



What are Conservation Area Appraisals?



- Conservation areas are defined as '*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'
- Appraisal documents are produced by Councils to describe the conservation area and the positive elements which are encouraged to be conserved
- Management plans provide guidance to applicants and owners on how positive change and good quality design can conserve or enhance its special character or appearance

Teddington Footbridge

Conservation Areas in Richmond



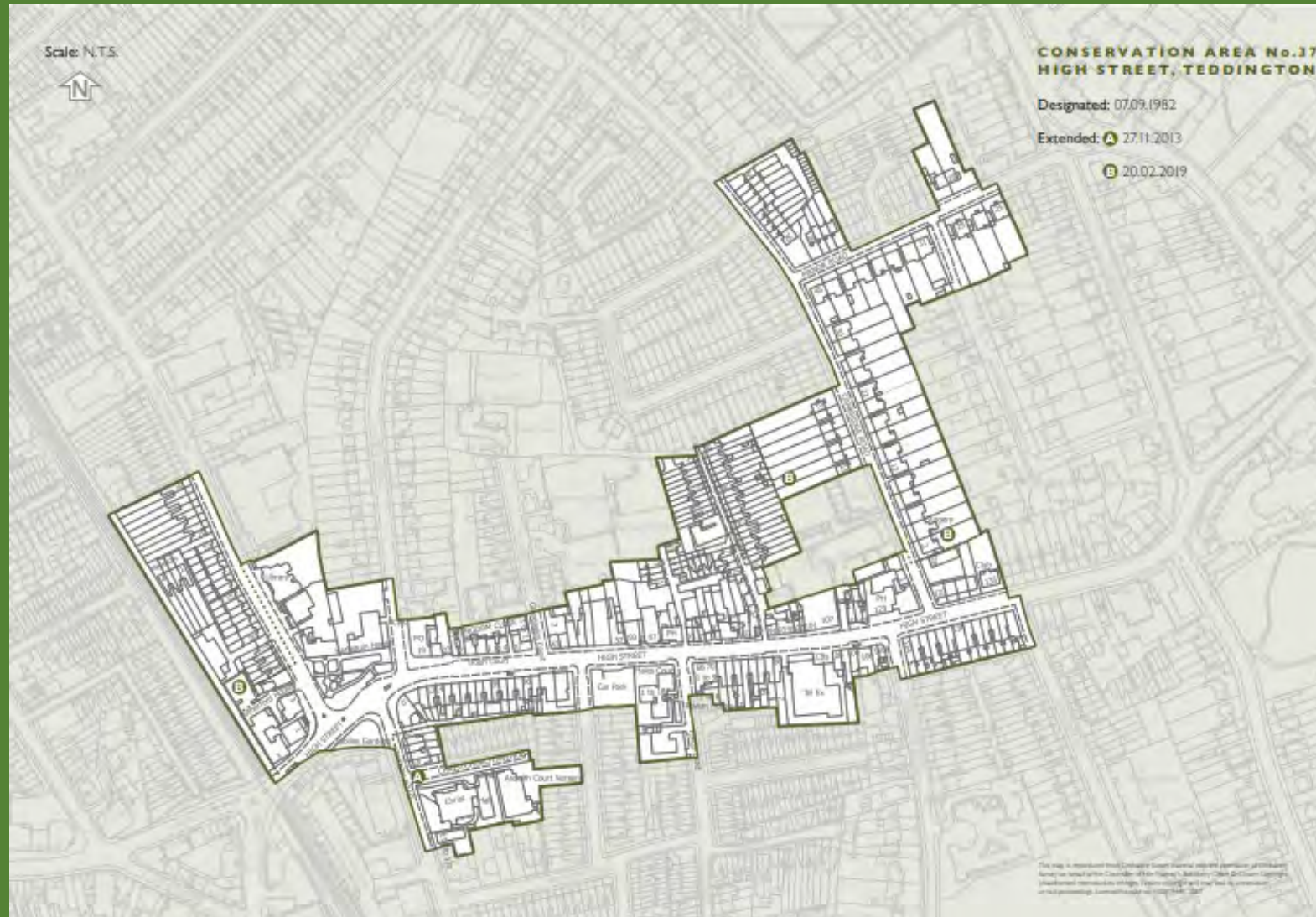
Terrace of 163-169 High Street
Teddington, dating from 1700s

- There are 85 Conservation Areas from historic villages like Hampton or town centres such as Richmond
- We are reviewing and prioritising areas identified as being under development pressures or undergoing internal changes
- We are also considering the existing boundaries, locally listed buildings and other factors like Article 4 directions

We are consulting
on the draft appraisals for:

- High Street Teddington
 - Teddington Lock
- High Street Hampton Hill

High Street Teddington Conservation Area



High Street Teddington Conservation Area



- Varied and busy commercial centre of Teddington including several residential areas extending from the high street
- Traditional Victorian & Edwardian buildings retain much of their original character and shopfronts
- Variety of shops and many independents contribute to character
- Broad range of building forms, facades and roofscapes provide visual interest
- Quality of residential architecture equally notable

110-116 High Street Teddington

High Street Teddington Conservation Area



Example of 18th century house with
19th century single storey shopfronts.
79 & 81 High Street Teddington



Cambridge Road



Example of independent shop front at
148 High Street Teddington

High Street Teddington Draft Management Plan



- Commercial nature of area makes it vulnerable to unsympathetic development
- Pressure for conversion of shops into residential dwellings
- Loss of boundary walls and garden space
- Room for improvement in pavement quality
- Encourage good quality, proportionate design sympathetic to surroundings

83-85 High Street Teddington

Teddington Lock Conservation Area



Teddington Lock Conservation Area



- Small yet diverse with wide range of buildings, structures & landscapes
- Divided into two distinct areas but connected by river
- We are also considering the existing boundaries, locally listed buildings and other factors like Article 4 Directions which gives the council authority to remove permitted development rights

Teddington Lock

Teddington Lock Conservation Area



- Western area (Teddington side) includes a section of high street and residential streets such as Twickenham Road, Manor Road and Kingston Road
- Features 2 pubs, 2 listed churches, lock houses, toll houses, boat houses, and 2 Grade II listed bridges
- Ham bank is more rural with 2 buildings and is accessible via 2 foot bridges from Teddington and Ham

Lock House on Ham bank

Teddington Lock Conservation Area



St Mary's church



Teddington Toll House



Boathouse design studio

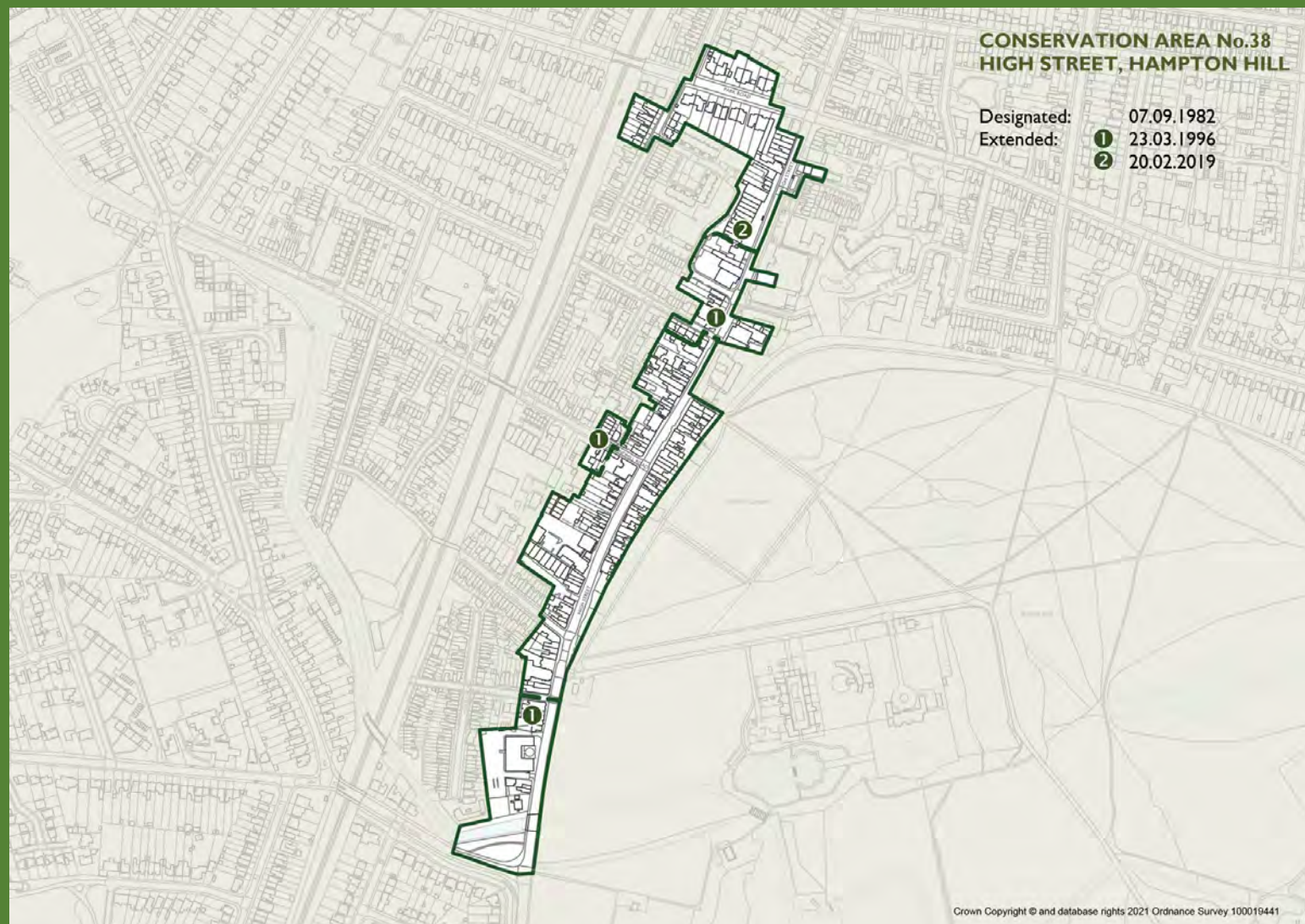
Teddington Lock Draft Management Plan



- Development pressure may harm balance of river & landscape setting or obstruct views and skylines
- Loss of boundary walls and garden space in residential areas
- Improvement and protection of river
- Encourage good quality, proportionate design and quality materials sympathetic to period and style of building

Teddington Lock

Hampton Hill High Street Conservation Area



Hampton Hill High Street Conservation Area



Hampton Hill High Street

- Settlements in Hampton Hill date from C19th
- Linear thoroughfare important feature in how it has developed along Bushy Park
- Good mix of commercial and residential units along the high street
- Most buildings are 2-3 storeys
- Main High Street (A311) is heavily trafficked
- Variety of styles and ages of shopfronts is representative of gradual growth
- Array of residential architectural styles
- Presence of Bushy Park plays an important role in character of the area

Hampton Hill High Street Draft Management Plan



- Loss of traditional architectural features due to unsympathetic extensions
- Unsympathetic alterations to original shopfronts including loss of features or new poor quality additions
- Loss of pubs
- Use of poor quality building products
- uPVC windows & poor quality roofing additions
- Use of historic outbuildings & alterations

Shop fronts and residential units
on Hampton Hill High Street

Hampton Hill High Street Draft Management Plan



- Potential to increase planting along High Street
- Loss of front boundary definition
- Noise pollution and vibration caused by heavy traffic along the high street
- Conflicting parking needs of residents, shoppers, businesses & local employees
- Pedestrian crossing can be difficult throughout Conservation Area

Former Free Library, Windmill Road

High Street Hampton Hill

Proposed Building of Townscape Merit (BTMs)



3 High Street (on left)



Timber bus shelter, High Street



101-111 High Street

What can you tell us?

Have we sufficiently
identified what's special
about your area?

Have we identified
all the risks or threats?

Is there anything
else about your area
you want to tell us?

How to comment



Online

Submit an online response through our consultation portal:
www.richmond.gov.uk/consultation



Email

Email a response form to urban.design@richmond.gov.uk



Post

Post a hard copy to:
Conservation and Urban Design, Environment and Community Services
Directorate, Civic Centre, 44 York Street, Twickenham, TW1 3BZ



All responses must be received by Friday 15th July 2022.

Thank you for participating!