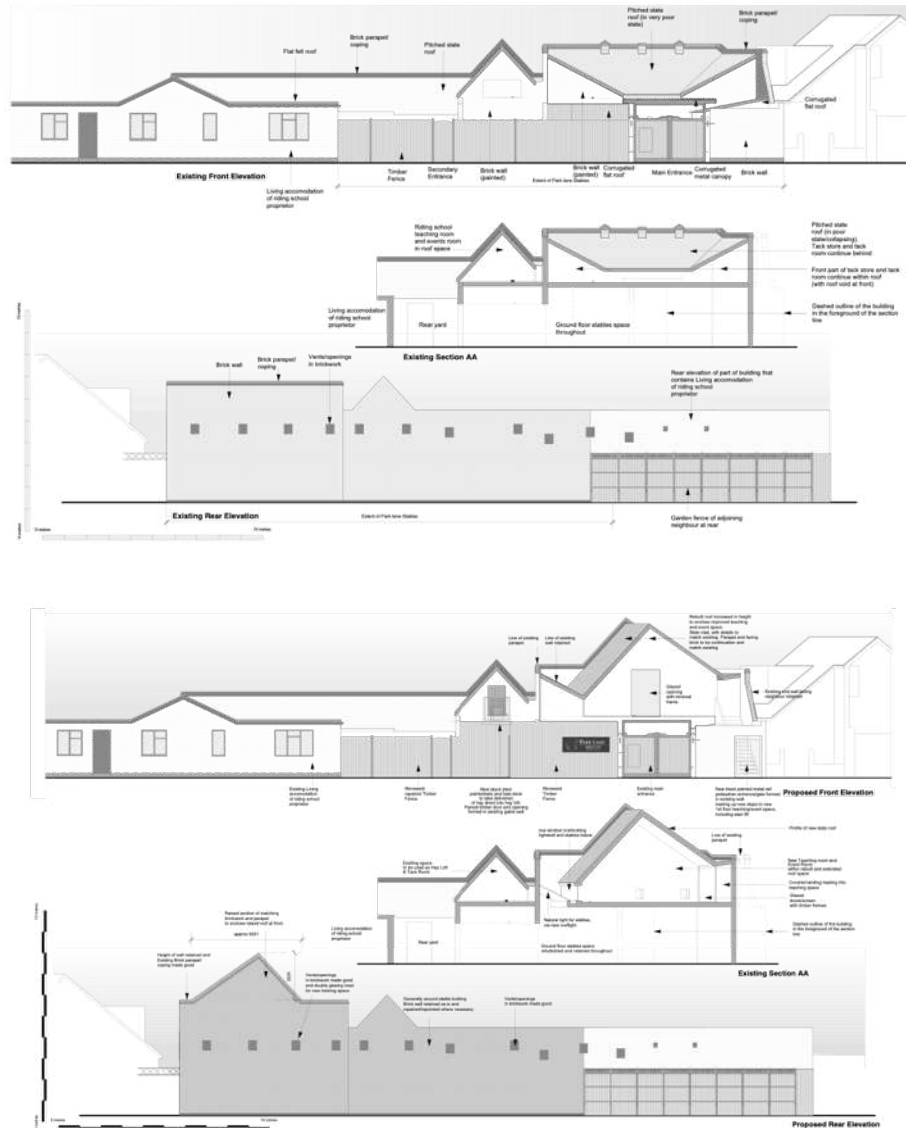
The existing stables area was partly **re-roofed in 2015/2016** following application ref **15/2248/FUL**, "**Renewal and reconfiguration of existing room over existing riding school and stables**. Improvement of existing tack room, meetings and teaching facilities within the new roof space, and improving access to these facilities for disabled people, with new stair and disabled wc." The internal works granted consent in the application were not carried out.

This application relates to the change of use of the accommodation annex and changes to external fabric of both the adjacent stables, but no changes requiring planning approval are proposed to accommodation within the stables.

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Planning application drawings for the 2015/16 changes to the roof form over the original stables – existing and proposed. Courtesy of Richmond Planning website – copyright retained by original architects (Astronaut Kawada Architecture)

The current application relates to the change of use of the accommodation annex and changes to external fabric of both the adjacent stables, but no changes requiring planning approval are proposed to accommodation within the stables.

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Key Heritage Policy

Non Designated Heritage Assets – Policy LP4

The building on the site was locally listed as a Building of Townscape Merit in 2021 with a council reference number 21/00002/BTM, but is not on the Statutory List, and there are no Nationally Listed Buildings in the vicinity/ within view of the site as evidenced in Historic England mapping. It was Locally Listed to protect it from demolition during the change of ownership issue mentioned above.

The council does not publish a central register showing the rationale for local listings generally or as pertains to the application site, and London's HER register does not reference the Stables building. Richmond's Assessment for Proposed designation for Park Lane Stables states the following;

Directory of Buildings of Townscape Merit (BTMs) and Listed Buildings in Teddington

Road: Park Lane, Teddington

Property: Park Lane Stables

"Description: Architecturally, the stables are of vernacular design, brick built, now painted white. The angular multi pitched slate roof forms a distinctive roofscape. The ground floor elevation is largely obscured by closed boarded fencing. The stables were extended in the late 80's and early 90's to form living accommodation for the riding school proprietor. More recently, the main stable building was altered with the introduction of the black metal balcony, an upward extension of the central section of roof and addition of large plain glazed window."

Under Assessment against criteria it states:

..."The stables retain much of their original rural charm despite the various extensions and alterations over the years. This is primarily due to the key features of the building being sensitively dealt with during said alterations. As a result, they still serve as a good example of vernacular architecture."

Note: the above refers to the roofscape over the stables, substantially changed and improved following the 2015/2016 planning application, and not the roof over the residential part of the site.

LBRuT's SPD on Buildings of Townscape Merit 2015 documents LBRuT's approach to buildings designated

4.2 Consent for demolition will only be granted when the Council is assured that retention and adaptation is not possible and where the proposed replacement is consistent with other policies and exhibits a high standard of design that would complement the surrounding area. Indeed the Council will endeavour to protect the character and setting of all Buildings of Townscape Merit through negotiation of a sympathetic scheme, as far as possible treating proposals for works to or close to them as if they were listed buildings.

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Conservation Officer Pre-Application Advice set out the following:

An assessment of the significance of the building was undertaken as part of the assessment for BTM designation which is summarised as follows:

- *Historic interest as an important part of the architectural history of Park Lane and Teddington, with a stables existing on site since the 1830s. These form a tangible connection to Teddington's rural past.*
- *Continuous use as a stables since the 1950s.*
- *Architecturally of an interesting vernacular design with a distinctive roofscape. Retains its original rural charm despite various extensions. The form of the original building remains very much appreciable with the single storey sloping roof north-eastern range which forms an L shape, attached to the main stable block, only featuring modest flat roof extensions.*
- *Stables have played a central role in the community providing horse riding lessons to disabled children. The importance to the local community was demonstrated at the beginning of 2021 when a significant amount of monies were raised to buy the stables from the freeholder.*

In summary the building is of significance architecturally, serving as a good example of vernacular architecture, despite much alteration over the years. The building also provides considerable social significance, serving as a hub of the local community for many decades. The design of the building also demonstrates historic significance as a tangible link to the history of Teddington.

Heritage Statements

LP4 seeks the preservation and, where possible, enhancement of the significance, character and setting of BTMs, requires applicants to submit a Heritage Statement, and there is a presumption against their demolition.

Historic England recommends assessing heritage assets by reference to evidential, historical, aesthetic and communal values.

The council's document on Heritage Statements requires that the statement

- describes how development protects/ enhances the heritage asset and should
- demonstrate how the proposed development responds to the scale, proportions, height, massing, historic building lines, the pattern of historic development, use, design, detailing and materials of the heritage asset.
- describes any impact the development will have on the heritage asset
- the Statement should evaluate the potential impact of the development on the historic asset. The level of detail in the Heritage Statement is dependent and should be proportion to the assets importance.

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Heritage Assessment

There are no Nationally Listed Buildings within view of the site as evidenced in Historic England mapping and the photographs below.

The screenshot shows the Heritage Gateway search results page. At the top, it says 'HERITAGE GATEWAY' and 'results'. Below this, there's a navigation bar with 'Home', 'More Detailed Search', and 'Gateway Results'. The main content area shows search results for 'Park Lane Stables and Riding School'. It states: 'Your search returned 147 results from 8 of the 15 resources available on the Heritage Gateway. Results from 6 of the 8 resources are visible on the map. These are indicated by the globe icon in the results list.' Below this, there's a 'Summary Results' section and a 'View Results on a Map' section. The map shows a residential area with various buildings and streets. A legend at the bottom explains the symbols used on the map.

HERITAGE GATEWAY [Site Map](#)
Text size: [A](#) [A](#) [A](#)

You are here: [Home](#) > [More Detailed Search](#) > Gateway Results

select...
Your request was sent to 15 resources.
Total Results: 147
Refine your search
Start new search
Help and FAQs
Cookies

Your search returned 147 results from 8 of the 15 resources available on the Heritage Gateway.
Results from 6 of the 8 resources are visible on the map. These are indicated by the icon in the results list.

- Where = Within 1km of selected location (TQ156707) [\[Refine your search \]](#)

Summary Results **View Results on a Map**

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Legend

- Listed Building (NHLE)
- EH PastScape
- Local HER record points
- Local HER record polygons
- National Trust HBSMR
- Building Preservation Notice
- Designation Decision Records De-listed
- Parks and Gardens (Non Statutory Data)
- Church Heritage Record (Non Statutory Data)
- Scheduled Monument (centre point)
- Registered Park/Garden (centre point)
- Registered Battlefield (centre point)
- Protected Wreck Site (centre point)
- World Heritage Site
- Certificate of Immunity
- Designation Decision Records Non-designated
- Expired Certificate Of Immunity
- NMR Excavation Index

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Street views of Park Lane towards Park Lane Stables (RHS of photo) from SW



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Street views of Park Lane towards Park Lane Stables (LHS of photo) from NE



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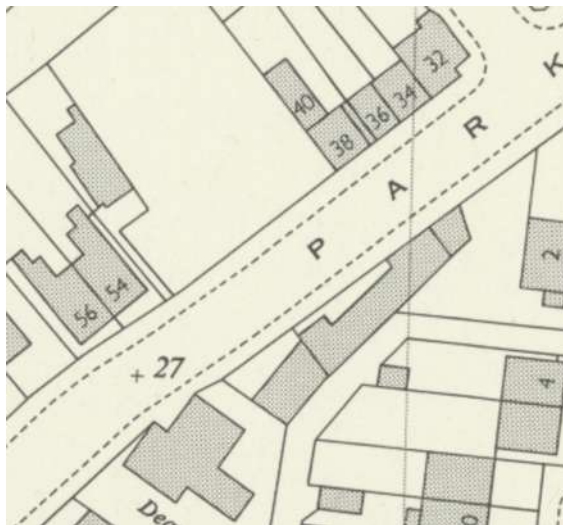
Buildings have existed on the site since 1830, when the premises were used as a local fire station, and appears on OS 1:1,056 mapping 1893-1895.



1893-95 OS London 1:1,056 Extract



Current Roof Plan (roofscape in darker hatch)



1944-1971 OS 1:1,250 / 1:2,500 Extract



1944-1950 OS 1:1,250 Air Photos

Both historic mapping and the current day appearance of built form make clear that the building is the result of discreet construction works at different periods since the buildings were first established.

The above 1893-95 OS London map shows a plan form indented on street elevations and set out with a number of discreet but abutting buildings forming an edging to two courtyard spaces, with each courtyard abutting the street, and with an undeveloped NE corner.

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This historic mapped plan form has its echo in the existing plan form on the site, which also features two courtyards in broadly the same place as mapped in the late Victorian period, though with each having been reduced in scale by the addition of new enclosing constructions at different periods: the footplate of south western courtyard has been reduced by the construction of a WC, and the north eastern courtyard by the construction of the flat roofed extension to the existing residence and, perhaps, by an increased depth to the building against the backwall of the site.

Mapping during the period between the above historic OS extract and the present day plan also indicates change after the Victorian period but prior to changes set out in the planning applications that have been referenced. Notable perhaps with respect to this planning application, the 1944-1971 OS extract shows a deeper footplate to buildings which currently lean against the old rear wall of the site at the back of the northern courtyard (part of the L shaped range referred to in commentary in the Pre-Application report) than existed beforehand or now.



*Building elements on the site in 2015 (top) and after works 2015/2016 (lower).
“Undesigned” new and old roofs to buildings at the south of the site are used to highlight heritage quality in the council’s draft BTM assessment.*

In 2015 all front elevational elements of the building were in white painted brick as above, and a reading of the building at that time might have suggested that the single storey element of the building at its northwest end (*detail photos below*) to

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which the application relates was a recent low budget perhaps early 90's addition when converted to a residential unit. In more recent years with paint removal from walling on the front boundary line its mixture of red and yellow stock brickwork has been revealed and examination of brick stitching on the street confirms what we know from the Planning Application history and what is also shown on the above historic map; that the flat roofs to either side of the pitched roofing are later additions, and that parts of the front gable walling, but not the full L shaped roof (shown in the photo below), may have been built by the time the above 1893-95 OS map was drawn up, but have almost certainly been rebuilt or substantially rebuilt over the period.



The white painted ancillary residence – perhaps mistakable for a low cost 1950s build, with newer roofing slate visible over stabling elements to the RHS of the photo on the .



A 1960s photograph showing to RHS the above gable at that time, with side window and without flat-roof elements

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Mixed brickwork on the front elevation gable evidencing rebuild, repair, and with the later brickwork of the flat roofed extension distinct (RHS of photo - and generally in London yellow stock brick). The applicant notes in particular the yellow stock brick below the apex of the gable in the above photograph with a red brick generally below, and that there is little visibly apparent trace of the former window to the gable that is shown in the above-page 1960s photograph.

Taken as a whole, the present-day building appears as a rather chaotic agglomeration of form both on and behind the front boundary line and, while additions, rebuilding and external painting works leave questions over the age of the different elements of building from the front, one constant seems to be not just the undesigned presence of the building forms including the pleasing new roof made in 2015/2016, but also the weighty appearance of the rear wall against which the various buildings are constructed, though this itself does also evidence separate phases of (probably largely Victorian) construction work.



19th century rear walling

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The Existing Ancillary Residence



Residential building (left) with L shaped roof (centre) leaning on the top of the rear wall of the site.

Use of part of the site as a residence was consented in 1989 with the building subsequently extended by the flat roofed spaces seen to the RHS of the boundary wall gable following a consent in 1993.

The interior of the residence has been since been stripped out leaving uninsulated brick thick walls enclosing the space, with a largely modern timber rafter construction under a recently constructed slate roof.



Old purlins supporting the pitched roof rafters have been retained through the re-roofing construction.



Construction dividing stables from the ancillary residence includes a change in level resulting from provision of a concrete floor

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Internal heights within the space drop down to as low as 1930mm from top of concrete floor to the underside of the valley plate, before application of either floor finish, internal ceiling finish, or insulation. It is noted that modern day requirements for sustainable construction, fully applicable through the Building Regulations to BTMs but not buildings on the statutory list nor to those within conservation areas, lead to the employment of very substantial thicknesses of insulation to all fabric when a change of use is proposed that involves spaces that are to be heated. In the case of the refurbishment of the existing fabric, a 95mm thickness of insulated plasterboard to the underside of existing rafters, and 100mm to 150mm of insulation and floor finish would **substantially compromise any proposal for fabric re-use**, not least by reference to modern day requirements for **2m clear floor to ceiling heights** on routes that may be needed as a means of escape.



The internal faces of the front gable wall, with modern eaves rafters.

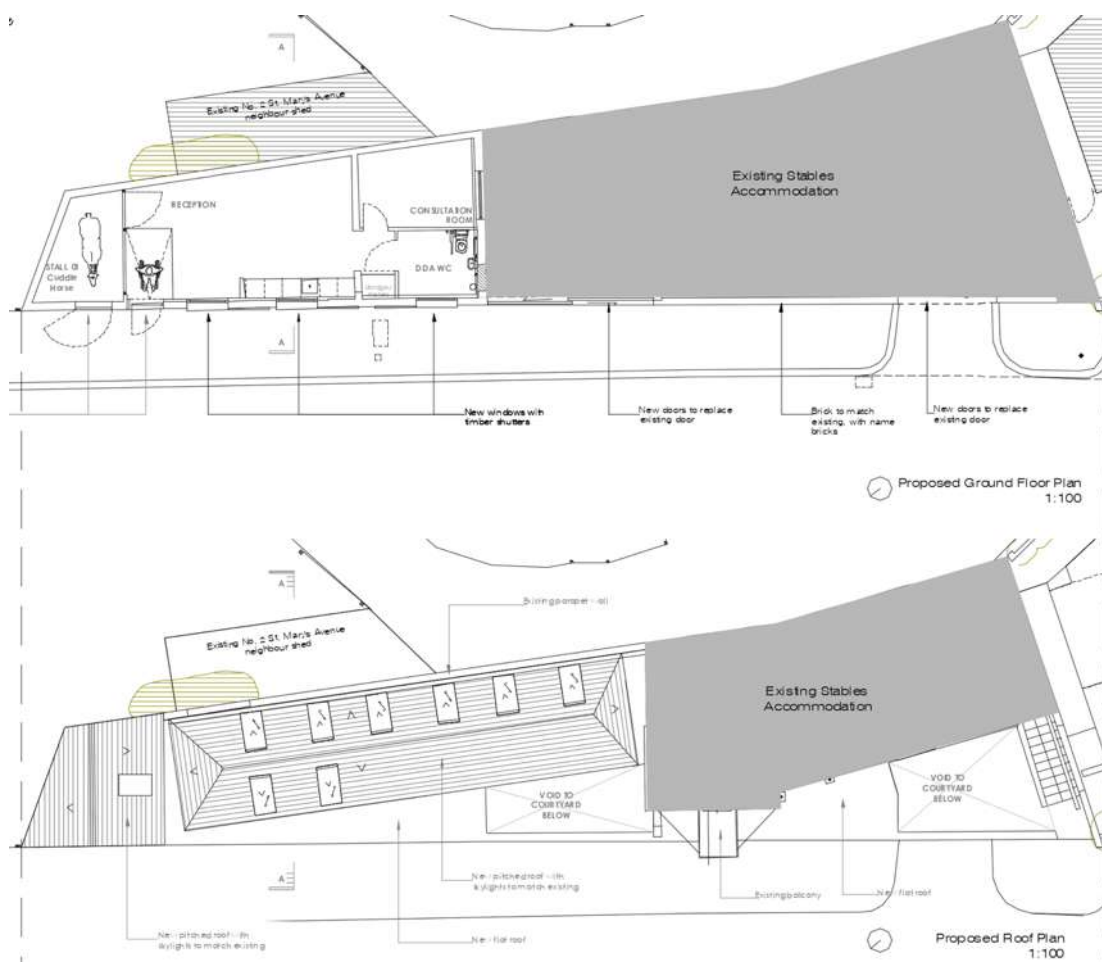
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DESIGN

Layout & Use



Proposed Floor and Roof Plans

The proposal is to convert the 59m² 2 bedroom residential unit to form a new suite of reception spaces to serve the adjacent stables. The following would be housed:

- the reception area which would include a kitchenette, space to sit and a cuddle pony stall and which would be partially conditioned,
- a conventionally heated and insulated small scale counselling room would be provided featuring an internal window onto a further horse stall in the main stabling element of the building,
- a new conventionally heated and insulated DDA compliant wc.
- together these spaces would be provided with an independent fully accessible entrance from the street.

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Design, Scale and Appearance



Proposed birds eye view from the west

The proposals are primarily aimed at change to the northern part of the site and include works to its front boundary walling of 4.5m² footprint.

The following are proposed:

- a new pitched roof form on the northern edge of the site to bookend the northern limit of the building, with steeper pitch than the existing gable to the residential unit in order to better reverberate with the pitches of the pitched roofs to the southern part of the site, and to animate the internal space above the entrance and the cuddle pony stall,
- retention of the bulk of existing stripped brickwork along the front boundary, the removal of the top of the existing gable top to brickwork on this boundary, the removal of mixed timber fencing and gates on the front boundary line, and the removal of existing UPVC windows, and the construction of new brickwork front walling reusing bricks from internal walls within the residence where these are to be taken down, and to include red reclaimed London Stock bricks as necessary to make up any shortfall, and to include a rhythmmed pattern of openings and timber “shutters”, and the construction of new gates to the courtyards. The above all to:
 - o provide a unifying frontage to the site behind which unplanned form is visually contained,
 - o reflect the continuing function of the site as a stables,
 - o retain natural unpainted finish to brickwork to allow a reading of historic change,
 - o include bricks to carry names of donors who have and/ or who continue to support the retention of the stables and riding school on site, as permanent reflection of the community support shown to the institution during his period,

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- the removal of the L shaped low-mono pitched roof element of roof, and the provision of a new pitched roof over the bulk of the reception and counselling spaces, with slate roofing to match the existing and reusing stored slate from the demolition where possible, and incorporating conservation rooflights, and with flat roof connecting constructions between the front boundary walling and pitched roof elements all at the level of the front boundary wall. All the above to enhance architectural quality through
 - o increase floor to ceiling heights internally both to make the space more useable and ensure all escape routes are safe whilst avoiding the need to raise the rear parapet wall brickwork to enable such a roof lift, and
 - o through the new roof form proposed, visually centre internal reception and counselling spaces to create a sense of purposed place
 - o bring light into internal spaces which are otherwise single aspect.



Proposed internal view of the reception space looking towards the cuddle pony stall

- all new windows to be in black painted frame with the objective of being visually recessive.



Proposed street elevation

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Proposed internal view of the reception space – centred, lit, animated and given spaciousness by the proposed new roof volume.

CONCLUSIONS

Heritage and Design

Having regard to the fact that BTMs have been listed since the 1980s, but that the Park Lane Stables was only listed in 2021, (at the time it was being threatened by possible closure upon a prospective site sale and potential re-development), the applicant considers both the Heritage Statement and evaluation submitted are proportionate, and that an appropriate balance between the bettering of the working of the proposed stables, the requirement for design of high standard, and the need to protect and enhance heritage evidential value has been found and represents an optimization for the benefit of the community as a whole.

The applicant suggests that the enhancement of the heritage values taken as a whole would be best served by returning the space to its core/ original function, respecting the buildings' evidential value through fabric retention where possible whilst improving the working life of the stables and enhancing heritage communal and historic values through the measured and carefully designed proposals set out.