

DESIGN AND ACCESS, HERITAGE STATEMENT 27 Princes Road Teddington

Existing context:

The semi-detached period property is within the Royal Road Conservation Area since 2019 and is internally divided over 3 original levels with ½ levels at 1st and 2nd floor and large landing side windows facing the boundary. The front elevation has handsome arched windows, ground floor bay and is symmetrical with its adjoining pair. The gabled roofs with central flat butterfly section run to the back but the internal level variances mean the window fenestration is uneven and the back is quite plain. The roof shape is known for maintenance problems with water and debris collecting in the central flat section. The current owners are already experiencing water ingress and need easier access to maintain the roof. The original rear chimney stack of #25 has been removed and both houses benefit from modern flat roof ground extensions approved under PD prior to the current owners' occupancy. The properties each side are of a slightly lower scale and that to the right hand side (#29) has a steep pitched roof with gabled flank wall approx. 1.6m away from the flank wall of the application property. #29 also has a 2 storey rear outrigger which projects approx. 1.5m beyond the rear 1st floor of the host building and some side windows believed to be serving stair well/non-habitable rooms. Public views and those from rear gardens therefore of the west side roof slope are quite limited. The front of the property retains the architectural features including brick walled front garden and decorative tiled front access path and there is a mature silver birch tree on the pavement. These contribute to the CA, whereas the buildings across Princes Road are a mix of much newer 1960/70s houses and outside of the CA boundary.

Front and street view:



Rear and aerial view:

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Internally, the stair rises up in the middle of the house and, as described above, two rooms (1st floor bathroom and bedroom above) are at a lower level to the main landing, whilst the 3 of the 5 bedrooms are around 2m wide which falls short of a usable double bedroom size. There is only a family bathroom serving all the bedrooms. Conversely, the lower landing level bedroom has an overly generous ceiling height with an unused roof void above that could be converted into accommodation if a modest side dormer was added and ceiling lowered to form a mezzanine with bed and study space.

The appraisal for the Royal Road Conservation Area acknowledges the wealth of architectural detail at the front, retention of decorative brick, chimney stacks, central front dormers, walled front gardens, street trees and general symmetry in the Victorian/Edwardian style. Views from the back however have far less of these details and whilst development was less restricted prior to the CA status, enabling loft extensions, removal of chimneys etc under PD, there is very little cohesion amongst the period property massings. This seems confirmed by the lack of any mention of the back of properties within the CA appraisal. Any development in this location however, would need to be modest and have a limited impact on the special interests of the area.

Proposals:

The proposals are to remove the rear chimney stack (as already removed on the adjoining property), add a part pitched roof side dormer set back 1.56m back from the rear gabled elevation, partly in the location of the removed stack, set back over 3.7m back from the front elevation, set up from the eaves by over 0.5m and no higher than the central ridge. This location would mean that views would be significantly restricted from the front due to the retained front stack forward of this (both to eaves and front) and the 1.6m separation between the tall flank walls of #27 and 29. The sloped roof elements would appear as a traditional form from front and back and allow a central flat roof section to achieve sufficient ceiling height internally, but hidden from views. The dormer would have 2 side facing windows which would be desirable as clear and opening and would be at a higher floor level than those existing on the neighbouring property so overlooking would be very limited. A conservation style rooflight would be added to the east side roof slope for light and to allow periodic maintenance to the butterfly roof, necessary due to the problems as noted above.

The proposed massing would be in scale and have limited impact on the Conservation Area. The visible traditional roof form would accord with Richmond's SPD and similar to others approved in recent years in sensitive areas.

All the external materials would be to match existing, with grey slate to walls and sloped roofs, white window frames.

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