

High Street (Teddington) Conservation Area 37

Designation

Conservation area designated:
07.09.1982

Conservation area extended:
27.11.2013

Location

OS Sheets: 1671

High Street (Teddington) conservation area lies in the centre of Teddington midway between Twickenham and Hampton. It incorporates the length of the high street between the railway line to the West and Kingston Lane to the East. It adjoins Teddington Lock (27) conservation area to the East.

History and Development

Development of this area began in the Medieval period as Teddington village expanded from the riverside westwards. A number of 18th century houses still survive along this street dating from a time when it had become fashionable for the wealthy to build villas in this area so near to both the river and the Royal Parks. With the coming the railway in 1863 development of the high street intensified, replacing or incorporating the existing 18th century buildings with the new Victorian building. Grand Edwardian shopping parades were built on the south side following the widening of the street in 1903 for a tramway. There has been some larger scale infill and redevelopment to the South and West in the later 20th century.

Character

High Street (Teddington) conservation area forms part of the varied busy commercial centre of Teddington. It has a traditional high street character of mainly specialist shopping, importantly retaining an exceptional number of fine original shopfronts and some remarkable single storey shop units built on the frontage of older houses. This is a unifying feature of the area. There is a series of revealing views along the wide enclosed and gently curving street to the West and East, between the higher ground of the railway bridge and roundabout and down towards the riverside and the landmark St Alban's Church. The street is enclosed by an eclectic mix of predominately two storey traditional brick 18th century and later Victorian buildings on distinctively narrow plots to the North side, addressing the more imposing three storey Edwardian shopping parades, in well detailed red and yellow brick, to the South side. The variety of building forms, facades and roofscape here provides great interest and diversity to the streetscene. Key buildings include the listed 18th century buildings of Elmfield House and nos.79-85 and the exceptional "Modern" building of Lloyds Bank (no.23) with its distinctive concave stone frontage. Off the high street Watts Lane is a distinctive group of tightly packed modest terraced cottages enclosing this historic lane behind small front gardens and boundary walls. Glimpses up the narrow traditional streets and both Watts and Wades Lanes add further interest to the streetscene.

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 (Watts Lane)
- Lack of coordination and poor quality of street furniture and flooring
- Domination of traffic and poor pedestrian safety leading to clutter of signage and street furniture
- Loss of original or quality shopfronts and unsympathetic alterations and advertisement

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 (Watts Lane)
- 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
- Retain and improve the quality of shopfronts and advertisement
- Areas identified for environmental improvement include: Telephone Exchange, Environs of Park House.

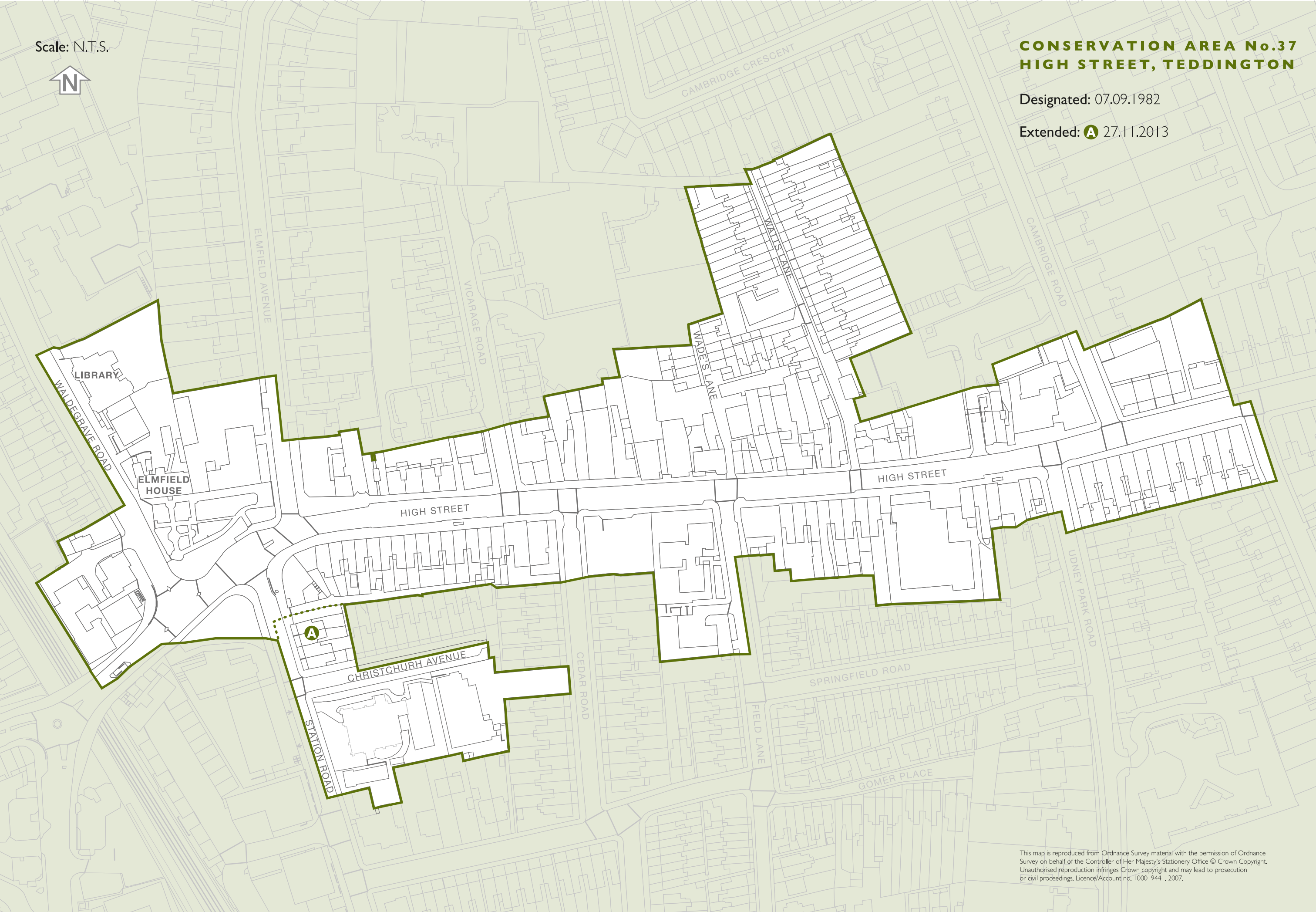
Scale: N.T.S.



**CONSERVATION AREA No.37
HIGH STREET, TEDDINGTON**

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Extended: **A** 27.11.2013



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