



Simon Merrony Architects Co. Limited
SIMON MERRONY ARCHITECTS

**19 Quay West Court
19 Ferry Road
Teddington TW11 9NH**

HERITAGE STATEMENT

REF: 2024/17/HS

1.0 Introduction

This Heritage Statement has been prepared to accompany a FULL planning application for the replacement of the existing conservatory at Flat no.19 Quay West Court, which is the East facing Penthouse flat on the 3rd floor.

2.0 Existing Site

Quay West Court is situated within The Teddington Lock Conservation Area 27 and is located on the South Bank of the river and contains a 4-storey flatted development comprising 20 self-contained flats. The site is accessible from Ferry Road and the modern structure sits adjacent to The Boathouse, so does not directly address Ferry Road.



Figure 1 - View from Ferry Road

The existing building presents a much more modern style, in contrast to the historical character of the locale, finished in red brick walls with modern glazing and partially tiled pitched roofs hiding a large area of flat roof.

3.0 Proposal

The proposal is to demolish the existing conservatory and replace it with a slightly larger orangery style single storey extension. The replacement extension is smaller than for the approved application at no.20, ref: 12/1504/FUL.

There are major heat loss/gain issues with the existing conservatory, and it is quite uninhabitable during the summer & winter months. The new extension will provide a much more thermally efficient building, and together with modern replacement doors & windows to other areas, will help much in the conservation of energy.

The proposed extension will add approx. 5.0m² to the footprint, so is a very small change to the footprint, but will provide little change to the existing layout of the flat. The changes will not be visible from the ground floor, as demonstrated by the accompanying drawing 2024/17/P04.

4.0 Conclusion

The proposed works will not alter or increase the ground floor footprint of the building, and the proposed works happening on the 3rd floor will result in no visual impact when viewed from street level. It does not alter the current balance of the landscaped setting or obstruct views of the river.

The proposed orangery will improve the thermal efficiency and usability of the space and enhance the transition from inside to the external terrace. The careful choice of construction materials and finishes will help to blend with the existing structure and provide a harmonious appearance.

The proposed extension has no detrimental impact to the conservation area and is not visible from the public highway. It is sympathetic to the character of the original building, causes no loss of traditional architectural features and materials and retains a generous terrace area.

We feel that the benefits of the scheme, together with its negligible impact, outweigh any potential concerns, and therefore, we respectfully request that an approval be granted.