

## ***Park Road (Teddington) Conservation Area 22***

### **Designation**

Conservation area designated:  
*10.12.1974*

Conservation area extended:  
*20.09.1988*  
*07.11.2005*

### **Location**

*OS Sheets: 1572*

Park Road (Teddington) conservation area is located just to the south of Teddington centre. It is contained by the railway line to the east and Bushy Park to the south.

### **History and Development**

The development of this area began in the 18<sup>th</sup> century with the building of large villas on the west side of Park Road, along this important route between the village of Teddington and Bushy Park. With the arrival of the railways in 1863 development of the area intensified with the laying out of new residential roads on the east side of Park Road around the Teddington Station. Suburban housing was developed between the station area and Bushy Park from the turn of the century onwards. Post war significant infill development has occurred along Park Road.

### **Character**

Park Road (Teddington) conservation area can be divided into a number of distinct character areas, illustrating the phased development of the area. However the whole conservation area is united by its relationship to Park Road and the railway.

#### *Park Road*

The oldest part of the conservation area is defined by the straight and wide vista along the treed avenue of Park Road. The road is lined on the west side by substantial detached 18<sup>th</sup> century houses set in generous mature grounds with trees. These are impressive villas of two to three storeys of brick or render with shallow hipped slate roofs. Other large but more modern buildings, such as the grand Park Lodge Hotel, complete the scene. These buildings present important continuous front boundary walls to the road with important spaces between.

#### *Around the Railway Station*

This area is focused on the station and defined by a tightly packed cohesive grid of streets of mid to late Victorian houses, set behind small front gardens and consistent front boundary walls enclosing the street. They are generally modest in scale of two storeys, eclectic in style and mostly semi-detached or terraced in form. Materials are brick or stucco with slate roofs and chimneys. The distinctive The Cedars estate is a sympathetic 1958 Spanish development of 2 storey terraced tile hung houses set around a central green.

#### *Clarence Road South*

Towards Bushy Park is a distinctive group of later unspoilt 2 storey semi-detached houses set in substantial garden plots with well planted front gardens behind consistent front boundary walls to this curving treed avenue. The houses are of stock brick with red brick and terracotta detailing under slate roofs. Later fine Edwardian villas overlooking the park and interwar houses continue the pleasant suburban character of this part of the road.

### **Problems and Pressures**

- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front boundary treatments and front gardens for car parking
- Lack of coordination and poor quality of street furniture and flooring
- Domination of traffic, parked vehicles and poor pedestrian safety leading to clutter of signage and street furniture

### **Opportunity for Enhancement**

- Preservation, enhancement and reinstatement of architectural quality and unity
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens
- Coordination of colour and design and improvement in quality of street furniture and flooring
- Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture
- Areas identified for environmental improvement include: Environs of Teddington Station, Teddington Police Station

Scale: N.T.S.



# CONSERVATION AREA No.22 PARK ROAD, TEDDINGTON

Designated: 10.12.1974

Extended: **A** 20.09.1988

**B** 07.11.2005



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