

## ***Wick Road Conservation Area 83***

### **Designation**

Conservation area designated:  
20.02.2019

### **Location**

Wick Road Conservation Area is located to the South of Teddington and north of Hampton Wick and is largely confined to Wick Road, the railway, Bushy Park Road, and Kingston Road.

### **History and Development**

The boundaries of the conservation area cover the majority of a formerly small settlement which was labelled "South Teddington" on historic OS maps. The settlement was created immediately adjacent the railway line and gasworks and was made up of Bushy Park Road, Fairfax Road, School House Lane, Lindum Road and Kingston Road. It was positioned in a relatively isolated position with greenspace surrounding it, together with several larger country houses and Hampton Wick and Kingston upon Thames beyond. The village that was created was once the Teddington Common as shown on a map dating from the 1740's. Once the railway passed through this area in the early 1860's, development started to occur with the construction of a large gasworks beside the train line which opened in 1864.

Although there does not appear to be any attribution to the dwellings within this defined area being constructed by the gasworks, historic maps show that the railway line and gasworks appear to be triggers for the development of this land next to the gasworks. Bushy Park Road once crossed the railway line as a level crossing; however this is no longer in situ. Historic OS Maps indicate that the majority of the dwellings were constructed between 1860 and 1900. Dwellings along School House Lane appear to be the first component of development and reflect a more Georgian style with parapet roof, compared with part of Bushy Park Road, Fairfax Road, Lindum Road and Wick Road which have small tightly knit terraces of more traditional workers cottages, with a pitched and gable roof and single bay width. Historic plans show that the area was developed in a piecemeal fashion, with a number of landowners; however there remains a homogeneity between the dwellings, which although with slight variation, retain much of the design, form and massing of the Victorian dwellings throughout the area. The remainder of Bushy Park Road was developed in the early 20th Century. Although historic plans show that this village was not constructed as a model village like the Shaftesbury or Peabody Estate, the designs employed were very similar in order to present a homogenous appearance to the village. The settlement was also complete with ancillary services such as two public houses, one of which is still in operation on the corner of School House Lane and Wick Road; two schools, and both conformist and non-conformist churches. Interestingly, the St. Marks Church was situated at the corner of Wick Road and Fairfax Road and relocated to its present position on St. Marks Road during the early 20th Century. By the 1930's South Teddington was no longer a distinct settlement, with Bushy Park Road fully developed and infilling taking place of vacant plots within the settlement, as well as development to the outside of South Teddington which effectively joined the settlement to the greater Teddington area to the north and Hampton Wick to the South. The 'Old Sand Pit' as noted on Historic OS Maps (which is assumed to be an old sand and gravel extraction site) located off Kingston Road was the last major section of major redevelopment for the area which included a small development of apartments in the 1940's (known as Conifers Close) and still maintains the original Art Deco inspired design, styling and materials.

### **Character**

Dwellings within this historic core of the settlement take the form of workers cottages and are predominantly modest tight-knit terraces of two storeys and Victorian in style, however there are more Georgian-style dwellings along School House Lane which appear to be contemporary with the construction of the former gasworks. Some later Edwardian development was constructed along Bushy Park Road as well as some larger higher status dwellings along Kingston Road overlooking the Normansfield grounds, and a curved Georgian-style high status terrace in Wick Road. There are through views throughout the area, with views to important buildings such as the Catholic Church of

the Sacred Heart particularly visible from Wick Road, and from glimpses between buildings on Lindum Road. The area around School House Lane is more Georgian in style and detailing with modest single bay terraces, originally of London mixed stock brick; however several have had their façades painted or rendered. No setback is provided to the street with the end of the terrace on School House Lane, being double fronted as this building was constructed as a public house. These dwellings along with the school house (1875) are erected with their rear boundaries abutting the railway line.

The remainder of the Victorian component of the estate is constructed using London mixed stock brick with red brick highlighting the fenestration and quoins. The designs utilise a basic Victorian design and plan form with shallow pitch roofs; brick soldier course lintels, ground floor canted bay windows and stone cills, particularly along Wick Road, Fairfax Road, part of Bushy Park Road and Lindum Road. These buildings are set back from the street with small planted front gardens and maintain much of their historic detailing and materials. Walls were most likely to be railings over a plinth, similar to other Victorian housing estates; however these no longer exist, more than likely as a result of the Second World War effort. No.s 47/49 and 43/45 Wick Road appear to have original fence piers still in situ. No.s 81 and 73 Bushy Park Road are interesting as they utilise recycled historic railings from a higher status building with spear finials and No.73 even has serpent detailing. Although the original railings for these buildings will not have been as elaborate, these particular historic gates are quite an important element within the area. A group of larger, higher status buildings is present along a curved section of Wick Road (No.s 16-32) and are designated as Buildings of Townscape Merit. This group of buildings presents a higher status to the street, particularly 16-22 which have a rusticated ground floor and pediment window surrounds to the first floor. No.s 10-52 Bushy Park Road represent a small section of Edwardian infill and have gables fronting the street with decorative brickwork, and with many retaining historic features such as decorative timber windows with segmented glazing bars and decorative ridge tiles. To the corner of Bushy Park Road and on Kingston Road is an Edwardian shopping development/parade which continues the Edwardian design elements with shopfronts and upper floors with timber balconies and decorative ridge tiles.

The dwellings along Kingston Road, due to their height, have a greater status than the majority of the dwellings within the conservation area and incorporate half basements with steps up to the front doors giving a 2 and a half storey height. All of these dwellings overlook the grounds of Normansfield house and gardens opposite. The development of Conifers Close adds an interesting dimension to the area with its development of apartments in an Art Deco style which incorporates large chimney breasts, a stucco façade and Crittall windows, which are still in situ.

The main greenspace for the area lies to the end of School House Lane where the former school playground has been turned into a community garden and greenspace and is a positive contribution to the character of the area. Street trees are present within the area, and combined with the well planted front garden spaces this creates a leafy feel to the area.

Unfortunately there are examples of poorly sighted bicycle shelters to front gardens, particularly along Bushy Park Road.

### **Problems and Pressures**

- Loss of traditional architectural features and materials due to unsympathetic alterations and extensions;
- Loss of and garden space in residential areas for hard standing, vehicular parking, front lightwells and hard surfacing.
- Loss of visual gap between properties;
- Lack of coordination and poor quality of street furniture and paving.
- Poor quality and disproportionate roof additions
- Use of poor quality products in building works such as UPVC, roofing felt and GRP products,
- Bicycle storage sheds inappropriately located within front gardens

### **Opportunity for Enhancement**

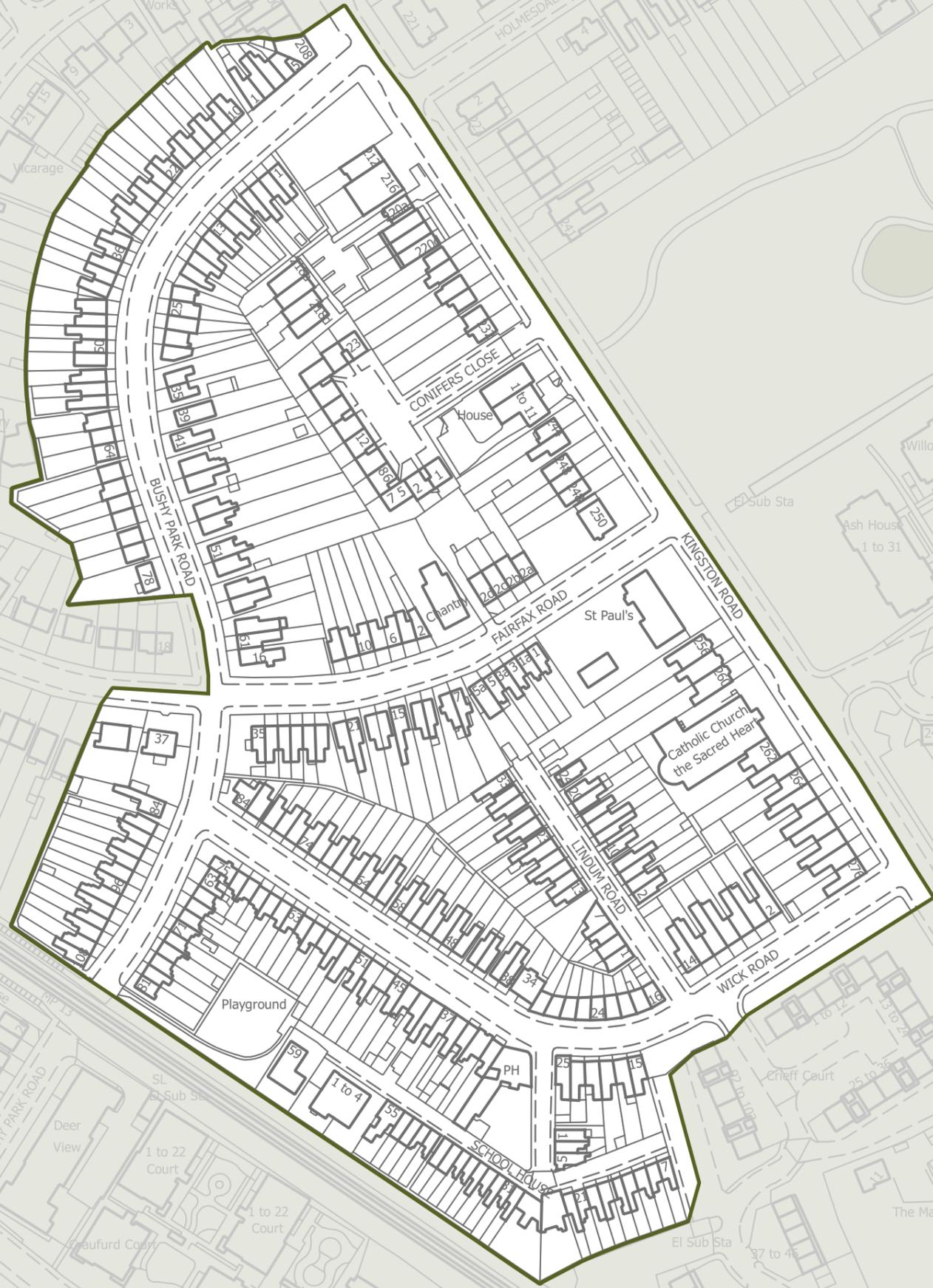
- Preservation, enhancement and reinstatement of architectural quality and unity that is preferably based upon historic evidence;
- Seek the reinstallation of front garden walls that are based on historic evidence, railings and planting are improved alongside planning applications for refurbishment. Seek that any lightwells are placed to the side and rear of properties and that hard standing is reduced;
- Preservation of visual gaps between properties;
- Coordination of colour and design and improvement in quality of street furniture and paving
- Improvement of highways conditions and pedestrian crossings, and rationalisation of existing signage and street furniture;
- Seek to encourage good quality and proportionate design and better quality materials that are sympathetic to the period and style of the building.
- Seek to install bicycle sheds to the rear/ side of sites, or within dwellings or sufficiently screened from the public realm

Scale: N.T.S.



# CONSERVATION AREA No.83 WICK ROAD

Designated: 20.02.2019



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