



Simon Merrony Architects Co. Limited

SIMON MERRONY ARCHITECTS

DESIGN, ACCESS AND HERITAGE STATEMENT
2024/10/DAH

1 Station Road, Teddington



Front of the property

Introduction

1 Station Road is a late-Victorian end of terraced property located on the East side of Station Road, in central Teddington, very close to Teddington train station and the High Street. The property is within the High Street Teddington Conservation Area (No. CA37)

History of the Property

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: GTD Application:22/1106/GPD26

Conversion of a shop to single family dwelling house 26.05.2022 (Not converted into a dwelling house)

Development Management

Status: GTD Application:88/0448

Date:28/03/1988 Installation of new shopfront.

Development Management

Status: GTD Application:47/0380

Date:10/01/1949 Its use as a showroom and store for tile fireplaces. Officer Planning Report – Application 22/1106/GPD26

The Current Property



Side of the property

As can be seen from the associated plans and drawings, throughout the lifetime of the house the property layout has not changed significantly.

The property is now in need of refurbishment throughout and renovation to bring the property to current standards.

Development Management
Status: GTD Application:12/0683/FUL
Date:21/05/2012 Retention of two temporary class 1 twin-wall-insulated flues to the single storey extension to the rear of the property.
Development Management
Status: PCO Application:22/1106/GPD26
Date: Conversion of a shop to single family dwelling house.
Building Control
Deposit Date: 20.05.2018 Install a gas fire Install a gas fire
Reference: 18/FEN01881/GASAFE
Building Control
Deposit Date: 13.09.2018 Install a gas fire
Reference: 18/FEN02917/GASAFE
Building Control
Deposit Date: 31.03.2022 Install a gas-fired boiler
Reference: 22/FEN01269/GASAFE
Enforcement
Opened Date: 13.01.2012 Enforcement Enquiry
Reference: 12/0021/EN/EOP

Proposals

Proposed are changes and upgrades that are seen as appropriate and in keeping with the original fabric and style of the property. The proposed changes are intended to enhance and protect the original historic aspects of the property, whilst allowing for the refurbishment and enhancement needed to ensure the property is sustainable and appropriately energy efficient.

The proposal is to insulate the walls and roof of the building to increase it's very poor energy performance.

The walls are to have 80mm external insulation board applied with white smooth render finish. All existing windows and doors will be retained, but will have extended cills to project over the insulation.

The existing main slate roof will be stripped and replaced with new natural slate to match the existing.

The lead flat roof will be replaced with a new lead roof to match the original flat top.

Conclusion

We feel that the design of the proposals are not overbearing and are sensitive to the original property, which is significantly in need of modernisation and refurbishment.

The work proposed will allow the property to be adapted for 21st century living and brought up to modern energy standards, whilst allowing continued use as a viable commercial business.