

## 18 Wellington Road

Hampton  
TW12 1JT

### DESIGN AND ACCESS/HERITAGE STATEMENT

December 2024



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## 01. Introduction

The application site is 18 Wellington Road, Hampton, TW12 1JT.

This Design and Access/Heritage Statement has been prepared in support of a householder planning application for the relocation of front door to the property, demolition of existing side extension, and erection of new part single, part two storey side extensions.

The existing property is a semi-detached house on the corner of Wellington Road and Prince's Road in Hampton. It is the last house in a row of pairs of semi-detached houses of similar style and appearance that appear to have been built at the turn of the 20th Century. All the houses along the row are listed as Buildings of Townscape Merit by Richmond Council, but are not statutorily listed and are not within a conservation area.



*Aerial Photograph showing the site*

## 02. Site and Surrounding Context

The site is not located within a conservation area, but it is identified, along with other houses of similar style and appearance (principally numbers 20-36 even), as a Building of Townscape Merit. From looking at historic mapping these properties appear to date from the early twentieth century. Each one is constructed in red brick, with a large decorative two storey canted bay window, and white painted decorative window and door surrounds. Each house

has a main front door facing Wellington Road, with another door at first floor level onto a small balcony, and a brick built dormer in a slate clad mansard roof at second floor level, containing a pair of sash windows. The window design is quite distinctive, with white painted sash windows including a series of small glass panels in the top sashes, which in many cases contain coloured glass. There is a bit of variation in the front dormer design across the row of properties, some of which may have been originally built in, but broadly speaking they are all of the same language.

Numbers 34 and 36, although of a similar house type, differ in their use of brick on the piers of the bay window, they have a different railing design on the front balcony and they do not have the same painted decorative door surround as the other properties.



*View of the row of semi-detached houses at Wellington Road*

Several of the properties in the row have unfortunately had some unsympathetic alterations to their frontages, in particular the painting of the brickwork on the front dormers of numbers 26 and 28, replacement of balcony balustrading with a solid wood panel at number 20, and replacement windows with new windows of a differing design to the original at numbers 28, 30 and 32.

Conversion of front gardens into driveways is also a modern change and most probably has resulted in the loss of more sensitive boundary treatments and planting/landscaping.

In our analysis the principal reason behind the inclusion of these properties as Buildings of Townscape Merit is due to the elegant decorative frontages on Wellington Road, which aside from the modern and unsympathetic alterations mentioned above, is relatively well intact. Due to the heritage value of these non-designated heritage assets any proposals put forward for extensions or alterations to number 18 Wellington Road need to be carefully considered in terms of their impact on the key aspects of these properties that make them distinctive.

The properties on the other side of Wellington Road are generally more spaced out detached houses, and aside from one or two exceptions, are of less notable design and appearance. The houses behind, along Prince's Road, are generally semi-detached and of a smaller scale. Opposite the site, on the other side of Prince's Road, stands the Saint Francis de Sales RC Church. A large brick church built in the 1960s by Burles, Newton & Partners. This building is not listed.

### 03. The Existing House



*View of the row of houses ending at 18 Wellington Road*

Number 18 Wellington Road is distinctly different to the other houses on the row because it is the end property. A key notable difference is that the front door of the property is located on the side of the house facing Prince's Road, and as a result, there is no first floor door or balcony facing Wellington Road, and the front bay window at ground and first floor level is substantially wider than the other houses. A knock on effect of this is that the front dormer window at number 18 aligns with the canted bay, as opposed to being offset as it is on the other houses. The property also benefits from a much wider plot. There is a single storey extension on the Prince's Road side that appears to have been built after 1998 and currently contains a storage area and sauna/shower room. There is also an existing glazed extension to the rear, built around 2012, which replaced an older conservatory.

The side of the house facing Prince's Road is less decorative than the front elevation facing Wellington Road, but it maintains the property's elegant aesthetic, with red brickwork and white painted door and window surrounds. A less substantial two storey bay window adorns this side of the property, which is likely to be an original feature.

Number 18 Wellington Road first appears on an OS map in 1913, see extract below. At this time it is clear that an extension of some sort is already present on the side adjacent to Prince's Road, and a further structure is present at the rear. If not an original part of the property, it would appear these additions were added in the very early days. Given its location and relationship with the property, in our view it is likely that the extension to the Prince's road side of the property would have been a coach house of some sort, and owing to the graphic on the OS map, may have been greater than a single storey.



*Extract from 1913 OS Map*

The property at 18 Wellington Road has undergone a reasonable amount of modification in its lifetime, and there are a number of historic planning applications which demonstrate this, some of which are listed below:

- 23/3147/PS192  
Approved 28/12/2023  
Demolition of existing single storey rear extension and construction of new single storey rear extension.
- This is a lawful development certificate for a rear extension to replace the rear conservatory approved in 2012. If permission for this current application is granted then this permission will not be implemented.
- 12/1848/HOT  
Approved 16/07/2012  
Removal of existing rear conservatory and erection of an enlarged rear conservatory.
- This is for the rear extension that stands on the site today.

- 98/1922  
Approved 21/09/1998  
Replacement of Garden Store/Shed with New Garage Side Extension.
- This is for the existing timber framed side extension that exists today.
- 91/0005/FUL  
Approved 21/01/1991  
Single Storey Side Extension, New Vehicular Access & Boundary Fence/Wall.
- We believe this is for a previous side extension that no longer exists.

There are some earlier applications that were approved in the 1980s, for retention of the rear conservatory and refurbishment of the roof terrace, which are not thought to be relevant. There is also an approval for conversion of the property into flats from the 1960s (61/0214). Not a lot of information is available on this application, but if the house was converted into flats, and then turned back into a single house again at some point later, this might go some way to explaining some of the unusual alterations to the internal layouts, and the additional side door facing Prince's Road.

In addition to the above planning permissions, approval was given for the creation of a dropped kerb (50012735) on 01/02/2022. This has been implemented. In the case of 18 Wellington Road, the fact that it is the end of the row has meant the driveway is able to be accessed off Prince's Road, resulting in less of an impact on the important frontage facing Wellington Road, and allowing the substantial landscaping facing this frontage to be retained.

Despite multiple changes to the property over the years, number 18 Wellington Road still maintains a lot of this original architectural quality and detailing, and this should be protected, and where possible enhanced.

Internally, the layout of the existing house is unusual, possibly owing to the fact that the layout is a replica of the other houses on the row, but with the entrance on the side. Some internal partitions have been removed, creating an open plan kitchen accessed via quite a narrow space between the side of the staircase and a remaining section of wall. Due to the fact that the kitchen is open to the staircase, the house is not compliant with current fire regulations, and there are also questions over whether historic works have been carried out in the correct way structurally.

The plan is quite compartmental, and there are relatively large areas, such as the dining room, that have poor natural light and are not well connected to the outside. Other modifications from the original form include the addition of a secondary entrance door directly into the kitchen, which in some way conflicts with the main front door, although this is alleviated by the fact that the main front door does have a more decorative surround. It's possible that originally there was a window in this position, nonetheless it is not of the same architectural quality as other parts of the property.

The side extension in green timber horizontal cladding, with large overhanging flat roof and brown doors and windows, is of much lower quality from both a design and construction point of view, compared to the main house. Although intended to appear as an addition in order to not compromise the aesthetic of the original Building of Townscape Merit, because of the poor design and construction quality, it has actually resulted in an erosion of the attractive appearance of this property from both the side and the rear.

The rear extension added in 2012 is of better quality, but the interface at roof level here is poorly implemented, and the combination of the three architectural languages results in a mishmash of different aesthetics which detracts from the elegance of the original house.



*Front view of the existing side extension.*



*Rear view of the existing extensions.*





*View of the extensions from Prince's Road showing the poor integration and interfacing between architectural elements.*

## 04. Heritage Strategy

The Heritage value of this row of properties and the reason they are included as Buildings of Townscape Merit has been explored earlier in this report. In order to ensure that no harm is caused to these non-designated Heritage Assets, we need to make sure our proposals carefully take into consideration the reasons 18 Wellington Road, and its neighbouring properties are of value.

Richmond Council's current planning policies have two key policies that address how Buildings of Townscape Merit should be handled. Policy LP 4, and policy DM HD 3. These are as follows:

### Policy LP 4 Non-Designated Heritage Assets

*The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features. There will be a presumption against the demolition of Buildings of Townscape Merit*

In the supporting text, at paragraph 4.4.4, point number 1 it is also stated that we should *retain the character of Buildings of Townscape Merit.*

### Policy DM HD 3 Buildings of Townscape Merit

*The Council will seek to ensure and encourage the preservation and enhancement of Buildings of Townscape Merit and will use its powers where possible to protect their significance, character and setting, by the following means:*

- 1. consent will not normally be granted for the demolition of Buildings of Townscape Merit;*

*2. alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, and detailing of the original building. The structure, features, and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques;*

*3. any proposals should protect and enhance the setting of Buildings of Townscape Merit;*

*4. taking a practical approach towards the alteration of Buildings of Townscape Merit to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.*

To interpret these policies into a Heritage Strategy applicable to 18 Wellington Road, in order to preserve the architectural quality of the property, and its contribution to the group of Buildings of Townscape Merit, we need to ensure the following principles are followed:

- The existing front bay window and front facing second floor dormer which tie the property into the group are maintained in their original design.
- Where any modifications are proposed to walls, particularly where they are visible from the street, they are carried out in matching red brick, and in a flemish bond to ensure full visual integration with existing fabric.
- Existing decorative detailing around doors and windows is retained, and where necessary replicated.
- Where windows are modified, the original design and appearance of the sash windows is honoured, including the small decorative glass panels in the top sections of the sashes.
- A strong landscaped feel of the site should be maintained, in particular to the Wellington Road frontage, as this has been lost out the front of many properties along the row.
- The side facing bay window is a unique feature of this property that should be retained and accentuated.

There are also opportunities to introduce enhancements to the property as follows:

- Removal of green timber clad side extension that is out of keeping with the existing property, and replacement with something of a greater architectural and material quality, which will lead to enhancements to the street scene on Prince's Road, and the general appearance of the property from the rear garden.
- Enhancement of the interface between the original house and the existing rear extension, which appears incongruous, with the small section of pitched roof still present and visible from the street.

This development presents an opportunity to remove the additional side facing front door, tidying up the legibility of its facade, and also removing the awkward clash between window lintels and side extensions, to give a more unified appearance to the property.

## 05. Other Relevant Planning Approvals

As well as having a good understanding of the reasons why these properties are Buildings of Townscape Merits, and the planning implications of this, it is important to have an understanding of how Richmond Council has previously assessed applications of a similar nature. The following are three historic planning approvals in the borough which we feel are relevant to the assessment of this application.

### 20 Waldegrave Gardens - 18/1603/HOT

20 Waldegrave Gardens is a Building of Townscape Merit on a corner plot between Waldegrave Gardens and Tower Road. The format is similar to our site at Wellington Road due to it being on a corner plot, but arguably the context is more sensitive as the Waldegrave Gardens site is located within the Strawberry Hill Road Conservation Area.

Prior to implementation of the works approved in 2018, the main entrance to the property was on the side of the house facing Tower Road. As part of this approved proposal the main front door to the house was relocated, and a single storey extension erected to the side of the property. The extension approved takes a similar approach, and is of a similar size and scale to what we are proposing at 18 Wellington Road. In the case of 20 Waldegrave Gardens, the extension was assessed as not being harmful to the street scene or appearance of the property. Given the fact that 18 Wellington Road is not a conservation area, and is therefore a less sensitive location, we would expect a similar if not more favourable assessment of our proposal.



*Approved extension to 20 Waldegrave Gardens, as constructed*

This case establishes the principle that an extension to a Building of Townscape Merit on a corner plot is acceptable. Due to the scale of the extension and its set back from the main elevation, the proposal does not detract from the attractive street frontage of 20 Waldergrave Gardens. Similar techniques have been used in our proposal for 18 Wellington Road to ensure we do not cause harm to the existing Building of Townscape Merit.

#### 28 Radnor Road - 22/0694/HOT

The planning approval for the replacement of an existing garage to the side of the property with a two-storey side extension with single storey side and rear wrap around extension at 28 Radnor Road has many similarities to our proposal for 18 Wellington Road.

28 Radnor Road is not within a conservation area, but it is identified by Richmond Council as a Building of Townscape Merit, along with the other properties along the row. Its heritage context is therefore comparable to that of 18 Wellington Road. A further similarity is that the site is located on a corner plot, with a pre-existing single storey garage type extension attached to the side of the house.

The approved extension at 28 Radnor Road has followed the guidance set out in Richmond Council's SPD, in a similar way to the extension we are proposing at 18 Wellington Road. The front line of the extension is set back 1m from the main elevation of the row, the overall ridge height is similar, and the extension follows a similar style as its host property, with matching materials and replicated architectural details.



*Approved front elevation at 28 Radnor Road*

In the officer's report for the approval at 28 Radnor Gardens, the conservation officer's comments on the proposal are summarised as follows:

- *The proposed side extension is of an acceptable design and scale, sitting below the existing roof line and slightly set back from the host dwelling. This allows a legibility of subservience, while the use of consistent materials and details maintains an appearance of uniformity and allows it to be read as a continuation of the existing terrace.*
- *This approach will maintain the appearance of the group of BTMs.*
- *While matching windows have been proposed to the extension, it would be beneficial to include a matching glazing bar pattern to the vent lights at the first storey to create a more consistent visual link.*

Given the similarities between the sites, and the similarities in the approach and interpretation of policy and planning guidance, we believe this approval for 28 Radnor Road should be a key consideration in the council's assessment of our current application for 18 Wellington Road.

### 91 Stanley Road - 20/0850/FUL

At the other end of Prince's Road, on the junction with Stanley Road, a similar corner plot exists. The property at 91 Stanley Road previously contained a shop unit with a flat above, and to the side was a low quality lean to covered area and a detached garage/storage building. Under planning permission 20/0850/FUL Richmond Council granted permission for demolition of the detached garage and construction of a two storey extension to the block containing an extension to the flat at first floor level and an additional shop unit at ground floor level.



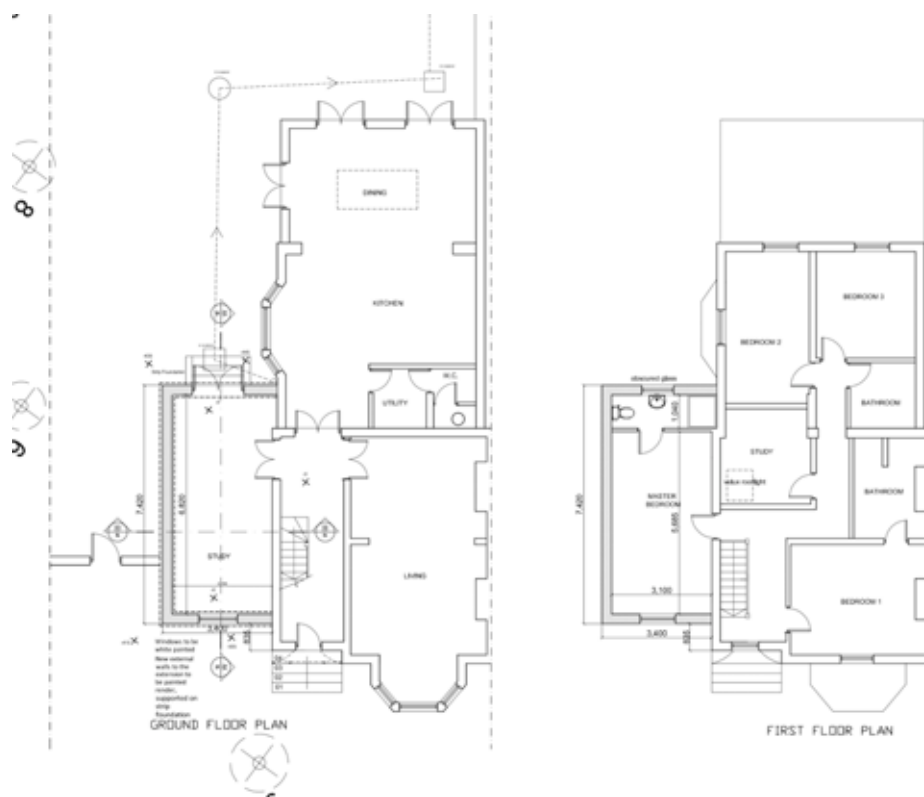
*Existing and Proposed Elevations from 91 Stanley Road*

In this case the approved extension has been designed as a continuation of the existing block in terms of height, and the frontage aligns with the existing building. The extension's style, appearance and architectural detailing replicates the existing host property minimising its impact on the appearance of the street scene.

This case establishes the principle that a two storey extension on a corner plot in this area is acceptable, and although the host property and surrounding context of 91 Stanley Road is of lower heritage value than 18 Wellington Road, the additional measures we are proposing of the set back from the frontage and the lower overall height, will be sufficient to ensure no negative impact on the Building of Townscape Merit.

### 5 Trafalgar Road - 21/0850/HOT

5 Trafalgar Road is one of a pair of mid 19th Century semi-detached villas in the Trafalgar Road Conservation Area in Twickenham. The buildings are designated Buildings of Townscape Merit and are described in the officer's report as forming a positive element of the conservation area. Approved planning permission 21/0850/HOT grants permission for number 5 Trafalgar Road to have a two storey side extension erected containing a study on the ground floor and master bedroom and en-suite on the first floor. The two storey side extension is in accordance with the Richmond Council's SPD for House Extensions and External Alterations in terms of its width, which is exactly 50% of the width of the host property. The overall height of the extension is also lower than the host property, ensuring it appears subordinate. The set back of the side extension from the front elevation is dimensioned on the approved drawing as 0.835m, which is slightly less than than the 1m suggested by the SPD.



*Extract from approved drawing for 5 Trafalgar Road, two storey side extension*

This permission confirms the principle of a two storey side extension to a Building of Townscape Merit, and verifies that the guidance in the SPD is still applicable in the case when the host property is a Building of Townscape Merit. In our proposal for 18 Wellington Road we are taking similar measures to ensure the extensions appear subordinate to the main dwelling, in terms of set back from the front of the house, distance from the side boundary, overall width of two storey elements, and overall height. It is also important to remember that the context at 18 Wellington Road is less sensitive due to the fact it is not within a conservation area.

## 06. The Proposal

The proposed works at 18 Wellington Road consist of a number of modifications to enhance the property and bring it up to date. These have been developed with a good understanding of the heritage value of the property, and adjacent properties, and careful consideration has been given to ways in which the value of the property can be protected and enhanced through the design of these alterations.

### Side Extension at Front of House

The first part of the proposal is the construction of a part single, part two storey extension to the front of the Prince's Road side of the house. This extension will contain a gym/play room on the ground floor, and a modest walk-in-wardrobe and en-suite for the Master Bedroom on the upper floor.

As part of the construction of this extension, the front door of the house would be repositioned into the centre of the existing side facing bay window, which feels more ordered than its current location. In order to ensure that the architectural quality of the property is retained, the rear wall of the side extension will be positioned comfortably in front of the existing bay, ensuring the bay is still visually distinct. A matching decorative surround will also be provided around the new front door in the centre of the bay, to ensure it is in keeping with the architectural style of these houses.



*Extract from proposed side elevation for 18 Wellington Road*

This side extension will be designed to be in keeping with the materiality, appearance and architectural style of the host property and the original row of houses. Also, following the guidance set out in Richmond Council's Supplementary Planning Document 'House Extension and External Alterations', the extension will be set back 1 meter from the front building line of the house, and its overall height will be lower than that of the host property. The first floor element is also limited to 50% of the width of the host property. All of these measures will ensure that although it is in keeping in terms of architectural style and quality, it is clearly an extension and will not over-dominate the building's original scale and character.

On the Prince's Road side the extension will also be set back from the boundary by over 1 metre, allowing retention of the existing boundary treatment, retention of some external landscaping, and to enable maintenance access to the front garden area.

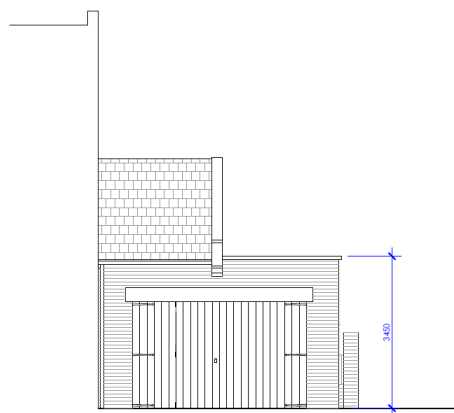
The window design and window detailing, including lintels and cills, will be to match the original, and the natural slate pitched roof angle and roof form will be in keeping with the original house. On the single storey portion of the extension parapet and coping details will also be in keeping to ensure proper visual coherence.

#### Existing side extension demolished and rebuilt

As set out above, in our assessment of the heritage value of this property, the existing side extension is constructed in poor quality materials, and is of an appearance that does not compliment or enhance the original building. It is therefore seen as an enhancement that this part of the building should be demolished and re-built in more permanent materials, which are more likely reflective of what was originally built on this plot.

As is shown in our research into historic mapping of the area, an extension of some sort has been located on this part of the plot since very early in the life of the building, and due to its proximity and relationship with the house, we believe that it is likely to have been a coachhouse of some sort, possibly of greater than one storey.

Our proposed design is informed by this. It is built using traditional materials in keeping with the main house, including red brick and natural slate pitched roof, a set of painted timber coach house style doors will be located on the front elevation, tying the extension into the architectural context of the Building of Townscape Merit.



*Side extension design to give the appearance of a coach house*



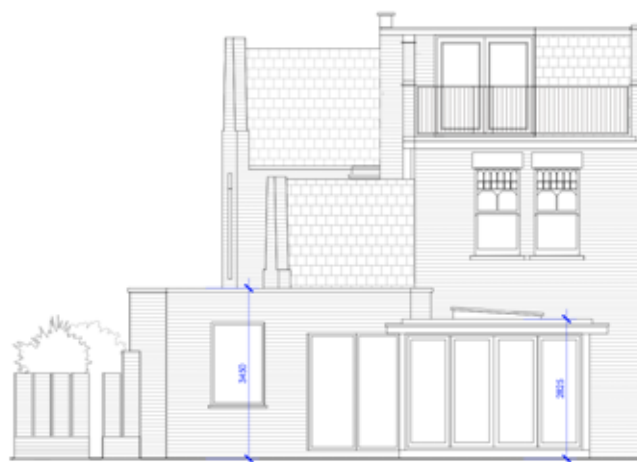
A small pitched roof replicating the roof form of the main part of the house, oversails the extension, adding some interest to this area of the house which was previously lacking, and containing a small en-suite shower room for the rear bedroom at first floor level,

In terms of overall width and building line at the front of the extension, this will match the existing extension. This allows the existing boundary treatment to remain in place along Prince's Road.

The first floor element has once again been considered in the context of Richmond Council's 'House Extension and External Alterations' Supplementary Planning Document, and it is limited to the same width as the first floor element on the side extension proposed at the front of the house (less than 50% of the width of the host property), and is also lower in overall height than the host property. Because of its high quality architectural detailing being in keeping with the main house, and its position and distance from the Wellington Road elevation, this element is not going to have any detrimental impact on the property's key frontage.

A further improvement to the side elevation of 18 Wellington Road, that comes about as a result of this proposal is the removal of the side facing utility door, and the recreation of more authentic window openings here, bringing them more in alignment with the other windows on this elevation.

As mentioned in our analysis of the existing house, as well as the low quality out of character existing side extension, there is also existing harm caused to the Building of Townscape Merit by the three clashing architectural styles and poorly implemented interfaces between the modern extension and original house. Our proposal presents an opportunity to undo some of this harm and create more unity in the rear elevation. We are proposing to remove the small section of pitched roof that remains above the flat roof of the modern rear extension, and fill this gap with reclaimed yellow stock brick and a small extension to the existing flat roof. Our proposed side extension will then run back and intersect with the side of the existing rear extension, where the traditional and modern materials will transition. A modern aluminium framed kitchen window and short section of new bi-folding doors at the intersection of the two extensions will tie the two architectural styles together.



*Proposed rear elevation of 18 Wellington Road*

Internally the floor level in the rear part of the existing house will be lowered slightly to match the existing level in the rear extension. The creation of this additional space on one level at the rear of the house will allow the formation of a large open plan kitchen/dining/living space, improved natural light into the living spaces of the property and a stronger connection between the property and its private garden, all things that are lacking with the existing house.

In addition, the flat roof area on the single storey element of this extension will allow the inclusion of some solar panels to provide an element of renewable electricity generation to the property. Due to the low parapet surrounding the extension, and the proposed height of the roof, these solar panels will not be easily visible from street level.

### External Materials

In terms of proposed materials, all elements will be of a similar appearance to those used in the construction of the exterior of the existing property. A red brick facade is proposed matching the current fabric. The extension's roof shape will be replicated in a similar style and appearance to the existing house, with natural slate for the pitched roofs. Traditional windows and doors will be replications of the original type, in white painted timber with small decorative panes in the top sashes. At the rear of the house a more contemporary approach is proposed using high quality powder coated aluminium framed doors and windows to tie in with the existing contemporary extension.



*Material used at the existing dwellinghouse*

## 07. Flood Risk

The application site falls entirely within the Environment Agency designated Flood Zone 1 indicating a low probability of flooding. As the proposal will not increase the risk of flooding, no special measures or additional investigations are required in this case.

## 08. Conclusion

In conclusion, as part of developing our proposal for this property we have established a good understanding of the existing house, in particular where its heritage value is derived from, along with a good understanding of its heritage context. We have also established how Richmond Council's policies and guidance have been applied in previous cases with a similar format.

All of the elements of our proposal have been carefully considered in the context of this Building of Townscape Merit and its neighbours, and Richmond Council's planning policy and guidance has been followed where appropriate.

Where necessary we are preserving important architectural features, and preserving the character and architectural detailing of the host property. Our proposal has been designed to enhance the property whilst at the same time taking the opportunity to correct unsympathetic alterations that have taken place in the past. This proposal will not detract from the detailing of the original building and will have no adverse impact on the BTM. We have designed our proposal to respect local character and contribute positively to the existing surroundings.

In light of this, and given Richmond Council's previous positive decisions in similar cases in the past, in particular 28 Radnor Road identified above, we hope that the proposal will be acceptable and that planning permission will be granted. We invite the planning department to contact us if they have any queries about the application or if they require any further information.

**XABIER DEL ARCO**

For and on behalf of Michael Jones Architects