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HERITAGE, DESIGN AND ACCESS STATEMENT FOR:

10 GROVE TERRACE TW11 8AU

2nd December 2024 First Issue

9th December 2024 Planning Application

LOCATION

10 Grove Terrace is an end of terrace 2 storey dwelling and sits within The Grove conservation area, an area which is located to the north of Teddington centre. The estate is contained by Twickenham and Cambridge Roads.

INTRODUCTION

Grove Terrace together with The Grove was built by Gazes Ltd for Royal Dutch Shell Oil Co using Dutch architecture. The 'Shell Houses' are designed in an attractive continental cottage style of painted brick with timber sliding sash windows, louvred shutters, porch canopies and plain tile roofs. This property and those numbering 1-27 and 2-18 are designated by Richmond Council as Buildings of Townscape Merit.

10 Grove Terrace is a 2-storey end of terrace (although it is 'detached' at ground floor level) property. Upstairs comprises 4 bedrooms (although 1 bedroom is currently used as a study) and a family bathroom. Downstairs on the ground floor there is a sitting / dining room, a snug and a kitchen with a w/c at the garden end. Original retained features include the internal doors, windows and floor finishes. At the ground floor to the rear is an existing single storey extension with a flat roof, sliding aluminium doors, a door with window and painted brickwork. Adjacent to the house is a detached concrete framed and panelled garage with interlocking roof tiles. Neither the extension or the garage are original.

THE PROPOSAL

Under Planning (Listed Buildings and Conservation Areas) Act 1990, in Section 72 the statutory duty requires that '*special attention is paid to the desirability of preserving or enhancing the character or appearance of a conservation area on the exercise of planning functions*'

The applicant is seeking permission for the demolition of the existing garage and the construction of a proposed single storey side and rear extension. This would provide a much needed study, studio space and utility room for a growing family, with the study being essential for those working from home, post-pandemic.

DESCRIPTION

When looking at the surrounding architecture, a number of dwellings have had extensions built. This proposed extension is brought forward of the existing garage (which is proposed to be demolished) and it will be broadly in-line with that of the adjacent property's (No. 8 Grove Terrace).

Brick to match existing and then painted white will form the external walls together with matching plain tiles to the roof. The new external door to the front will be timber finished (composite to meet required u-values). To the rear of the property, the existing (out of character) aluminium sliding doors and the back door with side window will be replaced with polyester powder coated aluminium French doors with fenestration to typically match the original windows. This will considerably improve the rear elevation. The extension projects 2475mm beyond the building line as existing, just past the existing shed, and a total of 4300mm from the original line of the house. Other properties on Grove Terrace have had extensions from approximately 3500mm and up to as much as 5850mm. The two new windows, front and back, will be timber framed to match existing and double glazed in keeping with Approved Doc Part L.

No. 12 Grove Terrace



No. 26 Grove Terrace



No. 10 Grove Terrace



Access to and from the property will remain unchanged. No changes are proposed to the first floor.

CONCLUSION

This proposed rear extension is similar in scale and setting to a number of already brick-built extensions. It has been carefully designed to complement the existing architecture and to give much improved family accommodation. The rear garden is already quite generously sized and with carefully designed landscaping it will continue to offer a generous outdoor space.