

1 ENSURE ARCHITECTURAL QUALITY IS PRESERVED, ENHANCED & REINSTATED AS NECESSARY (ENV10, ENV11, ENV13, ENV21, ENV30, ENV31, ENV32)

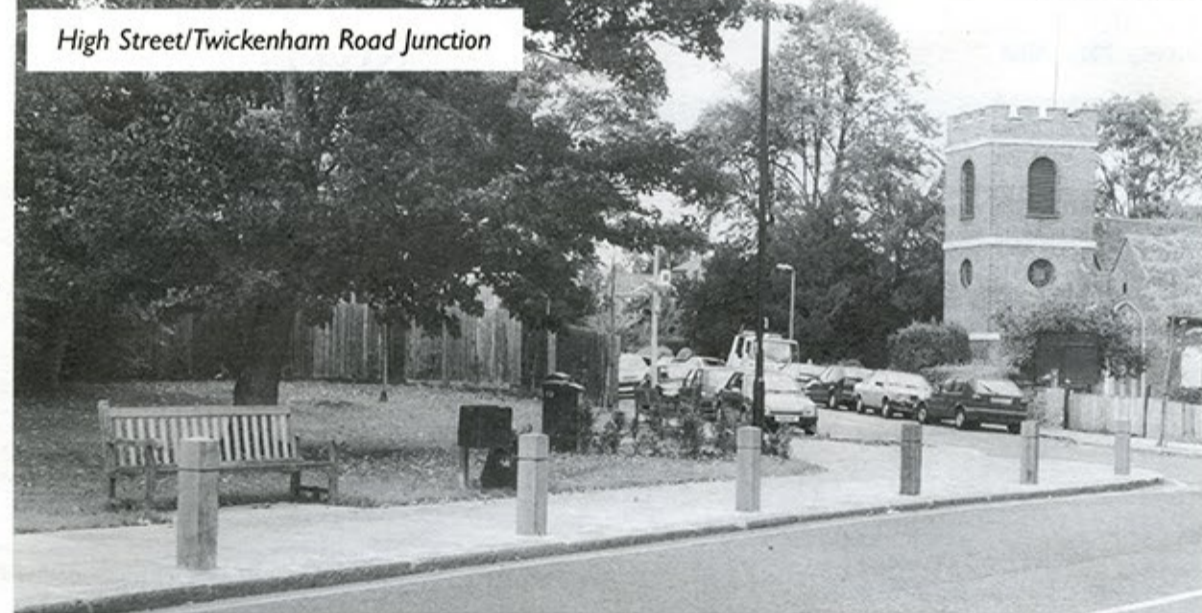
- a high quality groups protected by Article 4 Directions for 7-17 (odd) Twickenham Road, 1-9 (odd) Kingston Road and 4-10 (even) Broom Road
- b retain appropriately and well designed shopfronts in the High Street and encourage the reinstatement of original types where appropriate through planning permissions, guidance leaflets and grants
- c pursue removal of advertisement hoardings where appropriate
- d reverse damage to townscape quality caused by the following sites which would benefit from redevelopment: Harlequin House, Midland Bank, Telephone Exchange, 65 & 67 High Street, 180 - 196 High Street
- e seek a good use for the former toilets and ensure their appearance is improved

2 IMPROVE STREETScape AND HIGHWAY CONDITIONS (ENV5, ENV34, TRN4, TRN5, TRN6, TRN7, TRN8, TRN9)

The pressure the High Street faces from its users, whether they come by car, bus, bicycle or foot has to be faced positively to ensure that the needs of these different groups can be met while preserving and improving the environment. More than this, improvements to forecourts and surfacing, and the use of quality materials and designs in public and private spaces, will enhance the character of the High Street and the riverside. Well used pedestrian routes have been recognised stemming from the station, the library at the west end and the riverside to the east.

As well as individual efforts to improve unattractive forecourts, there are also opportunities for local businesses to get together and consider joint schemes to resurface that part of the pavement not in public ownership and thus enhance the streetscene.

- a discourage vehicles from using Ferry Road beyond its junction with Broom Road and minimise the impact of traffic by re-surfacing
- b improve area around the seat on Ferry Road side of flood wall
- c investigate repositioning the bus stops in Ferry Road in the interests of traffic flow and pedestrian safety in conjunction with the London Bus Priority Network

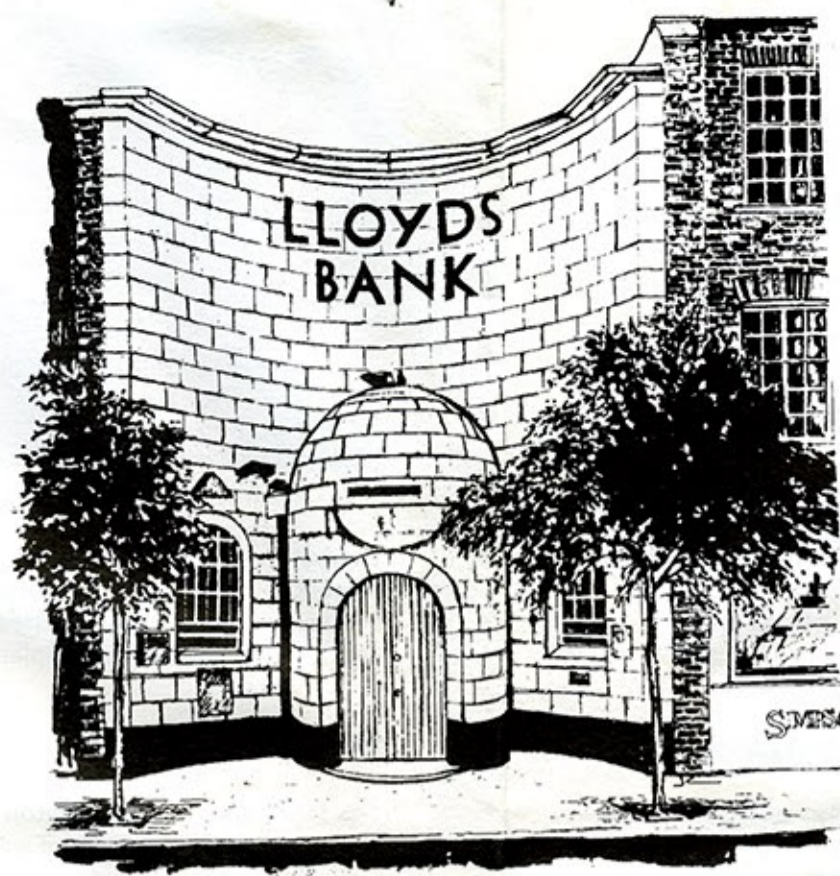


High Street/Twickenham Road Junction

- d carriageway width reduced and improvements made to open space at junction of High Street and Twickenham Road in conjunction with the London Bus Priority Network
- e promote improvements to private forecourts where appropriate and as identified on proposals map
- f Cedar Road Car Park: investigate the possibility of radical improvements to this area by re-surfacing, removal/replacement of the dilapidated and out of character rendered wall and chain-link fence, and a scheme to open the area up to the High Street, possibly in conjunction with improvements to the private forecourt of Midland Bank
- g amenity and appearance improved of area outside old post office at junction of High St/ Elmfield Ave in conjunction with the London Bus Priority Network



Cedar Road, Car Park

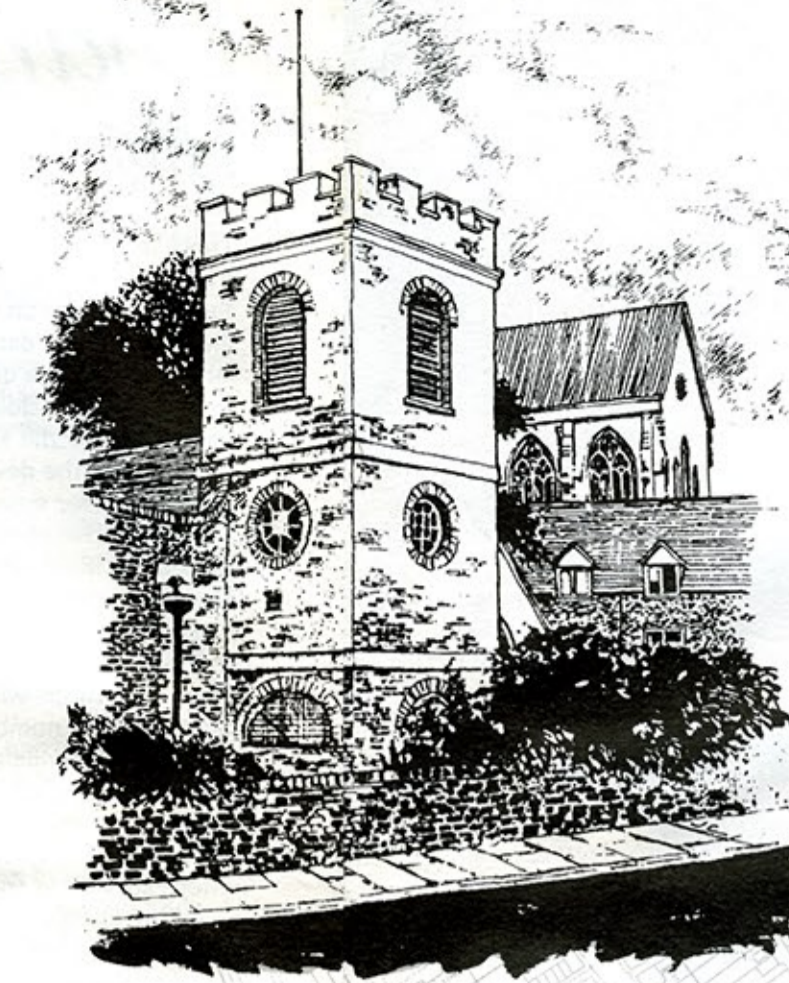


Teddington Lock & High Street Study

Conservation Areas

Proposals

~ This map and the key summarise the proposals ~



4 PRESERVE AND ENHANCE THE QUALITY OF THE LANDSCAPE AND RIVERSIDE (ENV2, ENV5, ENV8, ENV27, ENV34, RECI, RIV1, RIV3, RIV8, RIV17)

The majority of open space in Teddington is located at the eastern end of the study area at Udney Park Gardens, St Mary's Churchyard and the riverside. Elmfield House gardens and the scheme opposite form a valuable 'bookend' to the west end of the High Street. Trees are particularly important features of these spaces and also have valuable roles to play throughout the area in both public and private space, framing and providing backdrops to the built environment. Key trees, whether in groups or individuals, are marked on the proposals map. The proposals, therefore, concentrate on maximising the potential of the landscape and safeguarding its future as an integral part of Teddington's character.

- a Tough's Boatyard: the Tough's site is the subject of a UDP proposal which sets out detailed requirements. In association with any redevelopment, encourage retention of no. 16 Manor Road, the stock brick boatshed building, the slipway, moorings and riverside infrastructure, all as identified on the proposals map. Retain river related uses, including employment generating uses, and provide public access where it would not conflict with this
- b Manor Road Recreation Ground: investigate opportunities for improvement in conjunction with Tough's site, including links across boundaries and a paved riverside area



Teddington Weir

- c 8/10 Manor Road and Braemar House site: in association with any development, negotiate use of the river by provision of boat storage and launching facilities. Limit any redevelopment to the existing footprints and heights, to protect views from the bridge and alternative vehicle access to Braemar House to avoid use of Manor Road Recreation Ground by vehicles
- d negotiate public access on other riverside sites when possible in accordance with UDP Policy RIV3
- e encourage additional trees on the river side of television studios to reduce the buildings' visual dominance
- f ensure any new housing on the Middlesex bank is kept well set back behind dense garden planting
- g examine possibilities for enhancement of nature conservation value and visual impact of the Udney Park Gardens and Manor Road Recreation Ground especially long term planting to replace the important groups and individual trees; investigate replacement of chain link fence between Udney Park Gardens and St Alban's
- h negotiate for removal of concrete wall in Kingston Road in order to open up views across open space at Lensbury Club, and so enhance the setting of the conservation area
- i continue group planting of trees in the High Street

KEY

- Boundary of Conservation Area

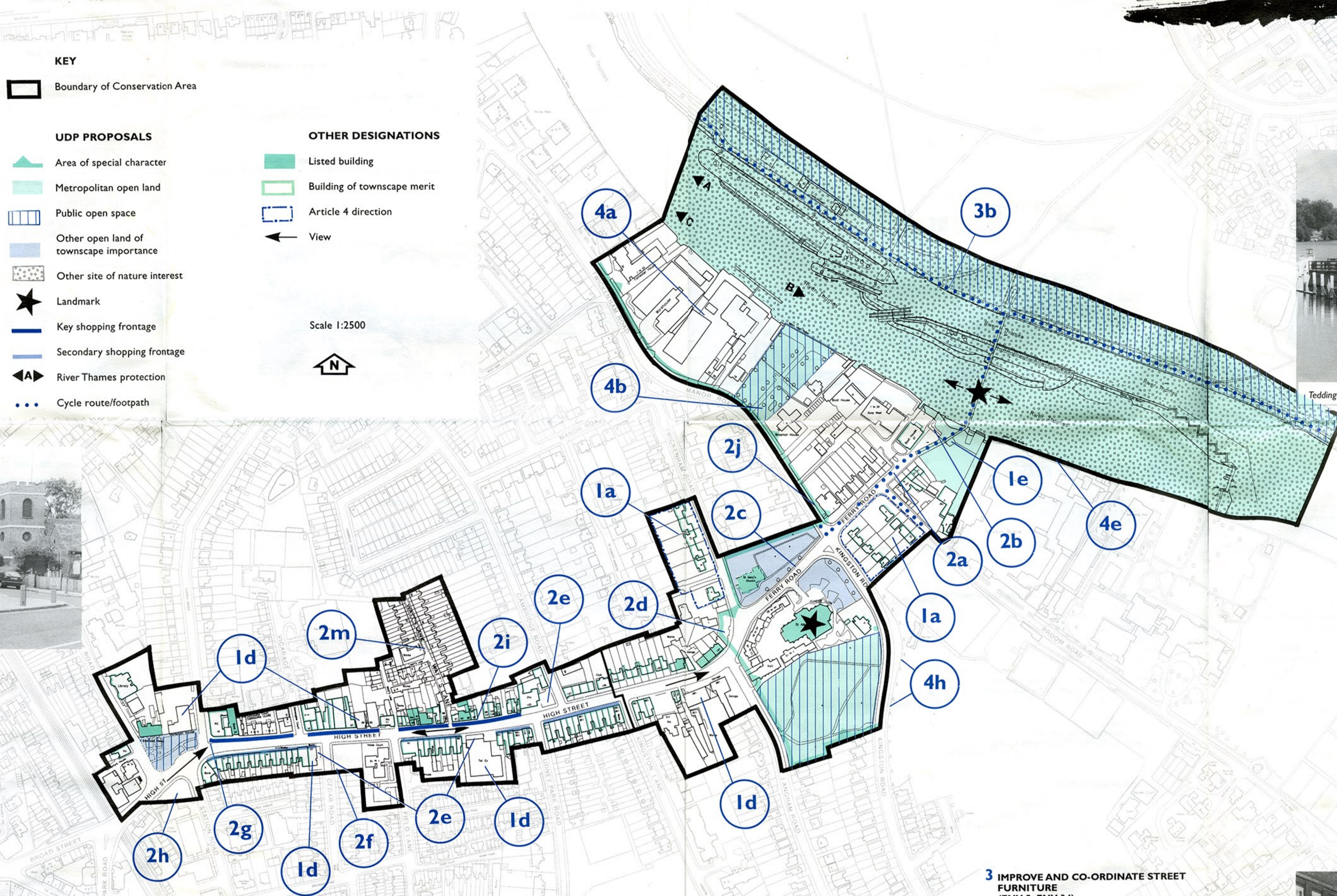
UDP PROPOSALS

- Area of special character
- Metropolitan open land
- Public open space
- Other open land of townscape importance
- Other site of nature interest
- Landmark
- Key shopping frontage
- Secondary shopping frontage
- River Thames protection
- Cycle route/footpath

OTHER DESIGNATIONS

- Listed building
- Building of townscape merit
- Article 4 direction
- View

Scale 1:2500



3 IMPROVE AND CO-ORDINATE STREET FURNITURE (ENV 5, ENV 34)

The Council would like to reduce the amount of street clutter in the conservation areas, as this detracts from the high quality of the buildings and could negate attempts to enhance it. In addition, the co-ordination of new street furniture will add to the quality of the environment and reinforce local identity.

- a reduce the number of poles and cabinets throughout the study area where appropriate
- b repair seating and bins; provide more as appropriate on the Ham bank of the river
- c reinforce local identity by co-ordinating the colour and design of new street furniture with reference to the Street Design Guide. Area-specific proposals may be the subject of future additions to the Street Design Guide



Watts Lane



East End, High Street