

50 Church Road, Teddington, TW11 8PB

House Extension – Heritage Statement

Prepared 9th May 2023

1. Introduction

This Heritage Statement has been prepared by Hewson Consulting and approved by the applicant for submission to London Borough of Richmond Council to support a householder planning application.

The application is a householder application for a small rear extension, consisting of a side return to extend the kitchen and dining room area of approximately 15m² and a first storey extension to rearrange the existing bedroom and shower/toilet rooms of approximately 7m², along with a small shed outbuilding in the back garden with a plan area of approximately 3m².

All the works is to the rear of the property, with no change to the front of the property in Church Road.

50 Church Road is in Conservation Area No. 85 Church Road, as indicated in figure 1.

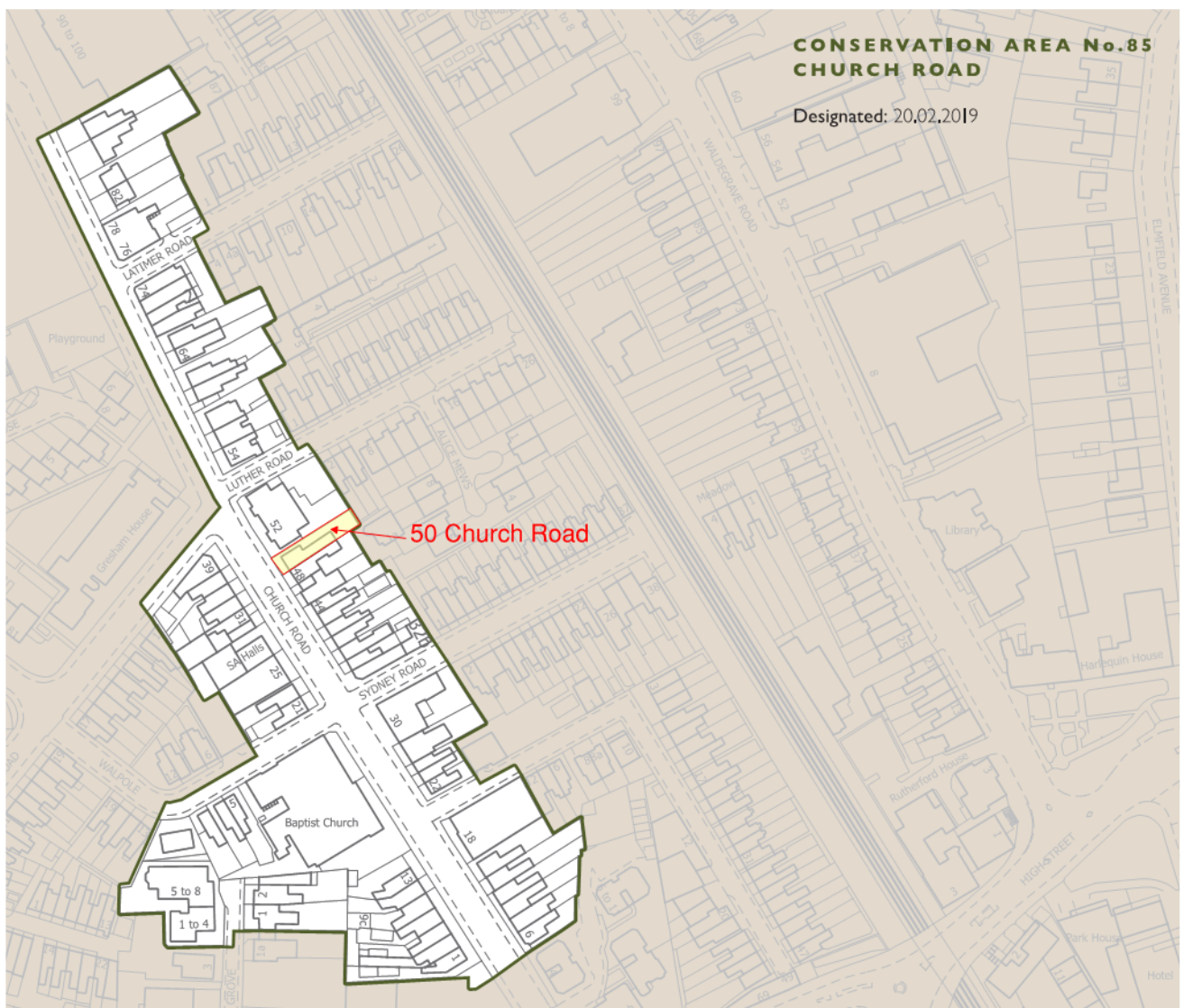


Figure 1: 50 Church Road location in Conservation Area

This statement outlines the details of the proposed extension to illustrate that the heritage assets relevant to this application will be maintained and has been considered when developing the proposals.

2. Significance of the heritage asset

The property where the proposed extension is located is within the Conservation Area No 85 Church Road. The property is not affected by any Article 4 Direction.

The location of the Church Road Conversation Area is predominantly located along Church Road, Elfin Grove and Walpole Crescent, Teddington, with the property at 50 Church Road being located at the north end of this area.

50 Church Road is not directly referenced in the Conservation Area Statement, which largely describes the community and service based dwellings along with retails properties that exist in the area, although reference is made to the *“tightly knit terraces of dwellings”* and refers to Church Road as *“paved in paving slabs which presents a good appearance, with recently planted Silver Birch trees along the road which contribute positively to the character and appearance of the area. The street scene has a good number of street trees which add positively to the street scene, along with planted front gardens of residential properties.”*

3. Application Site

The view of the property from Church Road is shown in figure 2. The front of the house remains unchanged while the proposed extension is located at the back of the property and will not be visible from Church Road.



Figure 2: Front view of 50 Church Road, from Church Road

4. Impact of proposed extension at 50 Church Road

The proposed extension is limited to the rear of the property and will not be visible from Church Road. The architectural features and materials of the front of 50 Church Road will remain unchanged, as will the front garden, boundary walls and paths.

The proposed extension at the rear of the property 50 Church Road consists of a side-return at ground floor level with a short 1st floor extension over half the building width. The proposed extension will utilise a pitched roof construction for the 1st floor extension to match the existing pitched roof construction, while the walls and windows will similarly match the existing walls and windows. This will maintain the character and appearance of the existing building.

5. Conclusions

The proposed extension at 50 Church Road will have no adverse impact, either materially or visually, on the Conservation Area down Church Road. The appearance of the property and Church Road will remain unchanged.