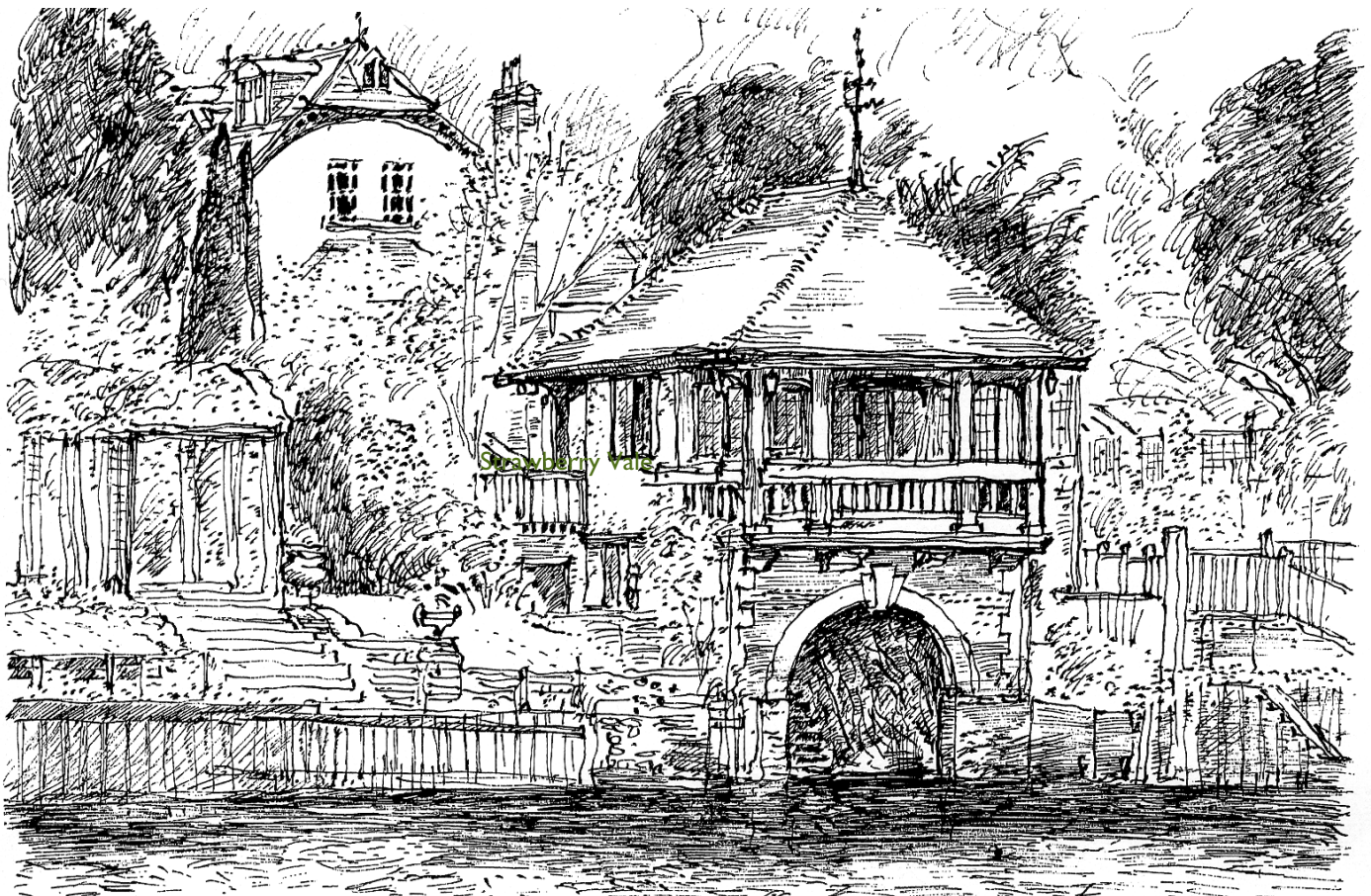


CHARACTER APPRAISAL & MANAGEMENT PLAN

Conservation Area – Strawberry Vale no.45



This appraisal 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 demolition of unlisted buildings and the felling or lopping of trees above a certain size.

The objective of a conservation area appraisal is to provide a clearly defined analysis of the character and appearance of the conservation area, defensible on appeal, 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. It is hoped that the process of the study and the finished document will stimulate public participation in safeguarding the future of these areas.

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 STRAWBERRY VALE

The first houses were built in about 1855, and were part of a group of which the northernmost, Beacon Lodge, has gone; its site was incorporated into Mallard Place in the mid-1970s. The larger of the houses are named as Pelham House (or Villas) (no.97/99); Waterton House (no.101); and Clyde House (no.107/109). Most of the properties appear on the



107 Strawberry Vale

1867 map; nos. 109A and 105 are later insertions. The 'Old Stables', south of the conservation area boundary, used to be the stables for The Lodge, which was on the site of the modern development Kingfisher Lodge to the south of the conservation area boundary. All the plots are long and have river access; a number of boathouses, slipways and landing stages remain at the river frontage of their gardens.

FORMER USES

As with most of the area between the centres of Twickenham and Teddington, there was sparse development before the middle of the C19 when the larger estates began to be broken up. Most C18 villa development was further towards Twickenham on the river – Radnor House, Pope's Villa and their neighbours on Cross Deep. In this area, further south towards Teddington, Strawberry Hill and Little Strawberry Hill, were the principal houses. Land between the road and the river, formerly meadows, was however an obvious place to develop.

CHARACTER APPRAISAL

LOCATION

Strawberry Vale was designated as a Conservation Area on the 14 June 1988. It comprises ten Victorian houses, nos. 97 to 115, occupying land between Strawberry Vale and the River Thames, and bounded to the north and south by the C20 developments at Mallard Place and Kingfisher Lodge. Strawberry Vale follows the line of the river and is one of the principal routes between Twickenham, Teddington and Kingston. The conservation area is just within the southern boundary of South Twickenham ward. The properties all have gardens to the river and are highly visible from the Surrey bank towpath, particularly in the winter.

SETTING AND VIEWS

This group of houses, which would have stood alone when built, is now surrounded by two-storey development from the 1920s-30s on the west side of Strawberry Vale, and by town

houses and flat developments of the 1960s-70s to the north and south. The curve of the road to the north, the extensive front gardens of nos. 97-105, and the location of the south-western block of Mallard Place close to the pavement, mean that Mallard Place obscures the view of the Strawberry Vale Conservation Area on the north approach. The trees in the front gardens of nos. 97-103 also act to conceal any view, with the result that it is difficult to appreciate the conservation area as an entity. Its proximity to the road and the tight packing of the houses together give it a very urban character.

From the river, and the opposite bank, the impression is very different and the group is easily distinguishable; the gardens, boathouses, landing stages, steps and slipways provide a relaxed and spacious setting, complemented on the opposite bank of the river by the secluded towpath and the wooded landscape of Ham Lands. However, the layout and design of Mallard Place, on the northern boundary, is in strong contrast, designed in dense urban terraces close to the river edge; and at the southern boundary, Kingfisher Lodge is very dominant, in contrast to the modest scale of nos. 113 and 115 Strawberry Vale.

The two aspects of the conservation area - from road and river - are unrelated, so that it is barely possible to be aware of the presence of the river from the road aspect, and vice versa. Views between the houses are very limited; houses are either built right up to the boundary, or have outbuildings and garages to the side. The views seen from Strawberry Vale between the houses are of trees, because the landscape of Ham Lands forms the backdrop and the rear gardens are well treed. On the riverside, there are views from the opposite towpath



115 Strawberry Vale



97 Strawberry Vale

and from the footbridge and lock island at Teddington Lock. However, extensive scrub growth along the Surrey bank obscures clear views from the towpath, even in winter. From Teddington footbridge, the houses are barely visible but the extensive trees in the gardens form a well-defined mass bounded by the later developments to north and south.

Topography and relationship of spaces

The land falls towards the south and the gardens slope towards the river. The private rear gardens together form a substantial open space on the riverside, the value of which is recognised by its designation as Metropolitan Open Land. Front gardens vary in size, with nos. 99-103 having extensive space in front, but the rest are built much closer to the road. The narrow pavement, proximity of fast and heavy traffic (and queuing traffic in the morning rush hour), and the high front walls all contribute to the cramped impression on the road side, towards the southern end of the conservation area.

Architectural and historic qualities

The group was never intended to be homogeneous, but even so the wide variety of sizes, heights, widths and elevational treatments is surprising; for example, the great discrepancy in proportion between no. 105A and its neighbour no. 103. Heights vary between two-storey cottages and four storey villas, with many variations in between. These include later single or one and a half storey garage extensions, as attached or separate buildings at the front. The houses have in common the use of hipped slate roofs, sash windows, and stock brick or stucco. The roofscape is a very distinctive and important feature of the conservation area, with a great variety of roof profiles and chimneystacks that are important on the skyline - generally the stacks are very tall. The front boundaries are strongly defined; many with well-detailed brick walls with brick coping and piers. Several houses have suffered



101 Strawberry Vale

unsympathetic alterations through conversion to flats, and not all the front boundary walls have survived.

On the river elevations the differences between the houses become less noticeable because of the length of the gardens and the amount of tree cover. The roof profile is still important and no. 105 becomes something of a landmark when seen from the river because of its greater height and narrow form, more noticeable from a distance than from the road. The riverside infrastructure of steps, slipways, staging, pontoons, summerhouses, and most importantly boathouses, are evident; all demonstrating the integration of the continuing leisure uses of the river with its domestic setting. There is one boathouse (at no. 107) of real architectural interest; a confident and well-proportioned C19 structure with hipped roof, deep eaves and stone arch below. The design of this boathouse has been reflected in the design of the more recent boathouse at no. 103. Generally the informal, private, spacious and slightly untidy riverside character of the conservation area is in strong contrast to the urban facade to the road, and also in contrast to the more formal treatment of the developments, which flank it at either end.

On the road frontage, the variety of designs and treatments emphasises the differences between the buildings in the conservation area and those forming its setting.

The changes in scale, architectural detail and surface treatments contribute to the special interest, in that the houses facing the conservation area across the road are later, more uniform, less well detailed and less individual. The north and south ends of the conservation area are bounded by modern developments (Kingfisher Lodge, Mallard Place and the Clive Road flats) which are relatively simple in detail, although Mallard place has quite a rich texture in its use of materials.

Materials and textures

The houses are of unpainted stock brick, painted brick, stucco in pastel colours, or red brick. Roofs are slate. There is therefore little consistency other than in the roof material. However, the front boundary walls provide some element of consistency and are mainly built of stocks. The front crossovers in granite setts are an important feature.

Key buildings

The closeness, lack of distant views, and obscuring of much of the frontage by trees, means that no single buildings stand out from the group as being more dominant; and their quality, despite the differences in design and scale, is similar throughout. However, no. 101 is perhaps the most impressive because it is detached, symmetrical and has a wider frontage than any of the other properties, including a

carriage drive and two entrances. Its coach-house at the side may be contemporary with the house; the smaller scale and modest detailing, while using the same materials, provides a delightful complementary (and relatively unaltered) balancing element to the imposing main frontage. From the riverside, the boathouse at no. 107 is a key building and that at no. 62 (upstream and outside the conservation area) is also very important in the view.

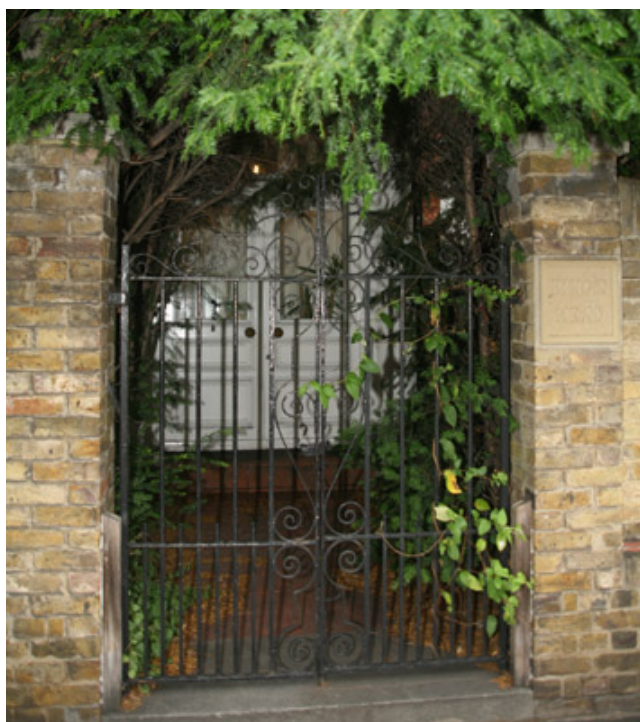
Landscape, trees and gardens

In landscape terms the most important aspect is from the opposite river bank, where the extensive planting in the riverside gardens makes its impact, with many important mature trees dominant in the views from Teddington Lock and the footbridge. On the Strawberry Vale frontage, the houses towards the southern end of the conservation area have limited space in their front gardens for trees but those trees that are established make a contribution to softening the road frontage and moderating the effects of traffic. Because of the narrowness of the footways there is very little scope for street trees to carry out this role.

MANAGEMENT PLAN

NEGATIVE FACTORS

On the road frontage, standard lighting columns and signage are at odds with the character of the area. The lighting columns are dark green painted steel and it is unlikely they can be improved upon because of the status of the road. Parking on the pavement, officially sanctioned, is probably



111 Strawberry Vale



109 Strawberry Vale

unavoidable but the signs indicating it are unnecessarily intrusive as stand-alone posts. The footway's narrowness, reduced further by footway parking, and the frequency of crossovers and raised kerbs, results in a difficult passage for pedestrians. Crossovers should retain their original and traditional materials and patterns.

The conservation area is generally well cared for and experiences little radical change. However minor change over a long period to the materials and features which give the houses and their setting special interest can erode the character of the area. It is important that special attention is given to authentic materials and detailing when maintenance or improvement is carried out. Front boundaries are important to the character of the conservation area and their character, details and materials, including features such as copings, gates and piers should be retained or re-instated wherever possible. Also riverbank profiles and features such as steps, moorings, pontoons, boathouses and campshedding should remain in character with the area.

PROPOSALS

- It is proposed that the boathouse to no. 107 should be added to the Council's Schedule of Buildings of Townscape Merit because of the contribution it makes to the character of the conservation area.

STRAWBERRY VALE



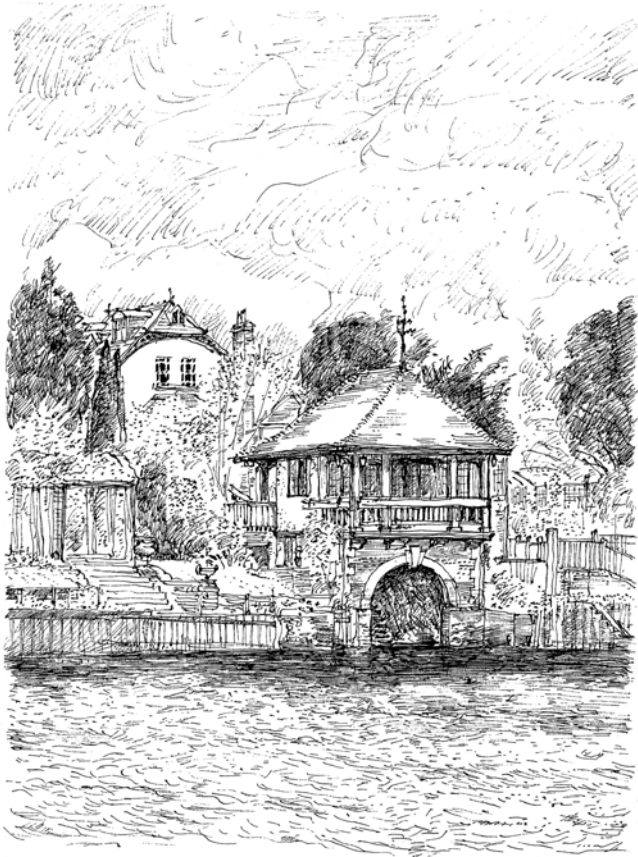
KEY

-  Conservation Area boundary
-  Buildings of Townscape Merit

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Designated: 14.06.1988



The illustration on the front cover is the boathouse at 107 Strawberry Vale.

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Produced by Urban Design and Conservation

Published July 2008



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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