



## **HERITAGE STATEMENT** rev01

23A Hampton Road, Teddington, TW11 0JN

*The purpose of this report is to accompany a planning application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.*

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## **PROJECT OVERVIEW**

### **Heritage Asset and its Setting:**

Project Address: 23A Hampton Road, Teddington, TW11 0JN

Local Authority: London Borough of Richmond upon Thames

Conservation Area: None

Listing Status: Not Listed                      List entry no. N/A

Building Use: Residential

Scheduled Monument?	N
Listed Building?	N
Registered Park and Garden	N
Historic Battlefield	N
Locally Listed Heritage Asset	N
Archaeological Notification Area	N
Other non-designated Heritage Asset	N

### **Project Overview:**

Demolition of the existing bungalow. New build detached house with associated landscaping.



*Photo 1 – View of the front of the dwelling*

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*Photo 2-4 – View from the yard at the rear of the dwelling*



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*Photo 5-9 – View of the dwelling and the neighbouring properties from Hampton Rd.*



*Photo 10 and 11 – View of the dwelling and neighbouring properties from Coleshill Rd.*

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### **Schedule of Intervention:**

In order to achieve the works, the following alterations/ interventions will be required:

- Demolition of the existing bungalow.
- Clearance of the existing site landscaping.
- New build of a detached contemporary house with associated landscaping.

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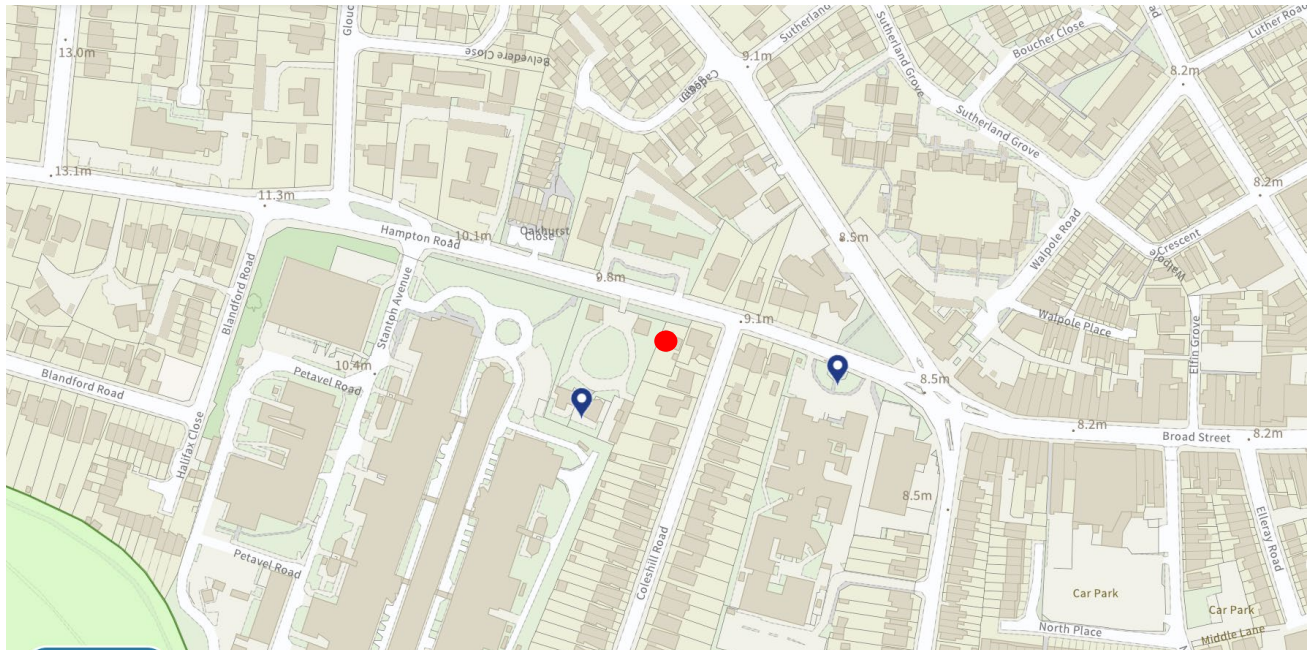
### Setting Overview:

The site sits a short distance west of the Teddington commercial centre along Hampton Road. It is adjacent to the Teddington Hall estate and north of Bushy Park. The local area is predominantly residential in nature containing large scale villa style dwellings varying from 2- 4 storey in height. There is a wide range of architectural styles and build eras along the road. To the immediate east of the site is a three storey 'Building of Town Merit' (BTM) containing 9 flats.

Teddington sits on the north side of the River Thames to the south of Twickenham. Teddington started to grow from a village in the 1860s when large scale houses such as Teddington Hall (adjacent) were built. Teddington Hall is now owned by the National Physical Laboratory. The population of Teddington grew rapidly with the expansion of the railway and continued to increase in density through the 19<sup>th</sup> and 20<sup>th</sup> century with the local vernacular reflecting this.

The site contains a 1950s detached dormer bungalow set back from the road with an enclosed rear garden and a side access from Coleshill Road. The bungalow has white painted brickwork walls with facing brick quoin detailing. The roof is a modern concrete pantile with a dormer to the rear elevation. The windows are modern white single glazed casement windows. The bungalow occupies the full width of the site.

Setting: Urban Area



Map taken from Historic England Listing Database. Property shown with a red dot.

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### **Impacted Heritage Assets:**

The building sits outside the CA84 Broad Street Conservation Area and CA85 Church Road Conservation Area.

The building is not Listed.

The building is within the context of a Listed Building as follows:.

#### Official list entry

Heritage Category: Listed Building  
Grade: II  
List Entry Number: 1253934  
Date first listed: 10-Mar-1981  
Date of most recent amendment: 25-Oct-1981  
List Entry Name: TEDDINGTON HALL  
Statutory Address 1: TEDDINGTON HALL, HAMPTON ROAD

#### Location

Statutory Address: TEDDINGTON HALL, HAMPTON ROAD  
County: Greater London Authority  
District: Richmond upon Thames (London Borough)  
Parish: Non Civil Parish  
National Grid Reference: TQ 15314 70998

#### Details

1. HAMPTON ROAD 5028 Teddington Hall  
TQ 1570 19/18 TQ 1571 18/18 10.3.81

II

2. Mid C19 2 storey house. Symmetrical 5-bay front in Tudor Gothic style with a later 1-bay extension to the right. Red brick with stucco dressings and quoins. Slate roof behind a crenellated parapet with corner pinnacles. Small stacks and ornamental terracotta pots. The parapet is taken up into an ogival gable over the central bay. Central doorway with stuccoed, crenellated porch with corner pinnacles approached up a flight of steps with a pair of stucco eagles on the front ends of the side dwarf walls. At 1st floor level the centre bay is framed by pilaster strips and contains a stucco aedicule within which is a figure of a knight in armour. The windows are mullioned and transomed with cusped heads and carved label stops. The outer bays have, on the ground floor, stuccoed canted bay windows with crenellated parapets.

Listing NGR: TQ1531470998

#### Legacy

Legacy System number: 437247  
Legacy System: LBS

The building is also within the context of two buildings which are classified as Buildings of Townscape Merit (16 Hampton Road and 23 Hampton Road).

## **Assessment of Significance:**

*Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.*

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance – NPPF*

### **Archeological:**

The site was formerly the garden area for no.23 and has not historically formed part of the curtilage of Teddington Hall. Prior to this the land is illustrated on the OS mapping as being agricultural land. There is believed to be no archaeological significance to the plot of land.

### **Historic:**

The existing bungalow is of a modern construction and was built on the grounds of No.23 in 1956. It is of no historic significance and contains no historic fabric.

### **Architectural or Artistic:**

The existing bungalow is out of character for the local area which is predominantly surrounded by villa style houses. It is of a poor visual aesthetic and is detrimental to the overall street scene. It is obscured from view from the Grade II Listed Teddington Hall and does not contribute to the heritage setting.

It however does try to replicate the massing of Teddington Hall Lodge building which causes visual confusion about whether the land was previous part of the historic curtilage, which it was not.

It negatively impacts the heritage setting of No.16 and 23 (BTMs) due to its poor build quality and detailing.

There are no views of the building from the nearby Busy Park and it has no significance to that historic setting.



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**Historic Mapping** – For reference dating only, not for reproduction



Extract from Middlesex Sheet XXV 1872



Extract from London XIII.17 1894

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Extract from Surrey VI.II 1898



Extract from Middlesex XXV.3 1915

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Extract from Surrey Sheet VI.SE 1935



Extract from Middlesex Sheet XXV.NE 1947

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Extract from TQ157SW-A 1959

## **Development Impact on the Historical Asset:**

*An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.*

*Proposals should and do:*

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

## **Building Elevations and Setting:**

The contemporary residential appearance and modern detailing of the proposals feels appropriate next to the BTM of No.23 and No.16, clearly reflecting the architecture of its build era rather than trying to take the appearance of a pastiche. This retains the prominence of the BTMs within the street scene. There is a huge mix of architectural styles and build eras along the road and this proposal sympathetically continues the language of the varied local vernacular with a high quality design and materiality.

The new building is not read within the context of the Grade II Listed Teddington Hall and does not detract from its heritage setting. The site visually remains separate from the curtilage of the Listed Building, as it always has been, and does not attempt to replicate the architecture of the hall estate causing confusion between the Hall setting and that of the surrounding residential area, something that the bungalow unfortunately attempted to do.

The removal of the poor quality existing bungalow and replacement with a high quality more substantial dwelling is of heritage benefit to the street scene.

## **Internally:**

There is no loss of historic fabric as a result of the proposals.

## **Scale and Massing:**

The existing bungalow is out of character to the existing street scene which is dominated by large villa style houses. The bungalow currently detracts from the adjacent lodge building belonging to Teddington Hall by trying to replicate its purpose. By replacing it with a larger detached house more reflective of the external vernacular it will enhance the historic status of the lodge, removing that curtilage confusion. The scale and massing of the proposed dwelling is proportional to the surrounding streetscape without competing visually with adjacent BTMs.

## **Archeology:**

The land is of low archaeological significance and the proposals are believed have no impact on below ground archeology.

## **Use:**

The land will remain residential is purpose as is appropriate for the local area.

## **Relevant Policy:**

The Government has set out its planning policies for the historic environment in the National Planning Policy Framework (NPPF). This was published in March 2012 and replaced in 2018, 2019 and 2021. It replaced Planning Policy Statement 5: Planning for the Historic Environment. The PPS5 Practice Guide remains valid for use alongside the NPPF. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority guidance also includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset, in this case the surrounding Conservation Areas.

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

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### **Conclusion:**

The existing bungalow is of a poor aesthetic and quality and contributes little to the street scene. In fact its low scale compared to the surrounding villas currently looks alien and competes with the adjacent historic lodge house to Teddington Hall causing confusion about the historic line of curtilage. By replacing it with a high quality residential building of a greater massing it reinforces the adjacent heritage setting and visually enhances the wider street scene. In accordance to local policy LP1 the council requires the development to be of high architectural and urban design quality compatible with local character. The existing building fails to do this and the proposed replacement responds far better in relation to scale, massing and detailing.

The contemporary design of the new dwelling clearly identifies the modern build era and ensures that it does not visually detract from the more dominant adjacent BTMs. The designs do not result in confusion as to the historical development of the local area by having a clearly identifiable 'new is new' rather than the too often seen smaller scale pastiche of the adjacent.

Overall the proposals offer an opportunity to welcome a high quality contemporary piece of architecture to the street scene for its overall enhancement without harm to any heritage assets or its settings and should be supported by the local authority.

### **Assessor Details:**

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC  
Date of Site Visit: 05/07/23 Weather conditions at time of visit: Intermittent showers

### **Information Source Checklist:**

*The following information sources have been used when conducting desk based research:*

Historic England List of Protected Historic Sites x  
National Planning Policy Framework x  
Planning Practice Guidance: Conserving and enhancing the historic environment x  
Relevant Local Plans x  
Conservation Area Character Appraisal x  
Local Authority Landscape Character Assessment n/a  
The Local List of Buildings and Monuments x  
Local Records Office Other (please state):