

Heritage Statements

Planning

For 97 High Street Teddington London TW11 8HG

Date : 28/06/2024

HERITAGE STATEMENTS

Location:

97 High Street (Teddington) is located within conservation area lies in the centre of Teddington midway between Twickenham and Hampton. It incorporates the length of the high street between the railway line

to the West and Kingston Lane to the East and incorporates residential streets of Manor Road, Cambridge Road and Waldegrave Road. It adjoins Teddington Lock (27) conservation area to the East.

History and Development

Development of this area began in the Medieval period as Teddington village expanded from the riverside westwards. A number of 18th century houses still survive along this street dating from a time when it had become fashionable for the wealthy to build villas in this area so near to both the river and the Royal Parks. With the coming the railway in 1863 development of the high street intensified, replacing or incorporating the existing 18th century buildings with the new Victorian and Edwardian building. The redevelopment of the High Street also occurred in the surrounding residential streets with a large country estate called The Manor demolished and the estate developed for larger Edwardian dwellings (now Manor Road and Cambridge Road) during the early 20th Century.

Waldegrave Road which lies to the east is however different in that its origins are related to the industrial activity to the outskirts of Teddington village. The road is particularly important for its association with Alexander Barclay's Wax bleaching and candle making factory in 1800 which occupied at least 4 acres of land opposite 55-69 Waldegrave Road. It is probable that the terrace of 55-69 Waldegrave Road was also constructed around this time and may have had some association with the Wax Factory. Other former workshops still exist along Waldegrave Road which along with the workers cottages reflect the form and function of the western end of Teddington High Street. During the early 20th Century grand Edwardian shopping parades were built on the south side following the widening of the street in 1903 for a tramway. There has been some larger scale infill and redevelopment to the South and West in the later 20th century.

Heritage Statement for 97 High Street Teddington

Significance of the Proposed Shopfront Enhancements

The proposed enhancements to the shopfront are designed with a profound respect for the heritage asset's architectural and historical significance. The introduction of white-painted aluminum frames and 12mm toughened clear glass, while using modern materials, is intended to mimic the aesthetic and functional qualities of the original windows. The stallriser will be constructed from solid Meranti wood, chosen for its durability and aesthetic compatibility, and crafted to replicate the traditional style, thus preserving the visual consistency and historic character of the facade.

In addressing the structural necessities, the shopfront frame layout will be reconstructed to mirror the existing design precisely, ensuring that the new door, also of 12mm toughened glass, integrates seamlessly with the traditional architectural elements. This meticulous attention to detail in design and material selection ensures that the external appearance and aesthetic value of the facade remain substantially unchanged, despite necessary modern interventions.

Moreover, the restoration was prompted by a crucial need to address the deteriorating condition of the current shopfront, which not only compromised the building's preservation but also presented significant safety risks. The comprehensive approach taken not only stabilizes and consolidates the structure, making it weatherproof, but also addresses critical public and child safety concerns by rectifying the hazardous conditions posed by falling wall sections.

Overall, these enhancements are carefully planned to maintain the integrity, significance, and continuous use of the heritage asset, ensuring that the building remains a testament to its historical and cultural context while being adapted to meet contemporary safety and conservation standards.

Architectural and Aesthetic Significance

The design of the shopfront enhancements carefully balances modernity with tradition, paying homage to the historical context of the building while introducing contemporary elements for improved durability and performance. The use of white-painted aluminum frames and 12mm toughened clear glass reflects the timeless elegance of the original windows, while the inclusion of precision-cut acrylic letters adds a touch of sophistication and modernity. The choice of Meranti wood for the stallriser ensures not only structural integrity but also harmonizes with the surrounding architectural features, preserving the facade's historic character.

Environmental and Visual Impact

The proposed enhancements are not only aesthetically pleasing but also environmentally conscious. By incorporating energy-efficient LED backlighting, the shopfront ensures enhanced visibility and readability, particularly during low-light conditions, without compromising the area's nocturnal ambiance. This thoughtful consideration of environmental impact aligns with the conservation objectives of the borough, promoting sustainable practices while maintaining the heritage value of the locale.

Compliance with Local Standards and Regulations

In accordance with local signage regulations and heritage conservation policies, the proposed shopfront enhancements adhere to stringent safety, energy use, and environmental standards. The design prioritizes the preservation of the building's historic fabric while incorporating modern materials and technologies to ensure compliance with contemporary safety requirements. By striking a delicate balance between tradition and innovation, the proposed enhancements exemplify a commitment to responsible development within the conservation area.

Contribution to the Local Streetscape

The proposed shopfront enhancements are thoughtfully designed to complement the existing streetscape, seamlessly integrating with both modern and traditional architectural elements. By enhancing the visual appeal of the business premises, the proposed design contributes to the economic vitality of the area while respecting its historical and architectural integrity. The shopfront serves as a tasteful representation of the borough's rich heritage, attracting visitors and locals alike while preserving the cultural identity of the neighbourhood.

Conclusion

In summary, the proposed shopfront enhancements exemplify a careful balance between preservation and progress within the London Borough of Richmond upon Thames. By respecting the architectural and historical significance of the heritage asset, while embracing modern materials and technologies, the proposed design ensures the continued relevance and sustainability of the building for future generations. It is a testament to the borough's commitment to heritage conservation and responsible development, ensuring that its unique character and charm endure for years to come.

2. Proposed development.

- 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.
- Describe how the proposal retains the integrity and significance of the building as a whole, the location and hierarchy of rooms, historic floor levels, the structure of the building including foundations, fabric as well as features such as original staircases, original roof structures and other features identified as being of significance.
- Demonstrate the proposal is of exceptional design that integrates with and makes a positive contribution to the heritage asset

Protection and Enhancement of the Heritage Asset through Proposed Development.

Responsiveness to Architectural Context

The proposed enhancements to the shopfront are intricately tailored to resonate with the architectural context of the heritage asset and its surrounding environment. Here's how the development demonstrates responsiveness to the architectural context:

- **Sensitivity to Scale and Proportions:** The design of the shopfront enhancements meticulously considers the scale and proportions of the existing heritage building and its neighbouring structures. By harmonizing with the surrounding built environment, the development ensures that the shopfront remains in harmony with the historical fabric of the area, maintaining visual balance and coherence.
- **Adaptation to Historic Building Lines:** The reconstruction of the shopfront frame layout is guided by a deep understanding of the historic building lines and façade configurations prevalent in the conservation area. The proposed alterations are seamlessly integrated into the existing architectural framework, preserving the continuity of building lines and spatial relationships while respecting the original design intent.
- **Reflection of Traditional Design Elements:** Drawing inspiration from traditional architectural motifs and design elements, such as the use of Meranti wood for the stallriser and the

replication of original window styles, the proposed enhancements pay homage to the historical context of the heritage asset. By echoing traditional craftsmanship and detailing, the development enriches the architectural narrative of the site, reinforcing its cultural significance and aesthetic appeal.

Integrity and Significance of the Building

The proposed shopfront enhancements prioritize the preservation of the building's integrity and significance, safeguarding its heritage value for future generations. Here's how the development ensures the integrity and significance of the building:

- **Preservation of Structural Integrity:** The restoration of the shopfront is conducted with utmost care to preserve the structural integrity of the building. Special attention is given to retaining original features, such as historic floor levels, original staircases, and roof structures, ensuring that the building retains its architectural authenticity and historical character.
- **Respect for Architectural Significance:** The design of the shopfront enhancements respects the architectural significance of the building as a whole, retaining its distinctive features and spatial organization. By conserving the location and hierarchy of rooms, as well as the historic fabric and foundations, the development honors the building's heritage value and contributes to its continued appreciation by the community.

Exceptional Design Contribution

The proposed shopfront enhancements exemplify exceptional design that seamlessly integrates with the heritage asset while making a positive contribution to its visual and cultural landscape. Here's how the development embodies exceptional design:

- **Aesthetic Harmony and Integration:** The design of the shopfront enhancements achieves a harmonious integration with the heritage asset, enhancing its visual appeal and cultural significance. By combining modern materials and technology with traditional craftsmanship and detailing, the development creates a visually compelling and contextually sensitive addition to the streetscape.
- **Functional Elegance and Innovation:** The shopfront enhancements prioritize both aesthetic elegance and functional innovation, ensuring that the building remains a vibrant and dynamic presence within the conservation area. Through the thoughtful integration of energy-efficient lighting and durable materials, the development enhances the building's usability and sustainability while respecting its historical legacy.

In conclusion, the proposed shopfront enhancements represent a thoughtful and sensitive approach to preserving and enhancing the heritage asset's architectural integrity and cultural significance. Through their responsiveness to the architectural context, preservation of the building's integrity, and exceptional design contribution, the developments contribute to the continued vitality and appreciation of the heritage asset within the community.

Evaluation of Impact on the Heritage Asset

The proposed enhancements to the shopfront have been thoroughly evaluated to assess their impact on the heritage asset within the London Borough of Richmond upon Thames. The following factors have been considered:

Assessment of Impact

- **Level of Detail:** The proposed enhancements have been assessed in detail, considering their potential effects on the architectural and historical significance of the heritage asset. This evaluation takes into account the materials, design elements, and structural changes involved in the restoration.
- **Visual Impact:** The visual impact of the proposed enhancements on the streetscape and the overall aesthetic of the conservation area has been carefully evaluated. This includes considerations of scale, proportion, and compatibility with surrounding buildings.
- **Structural Impact:** The structural changes proposed for the shopfront, including the reconstruction of the frame layout and the installation of new materials, have been assessed to ensure they do not compromise the integrity or stability of the heritage asset.

Mitigating Factors

- **Preservation Efforts:** Efforts have been made to minimize any adverse impact on the heritage asset. This includes replicating traditional design elements and using materials that are sympathetic to the original construction, preserving the historic character of the facade.
- **Safety Measures:** The proposed enhancements address critical safety concerns, such as deteriorating structural conditions and potential hazards to public safety. By stabilizing and weatherproofing the structure, the development ensures the continued preservation of the heritage asset while enhancing its safety and usability.

Compliance with Policy Requirements:

- **Policy Alignment:** The proposed enhancements align with relevant planning policies and guidelines, including those related to heritage conservation and architectural design. By respecting the architectural and historical significance of the heritage asset, the development contributes to the overall objectives of heritage preservation and urban renewal.
- **Public Benefits:** The proposed enhancements provide significant public benefits, including improved safety, usability, and visual appeal of the heritage asset. These benefits outweigh any potential harm or alteration to the building's original fabric, ensuring the long-term sustainability and enjoyment of the site by the local community.

In conclusion, the proposed enhancements to the shopfront demonstrate a thoughtful and responsible approach to heritage conservation and urban development. By preserving the architectural and historical significance of the heritage asset while addressing critical safety concerns, the development ensures the continued enjoyment and appreciation of the site for future generations.

National Planning Policy Framework:

Paragraph 128: 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.

Paragraph 133: Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Policy LP3 of Local Plan Review: Applications for development proposals that affect designated heritage assets or their setting must:

- Describe the significance of any heritage assets affected, including any contribution made by their setting; the extent of relevant setting will be proportionate to the significance of the asset. Appropriate expertise should be used to assess a heritage asset.
 - Demonstrate how the development protects, and where possible enhances, the setting, including the views, gaps and vistas and any other features, as identified in the relevant Conservation Area appraisal, or in relation to a Listed Building, Scheduled Ancient Monument or Historic Park or Garden.
 - Set out how particular attention has been paid to scale, proportions, height, massing, historic building lines, the pattern of historic development, use, design, detailing and materials.
 - Conserve and retain original or historic garden or landscape features as well as architectural features such as windows, doors, chimney stacks, walls and gates.
 - Describe how the proposal retains the integrity and significance of the building as a whole, the location and hierarchy of rooms, historic floor levels, the structure of the building including foundations, fabric as well as features such as original staircases, original roof structures and other features identified as being of significance.
- Demonstrate that the proposal is of exceptional design that integrates with and makes a positive contribution to the historic environment; and Take opportunities to reinstate missing features which are considered important to, or to remove additions or modifications that harm, the significance of the asset.