

Building of Townscape Merit

Assessment for proposed designation of Udney Park Pavilion

Consultation Draft

September 2021

Planning

Buildings of Townscape Merit Assessment

The criteria for deciding whether buildings or structures should be included within the buildings of townscape merit is derived from the Richmond Upon Thames SPD *'Buildings of Townscape Merit'* which dates from 2005 and includes an amendment to the criteria in 2011. The criteria was developed alongside advice from relevant guidance such as the Historic England Advice Note No.7 – Local Heritage Listing.

The criteria to be utilised includes:

- *Any building or structure which dates from before 1840.*
- *Later buildings or structures which are considered to be of definite quality and character, including the work of important architects and builders.*

Particular attention will be paid to buildings which:

- (a) Have important historic associations, in terms of famous people or events;*
- (b) Illustrates an important aspect of social or economic history or use;*
- (c) Represent an exceptionally good example of a specific and distinctive architectural style;*
- (d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;*
- (e) Form part of a distinctive and cohesive group of buildings;*
- (f) Retain its original architectural interest and integrity, and not subject to insensitive alterations;*
- (g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.*

Where a building is to be considered as a potential candidate as a BTM, it has been assessed against the above criteria, the results of which are detailed below.

Address	Udney Park Pavilion, Udney Park Road, Teddington, TW11 9BB
Description	<p>The pavilion is a broadly symmetrical structure with a later 1960s two-storey block to the north. It is single-storey with attic accommodation, roughly 'U' on plan with a main linear block and two projecting wings with a flat-roofed veranda on four red brick piers between. It has a multi-pitched rosemary tiled roof with two red brick chimneystacks, one featuring a mounted clock. To the front roof slope are three dormer windows. Rainwater goods are a mixture of cast-iron and replacement plastic. The walling is red brick laid in irregular bond to the pavilion and red brick laid in stretcher bond to the later block. Windows are a mixture of multi-paned metal and timber casements with timber surrounds. The later block has rubbed brick lintels with the central window having a round-headed rubbed brick arch. Both projecting wings, along with the veranda and central tile-hung dormer, have been extended and modified since the original design.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i></p> <p>The Udney Park Pavilion was built c.1920-22 to designs of Charles Wescott Reeves and Stanley Philip Schooling as a war memorial following the Great War of 1914-18. On 31st October 1917 it was decided to fund a lasting and visible record and permanent memorial to the fallen from Merchant Taylors' School. Funded by the War Charity along with other donations, the Merchant Taylors' School 'War Memorial Ground' was opened on 27th November 1922 by Viscount Cave, then the Lord Chancellor, and former WWI Home Secretary. Two oak panels inscribed with the names of over 300 Old Boys were originally located in the tearoom, however, these were later moved to Durrants in 1937 and then again in 2011 to the clubhouse at Moors Park.</p> <p>It is a listed War Memorial (No.223993).</p> <p><i>(b) Illustrates an important aspect of social or economic history or use.</i></p> <p>Since its erection as a war memorial, the pavilion and associated playing fields have played a central role for the local community, along with several highly regarded sports clubs. This is reflected in the site's designation as an "Asset of Community Value".</p> <p>In 1937, Udney Park was purchased for St. Mary's Medical School RFC, a renowned team who won the Hospital's Cup a total of 32 times before they were subsumed into Imperial Medicals RFC who went on to use Udney Park from 1996-2015.</p> <p><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i></p> <p><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i></p>

	<p><i>(f) Retain its original architectural interest and integrity, and not subject to insensitive alterations.</i></p> <p>Architecturally, the pavilion is of a distinctive Arts and Crafts design not uncommon for sports pavilions of the period. It continues to exhibit much of its original charm despite later alterations and the surviving original fabric reflects the high-quality craftsmanship and detailing of its era, including standard metal windows, hand-made clay tiles and good quality brickwork. In fact, it was featured in “Smaller House, selected examples of Latest Practice in Modern Architecture” and in the 1924 Royal Academy Summer Exhibition as a result of its architectural merit.</p> <p><i>(e) Form part of a distinctive and cohesive group of buildings.</i></p> <p>As a listed War Memorial, the building is of undeniable historic interest. It serves as a physical reminder of the impact of the First World War and the sacrifices made both nationally and locally. Throughout the Borough of Richmond upon Thames there is a number of war memorials that were erected in the wake of WWI; the nearby Teddington Memorial Hospital, which is of a similar architectural style, materiality and detailing to the Udney Park pavilion. In conjunction, these memorials embody considerable social and historical significance.</p> <p><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i></p> <p>Udney Park Pavilion is located on the western side of the playing fields. As such, it overlooks the large, open space and in turn offers a positive contribution when viewed from the fields and from Udney Park Road to the rear.</p>
<p>Recommendation</p>	<p>Designate as a Building of Townscape Merit</p>

Udney Park Pavilion – Udney Park Road, Teddington, TW11 9BB



