

## **Mallard Place Conservation Area 44**

### **Designation**

Conservation area designated:  
14.06.1988

### **Location**

*OS Sheets: 1672*

Mallard Place conservation area is located between Strawberry Vale and the riverside, halfway between the centres of Twickenham and Teddington. It adjoins Strawberry Vale conservation area (no.45) to the south.

### **History and Development**

This estate was developed from 1977 to 1984 to replace former riverside industrial buildings. These industrial buildings had in turn replaced the early 19<sup>th</sup> century villa Beacon Lodge to the south of the site and contemporary with the surviving riverside villas to the south. Now surrounded by earlier 20<sup>th</sup> century suburban development. Mallard Place was awarded both a Civic Trust Award in 1983 and Housing Design Award in 1985.

### **Character**

Mallard Place conservation area is a distinctive and well preserved estate set in a quiet cul-de-sac opening out onto the bank of the Thames. This group of two courtyard blocks of fifty-seven flats and forty-five terraced houses was developed by the Eric Lyons Cunningham Partnership. This model estate was the last to be built by the pioneering design partnership that had created the celebrated Span Development Ltd. It is a high density development of two to three storey buildings in deep red brick with recessed pointing, orange clay tile hanging, steep pantile roofs with expressed gable end walls and projecting balconies with decorated balustrades. The elaborate architecture marked a departure from the more utilitarian design of earlier Span schemes. The estate takes advantage of the riverside setting, enlivening views from the river and opposing bank, and also addresses the busy Strawberry Vale. Vehicles are corralled at the centre of the estate leaving generous areas of landscape and mature trees to the perimeter and sloping down to the river and private moorings. The picturesque landscape setting, including quality hard surfacing, lighting and signage of the period, and the well conceived relationship of buildings and spaces is an important characteristic of this estate. Mallard Place is an exceptional example of speculative residential development of the period.

### **Problems and Pressures**

- Loss of traditional architectural features and materials due to unsympathetic alterations
- Maintenance of the balance between the mature landscape and the amenity of residents

### **Opportunity for Enhancement**

- Preservation, enhancement and reinstatement of architectural quality and unity
- Improvement and preservation of landscape setting

Scale: N.T.S.



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**MALLARD PLACE**

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HAM RIVERSIDE  
LANDS

