

# WYETH BURRELL PROPERTIES

## 2 LONDON ROAD HERITAGE STATEMENT PLANNING APPLICATION

2 LONDON ROAD,  
TWICKENHAM,  
TW1 3RR



1.0 INTRODUCTION

### WYETH BURRELL PROPERTIES

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This Heritage Statement has been prepared to accompany the planning application for the proposed works at 2 London Road, Twickenham, TW1 3RR

This statement describes the proposal and its potential impact on neighbouring heritage assets and conservation area.

## 2.0 HISTORY AND CHARACTER

The village is of medieval origin and is focused on the Parish Church of St. Mary which dates from the 14th century. The pattern of Georgian and early Victorian development illustrates that growth took place based on this core. York Street was built in 1890 and became the main route to Richmond, bypassing the original centre.

The area was originally designated in recognition of the historic and architectural value of the original village core and river frontage in 1969. It was further extended westwards to include Radnor Gardens, which now forms a secluded and individual area of public open space alongside the Thames with a surviving summer house that is a listed building. The area was further extended to include part of an early isolated development along Richmond Road that shares many of the Georgian and Victorian/Edwardian design characteristics as the surrounding properties that are within the conservation area.

## 2.0 THE SITE

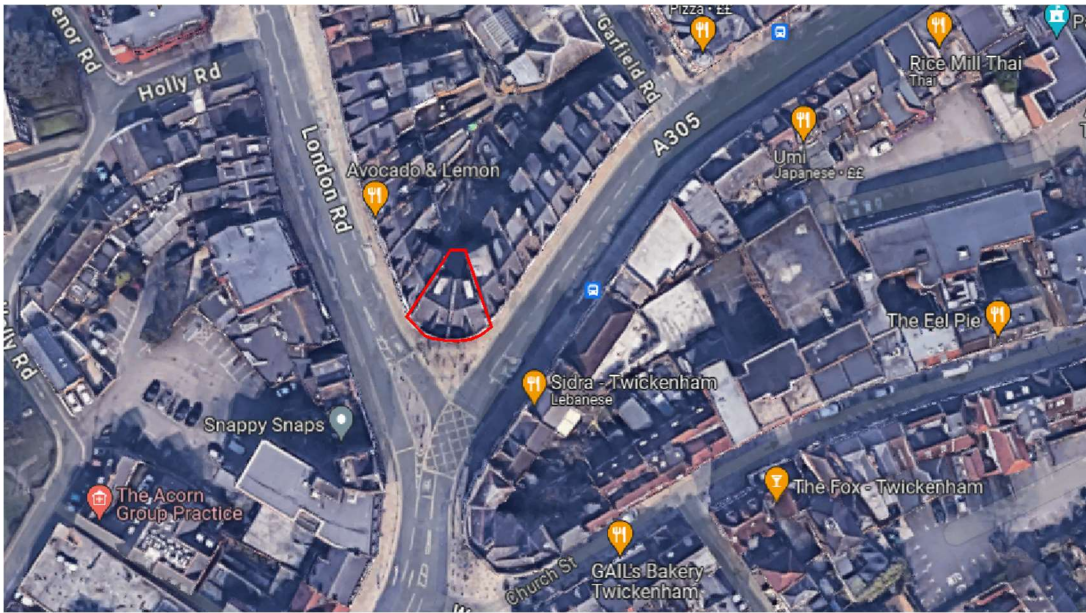
The application site is located at 2 London Road, Twickenham, TW1 3RR

The site includes a 4 storey building, constructed from brick with rendered architectural details, located on the corner plot of London Road and York Street constructed in the late 1800's to early 1900's.

The site is located within Twickenham Riverside Conservation Area (CA#8), an area of mixed use and a Key Shopping Frontage.

The existing property was most recently used as a bank, operated by HSBC, on the ground floor and offices on the remaining floors.

The building is not a Listed Building, but No 4 has been designated a Building of Townscape Merit since 05.09.1983/ ref. 83/03460/BTM.



Site location on the corner of London Road and York Street (A305)



A copy of a postcard of York Street, Twickenham from 1913 showing a portion of the property at 2 London Road at the left hand side.



*A screenshot from Google Street View of York Street, Twickenham from 2023 showing a portion of the property at 2 London Road at the left hand side.*

### 3.0 PROPOSAL

The proposal is for a partial change of use of a currently vacant building from Business (Use Class E) to Dwellinghouse (Use Class C3) to create mixed residential units whilst maintaining the retail space on the ground floor with storage space in the existing basement level

We aim to retain and improve the quality of the shopfronts, preserve, enhance and reinstate the architectural quality and unity that is preferably based upon historic evidence.

Our proposal will provide necessary additional accommodation in a high population area and re-integrate this now vacant site into the surrounding area, whilst maintaining commercial use on the Ground Floor in keeping with the initial development and contributing positively to the character of the street scene.

The proposal includes retention, restoration and repair of architectural features including windows and doors and original exposed brickwork. The alterations to the rear fenestration and the roof will not be visible from the street scene due to the parapet facade of the front elevation and would conform with the aesthetic of the surrounding area.

The overall property will not increase in size or height as a result of the proposed works and all entrances and structural openings will be in proportion to the existing property preserving the character of the area.

The existing entrances on the front elevation will be maintained for access. The entrance to the Business (Use Class E) space is located on the west side and the entrance to the Dwellinghouses (Use Class C3) is located on the east side. Access to the basement level will be located within the Business space. Access to the rear courtyard will be provided on the Ground Floor at the rear of the Business (Use Class E) and from the First Floor via a rear access staircase located on the east side of the property from the staircase.

#### 4.0 CHARACTER & APPEARANCE

The roof addition is obscured from view by the front parapet and would not have any impact on the visual appearance of the property from the street scene. The ground floor, first floor, second floor and third floor facades would remain unaltered. The windows will be replaced with high quality windows to improve the thermal performance.

At the rear we would introduce 2 x access doors, in place of existing openings and reinstate the opening of one of the original windows at first floor level.

The original materials will be retained, the brickwork facade, the render in need of repair will be carefully removed and replaced with lime, whilst resolving damp issues within the building.

## 5.0 SUMMARY

The site at 2 London Road, Twickenham represents a great opportunity to repurpose a vacant business premises that is situated in a prominent location at the centre of Twickenham. Maintaining a Business (Use Class E) on the Ground Floor will ensure that the street scene remains consistent and present a more practical retail space for local business or smaller retailers, whilst redesignating the upper floors as Dwellinghouses (Use Class C3) will create further residential accommodation with the introduction of mixed 1 Bedroom and 2 Bedroom units. The flats have been designed to optimise daylight, natural ventilation and provide some units with views of King Street and the River Thames to the South East of the site.

The proposal through their design shows evidence of historic design and development which would contribute positively to the historic character and special interest of the Twickenham Riverside conservation area, while the vacant property will be integrated back into the daily use of the urban area.

WYETH  
BURRELL  
P R O P E R T I E S

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