

Design & Access Statement
And Heritage Statement

**31 Clarence Road
Teddington
TW11 0BN**

2205-04

Prepared for Mr & Mrs Day

By



Sixty **Two Limited**
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Introduction

The property is semi detached family home situated on Clarence Road, which is within the CA22 Park Road Conservation Area. The property has had various extensions carried out in the past, including a ground floor extension and a loft roof extension.

History and Background

Park Road Conservation Area was introduced in 1974 due to the group of properties of distinctive character. In 1980 it was extended to include Clarence Road, due to it's Edwardian Villas. Park Road was an important route connecting Teddington village to Bushy Park from as early as 1754.

In Clarence Road there is a detached house and a row of semi-detached houses of red brick, no. 25-41 which were built in 1900. Beyond the entrance to Avenue Road subtle changes in style to larger double fronted late Victorian semi-detached houses of stock brick with red dressings, with stone lintels, mullions and sills, built in 1897. Both sides of the road are now in the conservation area.

The conservation area contains five listed buildings: The Park Lodge Hotel; The Elms, 22 Park Road; Old Manor Cottage, 24 Park Road; Norfolk Lodge, 26 Park Road; and Alma Cottage, 5 Albert Road. The area also contains sixty Buildings of Townscape Merit - 2-18 (evens) Adelaide Road, 7, 21, 32 and 34 Albert Road, 1-19 The Cedars, 7 and 23 Clarence Road, 35 to 55 (odds), 57, 65 to 69 (odds), 14, 16, 20A, Park Road and the wall to the Police Station, Teddington Station, The Railway Public House and 20-28 (evens) Victoria Road.

Proposal, Appearance and Materials

The object of this application is to regularise what has been built to date. A planning application was submitted to construct a roof extension to provide an additional bedroom and bathroom to the main roof space. This application was approved, but only showed two MK06 velux windows to the front roof slope. When constructed, a third velux was installed which was not included within the original application.

The additional velux is also an MK06 window in size, and also of conservation grade to match the existing two. Drawings of what was approved compared to what is as built on site have been included within this application.

No further materials or changes have been made.

Parking will not be affected by the proposed works.