

Broom Water Conservation Area 28

Designation

Conservation area designated:
15.03.1977

Conservation area extended:
29.10.2003

Location

OS Sheets: 1770, 1771

Broom Water conservation area is located South East of Teddington centre. It is formed around a river inlet, defined by Broom Road to the West and the Thames to the East.

History and Development

On this site a natural creek existed among the riverside meadows. This was lengthened before 1894 to form a river inlet. Speculatively houses were slowly developed on plots along the inlet and Broom Water and then along Broom Water West until 1907 when the developer was declared bankrupt. Remaining plots at the north end of Broom Water West were developed later in the 20th century.

Character

Broom Water conservation area is a unique residential estate of houses built to enclose an artificial inlet of the Thames, influenced by the landscape setting of the riverside. There is an important view south along the inlet terminated by a boathouse. The detached houses of Broom Water and Broom Water West occupy tight plots with small front gardens behind varied front boundary treatments to the street and longer well-planted rear gardens down to the water. Single storey garages to the side afford important gaps between houses. Architecturally the houses are individual in character but unified by their rich use of materials, of predominately red and yellow brick with brick, tile-hanging and roughcast render detailing. Traditional timber windows, bays, porches and decorative bargeboards to gable ends enliven them. They have a distinctive roofscape of alternating steeply gabled or hipped roof forms of plain tile or slate with prominent chimneystacks. Later houses on Broom Water West occupy wider plots and are more simply detailed. The houses along Broom Road are similar in character and age to those around the inlet, however they are mostly semi-detached and have deeper front gardens to the street.

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

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

Scale: N.T.S.



**CONSERVATION AREA No.28
BROOM WATER,
TEDDINGTON**

Designated: 15.03.1977

Extended: **A** 29.10.2003

B 07.11.2005



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