

Conservation Area Designation, amendments and Review

Location: Area approximately along Broad Street and The Causeway.

No.s 4-14 (even) & 1-3 (odd) The Causeway; No.s 30-86 (even) & 69- 71 (Odd) & 47-57 (odd) Broad Street; Wall along Broad Street boundary of former St. Paul's and St. Peter's Church; No.1 Elleray Road; Rims Engineering, rear of The Causeway, off Middle Lane; St. Peters and St.Pauls Church, Church Road, Teddington.

(See Appendix 2)

Date Assessed: August 2018

Assessment:

Location & Setting	<i>General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity</i>
Comments:	The subject area represents a Victorian and Edwardian High Street which developed along a historic thoroughfare leading into the settlement of Teddington that developed on the opposite side of the railway tracks. Although there was early development along Broad Street, such as St. Peters and St. Pauls Church (1864) (Appendix 5) and a group of boarding houses (called the American houses – see Appendix 5) now both demolished, the current commercial street developed as a separate entity to the Teddington High Street which was predominantly developed in the Georgian period. The railway bridge at the beginning of Broad Street is the highest topographical point of the area with views being gained down the street which curves downwards and to the right with buildings following the curved nature of the road. Buildings step down the hill from the railway bridge and prominent landmark buildings can be experienced at the junctions of Broad Street/ Park Road and also at Causeway/Broad Street. Buildings are predominately 3 storeys tall and retain a number of historic laneways interspersed throughout the buildings which continue to the main rear laneway which runs to the rear of properties fronting Broad Street and the Causeway. Some longer gardens with workshops are still retained which illustrate the historic form, function and relationship of the laneways, workshops and rear of properties. Buildings along Broad Street and the Causeway appear to have had purpose-built shopfronts, some of which are original, with the majority of original pilasters, cornices to fascia boards and corbels remaining, whilst others are more modern, whilst retaining sympathetic elements.
Historic Development	<i>Stages/ phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.</i>
Comments:	Historic OS maps (Appendix 4) show that Broad Street and the Causeway (formerly Wolsey Road) existed during the mid 19 th century and were largely undeveloped except for the prominent junction of The Causeway, Broad Street and Church Road. Development at this junction consisted of a public school (where the Church of St Paul and St. Peter is currently situated), St. Peter's and St. Pauls Church (opposite side of Church Road to currently) which was designed by prominent Gothic Revival Architect G.E Street; and a group of boarding houses called the 'American Houses' (at 52-58 Broad Street); a hospital on Elfin grove and a Town Hall at the junction of Middle Lane and the Causeway. Only the hospital (now dwellings), historic walls from the public school along the Broad Street boundary; and a single historic pier of the church wall exists along Church Road. A war memorial also exists at the corner of Church Road and Broad Street which commemorates the two world wars and would have enough local interest to be designated as a Building of Townscape

	<p>Merit. Larger dwellings did exist along Broad Street also, such as Elleray House and formal gardens fronting Broad Street, which was demolished in the late 19th century, with Elleray Road being the former main access to the house. By the early 20th century the Causeway and Broad Street were developed, predominately by three storey purpose built smaller individual shops. Some of the buildings were built in groups which have the same detailing, such as No.s 36-42 & 46-50 (even); and 4-14 (even) the Causeway which give an element of symmetry to the commercial street. This boom in development during the late 19th/early 20th Century will have also been bolstered by the erection of a tramway which commenced in 1903, however was to end in the 1930s when trams were replaced by buses. A number of dwellings were completed on streets off Broad Street, predominantly terraced properties such as along Elleray Road and Church Road. The dwellings along Elleray road end in a cul-de-sac which ends in a day centre constructed of corrugated metal which is a unique survivor of the early 20th Century and performs the role of a Building of Townscape Merit. The dwellings on either side of the road do have good detailing, however are rather typical development of the late 19th and early 20th century. During the mid to late 20th century the area saw a significant amount of regeneration and redevelopment. A former department store was demolished in place of a large supermarket with brutalist inspired design and apartment buildings constructed along Broad Street which have eroded the historic streetscape, and hence why the entire Broad Street is not considered to be of equal historic and architectural significance. During this time, St. Pauls and St. Peters Church was demolished, leaving a historic pier, and a new church of modernist design was erected on the opposite side of Church Road which adds interest to the important junction of Broad Street, Church Road and The Causeway.</p>
Architectural quality and Built form	<p><i>Dominant architectural styles, the prevalent types and periods of buildings, their status and essential characteristics, and their relationship to the topography, street pattern and/or the skyline. Also important is their authenticity, distinctiveness and uniqueness of materials, design, form, texture, colour etc</i></p>
Comments:	<p>Very little remains of the early 19th century period, except for the cottage hospital along Elfin Grove, however is detached from Broad Street with later development in between. Many of the buildings date from the Victorian and Edwardian periods and features some landmark buildings, with the majority of buildings within the Causeway and Broad Street being constructed of brick. At the curved corner of Park Road and Broad Street lies a prominent landmark building which also follows the curved nature of the street. At the corner the building contains a turret with hexagonal pointed roof rising from the 1st floor, unfortunately the windows have been replaced with unsympathetic UPVC. The shopfront of this building appears to be original and maintains curved glazing with a timber stall riser, slender pilasters at the entrance and large corbels next to the fascia board. There is good vertical and horizontal definition with the use of stone banding and stone fenestration surrounds which continue to step down Broad Street with further examples of timber windows and shopfronts being evident. Interestingly to the opposite side of Broad Street, a former brick public toilet has been converted into an office, however much of the building's form as a public convenience through its fenestration can still be experienced and adds to the historic form and function of buildings along this historic street scene.</p> <p>The bank building to the corner of The Causeway and Broad Street is the only stone-fronted building within the immediate area and lies on a prominent junction. The building is still utilised as a bank and is more classical in design,</p>

	<p>despite being constructed in the late 19th century. The building's main entrance was through a Doric porch located at the chamfered corner, of the ground floor however this is now an ATM location. The building contains a stone banded ground floor with pedimented windows to the first floor and smaller rectangular windows to the 2nd floor with a dentilled cornice leading onto the parapet.</p> <p>Opposite the bank is a terrace of properties of No's 2-14 The Causeway, which are a symmetrical development of purpose built retail units with two symmetrical floors above the terrace. No.14 still retails the original shopfront which consists of a central opening, timber stall riser and thin pilasters to each side of the doorway which turn into three curved timber frames. The shopfront has large end pilasters where the corbel bracket rises to the first level and is surmounted by a plinth with ball finial with spikes. This unusual ball finial is repeated long the terrace of the causeway, with the remaining units having a timber modern shopfront, but different to the original details of No.14. To the opposite side at the junction with Church Road a modernist church building is included at this prominent junction and adds visual interest, even though the design is quite different to the Victorian and Edwardian vernacular.</p> <p>Along the remainder of Broad Street there is a variety of shopfronts, some more historically sympathetic than others, with in most parts the fascia boards, pilasters and corbelling intact for the majority of the street. The upper levels are more sympathetic and original in detailing with some buildings retaining historic glazing and roof forms which remain unaltered. An interesting group of single storey front extensions and shopfronts that project from the dwellings behind are present at No.s 47-57 (odd), which are also Buildings of Townscape Merit.</p> <p>The residential streets which lead off Broad Street such as Elleray Road, although having terraced dwellings which follow the same period as Broad Street, a number of the dwellings have had unsympathetic alterations such as UPVC windows, removed the inset front doorway and have a varied boundary treatment. The dwellings are quite typical for the period and although views down the streets and glimpses into residential areas does contribute to the significance and the character of Broad Street, the residential streets are not recommended to be added to the conservation area. Middle Lane is a rear laneway behind Broad Street is interesting as glimpses of the rear of properties can be gained. Historically the laneway accessed workshops to the rear of properties also, with one such workshop still in existence, now utilised as a vehicle repair business which is an interesting survivor of the area.</p> <p>The majority of Broad Street is paved in paving slabs which presents a good appearance, particularly in front of the newer developments where pavements widen. Footpaths are in relatively good condition, however street lamps are utilitarian with works to remove clutter such as telephone boxes, signage would be beneficial to the street scene.</p>
Open Space, Parks and Gardens and Trees	<i>Private and public land, front gardens, trees, hedges and street greenery, parks, civic spaces their sense and contribution to the character and experience of an area.</i>
Comments:	The street scene does lack street trees, however new development along Broad Street has introduced some street greenery and wider footpaths. One large solitary tree lies behind the church at the junction of Broad Street and

	Church Road and presents a positive character to the street scene.
Character Zones	<i>Discernible character areas or zones which may reflect the predominant historic character that survives from earlier periods or the original function, class distinctions, design or current uses.</i>
Comments:	N/a

Conclusion: The area as mentioned above would have enough special interest to be designated as a conservation area. The area represents the historic Victorian and Edwardian component of Teddington which contains a number of construction phases with good quality developments. The buildings within the street are designed with high quality materials and design that are mostly intact and is considered to represent a homogenous area of development which would constitute an area of historic character and special interest.

References

Primary References

Photographs taken on 24/08/2018 by John Somers, JS Conservation Management & Town Planning Limited.

Secondary References

Historic England (2016) '*Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1*' Published by Historic England, London.

Websites

London Borough of Richmond Upon Thames Local Studies <https://richmond.spydus.co.uk>

Accessed March/April 2018

British History Online: <https://www.british-history.ac.uk/vch/middx/vol3/pp66-69#fnn47>

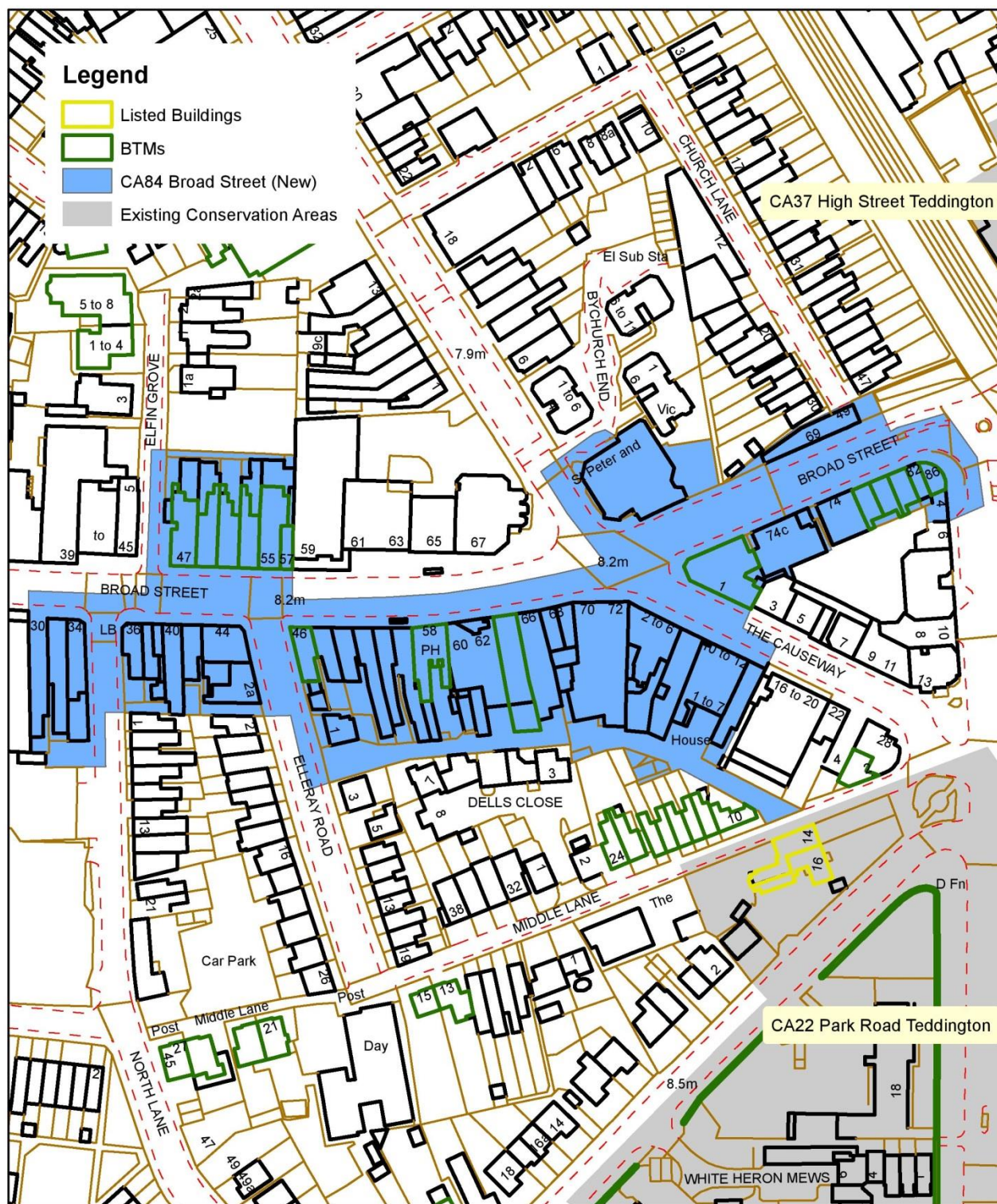
Teddington Parish History <https://www.teddingtonparish.org/about-us/history/>

Appendix 1: OS Map



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Appendix 2: Proposed Boundary of Broad Street Conservation Area



Proposed new Conservation Area 84 Broad Street, Teddington

Civic Centre, 44 York Street
Twickenham TW1 3BZ
Tel: 020 8891 1411
www.richmond.gov.uk

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Scale 1:1,300



Appendix 3: Streetscene photographs



Above: View Looking down from the railway bridge into Broad Street.



Above: Brick wall with later coping along Broad Street



Above: Broad Street from Park Road end



Above: Former public toilet, now offices



Above: Broad Street and the Causeway intersection, with stone fronted bank building and good quality Edwardian buildings along the Causeway



Above: Cross in front of the Church commemorating both World Wars. Also recommended to be a Building of Townscape Merit



Above: Remaining pier of the original church of St. Peter and St. Paul. recommended to be a Building of Townscape Merit and to be included within the Draft Church Road Conservation Area



Above: Broad street looking towards intersection of Ellera Road



Above: Buildings of Townscape Merit showing historic dwellings behind with single storey shopfront extensions to the front.



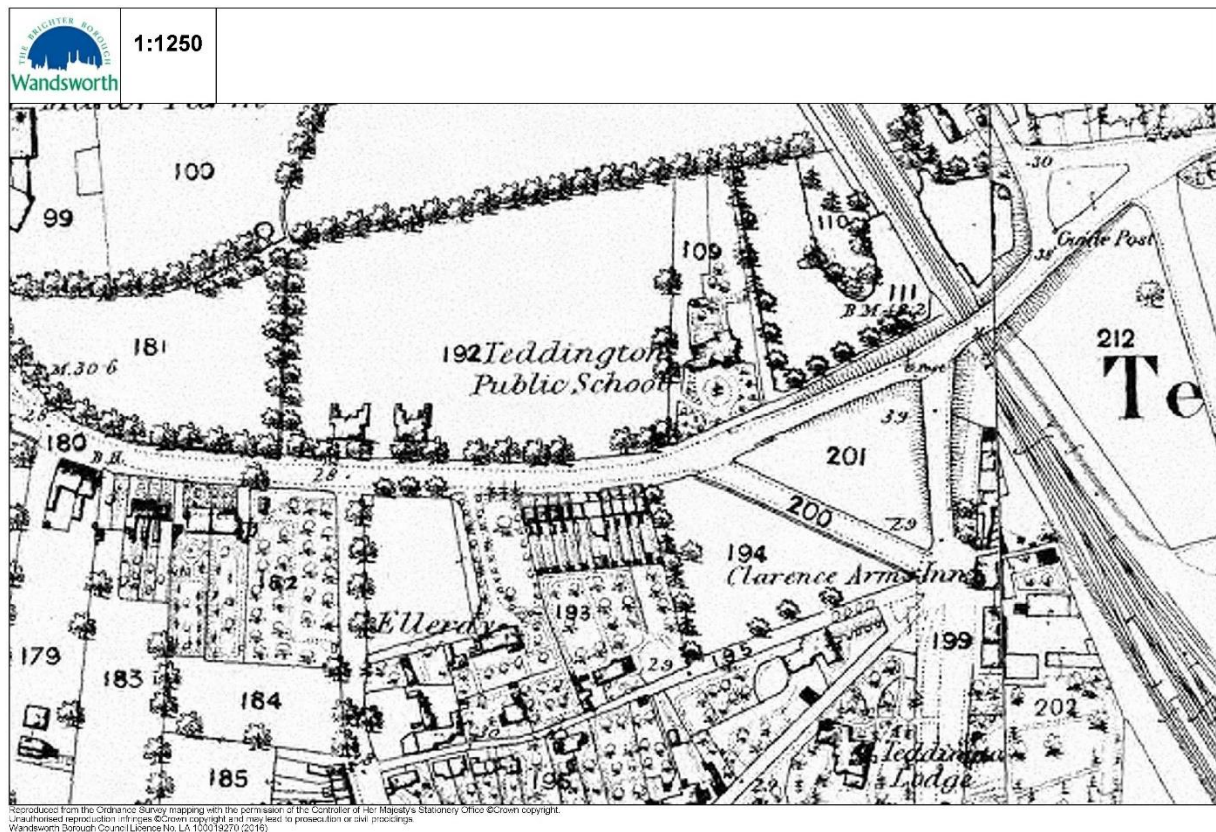
Above: View down Elleray Road towards day care centre at the end.



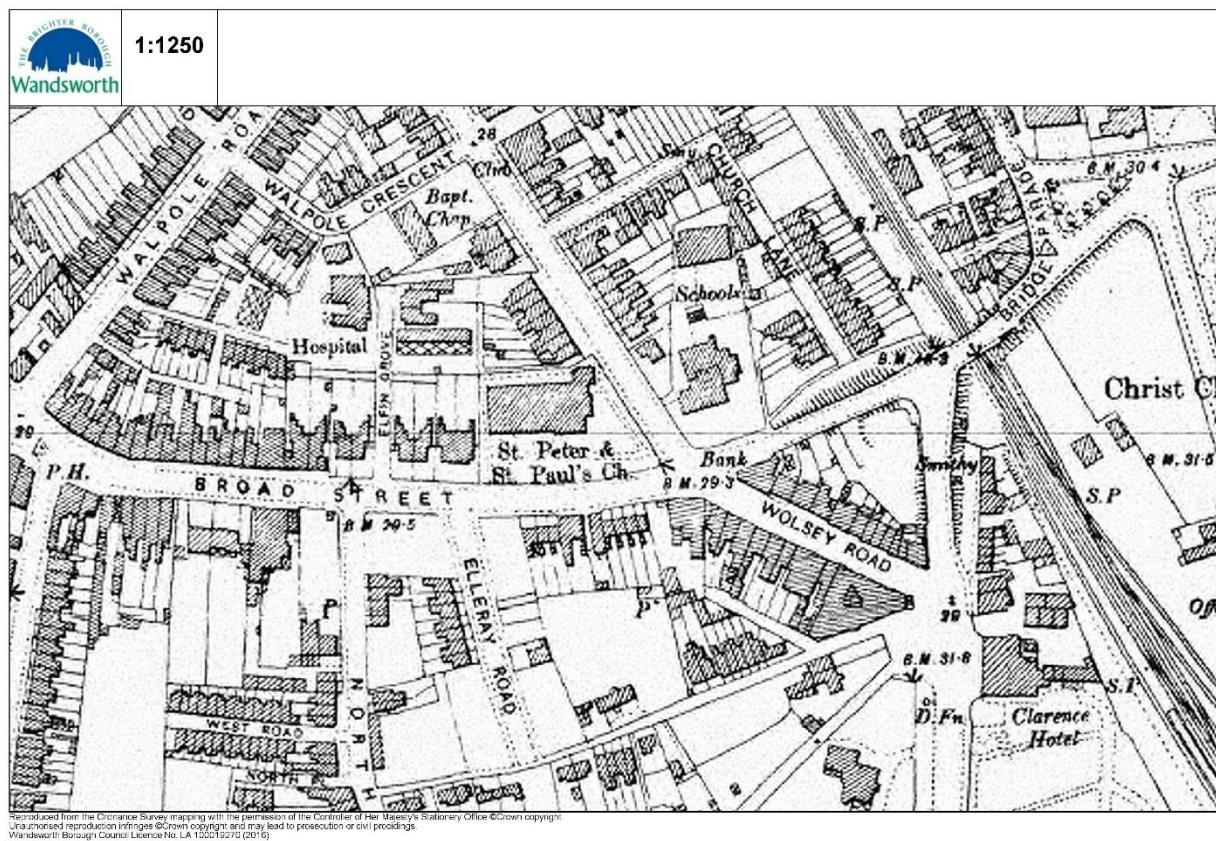
Above: Rear laneway to Broad Street

Appendix 4 - Historic OS Maps

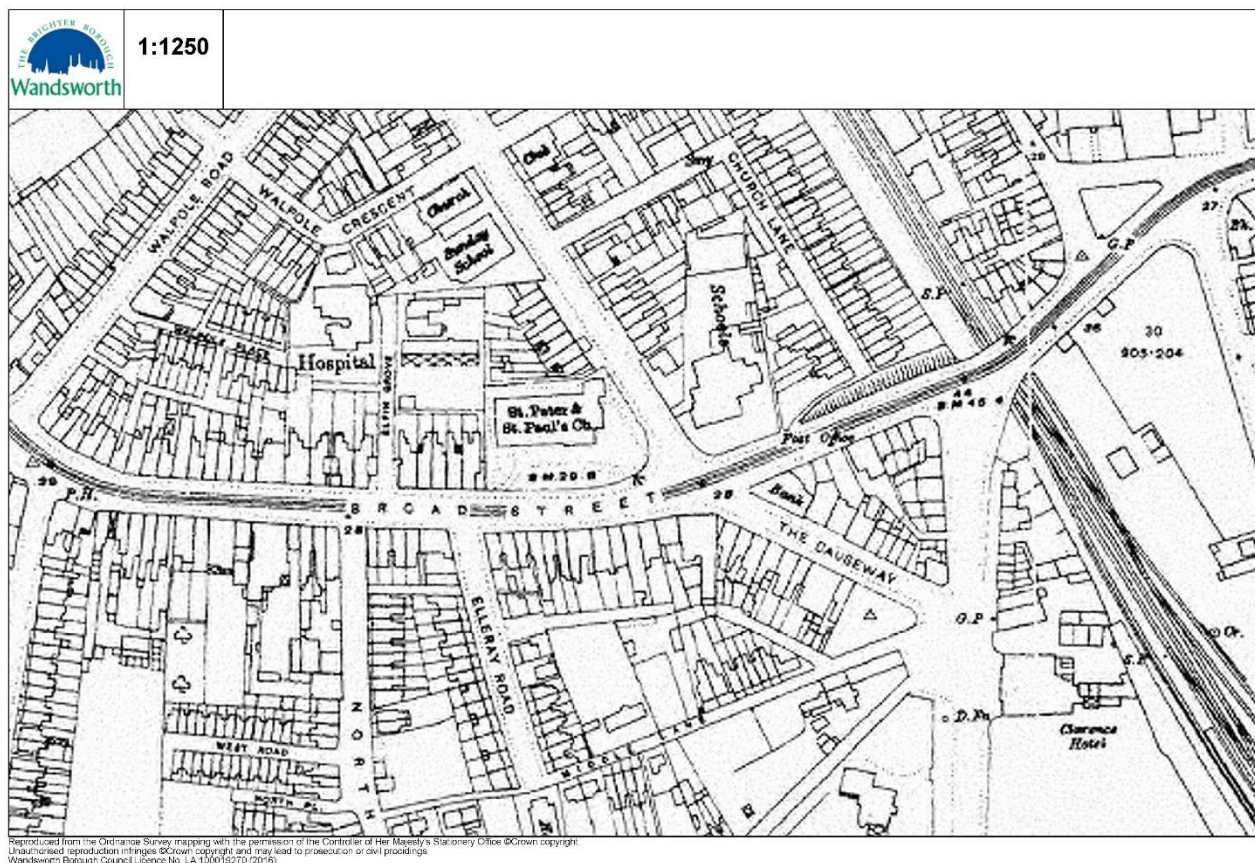
1860s



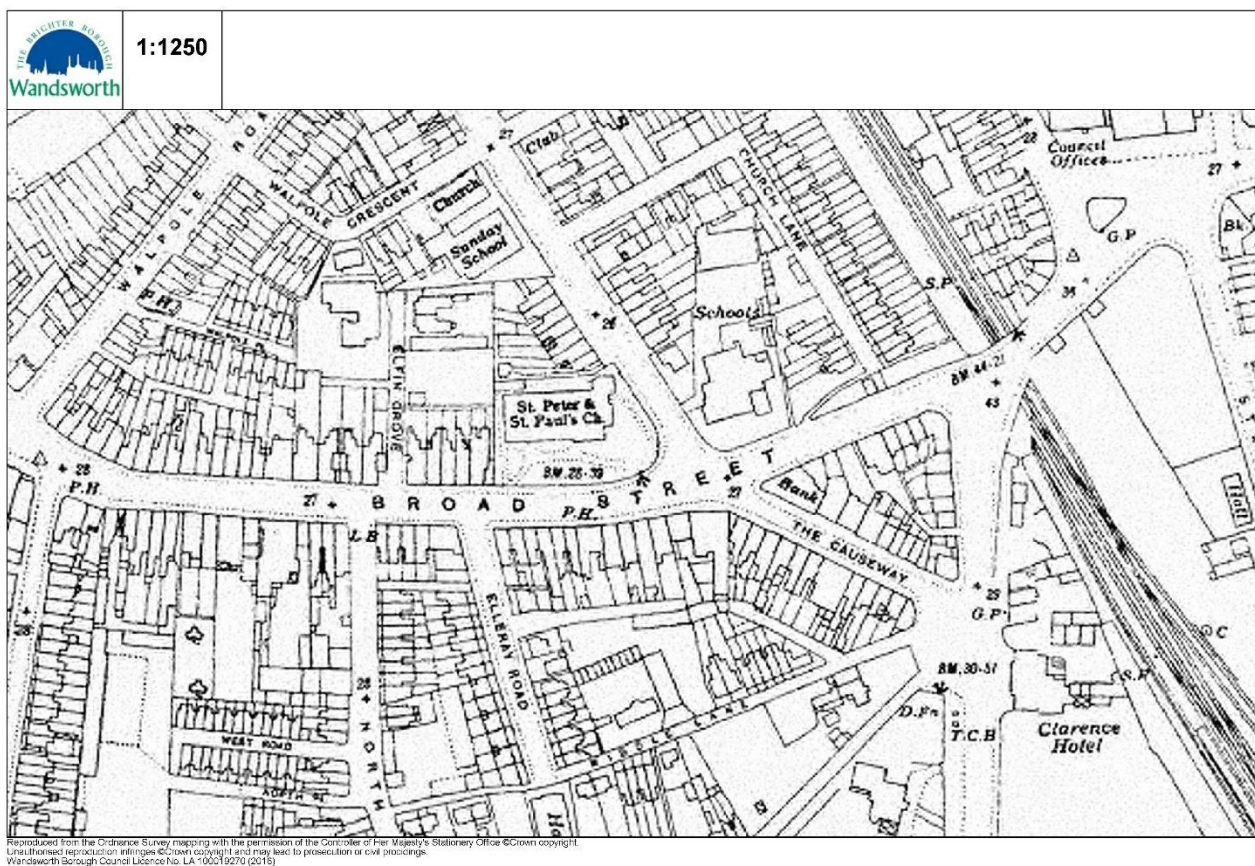
1890s



1910s



1930s



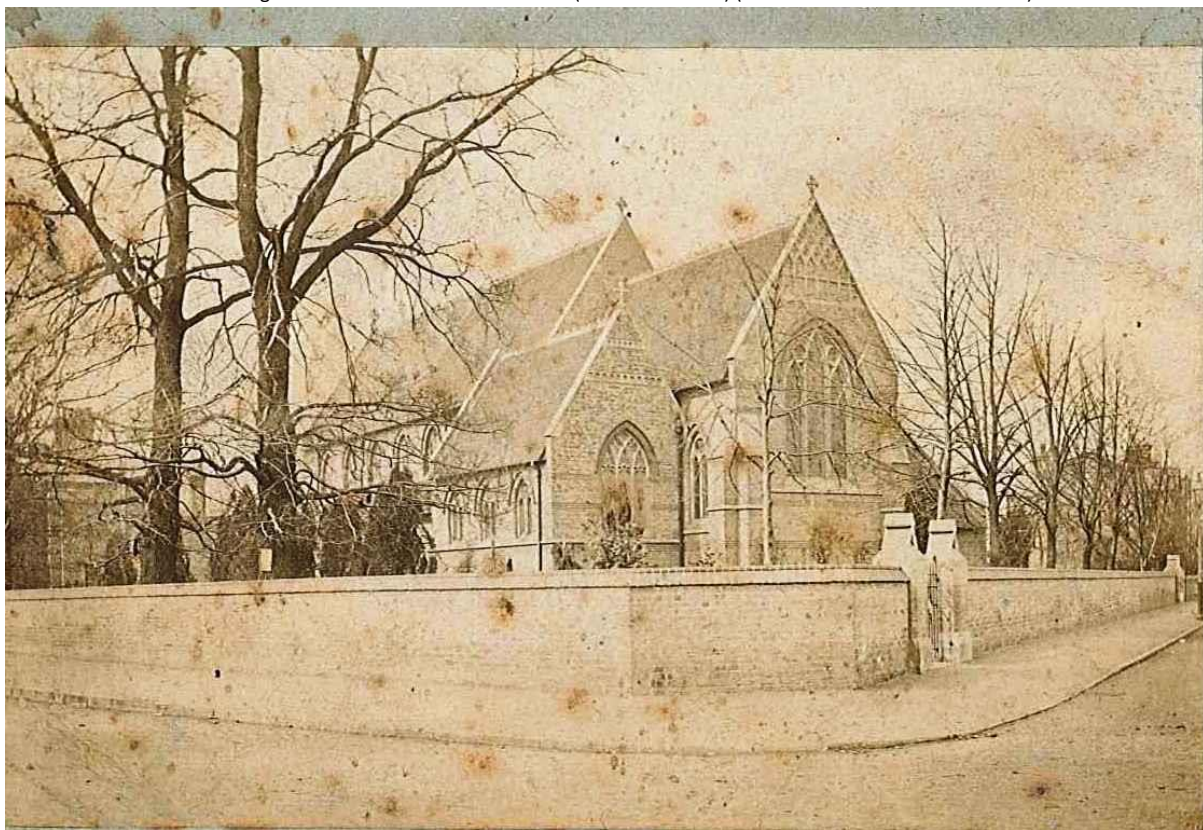
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Appendix 5: Historic Photographs



Above: The 'American Buildings' at 52-58 Broad Street circa 1890 (now demolished) (Source: Richmond Local Archives)



Above: St. Pauls and St. Peters Church circa 1890 (now demolished) (Source: Richmond Local Archives)



Above: Broad Street, Teddington circa 1910 (Richmond Local Archives)



Above: original shopfront along Broad Street circa 1910 (no longer in situ potentially no. 38) (Source: Richmond Local Archives)



Above: Broad Street circa 1960s (Source: Richmond Local Archives)



Above: Broad Street circa 1980's (Source: Richmond Local Archives)