

# CHARACTER APPRAISAL & MANAGEMENT PLAN

## *Conservation Area – Park Road no.22*



This study was approved by the Council's Cabinet Member for Environment and Planning on 12 January 2006.  
The illustrations were produced by Howard Vie.

Conservation areas were introduced in the Civic Amenities Act 1967 and are defined as areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Designation introduces a general control over the total demolition of unlisted buildings and the felling or lopping of trees above a certain size.

The objective of a conservation area study is to provide a clearly defined analysis of the character and appearance of the conservation area, defensible on appeal, and to assist in development control decisions. Further, to address issues, which have been identified in the character appraisal process, for the enhancement or preservation of the conservation area.

This study cannot realistically cover every aspect of quality and the omission of any particular building feature or space should not be taken to mean that it is not of interest.

### **ORIGINS AND DEVELOPMENT OF TEDDINGTON**

There is evidence of human activity in Teddington from pre-historic times. The name Teddington is derived from the Anglo-Saxon meaning: 'Tudas Farm'. The original settlement was on the river terrace, elevated from the flood plain of the Thames. Situated not far from Bushy Park and Hampton Court Palace, it was the property of Westminster Abbey before becoming part of Henry VIII's hunting estate in the C16, after which time it returned to being an independent manor.

Long dependant on agriculture as its economic base, its rural setting and riverside location attracted

wealthy residents. During the C17 and C18, Teddington saw the development of many large houses standing in their own grounds such as The Grove, Teddington Place, Elmfield House, and Udney House. The area became an attractive rural retreat for such people as John Walter, the first editor of The Times; Charles Duncombe, who became Lord Major of London, and Orlando Bridgeman, Keeper of the Seal who is buried in St. Mary's Church. The expansion of Teddington as a commuter area came in 1863 with the arrival of the railway. In 1740 the population of Teddington was 741, a hundred years later it had 1000 inhabitants, by 1871 it had 4063 inhabitants and in 1901 this had risen to 14,037 inhabitants. The development and red-development of many High Street frontages dates from this period, although traces of the older village are evident in the survival of C18 villas along the north side of the High Street and along Park Road. Commuter pressures lead to the demolition of many of the large houses and their gardens disappeared under speculative housing.

The area near to the River Thames was largely undeveloped until the C19; this maybe due to the fact that the river was tidal beyond Teddington until the present weir was constructed in 1812 and the first lock built. This meant that any flooding could be more controlled. The lock marked the highest point of the tidal Thames and became a focus for leisure activity with the listed suspension bridge being built in 1888.

## CHARACTER APPRAISAL

### Location

Park Road was designated as a conservation area on the 10.12.1974 because of its value as a planned group of substantial properties of distinctive character. It was extended on the 20.09.1980 to include more of Clarence Road in recognition of the contribution made by the Edwardian Villas. It is located to the south of Teddington between the railway and Bushy Park. It consists of Adelaide Road, Albert Road, Victoria Road, The Cedars, White Heron Mews and parts of Clarence Road, Park Lane and Park Road.

### Origins and development

Park Road was an important C18 route between the village of Teddington and Bushy Park, Hampton Wick and Kingston. The route is clearly shown on the Roque Map of 1754, as is Barrow Hill opposite the gates of Bushy Park. This bronze-age barrow later replaced by Bushy Lodge, was located where Avenue Gardens now stands. The west side of Park Road was developed with large villas in the C18 five of these houses Adelaide House, Clarence House, The Elms, Norfolk Lodge, and Old Manor Cottage are still standing.

The area to the east of Park Road was developed with the coming of the railway in 1863. Many houses on the east side



The Cedars

of Park Road, Albert Road and the north side of Clarence Road are shown on the first edition Ordnance Survey Map in 1863. Most of the remainder of these roads, together with Victoria Road and the south side of Adelaide Road were completed by 1896 when the second edition Ordnance Survey Map was issued. Subsequently a large group of houses on the south end of Clarence Road were built at the turn of the C19 with later infill development between the wars.

### Character

The conservation area is divided into three sub-areas of distinctly different character. Park Road West is a spacious group of grand early to mid C18 villas and later buildings along the west side of the wide avenue that is Park Road. Around the Railway Station and on the east side of Park Road, by contrast this area is characterised by a more intimate tightly knit grid of streets of mid-to-late Victorian properties, set behind small gardens with consistent boundary walls. Clarence Road South is a cohesive suburban development of turn of the last century semi-detached houses leading onto Park Road, with additional later twenties and thirties houses at the southern end.

## *Park Road (West)*

Park Road from Middle Lane to Clarence Road is the oldest part of the conservation area. The footway on the west side is extremely wide, consisting of a pavement and a broad tarmac strip that was formerly a grass verge. In the strip are located many mature horse-chestnut trees that, together with the mature trees in the front gardens of properties and their



Alma Cottage, 5 Albert Road



Sign, corner of Avenue Road & Clarence Road

front boundary walls, reinforces the C18 ambience of this part of Park Road. In this strip is also located a drinking fountain of 1887, erected by Teddington residents to commemorate Queen Victoria's Silver Jubilee.

The entrance to the conservation area from Teddington is framed by Adelaide House and Clarence House on the west side, and the more grandiose Park Lodge hotel on the east side. Three large early to late C18 houses remain on the west side, each set in extensive grounds: The Elms, Norfolk Lodge and Old Manor Cottage. The C18 scale of this side is interrupted by the 1960s Police Station and, to a lesser extent, Tudor Court.

## *Around the Railway Station Park Road (East)*

The east side of Park Road, in contrast to the west side, consists mainly of two-storey mid-Victorian detached and semi-detached properties. Five of these properties have date plaques, nos. 37 and 39 Park Villas – 1859, no. 41 Bushy Cottage – 1861, no. 43 Park Cottage – 1859, and no. 59 Thurston Cottage – 1863. The only modern development visible on this side of Park Road is the Cedars whose entrance is in Adelaide Road.

## *Adelaide Road*

This road leads directly to the station. On the north side of the road is The Cedars a SPAN Estate designed by Eric Lyons in 1958. It consists of four terraces of two-storey tile-hung houses forming an open-sided square facing Park Road. It has a landscaped open space in the middle with three large cedar trees. The south side of Adelaide Road consists of two-storey late Victorian detached, semi-detached and terraced houses of stock brick with stucco dressings.

## *Albert Road*

This leads from Park Road to Victoria Road with the Adelaide public house on the Park Road corner. Albert Road consists mainly of mid-to-late Victorian two-storey cottages, of

stucco or stock brick with red dressings. Of note is no. 5, Alma Cottage a grade II listed mid-Victorian small detached stucco villa, no. 7 and no. 21 a double fronted, late Victorian stuccoed villa. The street is marred by the unsympathetic modern flats numbers 19b and 19c built in 1964.

## *Victoria Road*

This road runs parallel with Park Road, links the ends of Adelaide Road and Albert Road, and joins Clarence Road. It is late Victorian in character, and there is a mix of styles and materials, stock brick and red dressing, gault brick and painted brickwork. There are two buildings of note The fine railway station of 1863, in pale brick and stucco detailing, and the adjacent later red brick The Railway Public House. The wide road in front of the station was built to facilitate waiting carriages, which have now been replaced with parked cars.

## *Clarence Road*

This road is L-shaped running from Park Road in the north to Park Road in the south where it runs parallel to Bushy Park. The oldest housing is on the north side, adjacent to the northern end of Park Road. Only the north side of this part of the road is in the conservation area, being tightly packed two-storey mid-to-late Victorian and Edwardian properties.



**Railway Hotel Public House, Victoria Road currently the Bloated Mallard TWI I**



**38 Clarence Road, porch detail**

(The south side by contrast consists of more suburban semi-detached properties, built in 1927). The houses are of mixed styled detached and semi-detached stock brick, red dressing and stucco. Of note are no. 7, a late Victorian stuccoed house and no. 23 - Craig Hall, 1859. This was built as a Wesleyan chapel and used until 1879 when the Baptists took over. It then served as a courthouse and then a playschool. The building has now been converted to residential use.

## *Clarence Road, South*

Beyond Victoria Road is a detached house and a row of semi-detached houses of red brick, no. 25-41 which were built in 1900. Beyond the entrance to Avenue Road subtle changes in style to larger double fronted late Victorian semi-detached houses of stock brick with red dressings, with stone lintels, mullions and sills, built in 1897. Both sides of the road are now in the conservation area. The majority of the houses in this section of the road are of a similar design and remarkably unspoilt. The only anomalies are nos. 38, a detached late Victorian red brick villa with cast iron veranda; no 93, a fine detached stock brick villa with red dressings; and nos. 67-91 (odds) built in the 1920s and 1930s. The unity and suburban character of this section of the road is reinforced by the mature street trees. The view south is terminated by the walls of Bushy Park and the greenery of the park beyond.

The conservation area contains five listed buildings: The Park Lodge Hotel; The Elms, 22 Park Road; Old Manor Cottage, 24 Park Road; Norfolk Lodge, 26 Park Road; and Alma Cottage, 5 Albert Road.

The area also contains sixty Buildings of Townscape Merit - 2-18 (evens) Adelaide Road, 7, 21, 32 and 34 Albert Road, 1-19 The Cedars, 7 and 23 Clarence Road, 35 to 55 (odds), 57, 65 to 69 (odds), 14, 16, 20A, Park Road and the wall to the Police Station, Teddington Station, The Railway Public House and 20-28 (evens) Victoria Road.

# MANAGEMENT PLAN

## NEGATIVE FACTORS

In general this conservation area has few problems; the area is well maintained, with the majority of houses in good structural and decorative order. However, minor change over a long period to the materials and features which give these houses and streets their special interest can erode the character of the area, and it is important that special attention is given to authentic materials and detailing when maintenance or improvement is carried out.

The main problem is the commuter parking for Teddington Station which chokes the surrounding roads with bumper-to-bumper parked cars. The area to the north side of the station building looks unkempt with large blank advertising hoardings, untidy parking and overgrown vegetation. The open space to the north of the Police Station between Park Road and Park Lane appears to be unused and could benefit from public access as well as some seating and planting.

## PROPOSALS

(Implemented 07/11/2005)

It is proposed to extend the conservation area in two places, to include nos. 155-173 (odds) Park Road and



The Elms, 22 Park Road, doorway detail

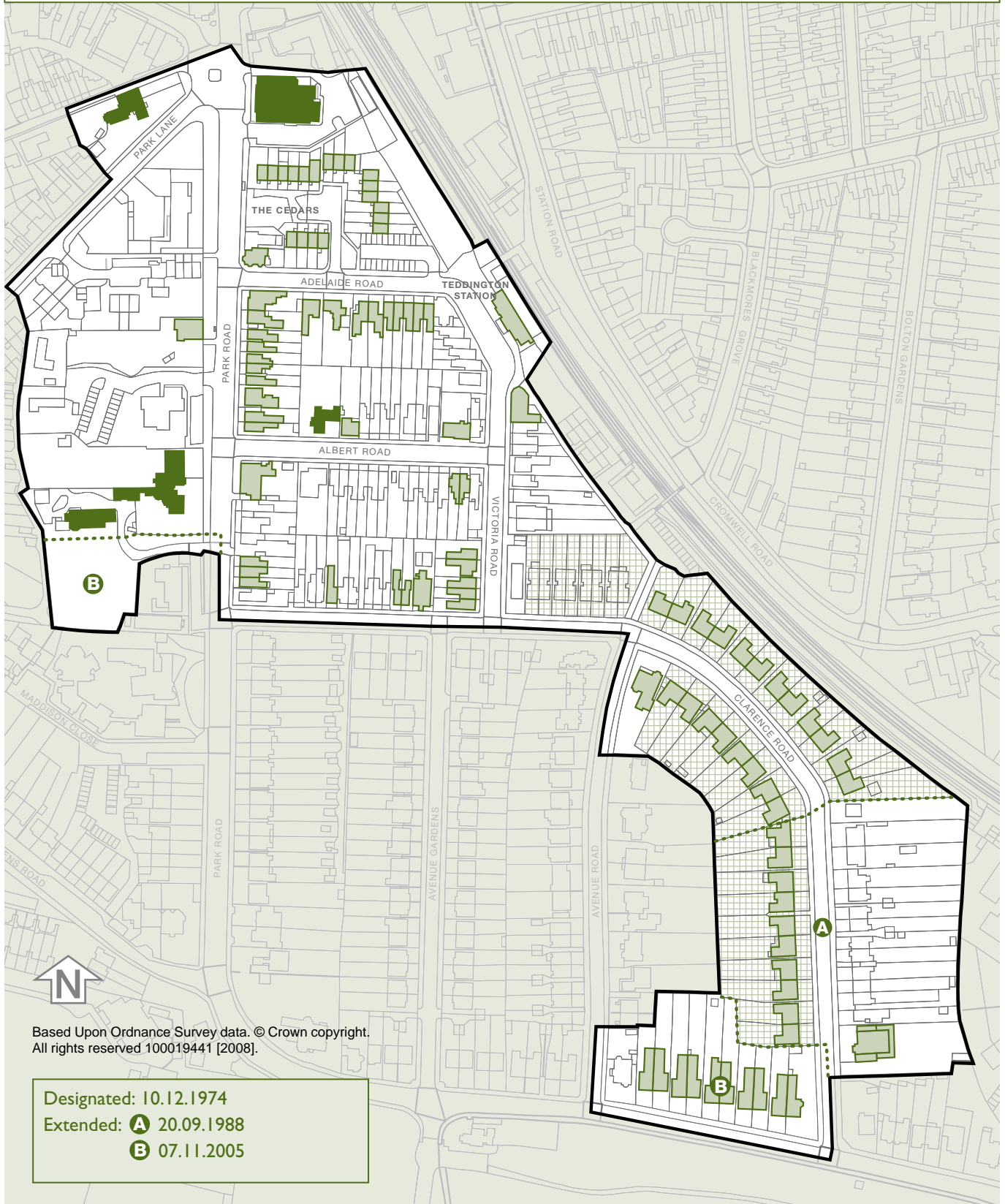


Clarence Road, looking east from junction with Avenue



no. 17 Avenue Road, also the driveway and south garden to no. 26 Park Road. Nos. 155-173 are two and a half storey semi-detached houses of 1898, are designated as Buildings of Townscape Merit, and are of stock brick with red dressings and decorative panels, gable to road, with decorative barge boards and cast-iron balconies. No. 17 is an Arts and Crafts style house with tile hanging and tall chimneys. The garden to no. 26 is an important area of green space, containing a number of mature trees, which forms the historic curtilage and wider landscape setting of the listed buildings Norfolk Lodge and The Little House.



- It is proposed to put forward to English Heritage for listing as Buildings of Special Architectural or Historic Interest no. 14 Clarence House and no. 16 Adelaide House,
- In order that the special unspoilt character and appearance of the area is protected, it is proposed that an Article 4(2) Direction be implemented on the following properties: nos. 27-65 (odds) and 40-74 (evens) Clarence Road.
- Approaches are to be made to Network Rail to secure improvements to the parking area beside the station, and to improve the setting of the station generally
- Approaches to be made to The Metropolitan Police to secure public access to the open space triangle adjacent to the Police Station. If this approach is successful the Council will arrange for the provision of seats and trees
- Park Road's black top verge should be replaced with a sealed gravel finish, which would improve the appearance of this wide footway
- The telephone box by the drinking fountain in Park Road should be relocated to a less visually sensitive site

# PARK ROAD



## KEY

-  Conservation Area boundary
-  Listed Building

-  Buildings of Townscape Merit
-  Article 4(2) Direction



The illustration on the front cover is Teddington Railway Station, Victoria Road

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اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش  
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه  
تلفنی برایتان فراهم آورده شود:

#### Farsi

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في  
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية  
هاتفية.

#### Arabic

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ  
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ  
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

#### Punjabi

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