

HERITAGE AND  
DESIGN & ACCESS STATEMENT  
Disabled Parking & Car Park  
Improvement Works  
April 2024

On the property known as

Park Hotel  
19 Park Road, Teddington  
Middlesex, TW11 0AB

For

Young & Co.'s Brewery PLC  
Copper House, 5 Garratt Lane  
Wandsworth, London  
SW18 4AQ



**Beltom**

Surveying | Architecture | Planning

38 Southwick Street, Brighton  
West Sussex BN42 4TG

t. +44(0)1273 285 919

e. [info@beltomsurveying.co.uk](mailto:info@beltomsurveying.co.uk)

w. [beltomsurveying.co.uk](http://beltomsurveying.co.uk)

## Design & Access/ Heritage Statement

### Introduction

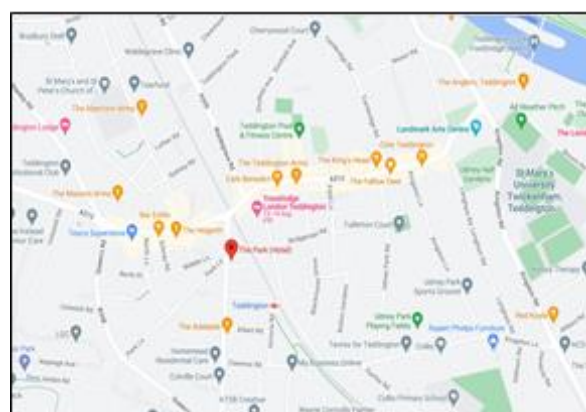
Belton Surveying Ltd has been instructed to compile this statement to accompany a full plans and listed building consent planning application on behalf of the Applicant, **Young and Co's Brewery PLC** for the proposals for improving the disabled customer parking facilities, surfacing repair works and installation of a traffic barrier at the entrance to the car park at the site known as the **Park Hotel, 19 Park Road, Teddington, London, TW11 0AB**.

This design, access and heritage statement has been prepared in support of a full planning application for the proposed site. The proposed works include:

- 2 no. BS8300 compliant disabled customer parking bays.
- Tarmac resurfacing of the car parking area, including white line parking bay demarcations.
- Improvement of lighting within and around the disabled parking bays.
- 3 no. electric vehicle charging (EVC) bays.
- Installation of a traffic barrier to the entrance of the car park.

The application is to be submitted to the London Borough of Richmond Upon Thames Local Planning Authority.

Location – The Park Hotel is situated directly on Park Road, Teddington. There is customer parking to the side and rear of the property, accessed from Park Road for approximately 20 vehicles. The City of London is some 10 miles away. The pub has good links to public transport, is serviced by Teddington mainline railway station (100 meters) and has good links to the local bus services.



Source: Google Maps

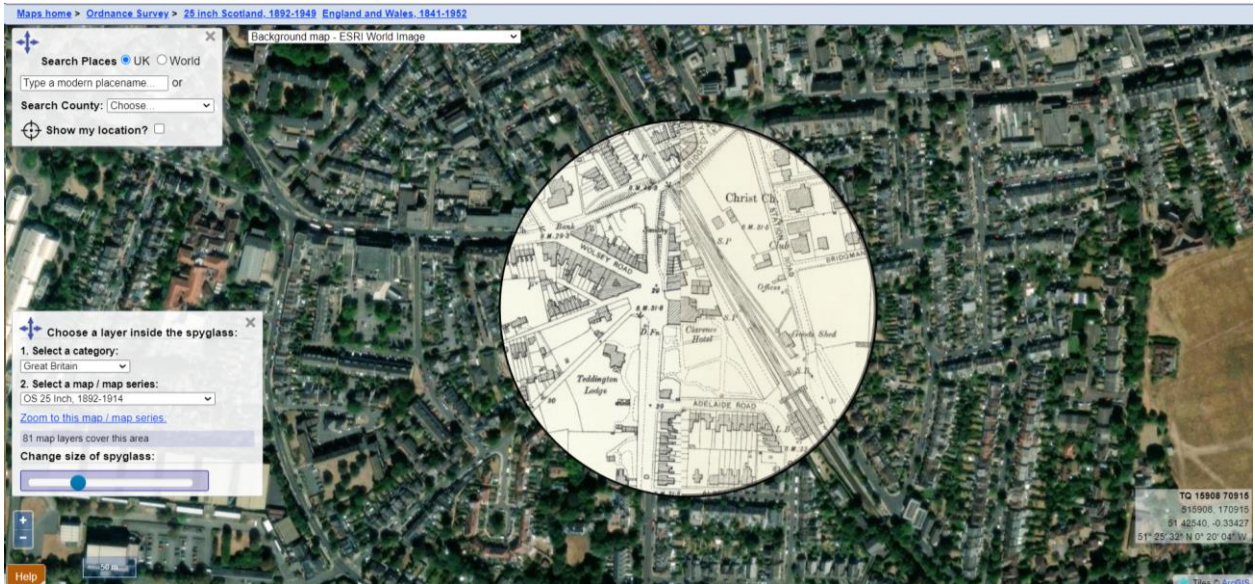
Investigations undertaken with English Heritage listed building register and London Borough of Richmond Upon Thames local planning authority (LPA) archives revealed the site to have a Grade II listed status and falls within the Park Road Conservation Area.



Park Road Conservation Area

Source: Richmond.gov.uk

Historic Mapping – below are not the park – please show me how to do these.



Ordnance Mapping 1892-1914

Source: National Library of Scotland

### Description of Proposed Changes

After a recent access audit was carried out at The Park on behalf of the Applicant, its findings highlight the poor and non-compliant disabled parking facilities currently found on site. Proposals to improve these facilities have been compiled.

Other aspects of the audit revealed the existing car park surfacing was dilapidated, uneven and breaking up resulting on trip hazards and loose debris adjacent to the existing disabled bays and horizontal circulation routes. It is proposed to remove all the dilapidated surfacing and recover the car park areas in new tarmac. The parking bays will then be demarked by white lines, as shown in the enclosed proposed site plan (car parking bays numbered for annotation only).

The existing light fittings adjacent to the disabled parking and proposed EVC bays are currently not functioning. It is proposed to relocate 2 no. light fitting from elsewhere in the car park to the EVC location to improve illumination to this area.

The proposals for the 3 no. EVC bays come at a challenging time where we must all urgency seek out solutions to reduce the carbon emissions placed on our environment. The Applicant has committed to the important 2030 deadline by introducing their own environment, social and governance (ESG) strategy of achieving nett zero by this time. These proposals are to meet the current move to all electric cars, for their customers during their visit to the pub and overnight stay at the hotel. The EVC proposals are part of a package of measure the Applicant is undertaking on site, with solar photovoltaic and a full decarbonisation of the pub and hotel annex being undertaken this year.

On the day this report was undertaken, the pub and hotel were closed due to an electrical upgrade and the hotel rooms refurbishment. The Surveyor noted that 16 of the 22 total parking spaces were it was believed being used by people visiting the area and using the nearby train station. This heavily impacts on the trading of the pub and the availability of suitable parking for the hotel customers. The management of the pub also confirmed that the majority of the parking spaces are filled early in the morning and that the drivers do not return to move their vehicles until later in the day. The Applicant management have chosen to install a traffic barrier to alleviate this problem moving forward.

Use: The site is currently used as a public house and hotel, operated by Young & Co's. The site comprises of two main buildings, the detached public house and the more modern L Shaped ancillary hotel building to the rear.

Amount: The applicant proposals do not increase the size or number of parking spaces currently found on site.

Scale: All proposals for disabled bays, general customer parking and EVC bays comply with current British Standards for size.

Layout: A existing and proposed site plans have been submitted within this application to show the location of the proposals and their relationship to the main listed building and annex hotel building.

Appearance: As with other historic important Young & Co's sites, some heavily listed and many in conservations areas. It is the Applicant's opinion that the proposals selected will have no impact on the existing setting of the listed building, the site or the conservation area.

Access: Due to the minor nature of the proposals and there being no proposed alterations to the entrances at the property, access into the property is to remain the same.

#### Schedule Ancient Monument

N/A.

#### Archaeologically Sensitive Area

N/A.

#### Listed Building

Heritage Category: Listed Building

Grade: II

List Entry Number:1357755

Date first listed:25-Jun-1983

List Entry Name: Clarence Hotel

Statutory Address: Clarence Hotel, Park Road

Listing Description: Mid C19, 2 storey large public house. Nine bays wide (2:5:2). Centre bays stand forward and have higher first floor. Stock brick with stucco dressings. Entablatures at first floor and parapet level. Centre bay door and window openings have elaborately enriched dressings.

#### Conservation Area

The property falls within the Park Road Conservation Area

#### AONB

N/A

National Grid Reference: **SU 83977 46931**

Conclusion: The proposals are being brought about, primarily as a result of the recent access audit and are to improve disabled parking facilities and circulation on site. The Applicant has recently improved their disabled customer hotel rooms and the improvements of disabled parking will help their customers moving forward. The proposals to introduce EVC bays has come about but the current demand for charging facilities at the Applicant establishments.