

Heritage Statement

23 The Grove

Teddington

TW11 8AS

Summary of proposed work: Replacement of an existing garage roof



Location Plan

Site Address: 23, The Grove, Teddington, TW11 8AS



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Scale: 1:1250 @A4



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1. Site and Surrounds

The subject site is occupied by a semi-detached end terrace house in The Grove residential estate. The dwelling is brick, two-storeys and painted light pink with white sash windows and louvered shutters. There is a free-standing garage located to the south-east of the house, accessed via a driveway that runs down the detached side. The garage has a pitched roof, is constructed with concrete, and painted in the same pink as the house. The garage has one small white trimmed window. The garage is a more modern addition to the house.

The site is opposite Grove Gardens, a large open green space. The surrounding area is primarily residential.

2. Proposal

It is proposed to replace the roof of the garage with a new roof due to recent damage. The roof contains asbestos and therefore damage to the roof may be a health risk. The garage is free standing and located to the rear of the property and access by a driveway that runs adjacent to the house. It has a pitched roof and short eaves. The garage is currently used for storage. The new roof is proposed to be constructed out of metal and finished in grey ridged metal sheeting.

The replacement garage roof is a visual match for the existing roof. There are no proposed changes to the size or dimensions to the roof and to match the existing roof.

The site is in Teddington Village and is designated as:

- Article 4 direction – Conservation (ART4/CA26.1 – The Grove 4(2))
- Building of Townscape Merit (Site 23 The Grove Teddington Middlesex TW11 8AS)
- Conservation Area (CA26 The Grove Teddington)
- Village character area (The Grove Teddington – Area 3 & Conservation Area 26 Hampton Wick & Teddington Village Planning Guidance pg. 23)

3. Relevant planning policies

The following local planning policies and supplementary documents apply:

- Local Plan (Adopted July 2018)
 - o LP1 Local Character and Design Quality
 - o LP3 Impact on Designated Heritage Assets
 - o LP 4 Non-Designated Heritage Assets
 - o LP8 Amenity and Living Conditions
- Supplementary planning guidance policies
 - o Buildings of Townscape Merit
 - o Design Quality
 - o House Extension and External Alterations
 - o Village Plan - Hampton Wick & Teddington Village

4. Design / impact on heritage assets

Considerations

- Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses.
- Policy LP3 of the Local Plan 2018 identifies that all development must conserve and, where possible, take opportunities to make a positive contribution to the historic environment of the borough. Harm to conservation assets and areas will be considered when assessing applications.
- Policy LP4 of the Local Plan 2018 seeks to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit.
- The Councils SPD relating to House Extensions and External Alterations states that the overall shape, size, and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.
- Paragraph 199 of the NPPF states 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- The site is in The Grove Conservation Area 26 which was designated in 1977. This area is considered a distinctive and peacefully secluded model residential estate. It was completed in 1925 by the Royal Dutch Shell Co as a planned estate of houses for its employees. The subject dwelling is an example of one of the original 'Shell Cottage' in an attractive continental style of painted brick with timber sliding sash windows, louvered shutters, porch canopies and plain tiled roofs. They are set within individual garden plots with a distinctive continuous front garden landscape to the street edged by original posts and chains.

Impacts

- It is noted that the garage appears to be a more modern addition to the Building of Townscape Merit and does not affect the conservation values of the area. The replacement garage roof will not have any impact to the dwelling.
- The proposal to replace the existing damaged roof of the garage with similar materials and will not impact upon its integration with the dwellinghouse and surrounding environment. The proposed new roofing material is similar in both shape and colour to the existing roof. There is no change to the size of the roof and the garage will continue to be used as currently. The garage continues to be painted in the same colour scheme as the dwelling to ensure its integration and visual match with the dwelling. There is no change to any existing fencing, hedging or grass lawn areas. The proposed work preserves the character and appearance of the dwelling within the conservation area and will have a neutral design impact.
- It is noted that the existing roof contains asbestos, and this proposal will ensure its safe removal, particularly in this instance where the roof has suffered damage.
- The proposal will be compliant with the intentions of Policies LP1, LP3, LP4 and the SPD.

5. Impact on neighbour amenity

Considerations

- Policy LP8 of the Local Plan states that development must protect the amenity and living conditions of existing, adjoining, and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts, or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration.

Impacts

- Other than the replacement garage roof no change to the design or dimensions of the garage, garage roof or dwellinghouse are proposed. As such no negative impact to neighbour amenity is anticipated.
- The proposal is therefore considered to be compliant with Policy LP8.

6. Conclusion

The site is designated as a Building of Townscape Merit and is noted to have several architectural features of importance to the area's character. The garage subject to this development appears to be a more modern addition to the site. The proposal to replace the roof with a similar style roof of the same dimensions and similar material finish will result in a neutral impact upon the overall architectural merit of the site and its relationship to the surrounding area. No negative impact to neighbour amenity is anticipated. Removal of existing asbestos from the garage roof in a safe manner will also be achieved.