

DRAFT

TEDDINGTON CONSERVATION AREAS STUDIES

Introduction

Conservation Areas were introduced in the Civic Amenities Act 1967 and are defined as areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Designation introduces a general control over the total demolition of unlisted buildings and the felling or lopping of trees above a certain size.

The objective of a Conservation Area Study is to provide a clearly defined analysis of the character and appearance of the Conservation Area, defensible on appeal, and to assist in development control decisions. Further, to address issues, which have been identified in the character appraisal process, for the enhancement or preservation of the Conservation Area.

It is hoped that the process of the study and the finished document will stimulate public participation.

Teddington

This study covers four of the six Conservation Areas in Teddington – No 22: Park Road, No 26: The Grove, No 28: Broom Water and No 39: Blackmore's Grove.

The two other conservation areas in Teddington No 27: Teddington Lock and No 37: High Street were the subject of a Conservation Area Study under the title 'Teddington Lock and High Street Study' published in 1995.

Location and History

There is evidence of human activity in Teddington from pre-historic times. The name Teddington is derived from the Anglo-Saxon meaning: 'Tudas Farm'. The original settlement was on the river terrace, elevated from the flood plain of the Thames. Situated not far from Bushy Park and Hampton Court Palace, it was the property of Westminster Abbey before becoming part of Henry VIII's hunting estate in the 16th Century, after which time it returned to being an independent manor. Long dependant on agriculture as its economic base, its rural setting and riverside location attracted wealthy residents. During the 17th and 18th Century, Teddington saw the development of many large houses standing in their own grounds such as The Grove, Teddington Place, Elmfield House, and Udney House. The area became an attractive rural retreat for such people as John Walter, the first editor of The Times; Charles Duncombe, who became Lord Major of London, and Orlando Bridgeman, Keeper of the Seal who is buried in St Mary's Church. The expansion of Teddington as a commuter area came in 1863 with the arrival of the railway. In 1740 the population of Teddington was 741, a hundred years later it had 1000 inhabitants, by 1871 it had 4063 inhabitants and in 1901 this had risen to 14,037 inhabitants. The development and re-development of many High Street frontages dates from this period, although traces of the older village are evident in the survival of 18th century villas along the north side of the High Street and along Park Road. Commuter pressures lead to the demolition of many of the large houses and their gardens disappeared under speculative housing.

The area near to the River Thames was largely undeveloped until the 19th Century; this maybe due to the fact that the river was tidal beyond Teddington until the present

weir was constructed in 1812 and the first lock built. This meant that any flooding could be more controlled. The lock marked the highest point of the tidal Thames and became a focus for leisure activity with the suspension bridge being built in 1888.

Conservation Area 22 – Park Road, Teddington

Location

Park Road was designated a Conservation Area on the 10th December 1974 because of its value as a planned group of substantial properties of distinctive character. It was extended on the 20th September 1980 to include more of Clarence Road in recognition of the contribution made by the Edwardian Villas. It is located to the south of Teddington between the railway and Bushy Park. It consists of Adelaide Road, Albert Road, Victoria Road, The Cedars, White Heron Mews and parts of Clarence Road, Park Lane and Park Road.

History

Park Road was an important 18th Century route between the village of Teddington and Bushy Park, Hampton Wick and Kingston. The route is clearly shown on the Roque Map of 1754 as is Barrow Hill opposite the gates of Bushy Park. This bronze-age barrow later replaced by Bushy Lodge, was located where Avenue Gardens now stands. The west side of Park Road was developed with large villas in the 18th century. Three of these houses The Elms, Norfolk Lodge, and Old Manor Cottage are still standing.

The area to the east of Park Road was developed with the coming of the railway in 1863. Many houses on the east of Park Road in Albert Road and the north side of Clarence Road are shown on the first edition Ordnance Survey Map in 1863. Most of the remainder of this road together with Station Road and the north side of Adelaide Road were completed by 1896 when the second edition Ordnance Survey Map was issued.

Character

The architecture of the Conservation Area range from the early to mid 18th century villas on the west side of Park Road, the mid to late Victorian properties in the middle, to the late Victorian and Thirties dwellings at the south end of Clarence Road.

Park Road

Park Road from Middle Lane to Clarence Road is the oldest part of the Conservation Area. The footway on the west side is extremely wide consisting of a pavement and a broad tarmac strip that was formerly a grass verge. In the strip are located many mature horse-chestnut trees that together with the mature trees in the front gardens of properties and their front boundary walls, reinforces the 18th century ambience of this part of Park Road. In this strip is also located a drinking fountain of 1887, erected by Teddington residents to commemorate Queen Victoria's Silver Jubilee.

The entrance to the conservation area from Teddington is framed by Adelaide House and Clarence House on the west side, and the Park Lodge hotel on the east side. Three early to late 18th century houses remain on the west side, The Elms, Norfolk Lodge and Old Manor Cottage. The 18th century scale of this side is interrupted by the 1960s Police Station and to a lesser extent, Tudor Court. The east side of Park Road is mainly two storeys mid Victorian detached and semi-detached properties. Five of these properties have date plaques, number 37 and 39 Park Villas – 1859,

number 41 Bushy Cottage – 1861, number 43 Park Cottage – 1859, and number 59 Thurston Cottage – 1863. The only modern development visible on this side of Park Road is the Cedars whose entrance is in Adelaide Road.

Adelaide Road

This road leads directly to the station. The north side of the road consists of The Cedars-a Span Estate designed by Eric Lyons in 1958. It consists of four terraces of two storey houses forming an open sided square facing Park Road. It has a landscaped open space in the middle with three large cedar trees. The south side of Adelaide Road consists of two storey late Victorian detached, semi detached and terraced houses of stock brick with stucco dressings.

Albert Road

This leads from Park Road to Victoria Road with the Adelaide public house on the Park Road corner. It consists mainly of mid to late Victorian two storey cottages, of stucco or stock brick with red dressings. Of note is number 5, Alma Cottage a 'listed' mid Victorian small detached stucco villa, number 7 and number 21 a double fronted, late Victorian stuccoed villa. The street is marred by the unsympathetic modern flats numbers 19B and C built in 1964.

Victoria Road

This road runs parallel with Park Road and links the ends of Adelaide Road and Albert Road and joins Clarence Road. Late Victorian in feeling, of mixed styles and materials- stock brick and red dressing, gault brick and painted brickwork. There are two buildings of note-the fine railway station of 1863 and the adjacent railway public house of around the same date. The wide road in front of the station was built to facilitate waiting carriages, which have now been replaced with parked cars.

Clarence Road

This road is L-shaped running from Park Road in the north to Park Road in the south where it runs parallel to Bushy Park. The oldest housing is on the north side, adjacent to the northern end of Park Road. Only the north side of this part of the road is in the Conservation Area, being mid/late Victorian and Edwardian properties. The south side consists of semi detached properties built in 1927. The north side has an Arts and Craft house on the corner, the rest are of mixed styles detached and semi detached stock brick, red dressing and stucco. Of note are number 7, a late Victorian stuccoed house and number 23 - Craig Hall, 1859. This was built as a Wesleyan chapel and used until 1879 when the Baptists took over. It then served as a courthouse and then a playgroup. The building has now been converted to residential use. Beyond Victoria Road is a detached house and a row of semi detached houses of red brick, numbers 25-41 which were built in 1900. Beyond the entrance to Avenue Road the style again changes to double fronted late Victorian semis of stock brick with red dressings, with stone lintels, mullions and sills built in 1897. Both sides of the road are now in the Conservation Area. The majority of the houses in this section of the road are of similar design. The only anomalies being number 38 detached late Victorian red brick villa with cast iron veranda, number 93 a fine detached stock brick villa with red dressings and numbers 67-91 (odd) built in the 1930s and 1940s. The unity of this section of the road is reinforced by the mature street trees.

The Conservation Area contains five listed buildings: The Park Lodge Hotel; The Elms, 22 Park Road; Old Manor Cottage, 24 Park Road; Norfolk Lodge, 26 Park Road; and Alma Cottage, 5 Albert Road.

The area also contains sixty Buildings of Townscape Merit--2-18 (even) Adelaide Road, 7, 21, 32 and 34 Albert Road, 1-19 The Cedars, 7 and 23 Clarence Road, 35

to 55 (odd), 57, 65 to 69 (odd), 14, 16, 20A, Park Road and the wall to the Police Station, Teddington Station, The Railway public house and 20-28 (even) Victoria Road.

Problems

In general this Conservation Area has few problems, the area is well maintained with the majority of houses in good structural and decorative order. The main problem is the commuter parking for Teddington Station which chokes the surrounding roads with bumper to bumper parked cars. The area to the north side of the station building looks unkempt with large blank advertising hoardings, untidy parking and overgrown vegetation. The open space to the north of the Police Station between Park Road and Park Lane appears to be unused and could benefit from public access as well as a few seats and some planting.

Proposals

- It is proposed to extend the Conservation Area to include numbers 155-173 (odd) Park Road. These two and a half storey semi detached houses of 1898 are all Buildings of Townscape Merit, and are of stock brick with red dressings and decorative panels, gable on to road, with decorative barge boards and cast iron balconies. Also proposed to be included within the Conservation Area is number 17 Avenue Road, an Arts and Craft house with tile hanging and tall chimneys.
- It is proposed to put forward to the Department of Culture, Media and Sport for listing as Buildings of Special Architectural or Historic Interest numbers 18 and 20 Park Road and Teddington Station.
- It is proposed to add numbers 43-65 (odd), 93 and 38-74 (even) Clarence Road to the list of Buildings of Townscape Merit.
- In order that the special character of the area is protected, it is proposed that an Article 4 (2) Direction be implemented on the following properties: Numbers 43-65 (odd) and 40-74 (even) Clarence Road.
- Approaches are to be made to Network Rail to secure improvements to the parking area beside the station, and to improve the setting of the station generally.
- Approaches to be made to The Metropolitan Police to secure public access to the open space triangle adjacent to the Police Station. If this approach is successful the Council will arrange for the provision of seats and trees.
- Park Road's black top verge should be replaced with a sealed black top finish, which would improve the appearance of this wide footway.
- The telephone box by the drinking fountain in Park Road should be relocated to a less visually sensitive site.

Conservation Area 26 The Grove, Teddington

Location

The Grove was designated a Conservation Area on the 15th March 1977. It is situated between Twickenham Road and Cambridge Road immediately north of Teddington High Street, and west of the River Thames. It consists of Grove Gardens, Grove Terrace and parts of The Grove and Cambridge Road.

History

The Grove Conservation Area is built on the site of the former Teddington Grove, an 18th century house designed by Sir William Chambers for Moses Franks. The house was later occupied by John Walter, the founder of 'The Times', from his retirement in 1795, until his death in 1812.

The house was demolished about 1920 when the site was purchased by the Royal Dutch Shell Company to lay out a modern housing scheme for renting to their employees for £60-70 per annum. The scheme was designed in 1921 by Messrs Joseph, Architects of Godliman's Street, London EC4 on behalf of St Helen's Housing Company, a Shell subsidiary.

The original scheme, which covered the complete site of Teddington Grove, was only partially completed as designed. The layout is basically as designed but the house types fronting Grove Gardens and Twickenham Road are conventional semi-detached houses. The original 52 'Shell Houses' in Cambridge Road, Grove Terrace and The Grove were completed by 1925 with the remainder of the houses in Grove Gardens completed by 1930.

Some boundary walls of Teddington Grove remain along Twickenham Road, Teddington Park Road, in the rear gardens of 1-21 (odd) Grove Terrace, and along side the footpath between Cambridge Road and Twickenham Road. The Coach House and part of the stable yard still remains at the corner of Teddington Park Road and Twickenham Road. The cedar trees in Grove Gardens survive from the grounds of Teddington Grove.

The Grove estate was laid out firstly in the grounds of the paddock of Teddington Grove -now The Grove and Cambridge Road, then on orchard land where many fruit trees and the orchard walls still survive-now Grove Terrace, and finally on the site of the original house -now Grove Gardens.

Character

The character of the Conservation Area is of a peaceful enclave isolated from surrounding traffic whose design is based on Garden Suburb design principles. The narrow access roads are arranged around a central green, which is visually important as it separates the two styles of architecture. Grove Terrace has very narrow and shallow footways together with narrow carriageways. The Grove and Grove Gardens have wider carriageways. Footpaths and alleyways connect the streets.

The original 'Shell houses' in Cambridge Road, Grove Terrace and The Grove are laid out in groups of two, three and four, are two stories high, designed in the continental cottage style in brick, sometimes painted, and roofed in plain tiles. The houses have sash windows, louvred shutters, and some have porch canopies. These houses are all virtually unaltered. The front gardens of the properties in Grove Terrace and The Grove run into each other with no dividing walls or fences. This creates an impressive vista along the roads, reinforced by the boundary posts and chains and beautifully maintained front gardens. There are some instances of fore court parking along these roads, but the cars do not dominate.

The later semi-detached houses in Grove Gardens are two stories with hipped roofs with tile hanging, half timbered bays and leaded lights giving them a 'Mock Tudor' appearance. The majority of these houses now have two storey side extensions, which although designed in keeping, give a terracing affect with only small gaps between buildings.

The open space known as Grove Gardens, with its tall cedar trees, is the central feature of the conservation area. It is a restful area with benches set around a bowling green. Two low hip roofed alpine style pavilions are set in the gardens. The lawns adjacent to the bowling green are ideal for a kick around area for small children.

There are no Listed Buildings in the Conservation Area, however numbers 58-84 (even) Cambridge Road, numbers 15-29 The Grove, numbers 1-27 (odd) and 2-18 (even) Grove Terrace, together with number 91 Twickenham Road are Buildings of Townscape Merit.

Problems

The Conservation Area has few problems. The area is generally well maintained, with all houses in good structural and decorative order. The 'Shell houses' are unique in that they are virtually unaltered from their original design. However, the condition of the Grove Gardens could be improved. The fencing around the green space detracts from the general well kept impression of the area. Part of the fencing is of wire and is poorly maintained. The footpaths within the park have deteriorated over the past few years and need urgent repair. More planting and better maintenance of the flowerbeds would improve what is a green and quiet enclave.

Proposals

- No extensions to the Conservation Area boundary are proposed.
- It is proposed to add number 56 Cambridge Road to the list of Buildings of Townscape Merit.
- In order that the special character of the area is protected, it is proposed that an Article 4(2) Direction be implemented on the following properties.
- -Numbers 58-84 (even) Cambridge Road
- -Numbers 15-29 The Grove
- -Numbers 1-19 and 21-27 (odd) Grove Terrace.
- The existing chain link fence surrounding parts of Grove Gardens should be replaced by railings when Council funds permit.
- The footpaths inside the gardens should be improved as a matter of urgency.
- Owners to be encouraged to replace missing boundary posts and chains.

Conservation Area 28 – Broom Water, Teddington

Location

Broom Water was designated a conservation area on the 15th March 1977, and extended on the 29th October 2003 to include The White House and its Thames side grounds. It is situated on a man made inlet of the River Thames, to the South East of Teddington. It is accessed from Broom Road, and consists of the roads Broom Water and Broom Water West, which abut the inlet.

History

The development owes its existence to a Victorian speculative builder called Charles Drake, who lengthened a natural Thames creek, and constructed housing on both sides. The full-length creek was completed before 1894, and is shown on the Ordnance Survey map of that date, although no houses were marked. Development of the houses was relatively slow, and the twenty-one houses on Hambledon Road – renamed Broom Water in 1897 – were not completed until the turn of the century. Mr Drake marketed his residences as "Homes for Boating Men." After the completion of number 12, Broom Water West in around 1907, Mr Drake was declared bankrupt.

Numbers 14 and 16 were completed by 1915, but on wider plots. The remainder of the houses on Broom Water West were constructed between 1930 and 1965.

Character

It was the creek-side location of the Conservation Area that has influenced its style and character. The creek is hidden from public view from surrounding roads, its presence is only visible from the River Thames. The rear gardens of the houses run down to the inlet, which is actively used for boating, and gives the estate a valuable landscape setting. An axially positioned rustic style boathouse is an integral part of the estate layout at the end of the creek. It both acts as a terminal feature of the creek and closes the view to Broom Road and beyond. Mature trees and private garden planting reinforces the Arcadian quality of the riverside setting.

The original houses were built on similar plot widths, to a basic plan, with a variety of elevations, but an overall theme of steeply pitched roofs and gables. Each house has an individual Edwardian character, yet the use of vernacular detailing gives the area its homogeneity. Tile hanging, half timbering, red and yellow bricks, together with rough cast rendering are applied on different elevations. Mixtures of plain roof tiles, and patterned roof slates, steeply pitched gables with decorative barge boards, projecting bays, decorative porches and elaborate towers on key buildings provide interesting variations to the standard form. There are a number of boathouses and ancillary buildings in the grounds of the houses. These are important features of the Conservation Area.

There are no Listed Buildings in the Conservation Area, but The Anchorage and Boathouse at rear, Broom Road; numbers 1-39 (odd) Broom Water together with the Boathouse east of no 39 and the Boathouse in the grounds of the former White House; and numbers 2-14 (even) Broom Water West are all Buildings of Townscape Merit.

Problems

In general this Conservation Area has few problems. All of the properties are in good structural and decorative condition.

Proposals

- It is proposed to extend the Conservation Area boundary in two places. Firstly along the east side of Broom Water, to include the landscaped strip and high Victorian brick wall to the former Trowlock House, as this provides enclosure to this side of the road. Secondly along Broom Road opposite Broom Water to include numbers 82-102 (even) Broom Road. This will protect the view out of Broom Water and the vista along the creek. Nine of these eleven properties are Buildings of Townscape Merit and date from 1903 to 1906. They are all of high design quality with fine balconies and good timber detailing.
- No additions to the register of buildings of townscape merit are proposed.
- A few properties have been re-roofed in modern profile cement tiles, this provides an unwelcome visual intrusion to the otherwise smooth roof slopes of plain tiles and slates – this should be resisted in future re-roofings.
- Both roads have a mixture of steel and concrete lamp columns; the concrete lamp columns should be replaced with steel to provide elegance and simplicity.
- Reinstatement of the boathouse to number 39 Broom Water should be encouraged.

- The replacement of the concrete block wall along Broom Road adjacent to “Waters End” Broom Water West with brickwork would be more in keeping with the conservation area.

Conservation Area 39 – Blackmore’s Grove, Teddington

Location

Blackmore’s Grove was designated a Conservation Area on the 7th September 1982. It is situated to the south of Teddington High Street and consists of parts of Blackmore’s Grove, Bridgeman Road, Field Lane and Gomer Place.

History

The oldest properties in the Conservation Area are number 1-15 (odd) Blackmore’s Grove and numbers 40-50 (even) Field Lane. These are two storey cottages, one window wide with front parapet walls and mono pitched roofs and were probably built in the mid 1800’s. This area has strong connections with R.D. Blackmore, the author of ‘Lorna Doone’, who built the now demolished Gomer House before 1860. This house stood in the area of Doone Close. Apart from his literary talent he also owned a market garden and orchard of some 16 acres situated to the north of Gomer House. It is reputed that the terrace houses in Blackmore’s Grove and Field Lane were built around 1863 to house the workers in his market garden. However, as he only employed 6 regular and 6 casual labourers, it is doubtful if many of the original 36 cottages were built for his employees. Certainly the majority of the houses in the Conservation Area are shown on the first edition of the Ordinance Survey map of 1863. Only one cottage, Emma Cottage, 35 Field Lane bears a date, that of 1868.

Character

The Conservation Area consists of a small planned group of 38 cottages and a public house. The cottages are in general small brick flat fronted terraces, one and two windows wide, with timber sash windows, plain doorways under slate roofs with a mixture of front parapet walls and projecting eaves. Their simple construction, mainly unaltered state, and lack of variation in style together with a tight street pattern have maintained the area as a cohesive group. Detached cottages number 27 Field Lane, number 38 Bridgeman Road and Tyre Cottage, number 33 Blackmore’s Grove adjoining the Conservation Area, together with the Builder’s Arms public house, are the only real departures in style and scale.

Mature lime trees set in the footways of Blackmore’s Grove together with the landscaped front gardens are a further attractive unifying feature.

There are no Listed Buildings in the Conservation Area, however numbers 1-33 (odd) Blackmore’s Grove and numbers 36-52 (even) Field Lane are Buildings of Townscape Merit.

Problems

In general the Conservation Area has no serious problems apart from the detrimental visual effect of on street parking and the unwelcome ‘improvements’ to some of the cottages that have taken place since the area was designated a Conservation Area in 1982. Some cottages, mainly in Blackmore’s Grove have suffered from

unsympathetic replacement windows, replacement concrete roof tiles, forecourt parking, front porches, rendering and painting of brickwork.

Proposals

- It is proposed to extend the conservation area boundary to include Tyre Cottage, number 33 Blackmore's Grove to protect this attractive detached house and to provide a satisfactory stop to the conservation area.
- It is proposed to add number 38 Bridgeman Road to the list of Buildings of Townscape Merit.
- In order that the special character of the area is protected, it is proposed that an Article 4(2) Direction be implemented on the following cottages
- Numbers 1-33 (odd) Blackmore's Grove
- Numbers 38-64 (even) Field Lane
- The replacement of the unsightly concrete wall between the Builder's Arms public house and number 38 Bridgeman Road with a brick wall or timber fence would improve the visual appearance of the Conservation Area.