

Design, Access and Heritage Statement

Bushy House – Door Access Control & ramp modifications

The National Physical Laboratory

Bushy House

Teddington

Middlesex

TW11 0LW

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Appendix 1: Schedule of works

1 Introduction

This statement forms part of the Planning and Listed Building Consent application in relation to the installation of door access control and external ramp modifications at Bushy House, Bushy Park, Teddington, TW11 0LW.

The purpose of this statement is to provide an overview of the setting and the impact of the proposed works.

1.1 Listing description

National Heritage List entry number: 1080870

List entry name: BUSHY HOUSE

Grade: II*

Local Authority: London Borough of Richmond upon Thames

The listed description reads as follows:

Present mansion built for Lord Halifax in reign of George II on site of earlier building. Home for 36 years of William IV both as Duke of Clarence and also after his accession.

Various alterations and additions of his date. Now house of the Director of the National Physical Laboratory, with basement and ground floor used as laboratories. Stands in its own grounds of 7 acres.

The original house consists of a square centre block with a lower square pavilion at each corner linked to the main front by a curved screen wall and passage. All in brown brick, red dressings. The early C19 alterations and additions are in stock brick and the whole house was re-sashed at this date.

Centre block: 3-storeys and basement. Seven windows on all fronts, bands between storeys and small cornice below top floor. Parapet with stone capping. Old greenish slate roof.

Pavilions: One-storey, 3 round-headed windows (many blank) with stone archivolt and key blocks, eaves cornice. Slate roof with lead hips with little urn finials.

East (Main Entrance) Front: 3-window centre slightly recessed. Central stone porch with fluted and reeded Ionic columns with enriched caps, and swags carved in the round between the volutes, enriched entablature and cornice. Original wrought iron railings to steps. Round-headed window on either side of porch. Early C19 one-storey buildings built into the curve of screen walls and against pavilions, 4 windows to sides and semi-circular bays at ends.

South (Garden) Front: Overlooking Bushy Park. Windows 1-5-1 with central round-headed window on first floor. Windows at either end of facade blocked (when extra chimneys inserted in early C19). Ground floor stuccoed and windows altered to French under lead-roofed iron veranda across front with central projecting porch at head of double flight of steps. Windows on top floor modern casements. Curved passages to pavilions with round-headed windows. The pavilions themselves have stone Tuscan porches filled in with brick work and with round-headed windows, on the sides facing each other. On the ends they are stuccoed with tall square-headed windows under lead hooded iron verandas across the front.

West Front (also on Garden): As east front (q.v.) with early C19 buildings in angles of screen walls and pavilions. Early C19 Tuscan porch with 3 columns grouped at the corners.

North Front: Masked by early C19 stock brick additions - notably a wing built out in centre. These are 3-storey but much lower; 3 windows each side with plain modillion cornice and slate roof. Central stock of coupled arches. Wooden porte cochere. This part contained the later kitchen and service quarters. Facing across what was once the coach yard are some other early C19 buildings formerly the stables.

Interior: Mainly of early C19 and later and very plain. Little of the original decoration remains beyond 2 staircases and some panelling and carved doors and shutters, and the fireplace and woodwork of the hall. Many of the rooms are now lined with dis-tempered paper over canvas apparently covering the earlier panelling. There is one small octagonal room, "The Little Library", lined with early C19 grained yellow and black bookcases with "Gothic" wire grilles.

1.2 Conservation Area

Bushy House is within the Bushy Park Conservation Area No 61 designated in 1991.

1.3 Previous Relevant Consents

Listed Building Consent has been granted for the other entrance doors Ref: **22/1040/LBC** dated 17 October 2022. The works have been carried out in relation to this consent.

This application relates to an external ramped entrance door, which was not included in the previous consents.

1.4 Conservation Design Team

A conservation design team has been set up in order to ensure that the programme of works are undertaken with minimal intervention to the original building fabric and to the satisfaction of the Local Authority and Historic England. The team have been specially selected to provide expert advice and will include;

- Lead Project Manager: Mr Jon Evans BSc (hons) MRICS.

Mr Evans is a Chartered Building Surveyor and Director of Heritage Surveys Ltd, specialising in the care and conservation of historic buildings. Jon will be providing overall management responsibilities for the works from design through to completion.

2 Background, context and setting

2.1 Brief history of the house

Bushy House was built 1661-1663 by Edward Proger, one of the Grooms of the King's Bedchamber. The core of the existing house was designed by William Samwell, one of Charles II's court architects. Bushy House is a classic example of the type of house that became fashionable in England immediately after the Restoration.

Following Proger's death in 1713, the house fell into the hands of numerous dignitaries including Lord North, the Duc de Nemours and a future king of England.

It was on 24 November 1900 that the Royal Society received the letter from Windsor Castle offering Bushy House and grounds to be used "for the purposes of a physical laboratory." With a total of 22 acres of ground, this area was sufficient for the needs of NPL until around 1920, when they began expanding the site to its current size.

Very little was written about Bushy Park until the reign of Charles I, who attempted to extend the hunting by so grandiose a scheme that it would link Bushy with Richmond Park. His plans did not come to pass but he did succeed in bringing water from the River Colne to Hampton Court through the Longford River.

During the Commonwealth, the Long Parliament made a survey in 1653 before selling off the Palace and its surroundings. At that time, Bushy Park contained 1700 deer. Parliament later made Oliver Cromwell Lord Protector and presented him with Hampton Court as a suitable palace, hurriedly buying back Bushy Park to the considerable profit of a Mr Blackwell.

Cromwell was in residence in early 1654. In the eastern part of the Park he made the ponds, which were known as 'Oliver's ponds' for quite some time.

Both Charles I and Cromwell attempted to restrict public access to Bushy Park at different times, but the locals resisted and continued to poach the game.

The two principal dwellings within Bushy Park were on the sites of the present Upper Lodge and Bushy House. The Upper Lodge was for many years a Grace and Favour Residence. It became the King's Canadian Hospital during the First World War and has been in official hands ever since.

William III made the real changes to Bushy Park; the present Chestnut Avenue and the Diana Pond, designed by Sir Christopher Wren, date from this time. Henry Wise, the King's gardener, carried out the landscaping in 1699. He planted 274 chestnut trees and 250 lime trees along the avenue extending from the Teddington Gate to the Lion Gate - a distance of around a mile. A cataloguing of the trees in the 1960s showed that many were the originals that were planted 270 years before.

The original Bushy House was built for the Underkeeper of the 'Middle Park' and consisted of the present main block, but with only two main floors above the basement and an attic. The wings, attached outbuildings and top floor were all added later. It is clear that additions, including the block over the north entrance that accommodated servants, were made when Princess Adelaide moved in with the Duke of Clarence in 1818 - presumably to accommodate their increasing number of children.

2.2 General building description

Bushy House was home to various notable historical figures before being offered to the Royal Society as a site for the National Physical Laboratory (NPL).

The property is located within the grounds of the NPL on the edge of the publically accessible Bushy Park. It is generally surrounded by; to the southern and western sides Bushy Park and to the northern and eastern sides other buildings forming part of the NPL estate.

The property is readily accessible by public transport via Teddington Railway Station.

The accommodation is provided over a total of four floors including the ground floor, two upper floors and a basement level.

The external envelope of the property comprises solid brickwork, with believed original single glazed timber windows. External decorations comprise painted timber windows and doors. External areas comprise of an access road, parking areas and garden areas.

Ceilings are formed from lathe and plaster, believed original installations; ceilings were inspected to the top floor only.

There is currently no compliant safe access for wheelchair users to access the building unaided.

2.3 Occupancy

Occupancy details are as follows:

- Freehold: Crown Estate, The Department for Business, Energy & Industrial Strategy
- Occupying Organisation: National Physical Laboratory (NPL)
- Facilities Management: NPL Estates Team / CBRE
- Local Authority: London Borough of Richmond upon Thames.

2.4 Significance

Bushy House is a Grade II* listed building and is therefore considered a particularly important building of more than special interest.

2.5 Location

The property address is Bushy House (Building 1), National Physical Laboratory, Hampton Road, Teddington, Middlesex, TW11 0LW.

The grounds within which Bushy House sits are listed Grade I as noted in the Register of Parks and Gardens of Special Historic Interest.

National Grid Reference: TQ 15577 70357



3 Proposals

3.1 Existing door access control

The existing perimeter doors to Bushy House have been recently fitted with access control under LBRUT ref 22/1040/LBC. The access control helps reduce the risk of unauthorised access to the house during office hours (generally Monday to Friday 0800 – 1800hrs).



Existing Annex Door with access control internally



Existing Annex Door with access control externally



Existing Annex Door with no access control internally



Existing Annex Door with no access control externally. NB this is the only wheelchair access but note the ramp is not compliant with current regulations.

3.2 Proposed works

The NPL propose to install door access control to one additional Annex entrance to the property and to remodel the access ramp to provide safe access for wheelchair users.

3.2.1 Access control

The proposed system is to match the existing approved access control, which is operated by contactless secure smart card readers. A small smart reader is located on the external façade close to the door, which allows access via a secure key fob. The proposed reader is 48mmx103mmx23mm (w x h x d). A new overhead door opener/closer will be required to this entrance to allow automatic operation of the door when the key fob is activated. This will allow wheelchair users access to the property unaided.

The cabling for the readers will be cat6E and located in existing containment where possible and surface mounted discreetly to the readers.



Existing annex door – proposed locations of access controls and automatic overhead door opener



Existing annex door – proposed location of external fob (no external cabling required)

3.2.2 Ramp remodelling

The existing ramp is the only accessible point for wheelchair users, however this does not meet current regulations. It is proposed to install a new ramp which has a fall of 1:12 and is wider to allow easier access.

New railings will be installed around the new ramp and existing step to aid access and prevent falls. The design of the railings will follow the existing style around the building.



Existing ramp to be remodelled and new railings installed (railings to match existing style elsewhere in the building – see below).



Existing railing style elsewhere in the building



Existing railing style elsewhere in the building

4 Impact Assessment

4.1 Assessment of impact of proposals on the Heritage Asset

Recent and reoccurring vandalism at Bushy House has caused damage to the building fabric and NPL propose to increase security measures to prevent unauthorised access to the House.

Access control has been installed to the principal entrance doors with one door left to be installed. NB the door was not included in the previous LBC application due to the additional modifications to the ramp associated with the access control.

The current accessible ramp is not compliant with current regulations (i.e. it is too steep and narrow). It is proposed to install a new compliant access ramp and automatic door opener (linked to the access control system) to allow wheelchair access to the building without assistance.

Overall, the proposed works are considered to have a less than substantial harm to the heritage asset. The impact to the historic building fabric is low and the works can be fully reversible without any substantial damage to the asset. The proposed works are considered to have an overall low impact on the character and significance of the building.

4.2 Contractor Selection

The Contractors selected for the works will be asked to demonstrate their experience and record of working on similar grade II* buildings (as well as grade I listed buildings). Whilst the works are relatively straight forward, they require a high degrees of sensitivity and understand of the heritage asset to ensure the character and significance is not impacted.

5 Conclusion

Bushy House is Grade II* listed and is considered to be amongst the Nation's most important historic assets.

The NPL propose to upgrade security to the building by completing access control to all the principal door access points and to remodel the existing ramp to provide a wheelchair accessible ramp.

The proposed repairs will improve the accessibility, overall safety and security of the building and are considered to have a **minimal impact** on the historic asset.

APPENDIX 1

Schedule of Works

NPL Bushy House Security Upgrades			
Schedule of Works			
Item	Description	Qty	Unit
1.0	Description of works		
	Installation of door access control to the principal door entry points to Bushy House - Building 1, to include:		
A	Access control - remove existing latch and install new access control, with automatic door opener.		
B	Remove existing ramp and remodel to provide a compliant access ramp and railings.		
C	The Contractor is respectfully reminded that Bushy House is Grade II* Listed and as such all works must be carried out with minimal intervention of the building fabric and to the satisfaction of Historic England, Local Planning Authority Conservation Team and other specialist Conservators.		
D	All works are to be undertaken in accordance with the Listed Building Consent for the works. The Contractor will be responsible for assessing the consent and providing information for discharging conditions as required. All programme implications are to be included.		
2.0	Annex Entrance		
2.1	<u>Internally</u>		
A	Carefully remove existing latch lock and make good timber to match existing original mouldings in every respect.		
B	Cabling to be located within existing white plastic conduit, surface fixed and extended to location of new push button. Allow to alter the position of the existing gas pipe to allow sufficient room for door opener.		
C	Supply and install push to exit button control and emergency break glass to LHS of door - fixed to plain wall area adjacent to the door. NB fire alarm call point and other services are located on this wall.		
D	Supply and install 1Nr new overhead automatic door opener (surface fixed). Cabling to be discreet surface fixed and painted to match door colour.		
2.2	<u>Externally</u>		
A	Carefully drill 10mm dia hole through mortar joint to provide access for cabling. Drilling must be from external to internal in order to avoid damage to the external face.		
B	Supply and install mini-mullion contactless secure smart card reader - fixed with 2nr screws and rawlplug fixings.		
3.0	New ramp and railings		
A	Carefully remove existing concrete ramp and support existing inspection chamber.		
B	Form concrete new ramp with a fall of 1:12 and provide new inspection chamber, including frame, set into new ramp.		
C	Install new metal balustrade and handrail to ramp and top step / landing. Landing to have a hinged gate built in, to allow access for large items as required. Railings to be painted dark green to match existing railing colour and style.		
D	New ramps to have a tactile paving to bottom of ramp to help indicate change in level.		
3.0	Protection		
A	The contractor is to note that the building will be occupied for the duration of the works therefore dust and noise control measures must be adhered to at all times. Ensure that dust is kept to a minimum. Allow for high suction shadow-vacuuming techniques where required.		
B	It must be noted that appropriate protection and aftercare should be provided for repairs and that disciplined housekeeping must be adhered to.		

NPL Bushy House Security Upgrades			
Schedule of Works			
Item	Description	Qty	Unit
C	Allow to adequately protect finishes, fixtures and fittings which will remain during the course of the works. This is to include internal protection and is to include, but not limited to; floor protection to all walkways / areas required for access, furniture protection.		
D	The contractor is to allow for carefully assisting with the removal and reinstating of unfixed furniture or items in order to provide clear and safe access to the work areas.		
E	Any damage caused to existing finishes, fixtures and fittings during the works shall be repaired or replaced to match existing in every respect <u>at the sole expense of the Contractor.</u>		
F	Provide secure H&S cordon around working areas where close or near to building users / public / visitor access.		
4.0	Access		
A	The Contractor is to provide all access for the works, including temporary ramp whilst works are being carried out.		
B	All access equipment erected and / or operated shall be in accordance with current legislation and have adequate protection against public / staff / Client injury from either falling debris or collapse.		
C	The contractor is to provide suitable barriers and controls, directional signage and the like to limit / prevent the use of the adjacent roadway / pavements as required. Allow for all statutory licences in connection with the works.		
D	All temporary protection, screening or sheeting that is necessary to protect existing building elements and surfaces adjacent the work areas is to be provided by the contractor.		
E	<u>Access is to be maintained at all times to all building entrances / exits, without exception.</u>		
F	Under no circumstances shall works interrupt the function of any mains supplies without written notification minimum 21 days in advance and agreement of methodology with the Client.		