

INTRODUCTION TO VILLAGE PLANNING GUIDANCE FOR HAMPTON WICK AND TEDDINGTON

What is Village Planning Guidance?

London Borough of Richmond upon Thames (LBRuT) wants residents and businesses to help prepare 'Village Planning Guidance' for the Hampton Wick and Teddington Village areas. This will be a document that the Council considers when deciding on planning applications. Village Planning Guidance can:

- Help to identify what the 'local character' of your areas are and what features need to be retained.
- Help protect and enhance the local character of your area, particularly if it is not a designated 'Conservation Area'.
- Establish key design principles that new development should respond to.

The Council is proposing to produce a single Village Planning Guidance document which will include the different character areas in both Hampton Wick and Teddington. The boundary has been based on practical considerations to support the interpretation of planning policy.

How can I get involved?

There will be two different stages of engagement and consultation before the guidance is adopted.

During May and June residents and businesses are being asked about their vision for the future of their areas, thinking about:

- the local character
- heritage assets
- improvement opportunities for specific sites or areas
- other planning policy or general village plan issues

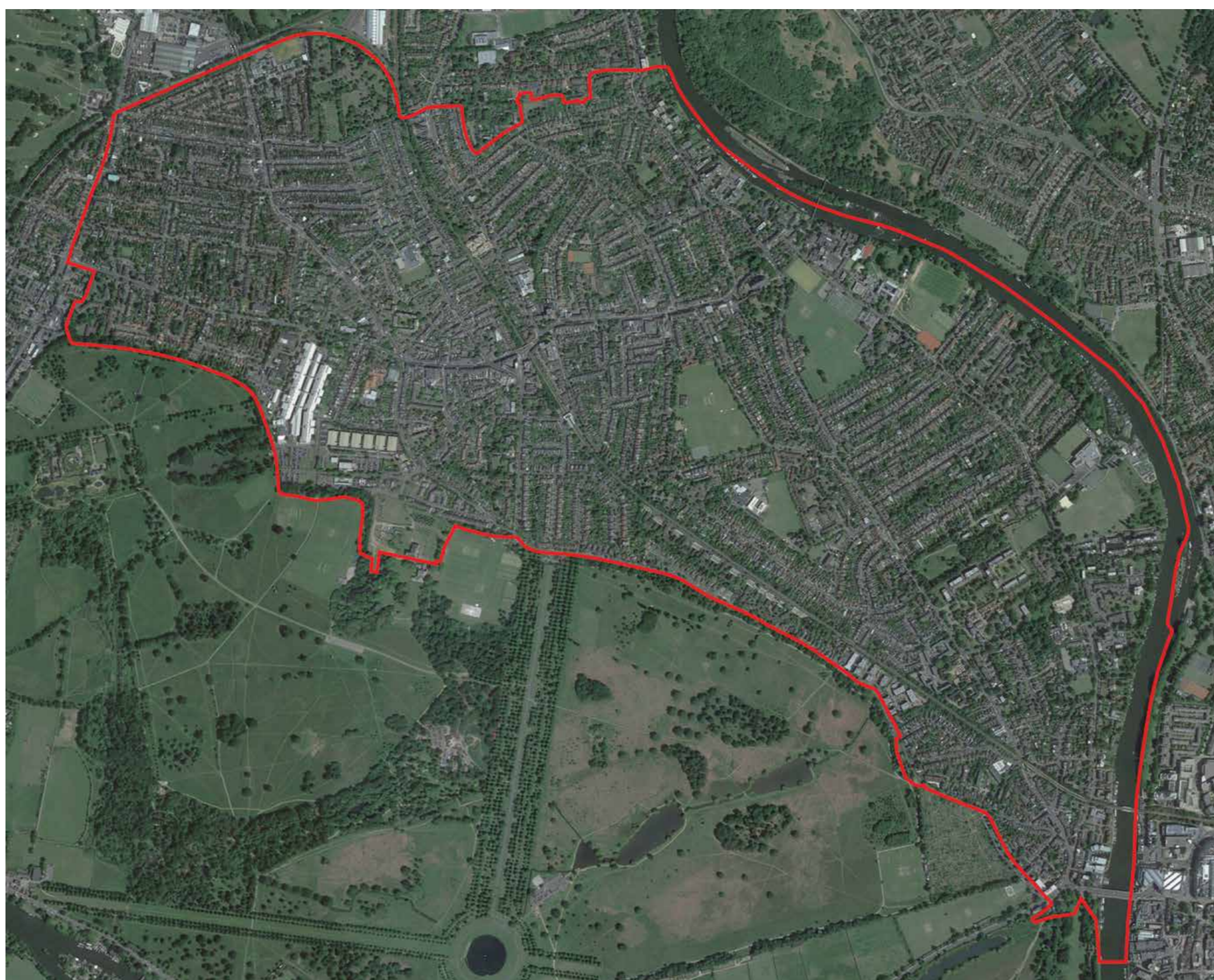
Draft guidance will be developed over the summer based on your views and a formal (statutory) consultation carried out in autumn 2016 before adoption in early 2017.

How does Village Planning Guidance work?

The Village Planning Guidance will become a formal planning policy 'Supplementary Planning Document' (SPD) which the Council will take account of when deciding on planning applications, so it will influence developers and householders in preparing plans and designs. This includes any aspect of changing the physical environment that requires a planning application for built development and other matters such as new street signs, shop fronts, road layouts or cycleways.

How does the 'Village Planning Guidance' relate to Village Plans?

The Planning Guidance builds on the 'Village Plans' which were developed from the 2010 'All in One' survey results, and from ongoing consultation. Hampton Wick and Teddington each have a Village Plan, which can be found at www.richmond.gov.uk/village_plans Both of these plans are being updated through current engagement events. The Village Planning Guidance will form part of each Village Plan.



Indicative Hampton Wick and Teddington Village Planning Guidance Study Boundary



WHAT YOU SAID SO FAR - AND WHAT HAS BEEN DONE - HAMPTON WICK

What were the most mentioned issues set out in the Village Plans and what has been done?

Traffic and Congestion

What was said:

- There is general concern over the speed of traffic travelling through Hampton Wick as well as the amount of traffic going into Kingston.
- Some of the causes identified included the phasing of traffic lights, traffic islands, speed bumps and road works.

What we have done:

- The Council is using new powers to limit road works disruption and congestion caused by utility companies by requiring that a permit is obtained every time works are to be carried out.
- All school no-parking zone markings, adjacent to entrances, have been reviewed.
- The Council gained new powers from the Greater London Authority to enforce Penalty Charge Notices to drivers stopping in the yellow box junctions.
- Traffic islands have been installed along the High Street to slow traffic down and help people to cross the road.

What we are going to do:

- Traffic lights are being reviewed by Transport for London and the Council to ensure that the timings are as efficient as they can be.
- The Council will continue to work with schools in the borough to encourage them to develop travel plans. These schools are able to apply for funding for their sustainable travel schemes.
- The Council is due to implement a scheme along Kingston Road in 2016 to reduce speeding and improve safety for all road users. A number of improved pedestrian/ cycle crossing points and calming features will be installed.
- The Council is investigating the feasibility of a number of cycle route proposals, which will help encourage more people to cycle and ease congestion.
- Speed indicator devices are deployed and rotated across the borough to manage vehicle speeds.

Pavements

What was said:

- Pavements are poorly maintained, uneven with broken paving stones and tarmac in a state of disrepair for a long time.
- Pavements are narrow in places, making them difficult to use particularly for wheelchair users and made worse by tree roots coming to the surface.

What we have done:

- The Council has improved and updated its online forms so that it is easier to report road and pavement faults.
- The Council made available a specific annual funding pot of £35,000 per village area through the Community Roads and Pavement Fund. This was in addition to the routine maintenance work being carried out. Improvements have been made to Vicarage, Lower Teddington and Seymour Roads, Kingston Lane and Normansfield Avenue.
- The Council has been using micro-asphalt surfacing for about five years and it provides a cost effective means of extending the life of many roads as well providing a uniform appearance to the street scene.

Provision of parking

What was said:

- There were many references made to lack of residential parking and insufficient parking near to the local shops.
- Respondents suggested this is due to new developments, more people living in the area and parking controls.

What we have done:

- Extra parking spaces have been created on the High Street to meet the needs of shoppers.
- Under our Development Management Plan, developers will have to show that they have provided enough parking for their scheme to prevent any unacceptable overspill parking on the street.
- We have introduced 30 minutes free parking for residents in any Council run car parks or on street pay and display using the Richmond Card.
- Anyone who would like to suggest unnecessary yellow lines near their home or business can email the location to Richmond Council's Highways and Transport team so that this can be considered.

Local Shopping Provision

What was said:

- Respondents in the All in One survey were concerned over local shops closing resulting in a lack of variety and that there is no provision to meet basic shopping needs like a privately owned convenience store, greengrocer, butcher or bakery. Many expressed the view that this was because of high rents/ rates and the proximity of Hampton Wick to Kingston.
- Respondents also felt that there is a lack of support for small businesses.

What we have done:

- The Council works with a wide array of local town and village centre representative groups through its Business and Retail Alliance group.
- In 2014 and 2015 we provided a grant to support the establishment of local events associated with the Ride London cycling event, attracting hundreds of people and providing local businesses with a welcome boost.
- The Council has also provided additional funding for Christmas and Jubilee festivities and for maildrops, newsletters and wall brackets through the Town Centre Opportunities Fund.

What we are going to do:

- We will work local representatives to ensure that the business community is well-represented..
- We will continue to promote the Business Offers scheme for Richmond card holders which provide businesses with a great way of promoting themselves to residents – free – while also providing residents with bargains.
- We will continue to provide opportunities for funding support through the Town Centre Opportunities Fund and Christmas Fund.

WHAT YOU SAID SO FAR - AND WHAT HAS BEEN DONE - TEDDINGTON

What were the most mentioned issues set out in the Village Plans and what has been done?

Traffic and Congestion

What was said:

- Respondents expressed concern about traffic and levels of congestion, particularly with reference to Church Road, Broad Street and the High Street.
- The reasons highlighted included Teddington being used as a through route between Richmond and Kingston.
- Particular reference was made to speeding traffic and concern over narrow roads especially for peak time traffic, the school run and when lorries unload in front of shops.

What we have done:

- The Council is using new powers to limit road works disruption and congestion caused by utility companies by requiring that a permit is obtained every time works are to be carried out.
- All school no-parking zone markings, adjacent to entrances, have been reviewed.
- The Council gained new powers from the Greater London Authority to enforce Penalty Charge Notices to drivers stopping in the yellow box junctions.
- Signal timings at the Causeway/Broad Street junction have been amended to ensure the junction operates efficiently.

What we are going to do:

- Traffic lights are being reviewed by Transport for London and the Council to ensure that the timings are as efficient as they can be.
- The Council will continue to work with schools in the borough to encourage them to develop travel plans. These schools are able to apply for funding for their sustainable travel schemes.
- The Council is due to implement a scheme along Kingston Road in 2016 to reduce speeding and improve safety for all road users. A number of improved pedestrian/ cycle crossing points and calming features will be installed.
- The Council is investigating the feasibility of a number of cycle route proposals, which will help encourage more people to cycle and ease congestion
- Speed indicator devices are deployed and rotated across the borough to manage vehicle speeds.

Pavements

What was said:

- Respondents felt uneven pavements were particularly hazardous for the elderly, disabled and the young.
- Bad weather, building works, poor repairs and tree roots were identified as the main causes of damage.

What we have done:

- The Council has improved and updated its online forms so that it is easier to report road and pavement faults.
- The Council made available a specific annual funding pot of £35,000 per village area through the Community Roads and Pavement Fund. This was in addition to the routine maintenance work being carried out. Improvements have been made to Cambridge Crescent, Cambridge Road, Broom Park, and Elmtree, Twickenham, Luther and Atbara Roads.
- We consider the suitability of trees being planted in each location to reduce the problems that roots cause to pavements.
- We have reviewed the Council's Winter Service (gritting/snow clearance) and following public consultation the revised policy is available.
- The Council has been using micro-asphalt surfacing for about five years and it provides a cost effective means of extending the life of many roads as well providing a uniform appearance to the street scene.

Provision of parking

What was said:

- Many people expressed the view that it is difficult to park close to home because of commuters, shoppers and nearby parking restrictions.
- It was suggested that parking near local shops should be improved to encourage people to shop locally and that there needed to be more flexible parking arrangements and free short term parking.

What we have done:

- Changes have been made to the Council's 'fair parking' approach including:
 - If a Penalty Charge Notice hasn't been issued by the time a driver returns to their car, they can be sure the Notice will not be served in the post.
 - Clearer warnings for suspended bays to allow easy identification by drivers.
 - New signs have been placed outside schools to allow parking during school holidays, ensuring more effective enforcement of yellow lines during term times.
- Anyone who would like to suggest unnecessary yellow lines near their home or business can email the location to Richmond Council's Highways and Transport team.
- The Council undertook a parking consultation in 2015 both within and adjacent to the existing CPZ. There was insufficient support for any changes to be made. However, the Council has since received further petitions requesting parking controls be introduced in a number of roads, and a consultation is being undertaken. In addition, a request to increase the hours of operation of the CPZ in Waldegrave Road is being consulted upon.

Local Shopping Provision

What was said:

- Residents and businesses would like to see empty retail units used and businesses supported.

What we have done:

- The Council works closely with key groups in Teddington to maintain the town's vitality as an attractive business and community centre.
- Funding is provided to business and community groups to support town centre events and initiatives that promote engagement with the high streets. Funding and support is also provided to enable the Christmas celebrations that attract many people to the centre.
- Although the Council's power to address long term empty units is limited, we were able to address this issue in The Causeway by providing attractive temporary art works to decorate the shop fronts.
- Teddington benefits from the lowest level of empty units in the borough at generally around 3%, compared to around 8% in the borough and 12% nationally. Some vacancies are expected as part of the natural lifecycle of businesses.

What we are going to do:

- We will continue to provide funding and support for Teddington's business support organisations and their Christmas celebrations, building on the funds generated from businesses.
- The Council will consider any proposals for appropriate markets in Teddington that support the local economy.

MOVING AROUND HAMPTON WICK AND TEDDINGTON VILLAGES

WHAT IS ON OFFER?

- Two mainline railway stations are located in the area, Teddington Station and Hampton Wick Station. Network Rail are developing proposals for Crossrail 2 which would serve both stations with an increased frequency and new trains from 2030.
- The main roads are the A310 and A309 which run north through the area and the A313 running between Teddington Lock, along the High Street and up towards Hampton Hill.
- Bus stops and major routes are focused along both High Streets and around local centres including Stanley Road. Services include the 33, 281 and the 285 amongst others. The 481 has recently increased its frequency during weekdays and a Sunday service has been introduced.
- Movement in the area is influenced by the location of Bushy Park and its boundary wall, and the river Thames and Kingston Bridge, which shape the layout of the wider area.
- There are walking routes along limited stretches of the River Thames bank and around a number of open spaces. There is also a small dedicated cycle route along Church Grove connecting Kingston Bridge with Bushy Park.

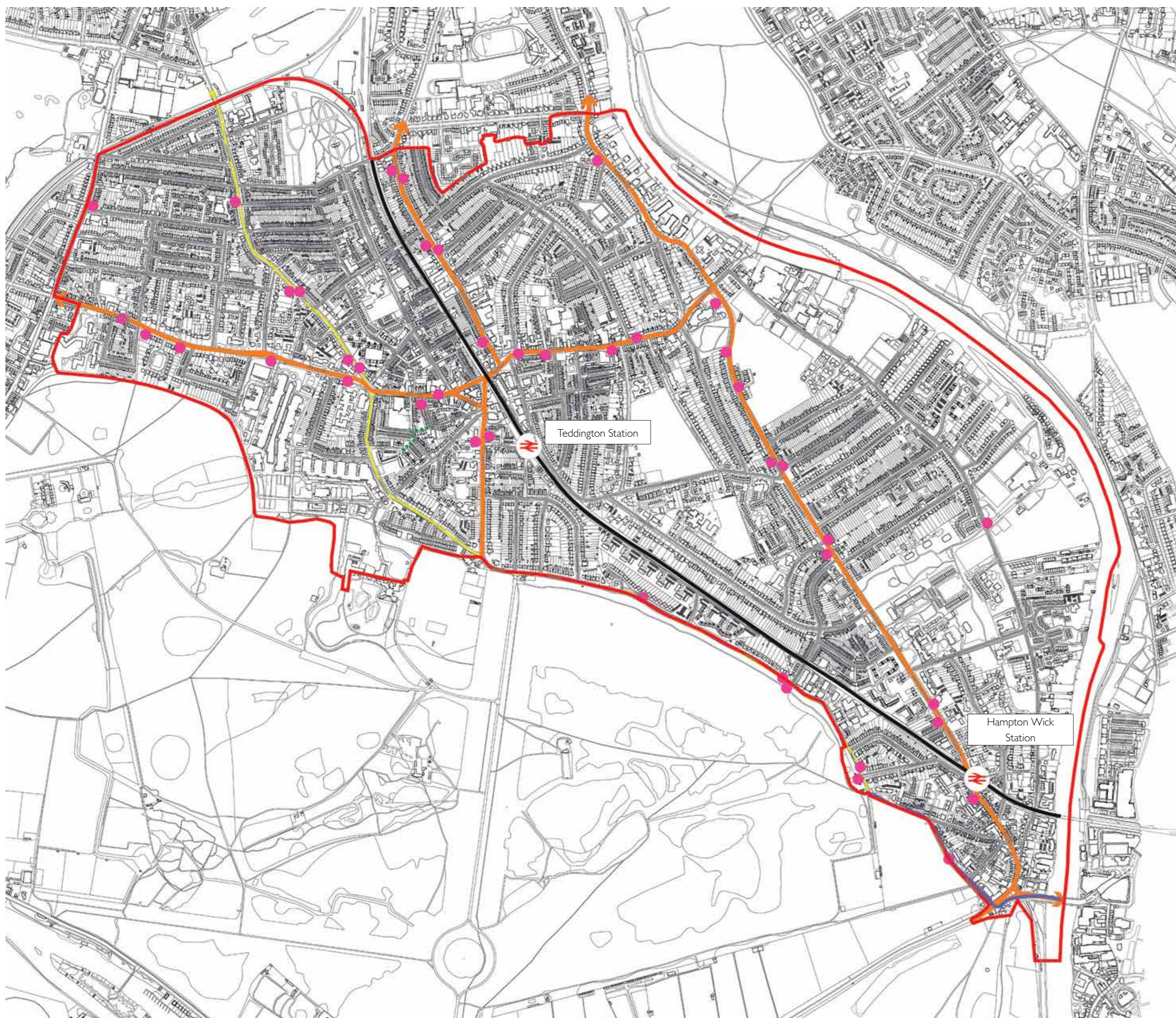
What are the opportunities to improve the way in which residents move around the area?

Are there particular areas of pavement, streets or walking routes that need to be enhanced through maintenance, better design, lighting or improved crossing points?

What else could be done to encourage walking and cycling?

Do cycle routes and cycle parking need to be improved? If so, where?

Are there ways in which public transport could be improved?



© Crown copyright and database rights 2014 Ordnance Survey 100019441

KEY

- Indicative SPD boundary
- Main road
- Minor road
- Bus stop
- Dedicated Cycle Routes
- Railway line
- ⊕ Railway station



SHOPS, SCHOOLS, HEALTH AND OTHER FACILITIES IN HAMPTON WICK AND TEDDINGTON

WHAT IS ON OFFER?

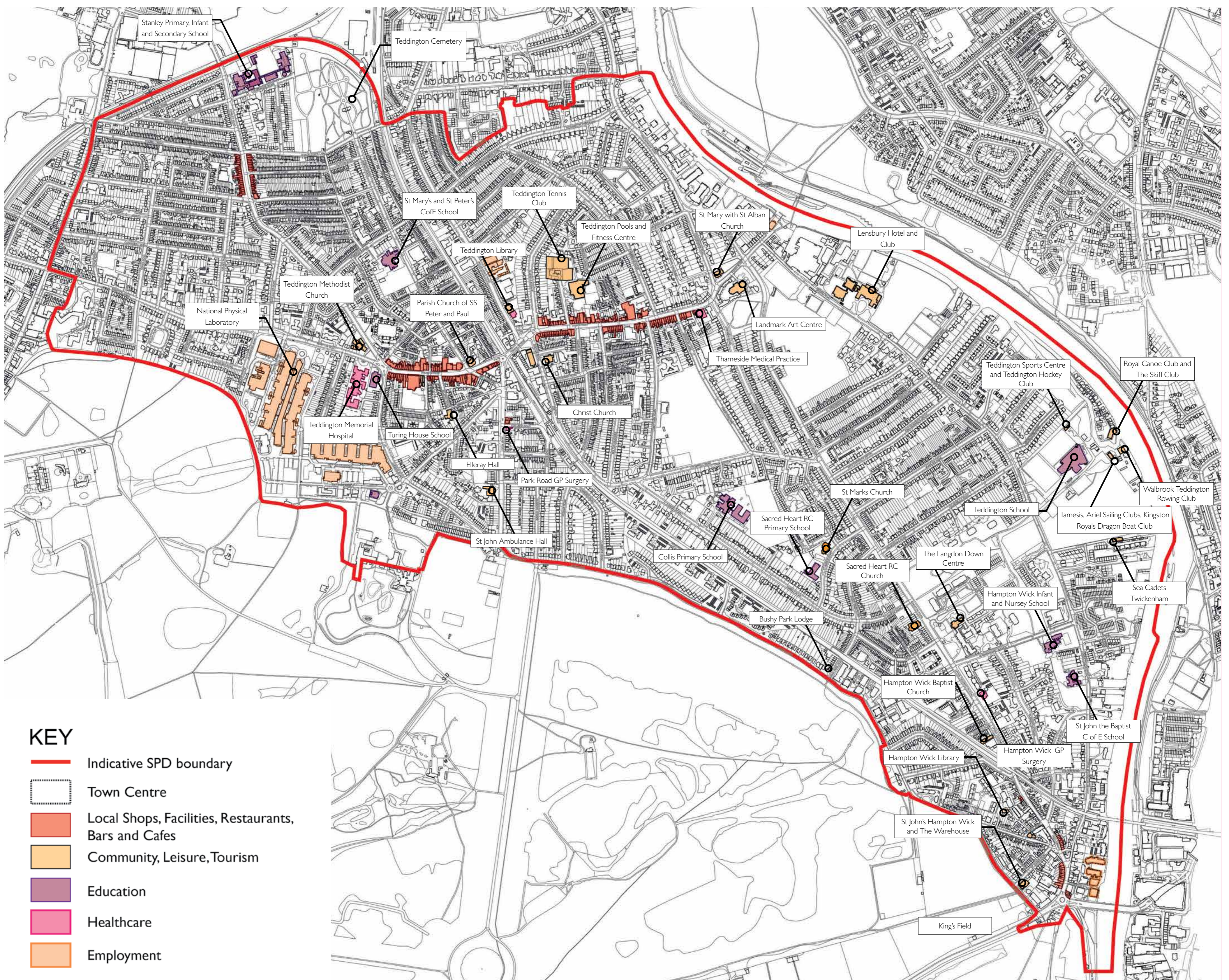
- Teddington's retail offer is focussed on Broad Street and Teddington High Street, providing many independent and local business alongside national chains. This is complemented by Stanley Road's parade of local shops. Hampton Wick provides a relatively small range of independent and specialist shops, restaurants and services.
- Schools in the area include: Teddington School, St. Mary's and St. Peter's Church of England Primary School, Sacred Heart Primary School, Turing House School and Collis Primary School amongst others.
- There is an increasing demand for healthcare provision locally, and the Council is working with service providers to identify any property opportunities that will assist to support wider community benefits, and modern fit for purpose healthcare facilities.
- Teddington has a number of open spaces and facilities suitable for sports, including Teddington Pools and Fitness Centre, Teddington Sports Centre, Lensbury Club and St Marys University Sports Grounds. Sports teams in the area include Teddington Athletic Football Club, Teddington RFC and Hampton Wick Royal Cricket Club. A number of water sports clubs are located along the river, particularly around Trowlock Island. Kings Field in Hampton Wick and part of Bushy Park, provides sports facilities and a skate park.
- Local churches include St Mary with St Alban Church, Teddington Baptist Church, Teddington Methodist Church, Christ Church, St Johns Hampton Wick, Hampton Wick Baptist Church and St Marks Church amongst others.

What are your views on facilities and shopping in the Hampton Wick and Teddington?

Do shop frontages need to be improved?

Are there areas of empty shops that are no longer needed, or areas where more shops are required?

Is there a need to improve community facilities including health, or provide more leisure, arts and cultural facilities?



KEY

- Indicative SPD boundary
- Town Centre
- Local Shops, Facilities, Restaurants, Bars and Cafes
- Community, Leisure, Tourism
- Education
- Healthcare
- Employment

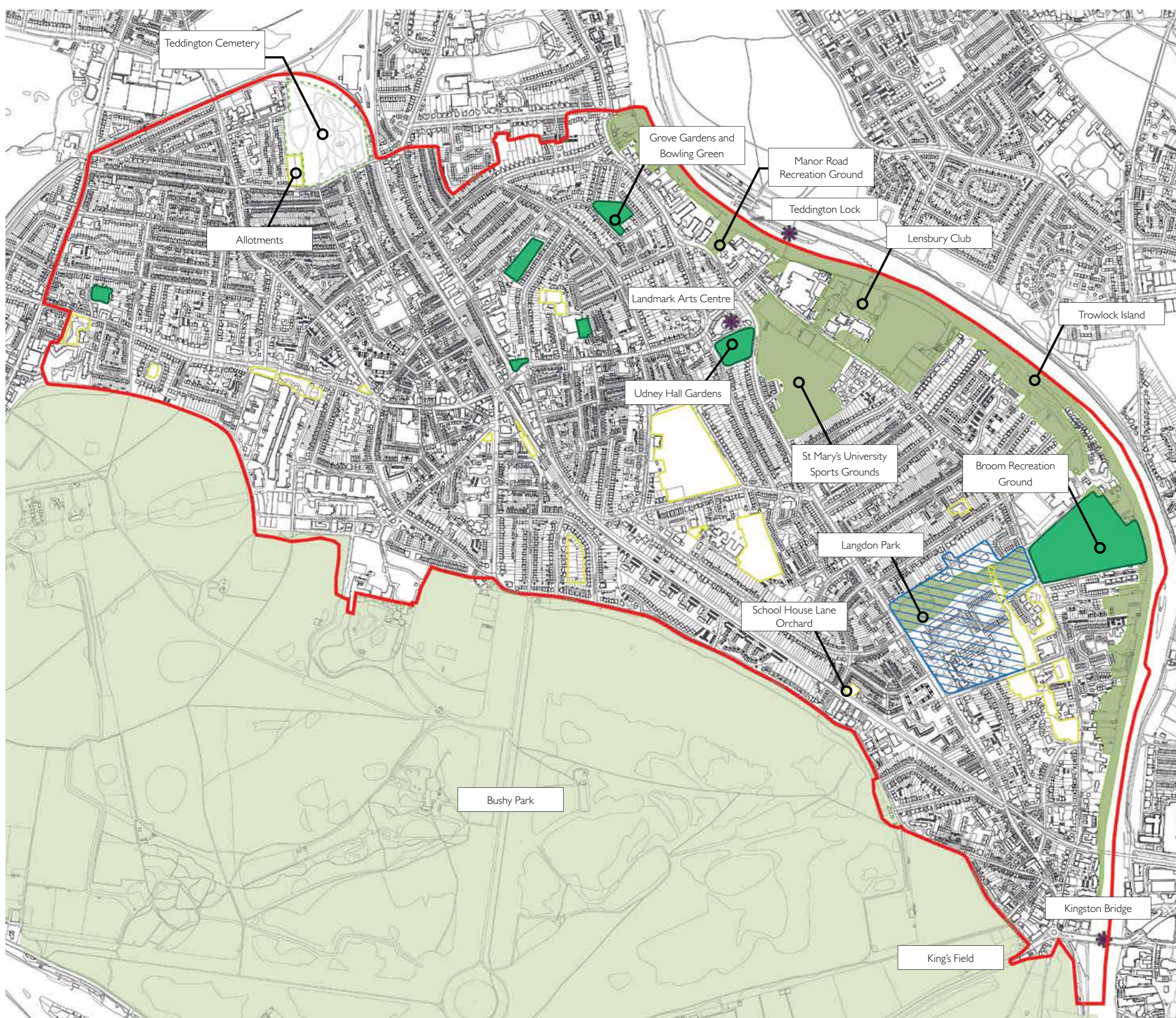
GREEN SPACES IN HAMPTON WICK AND TEDDINGTON

- The whole area benefits from access to Bushy Park, and within the Park King's Field provides sporting facilities and a skate park.
- There are a number of significant public open spaces including Manor Road and Broom Road Recreation Grounds, Grove Gardens, Udney Hall Gardens, Langdon Park and King's Field. Smaller pocket parks include School House Lane Orchard in Hampton Wick and Elmfield and Jubilee Gardens in Teddington.
- Play improvements are being carried out at Langdon Park and Broom Road, you can find out more about parks projects at www.richmond.gov.uk/home/services/parks_and_open_spaces/parks_improvements_and_conservation/parks_improvement.htm
- Public access to the riverside is limited between Hampton Wick and Teddington Lock, with many riverside green areas providing access only to residents.
- Trowlock Island, which sits tightly to the private meadow on Teddington bank of the River Thames, includes a wooded green area.
- Other significant green spaces include St Mary's University Sports Grounds and Lensbury Club.

How can green spaces in Hampton Wick and Teddington be improved?

Are additional facilities such as play areas, pitches or benches needed to encourage greater use of green spaces?

Is there a need to review the management and maintenance of any green spaces?



© Crown copyright and database rights 2014 Ordnance Survey 100019441

- KEY**
- Indicative SPD boundary
 - Public open space
 - Metropolitan Open Land
 - Other Site of Natural Importance
 - Other open land of townscape importance
 - Historic Parks and Gardens
 - Landmark



FLOOD RISK IN HAMPTON WICK AND TEDDINGTON

What is the issue?

The map shows the parts of the area identified as being at risk of a 1% chance of flooding in any given year from the River Thames. This is sometimes described as a 1 in 100 year (1:100) flood. However, this doesn't mean that if a location floods one year, it will definitely not flood for the next 99 years. Nor, if it has not flooded for 99 years, will it necessarily flood this year.

The information is extracted from computer modelling and records of previous flooding by the Environment Agency.



What you can do to reduce the risk to you and your property

- Find out if you are at risk – use the map to check or visit www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk
- Sign up for flood warning www.gov.uk/sign-up-for-flood-warnings
- Telephone: Floodline 0345 988 1188 (24-hour service)
- Make a flood plan www.gov.uk/government/publications/personal-flood-plan
- Prepare a flood kit
- Improve your home's flood protection: www.gov.uk/prepare-for-a-flood/improve-your-property-s-flood-protection

What your community can do

- Start a Flood Group
- Become a Flood Warden
- Prepare a Community Flood Plan

The Environment Agency can provide more information - telephone 03708 506 506 or visit www.gov.uk/environment-agency



OPPORTUNITIES TO GET INVOLVED IN YOUR LOCAL AREA

Hampton Wick and South Teddington Old Peoples Welfare Committee

Hampton Wick and South Teddington Old Peoples Welfare Committee holds a club for men and women over 60 providing a friendly and supportive environment to play games, knit, read and chat. It holds several lunches and outings over the year.

Teddington and Hampton Wick Voluntary Care Group

Teddington and Hampton Wick Voluntary Care group are a group of friendly volunteers who assist the elderly, the disabled and others in our local area who need a helping hand.

Langdon Down Centre

The Centre is home to the Down's Syndrome Association and is open every day for classes and drama groups. Normansfield Theatre and the Museum are open to the public regularly.

Friends Group Kings Field

King's Field play and skate park is a popular destination park for many users in Hampton Wick and neighbouring Kingston. The Council is working closely with the newly established Friends Group Kings Field to carry out improvements to the skate park and will shortly be carrying out some formal consultation. The Friends Group are keen to have some play upgrades in the coming year, again subject to further public consultation.

Hampton Wick Association

The Hampton Wick Association is a volunteer-run organisation which seeks to protect and enhance Hampton Wick and the communal life of everyone in the area.

Friends of Hampton Wick Library

The Friends of Hampton Wick Library are a voluntary group set up to protect and enhance this community facility.

Friends of Hampton Wick Station

Received funds from the Civic Pride fund to commission a feasibility study and develop a website as part of a wider campaign and project to regenerate Hampton Wick station.

St. John's Hampton Wick

St. John's Hampton Wick runs free sessions such as Mums Connect, SMILE and Who Let the Dads Out in their Warehouse. Room for Work is also based there.

Elleray Hall

Elleray Hall is a community resource, holding events, classes and lunches for people living in The Hamptons & Teddington areas, in particular the over 60's. It provides a social setting where the elderly have the opportunity to meet and make friends.

Teddington Society

The aim of Teddington Society is to improve the quality of life in Teddington through working together on issues and local causes. They have several Working Groups and organise visits to places of interest nearby as well as social and fund-raising events.

The League of Friends of Teddington Memorial Hospital

The League of Friends is a registered charity whose members and volunteers have worked tirelessly for more than 30 years to raise funds to improve the facilities and equipment at this much valued community hospital. The League provides regular support complementing the services within the Hospital to help improve the patient experience.

Teddington Business Community

A business organisation that aims to promote a united business community for all Teddington businesses, including events, Shop Local initiatives, networking and Christmas festivities.

Teddington Together

Volunteers from local businesses sharing their skills to develop and expand the local community's lifestyle and shopping experience within the town, including Christmas festivities.

Village Planning Guidance Events

To get more involved in the Village Planning Guidance come along to the following events where you can meet the team and have your say about what is important in your local area:

Saturday 21st May 2016

Drop-In - 10am-4pm at Elleray Hall, Elleray Road, Teddington TW11 0HG

Sunday 22nd May 2016

Teddington Walkabouts - 11am-1pm and 2pm-4pm. Meet outside Boots at 59 Broad Street Teddington, TW11 8QZ

11th June 2016

Drop-In - 10am - 4pm at St John's Hampton Wick Warehouse, KT1 4L

19th June 2016

Hampton Wick and Riverside Walkabouts 11am-1pm meet outside The Foresters, 45 High Street, Hampton Wick, KT1 4DG.

2pm-4pm meet outside Langdon Park on Kingston Road.

Say it on the Sofa: 12th June 12 -3pm

Pop Up Lounge at Hampton Wick's Big Birthday Picnic, Kings Field, Church Grove.

Please book your space on the walkabouts by emailing allinone@richmond.gov.uk

DEFINING THE CHARACTER OF HAMPTON WICK AND TEDDINGTON VILLAGES

The Council has undertaken some initial work to identify the different areas of Hampton Wick and Teddington which have a similar character, together with some of their key features. Some of these are based on established Conservation Areas. These are displayed on the boards so that we can gather your feedback.

We want to find out what you think are the most important features of your local area - use the boards to find out where this is.

This will help ensure that the character is maintained and enhanced for the future and that new developments or changes to existing buildings respect the aspects of local character that you think are important.

What are the opportunities to enhance your local area?

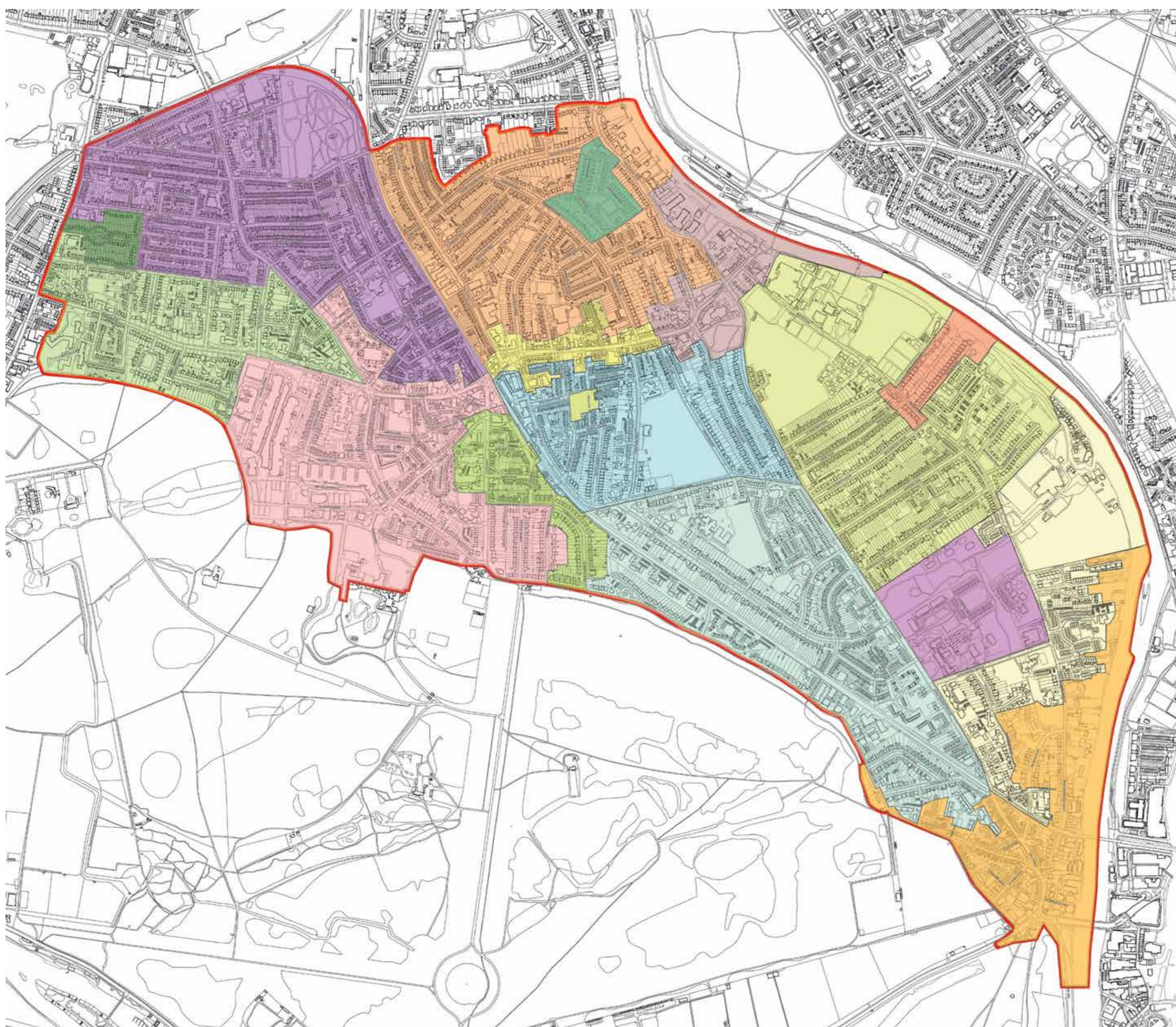
What do you think the best and most important features are?

What are the pressures or problems facing your area?

Have the character areas been correctly defined?

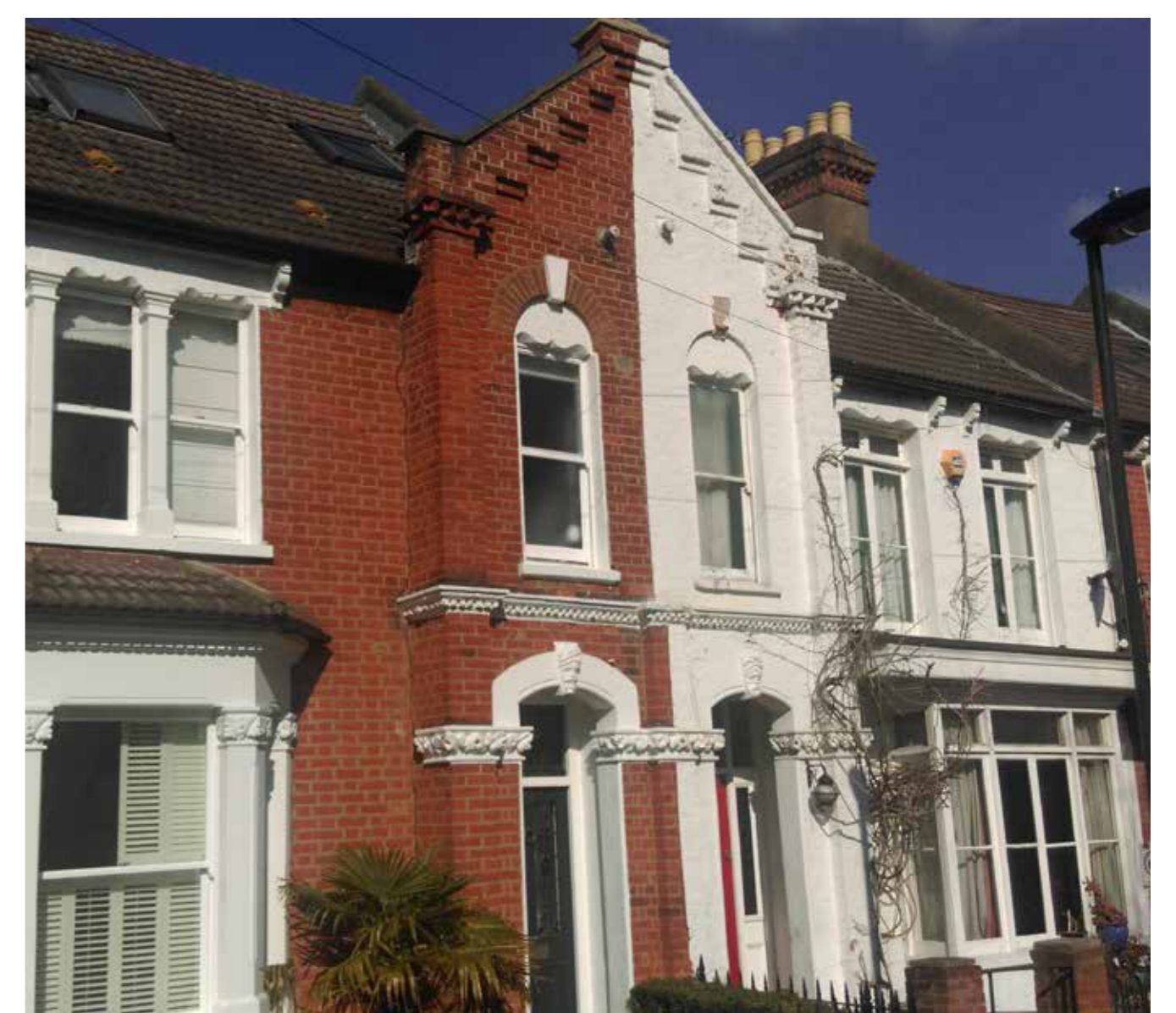
The features that you might want to think about could include:

- windows, roofs and chimneys
- building materials and colours
- gardens and green spaces
- the River Thames frontage
- street trees and paving
- boundary walls or railings
- shop fronts



Hampton Wick and Teddington Character Areas

© Crown copyright and database rights 2014 Ordnance Survey 100019441



THE CHARACTER OF HAMPTON WICK AND TEDDINGTON VILLAGES



Character Area 1: Stanley Road north

- The character area is located to the north west of the study area, bounded by Wellington Road, the railway line and Connaught Road to the south.
- The area has quite a consistent character that comes from the repetition of fairly modest mid to late nineteenth-century terraced housing, along with a few quiet culs-de-sac of later post-war housing.
- The area includes an established shopping area and Teddington Cemetery, a leafy oasis to the north.
- Dominant materials and features include: stock brick with red brick dressings, canted bays, red brick, render, pitched roofs with clay tiles, sash windows.



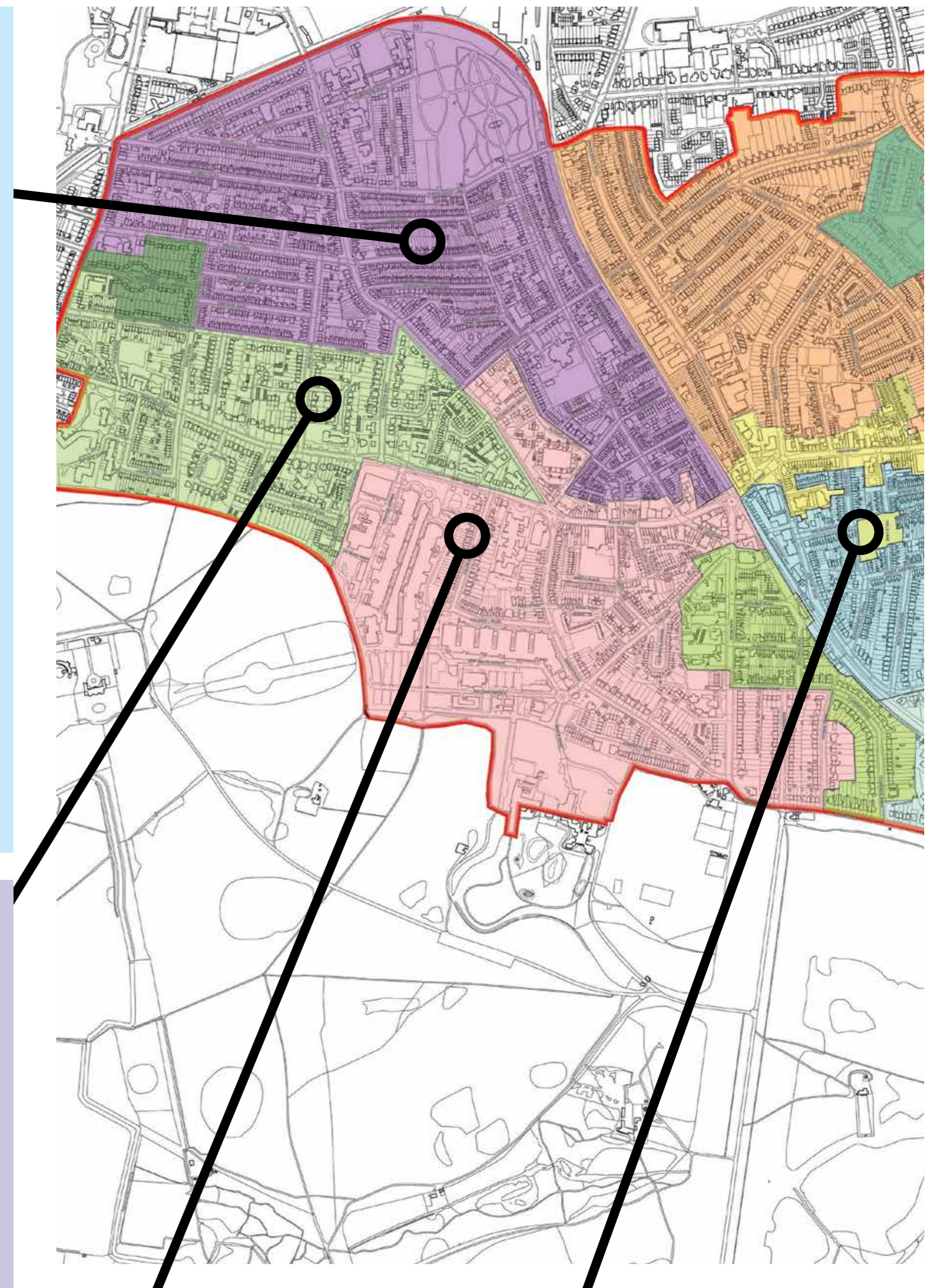
Character Area 16: Hampton Road

- The character area is defined by the contrast between the busy Hampton Road and the quiet green and leafy roads and culs-de-sac opening off it.
- The area has spaciouly planned streets, high quality Edwardian detached and semi-detached housing with eclectic detailing.
- Bushy Park Gardens is especially distinctive, with large detached houses grouped spaciouly around an oval garden.
- Dominant materials and features include: red brick, stock brick with red brick dressings, pebble-dash, hung tiles, canted bays, timber porches with white-painted joinery, steeply pitched clay-tiled roofs, leafy front gardens.



Character Area 15: Broad Street and Queen's Road

- This character area lies to the north of Bushy Park and includes the gated complex of the National Physical Laboratory, and Broad Street.
- Broad Street is a busy shopping area and its character comes partly from several late nineteenth-century shopping parades and broad roads with detached houses set back.
- The area also includes streets of traditional terraces off Broad Street and semi-detached housing along Avenue Road and Avenue Gardens built in c1920s.
- Dominant materials and features include: red brick, pebble-dash, gables, applied timbering, hung tiles, clay-tiled roofs, timber casement windows with leaded upper lights, planted front gardens with brick walls, timber fences or privet hedges.

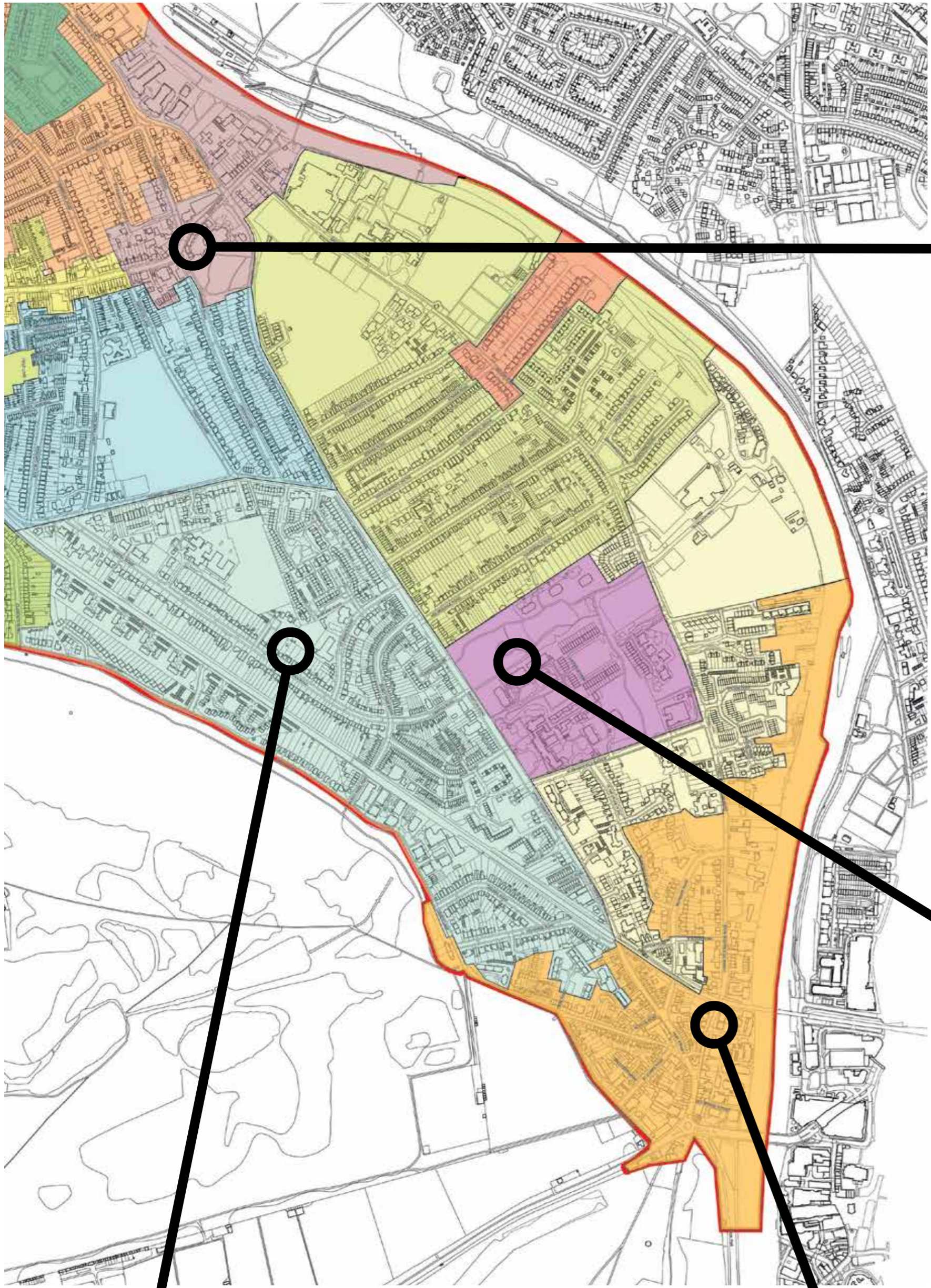


Character Area 7: Blackmore's Grove Conservation Area

- Blackmore's Grove Conservation Area (CA 39) is situated to the south of Teddington town centre and is focused around the three residential streets of Blackmore's Grove, Field Lane and Bridgeman Road. The Teddington Railway Station is located only a short distance from the Conservation Area boundary to the south on Station Road.
- The Conservation Area consists of a group of 38 Victorian homes, which are predominately two storey terraced cottages, but also includes small number of detached and semi-detached homes
- Dominant materials and features include: stock brick, slate tiles, (sometimes overpainted), pitched roofs, projecting eaves, parapet walls, sash windows, brick and fenced boundary walls.



THE CHARACTER OF HAMPTON WICK AND TEDDINGTON VILLAGES



© Crown copyright and database rights 2014 Ordnance Survey 100019441

Character Area 4: Teddington Lock Conservation Area

- Teddington Lock Conservation Area (CA27) incorporates the historic centre of Teddington. It falls between the High Street to the west and the Surrey bank of the Thames to the east. It adjoins High Street (Teddington) (CA 37) Conservation Area.
- The riverside is defined by Teddington Lock and Ferry Road as a gateway to and from the Thames.
- The eastern end of the High Street is defined by houses and open green space. A stand out feature of this eastern end of the High Street is the Landmark Art Centre.
- Dominant features and materials include: stock brick, painted render, hipped roofs, white painted detailing, stone dressing, sash windows.



Character Area 12: Normansfield Conservation Area

- The Conservation Area (CA 59) is bounded by Kingston Road to the west, Normansfield Avenue to the south, Broom Road to the east and the rear of properties on Holmesdale Road to the north.
- The Conservation Area includes an important area of open space in an Edwardian suburban development. It was previously used as a private hospital built in 1868.
- The retained boundary wall fronting Lower Kingston Road is a key feature of the site protecting the original cast-iron railings.
- Dominant materials and features include: cast-iron railings and gate piers, brick quoins, stucco enrichment, fish-scale slate, bracketed eaves and corbelling, chestnut trees.



Character Area 13: Sandy Lane and surrounds

- The character area is bordered by Upper Teddington Road/Kingston Road (A310) to the east, Sandy Lane (B358) to the west, Cromwell Road to the north and Vicarage Road to the south.
- The area is comprised of houses varying in size from terraces of small, cottage like houses, paired semi-detached houses, to large detached villas with the construction period ranging from as early as 1896 up to the 1950s/60s and more contemporary developments.
- Warwick Road stands out as a complete late-Victorian development and a fine example of well maintained high quality buildings from this period.
- Dominant features and materials include: red brick, pebbledash, stock brick, terracotta, roof slates, wooden sash windows, Queen-Anne style sash windows, white-painted joinery, street trees, picket fences, brick garden walls.



Character Area 11: Hampton Wick Conservation Area

- Hampton Wick Conservation Area (CA 18) is located within the historic core of Hampton Wick and is defined by the River Thames to the east, Bushy Park to the south and west and the suburban development of Teddington to the north.
- The Village Core consists of the High Street with its distinctive curve, eighteenth and nineteenth century buildings and traditional shop fronts.
- The Riverside has differing characters, with eighteenth and nineteenth century houses to the north and large commercial and residential areas to the south as well as areas for houseboat moorings.
- Dominant materials and features include: white/cream render, clay tile roofs, parapets, red brick, white painted joinery, slate, gables, dormers, high brick boundary walls.



THE CHARACTER OF HAMPTON WICK AND TEDDINGTON VILLAGES



Character Area 17: Mays Road Conservation Area

- Mays Road Conservation Area (CA 42) is situated to the north of Hampton Hill centre. The road can be accessed from Wellington Road to the west and Kings Road to the east.
- The Conservation Area is an example of a cohesive planned estate that characterises Garden City principles.
- The 1930s houses benefit from an Old English cottage style and are formed of one and a half storey semi-detached pairs and terraces along Mays Road and along one side of Kings, Princes and Connaught Roads.
- Dominant materials and features include: roughcast walls, steeply pitched tiled roofs, dormer windows, chimneys and porches, hedges, gates and grass verges.



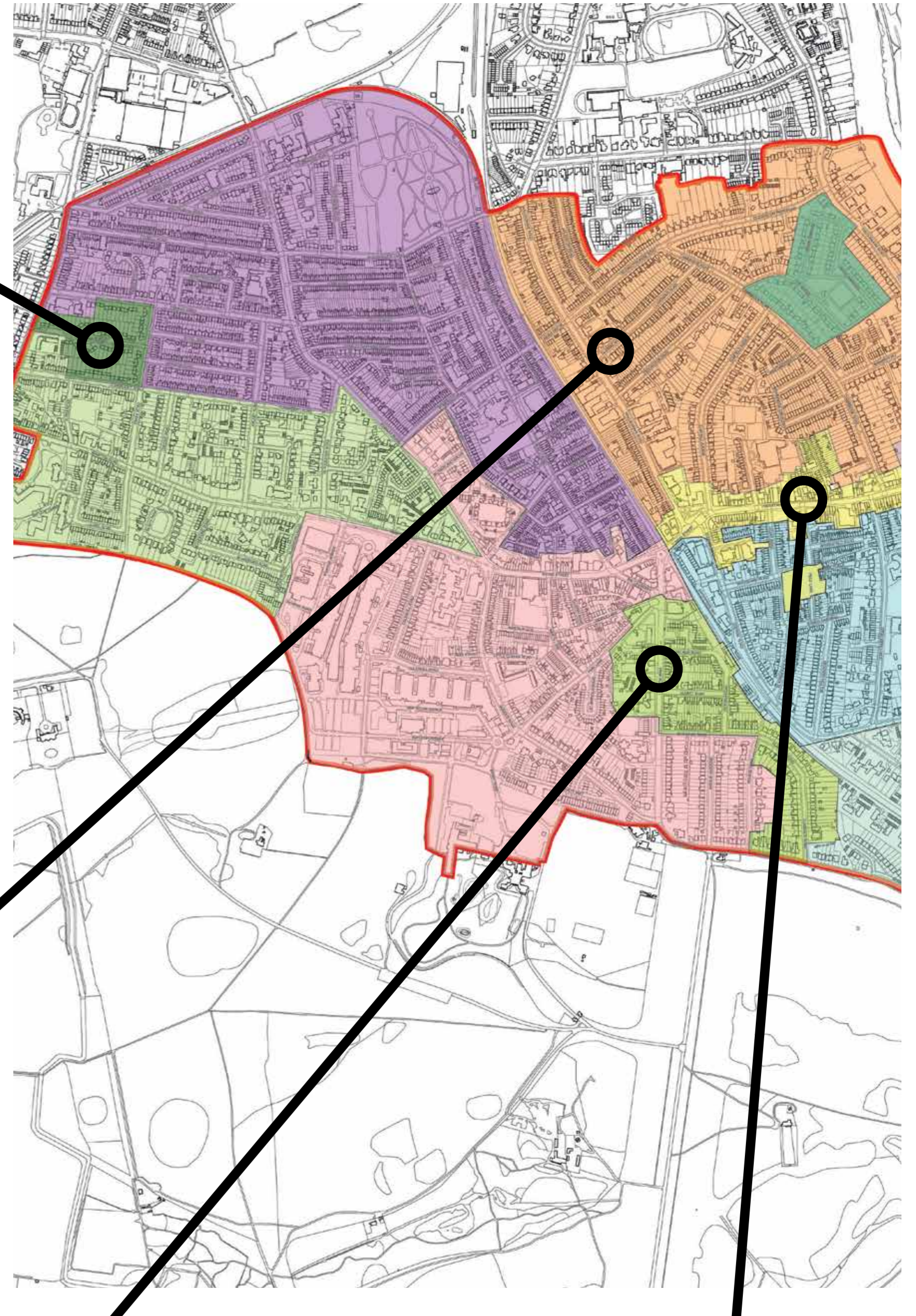
Character Area 2: Cambridge Road and surrounds

- Cambridge Road forms the spine of this character area, extending north from Teddington High Street towards Strawberry Hill. The area also surrounds The Grove Conservation Area.
- The area is defined by broad, gently curving streets. The housing in the area is mixed as the progress of development did not follow a coherent pattern. The earliest houses date from around the 1870s.
- The area is home to Teddington Pools and Fitness Centre and Teddington Lawn Tennis Club.
- Dominant materials and features include: stock brick with red brick dressings (and vice versa), red brick with render, gables, canted bay windows, hung tiles, applied timbering, sash windows, casement windows, clay tiled roofs.



Character Area 14: Park Road (Teddington) Conservation Area

- The Conservation Area (CA 22) is located just to the south of Teddington centre. It is contained by the railway line to the east and Bushy Park to the south.
- Park Road is lined on the west side by substantial detached eighteenth century houses set in generous mature grounds with trees.
- The station area is a tightly packed cohesive grid of streets of mid to late Victorian and Edwardian Houses along Victoria, Albert and Adelaide Road.
- Dominant materials and features include: stock brick with red dressings, gault brick and painted brickwork, stone lintels, mullions and sills, painted cornerstones, white painted detailing, dwarf walls, hedges and painted iron fencing.

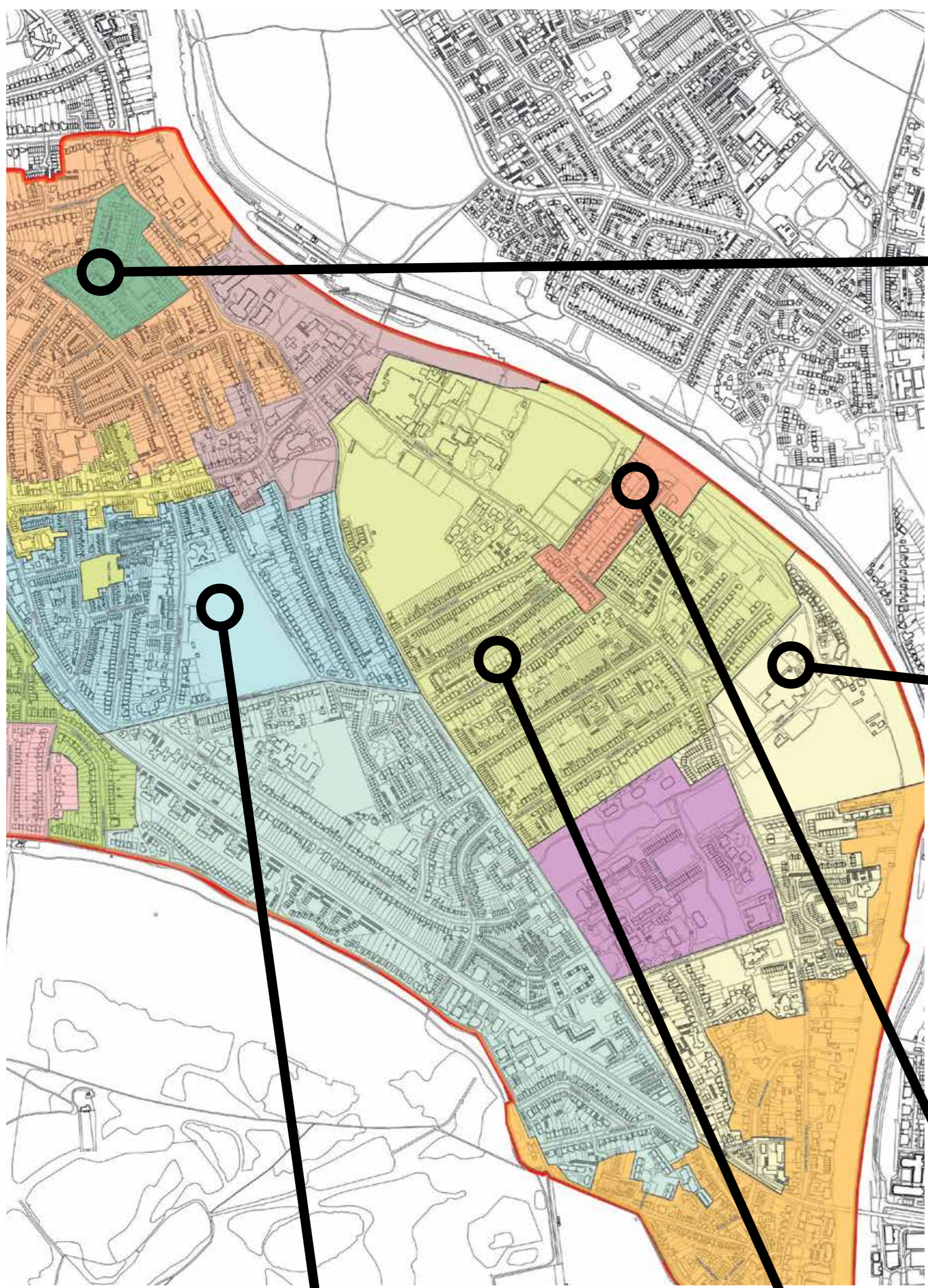


Character Area 5: High Street (Teddington) Conservation Area

- The Conservation Area (CA 37) is situated in the centre of Teddington. It incorporates the length of the high street between the railway line to the west, and Kingston Lane to the east.
- The area has a traditional high street character of mainly specialist shopping, retaining an exceptional number of original shop fronts.
- A number of eighteenth century houses still survive along this street in close proximity to both the river and the Royal Parks. Towards the eastern end of the High Street the character changes where more houses and green open spaces are evident.
- Dominant materials and features include: red and stock brick, traditional shopfronts, white painted masonry, boundary walls.



THE CHARACTER OF HAMPTON WICK AND TEDDINGTON VILLAGES



© Crown copyright and database rights 2014 Ordnance Survey 100019441

Character Area 6: Udney Park Road and Surrounds

- This character area is immediately south of Teddington High Street Conservation Area. It is bordered by Cromwell Road to the south, Station Road to the west and Kingston Road (A310) to the east.
- The area includes substantial late-Victorian and Edwardian semi-detached houses along wide roads as well as smaller terraced houses and stock brick cottages in the Gomer Gardens and surrounds.
- There is close proximity to Teddington railway station, accessible from Station Road along with the significant green spaces offered by Udney Park.
- Dominant materials and features include: Joinery painted white, stock brick, red brick, wooden sash windows, slate roof tiles, mature street trees, privet hedges.



Character Area 3: The Grove Conservation Area

- The Grove Conservation Area (CA 26) is located to the north of Teddington centre. The estate is contained by Twickenham and Cambridge Roads and is a distinctive and peacefully secluded residential estate.
- Cambridge Road, Grove Terrace and The Grove were built in the 1920s and were designed in the then modern continental cottage style in stock brick, often painted in soft tones, and roofed in plain tiles. Grove Gardens was built at a later date and houses are of a Mock Tudor style.
- Dominant materials and features include: continental cottage style, Mock Tudor, hipped roofs with hanging tiles, rendered and painted brick, panel shutters, louvred shutters, porch canopies, six over six sash windows.

Character Area 10: Teddington School, Fairways and Glamorgan Road

- This character area borders the River Thames in its northern part and sits between the Normansfield and Hampton Wick Conservation Areas.
- Teddington School and Broom Road Recreation grounds offer a break from the urban setting around Hampton Wick, with some views of the river and opposite bank and Trowlock Island, which sits close to the Teddington bank.
- Glamorgan Road was laid out between 1880 and 1896 and its large houses, as well as houses around the railway station, were built by 1896 but some have since been replaced.
- Dominant materials and features include: stock brick, white painted render, timber, casement windows, uPVC window frames, metal windows.

Character Area 9: Broom Water Conservation Area

- Broom Water Conservation Area (CA 28) abuts the eastern boundary of the Borough and is situated south east of Teddington Lock and the High Street.
- The area is formed around a linear man-made inlet of the River Thames, which divides the residential roads of Broom Road, Broom Water and Broom Water West. The man-made inlet dates back to the late 1800s.
- A high number of the dwellings are Buildings of Townscape Merit, reflecting their high design quality, fine balconies and timber detailing.
- Dominant materials and features include: stock brick, yellow brick, traditional timber windows, white painted bays and porches, steeply gabled or hipped roof, decorative barge boards, chimneystacks.

Character Area 8: Broom Road and Kingston Road

- This character area is located between Kingston Road to the west and the River Thames to the east, the former Teddington Studios to the north and the residential Holmesdale and Melbourne Roads to the south.
- The majority of the area is well-maintained residential streets of late-Victorian and Edwardian semi-detached and terraced houses.
- Trowlock Avenue and Melbourne Road are post-war detached housing and Bucklands Road contains three/four storey mid-twentieth century flats.
- Dominant materials and features include: red brick, render, wooden casement windows, window leading, clay roof tiles, red brick boundary walls, street trees.



PLANNING POLICY AND LARGER SITES IN HAMPTON WICK AND TEDDINGTON

Planning Policy

The Council already has two adopted planning policy documents for use when assessing proposals for new development and changes of use. These are called the 'Core Strategy' and the 'Development Management Plan'. There is also a series of more detailed guidance, on a variety of topics, that the Council has produced. The Village Planning Guidance will complement and provide more local detail for applying these policies.



The Council is reviewing existing policies within the Core Strategy and Development Management Plan and will be producing a new Local Plan. The Local Plan will also allocate sites for development. The following potential sites have been consulted on as part of the review. Further information on the local plan review can be found at: www.richmond.gov.uk/local_plan_review.htm

1. Strathmore Centre: Any redevelopment is subject to re-provision of the existing social infrastructure on the site. There may be opportunities for a mix of uses, including residential with affordable housing.

2. National Physical Laboratory: Designation as Key Employment Site that needs to be retained.

3. Teddington Delivery Office: If declared surplus, mixed use scheme with active frontage on ground floor to High Street and residential, including affordable units or office use above and to rear.

4. Teddington Business Park: Designation as Key Employment Site that needs to be retained.

5. 50-56 Waldegrave Road, Teddington: Designation as a Key Employment Site that needs to be retained.

6. Teddington Telephone Exchange: If the site is released by British Telecom the use for the site has been identified as retail/commercial on ground floor, possible mix of office and residential above.

In addition the Council is proposing to identify a number of Key Office Areas in Hampton Wick and Teddington to protect office uses from redevelopment.