

Conservation Area Designation, amendments and Review

Location: Area along Church Road and Walpole Road.

No.s 1 – 13 (odd), 21 – 39 (odd) & No.s 6 – 18 (even), 22 – 88 (even) Church Road; No.s 5 – 11 Walpole Crescent; Teddington Baptist Church, Church Road; No.s 1-2a (Consecutive) & 1-8 Elfin Lodge, Elfin Grove, 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:	<p>The subject area represents a Victorian and Edwardian commercial and residential street which developed around the same time as Broad Street nearby. Church Road however became an important subsidiary street to Broad Street with a number of retail units, but of a domestic scale and larger buildings with a periphery service orientated use which complimented the main Broad St High Street. The 1899 Kellys Directory shows that there were over 40 trades operating within Church Road which more than likely would have converted their front room into a trade use with some dwellings today maintaining shopfronts or showing signs of previous trade use. The Directory shows that trades ranged from builders, monumental masons, butchers, grocers, undertakers, confectioners and insurance dealers etc. To complement these smaller trades, a number of more public uses existed at the time along Church Road which included a police station, hospital & dispensary (off Walpole Road), Working Men's Club, Baptist Church, Salvation Army.</p> <p>Church Road is very linear with a cemetery to the north, and the prominent junction of Broad Street and the Causeway to the south. The general character today is of more domestic character than Broad Street, with buildings generally being 2 storeys tall, with the more public buildings being larger and prominent along the street scene.</p>
Historic Development	<i>Stages/ phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.</i>
Comments:	<p>Historic OS maps (Appendix 4) show that Church Road and Walpole Road were constructed in the 1870s and surrounding streets leading off Church Road extending to the train line with small tightly knit terraces. Two parades of retail units developed either side of Church Road (The Parade and St. Peter's Parade) which still exist today with further retail units interspersed along the Road. Some retail units developed towards the Broad Street which appear to have been dwellings which have later installed shopfronts during the late 19th - early 20th century. There were also purpose built retail premises constructed at corner locations such as the Corner of Sydney Road (formerly Cranmer Road) and Church Road for a Mr Collier and at the corner of Walpole Road and Church Road. A public house was also constructed at the corner of Church Road and Latimer Road and is designated as a Building of Townscape Merit. There are also a selection of larger plots where service based commercial activity such as a Police Station, Salvation Army and Hospital were erected. Although the Hospital was situated in Elfin Grove, the building was turned into a hospital in 1875, with the buildings called Elfin Villas donated by Thomas Chappell, a local businessman who owned businesses in piano manufacture and music publishing. In 1883, land was purchased by Thomas Chappell to the</p>

	<p>rear of the Hospital fronting Walpole Road (No.11) which was utilised as a dispensary as the population of Teddington grew. Other service based locations along the street such as the Church of St Paul and St. Peter stood on the corner of Church Road and Broad Street, with the building demolished and relocated to the opposite side of Church Road during the 1960's. During the late 19th Century non-conformist religions were also generating interest and hence the Baptist Chapel on Church Road was constructed in 1894 and later a Sunday school was added. The church was designed by prominent non-conformist church architect John Wills, who designed a number of churches recognised as being of national architectural and historic interest. No.31 Church Road is an interest building which shows the domestication of industry via the decoration of the façade which advertises the trade of the Stonemason at the premises and is designated as a Building of Townscape Merit. During the 2nd World War, part of Church Road was bombed, which destroyed a number of dwellings and No.59 Church Road, the Willoughby Hotel (Appendix 5), opposite The Abercorn PH. This site has been later redeveloped for the St. Mary's and St. Peter's Church of England School and an apartment development called Gresham House.</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>Although historically the area contained a number of service based uses, only a few remain in operation such as the Salvation Army the Baptist Church and the Abercorn public house. None of the original shopfronts on corner locations exist, however the architecture present in the remaining historic detailing enable the reading of the various uses today, despite their residential conversion. Such detailing for example is present on the Working Mens Club where the keystone above the central door has the letters TWC. An interesting survivor is No.31 Church Road which was used by C.H.Moss Monumental Mason in 1883. The building is constructed in brick with highly decorative carved stonework around fenestration and carriageway entrance which would have led to the workshop to the rear showing a domestication in use. The majority of dwellings in the areas are two storeys in scale and constructed of London brick with red brick detailing, with some of the dwellings now having a painted façade. Towards the Broad Street end a number of dwellings have a shopfront at ground floor, many are later construction, however some early examples are retained with inset doorways to the side of the shopfront with separate entrances to the first floor. Larger sites are also present along Church Road and contain taller buildings which are typically in association with their more service based uses. Larger residential properties exist behind the Baptist Church along the commencement of Walpole Crescent with a pair of semi-detached cottages that are entered from the sides and Dene Cottage, with gable roof to the front and decorative plasterwork to the front façade. The Dispensary for the hospital lies at 15 Walpole Crescent, a small single storey hipped roof building with large chimney stacks to either side. The building was constructed in 1883 and has the much earlier Hospital behind which is more classical in its styling and dates from the early 19th Century, and converted into a hospital in 1875. There remains a good quality pair of semi-detached dwellings opposite the hospital which provide a positive setting and character to the hospital.</p> <p>The majority of Church Road and Walpole Crescent is paved in paving slabs which presents a good appearance, with recently planted Silver Birch along the</p>

	road which contribute positively to the character and appearance of the area. Street lighting is quite utilitarian and poor in appearance with remaining shop signage in proportion to frontages.
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 has a good number of street trees which add positively to the street scene along with front planted gardens of residential properties. Along residential streets, views east to the vegetation along the railways and street trees adds to the character of the area.
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 Church Road area as identified grew at the same time as Broad Street and developed a number of important peripheral services, many of which were formed in front rooms and larger public uses such as a police station, hospital and Salvation Army centre. There is an interesting variety of buildings and uses within the area, and although there are not as many trades present, these are easily identifiable. 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.

Kelly and Co (1899) '*Kelly's Directory of Middlesex*' Published by Kelly and Co. London

London Borough of Richmond upon Thames (2017) '*Hampton Wick and Teddington Village Planning Guidance*' Published by London Borough of Richmond upon Thames.

Websites

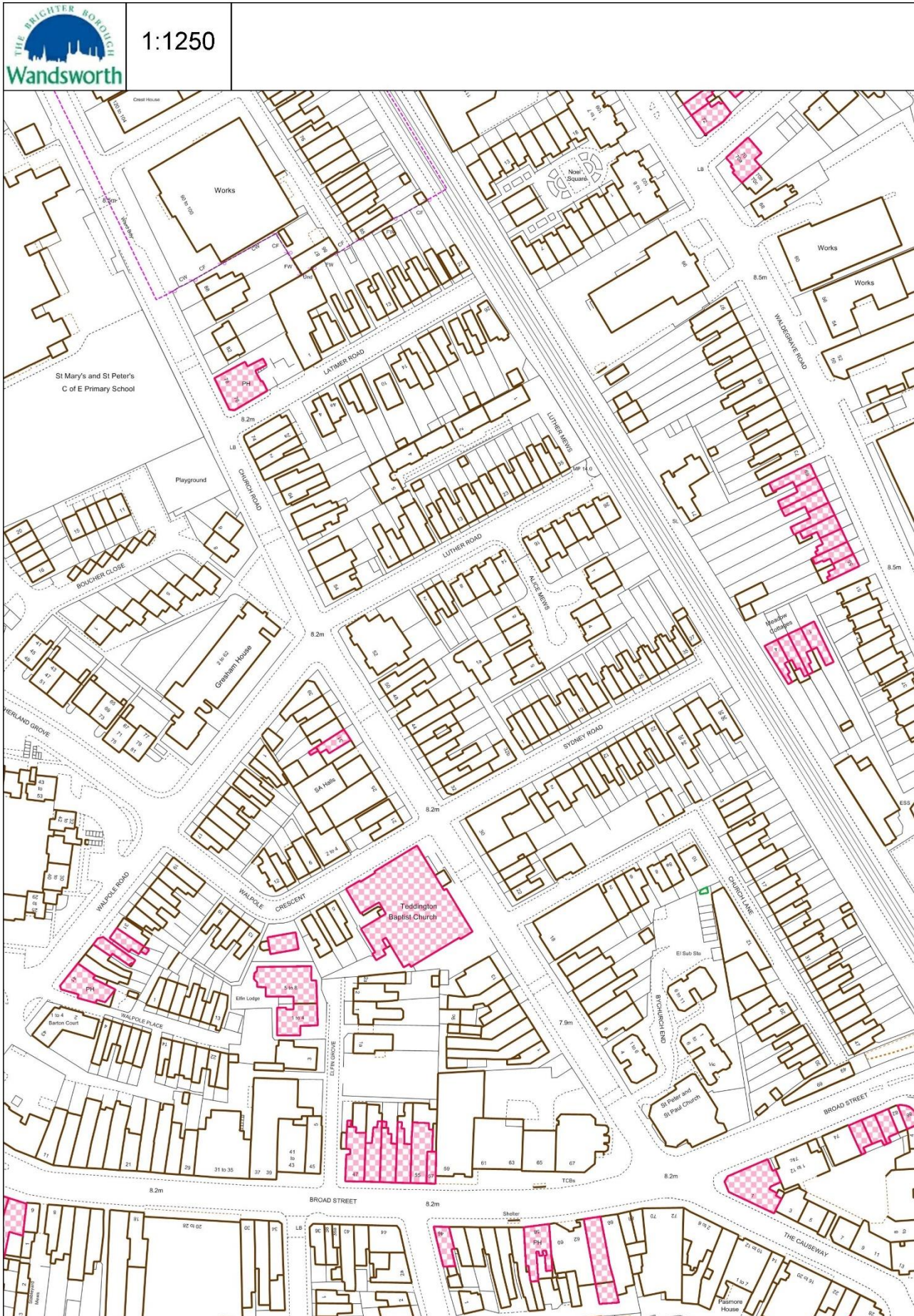
London Borough of Richmond Upon Thames Local Studies <https://richmond.spydus.co.uk>
Accessed March/April 2018

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

Lost Hospitals of London: <https://ezitis.myzen.co.uk/teddington.html>

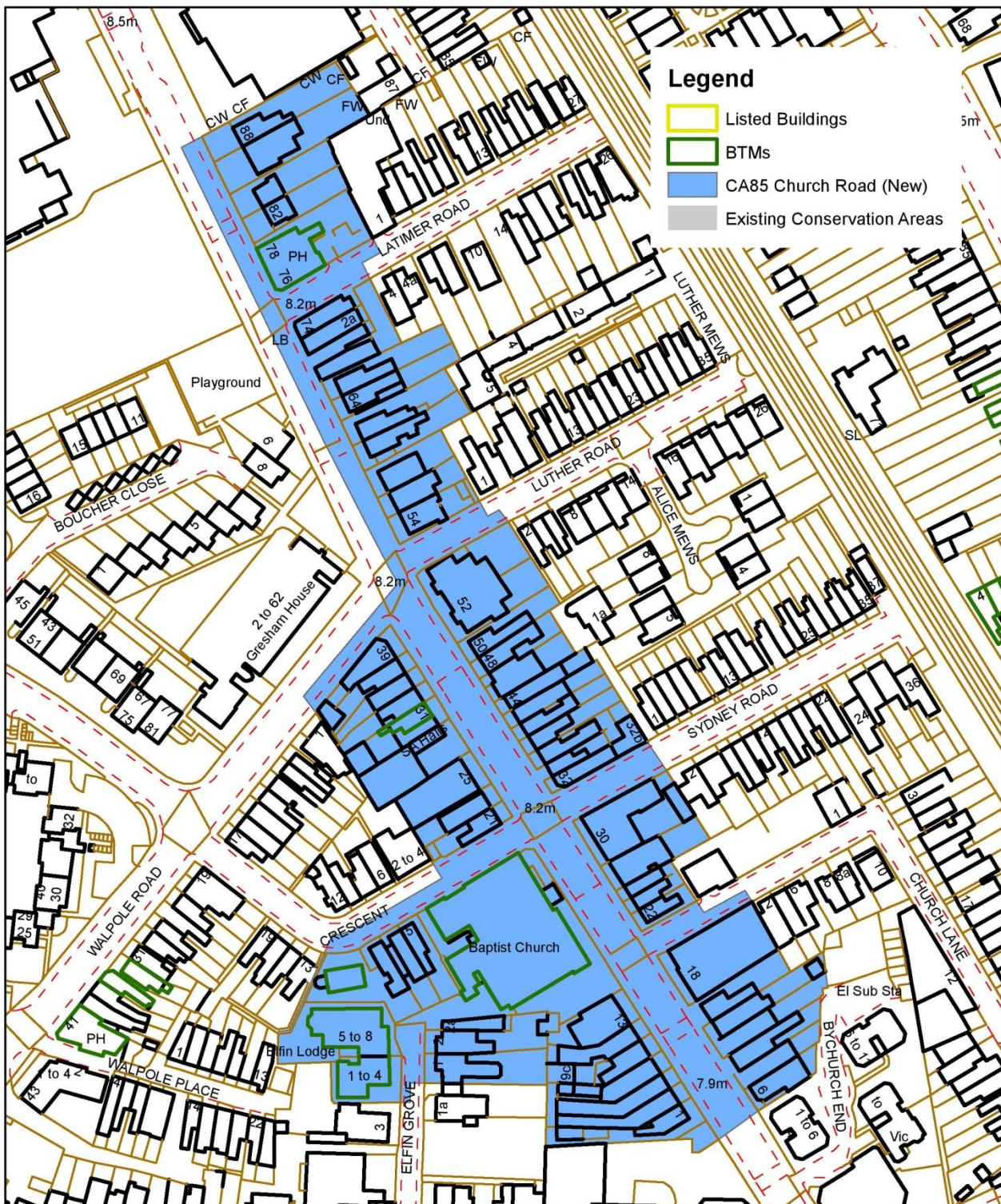
<https://pubshistory.com/Middlesex/Teddington/WilloughbyHotel.shtml>

Appendix 1: OS Map



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Appendix 2: Proposed Boundary of Church Road Conservation Area



Proposed new Conservation Area 85 Church Road, Teddington

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

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Scale **1:1,366**



Appendix 3: Streetscene photographs



Above: Church Road from the Broad Street end



Above: Remaining pier from original St. Peter and St. Paul Church (now demolished)



Above: Dwellings towards the Broad Street end which have been converted into retail premises.



Above: Teddington Baptist Church.



Above: Former shop premises, Cnr Sydney & Church Road



Above: 21-29 Church Road



Above: 31- 37 Church Road



No.31 Church Road, An interesting example illustrating the former use of the building.



Above: Former shop premises on the corner of Church Road and Walpole Road



Above: Looking down Luther Road to trees adjoining railway line, former police station is to the right of the photo.



Above: Street scene of Church Road from Luther Road towards the Abercorn Arms



Above: Abercorn Arms Public House



Above: No.s 68-74 Abercorn Road, evidence of former shopfronts with only 74 remaining.



Above: Street scene of Church Road looking towards Broad Street



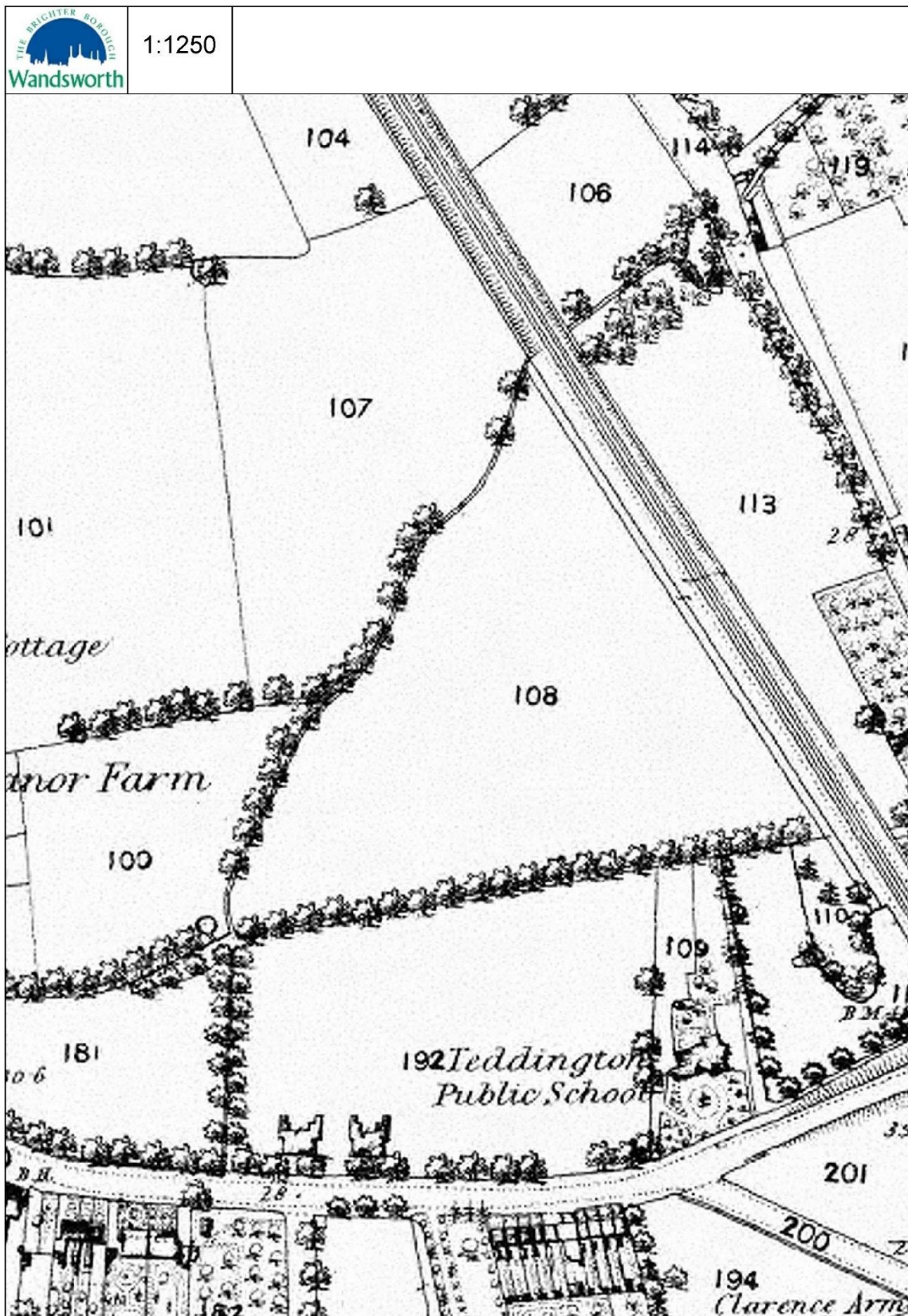
Above: Former Working Mens Club, Church Road



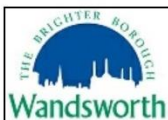
Above: No's 5-11 Walpole Road

Appendix 4 - Historic OS Maps

1860s



1890s

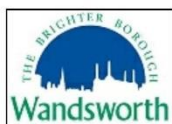


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1910s

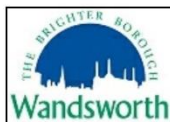


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1930s



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1950s

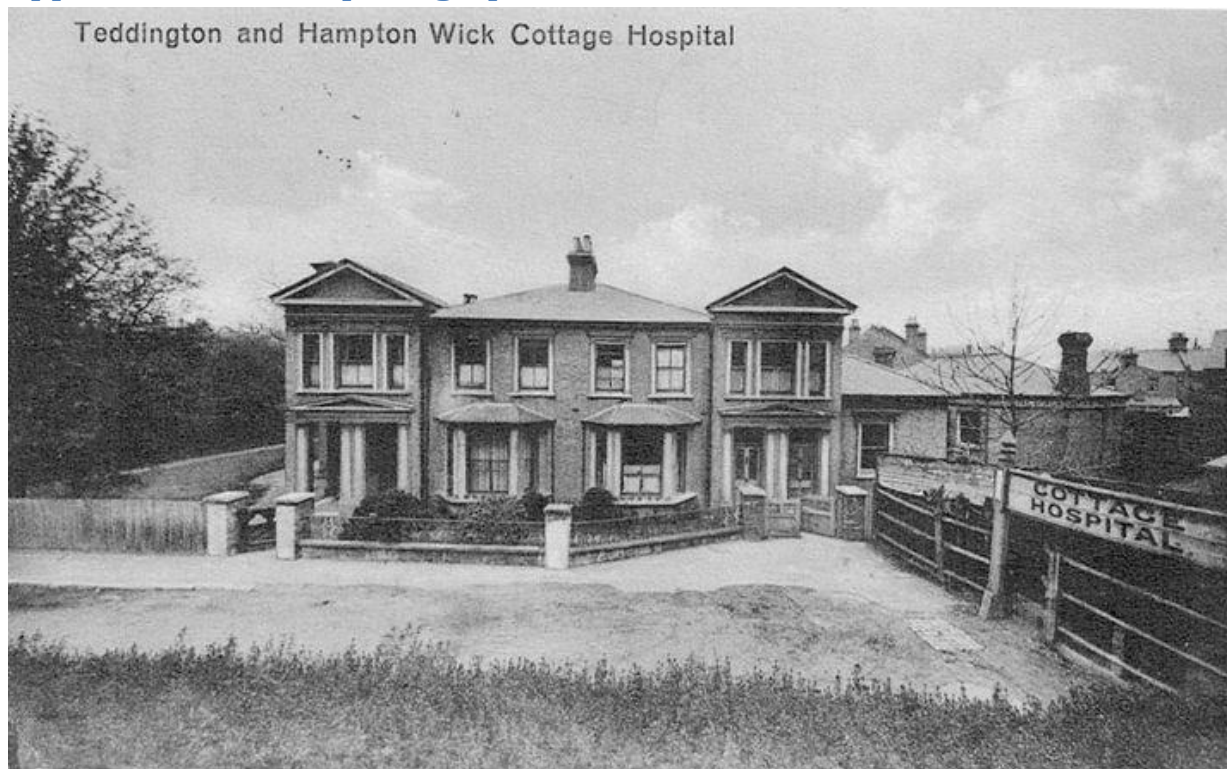


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Appendix 5: Historic photographs



Above: Cottage Hospital, with dispensary behind



Above: The Cottage Hospital converted to Elfin Villas

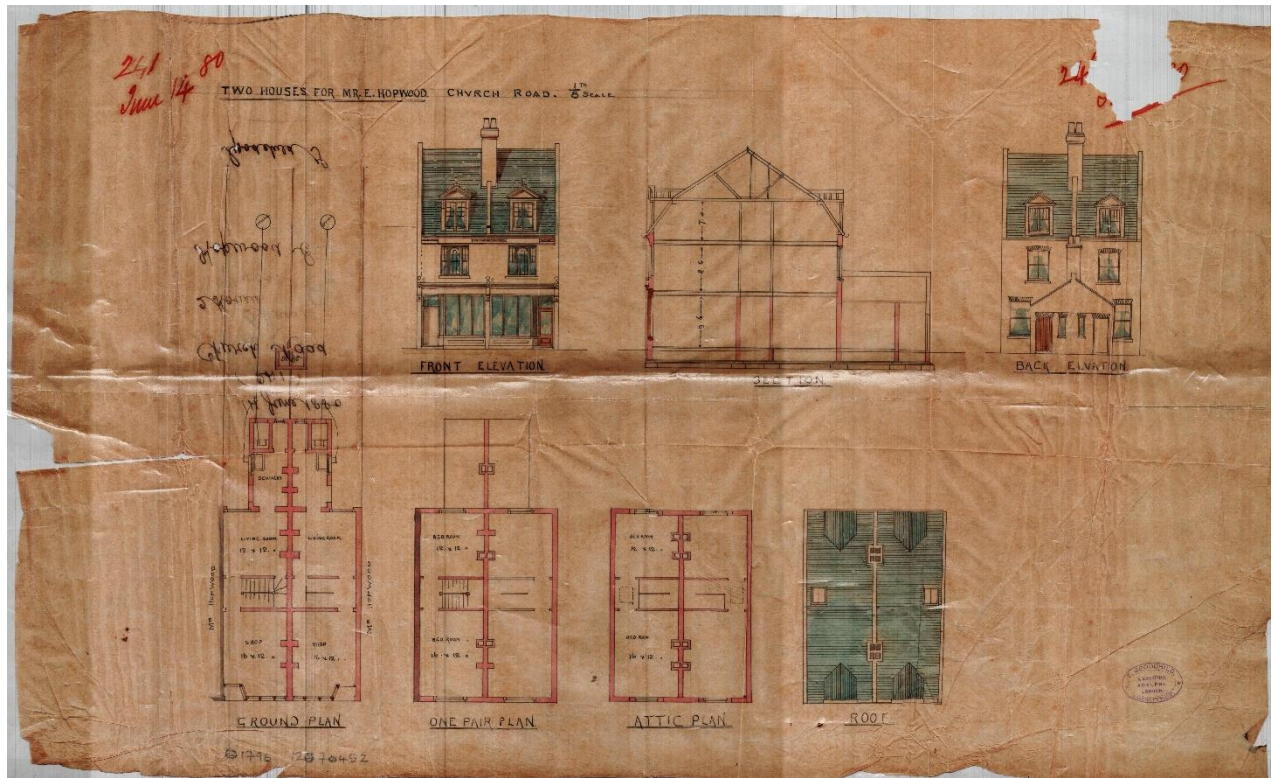


Above: Willoughby Hotel, 59 Church Road, bombed in November 1940 (Source: <https://pubshistory.com/Middlesex/Teddington/WilloughbyHotel.shtml>)

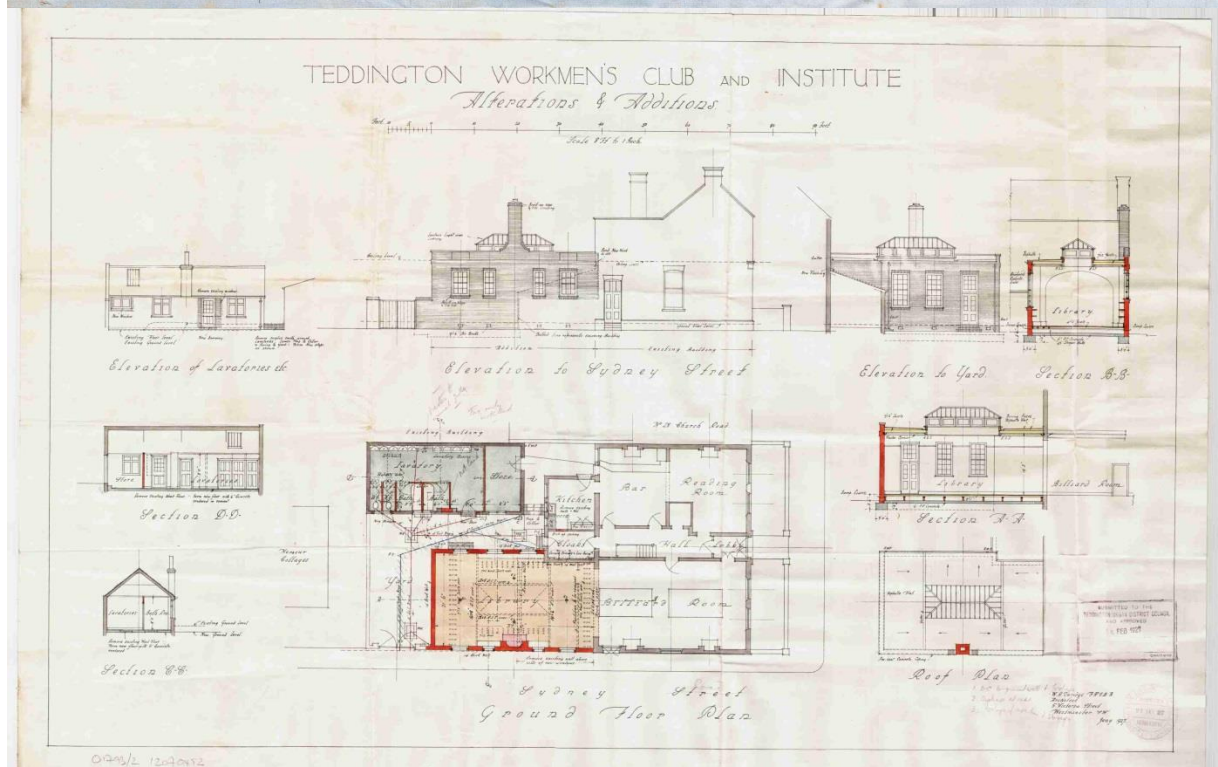
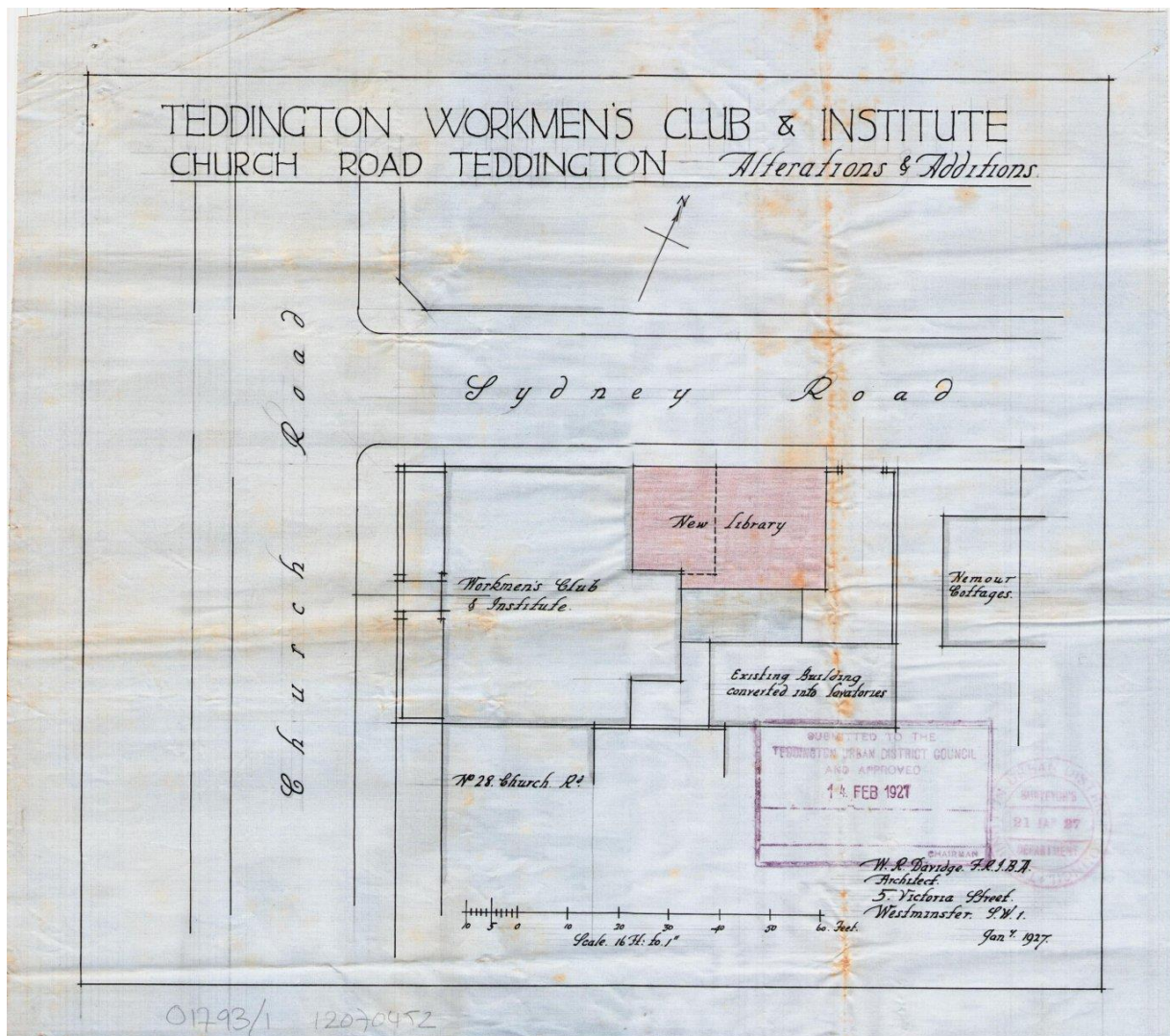
Appendix 6: Historic plans



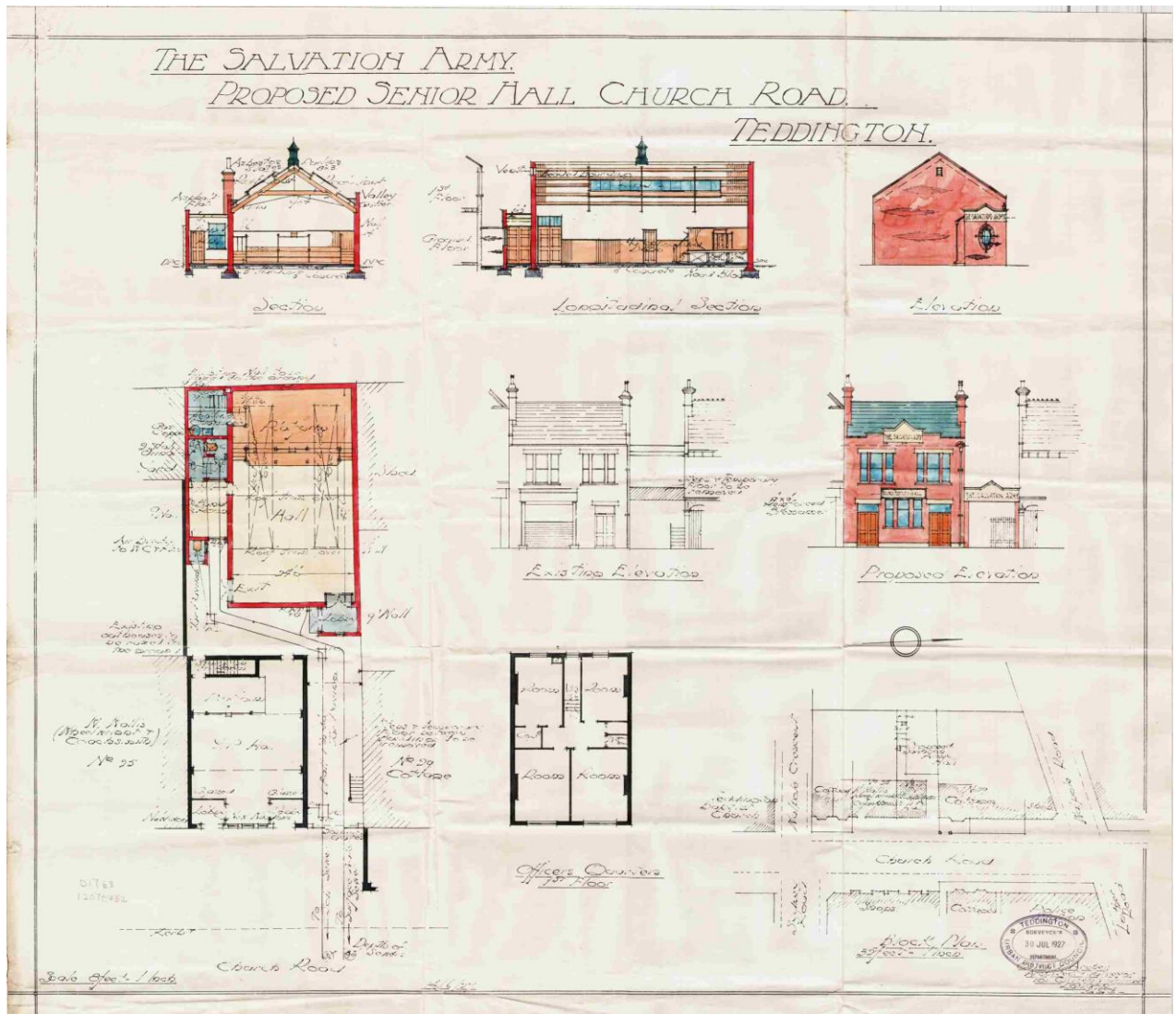
Above: Teddington Baptist Church



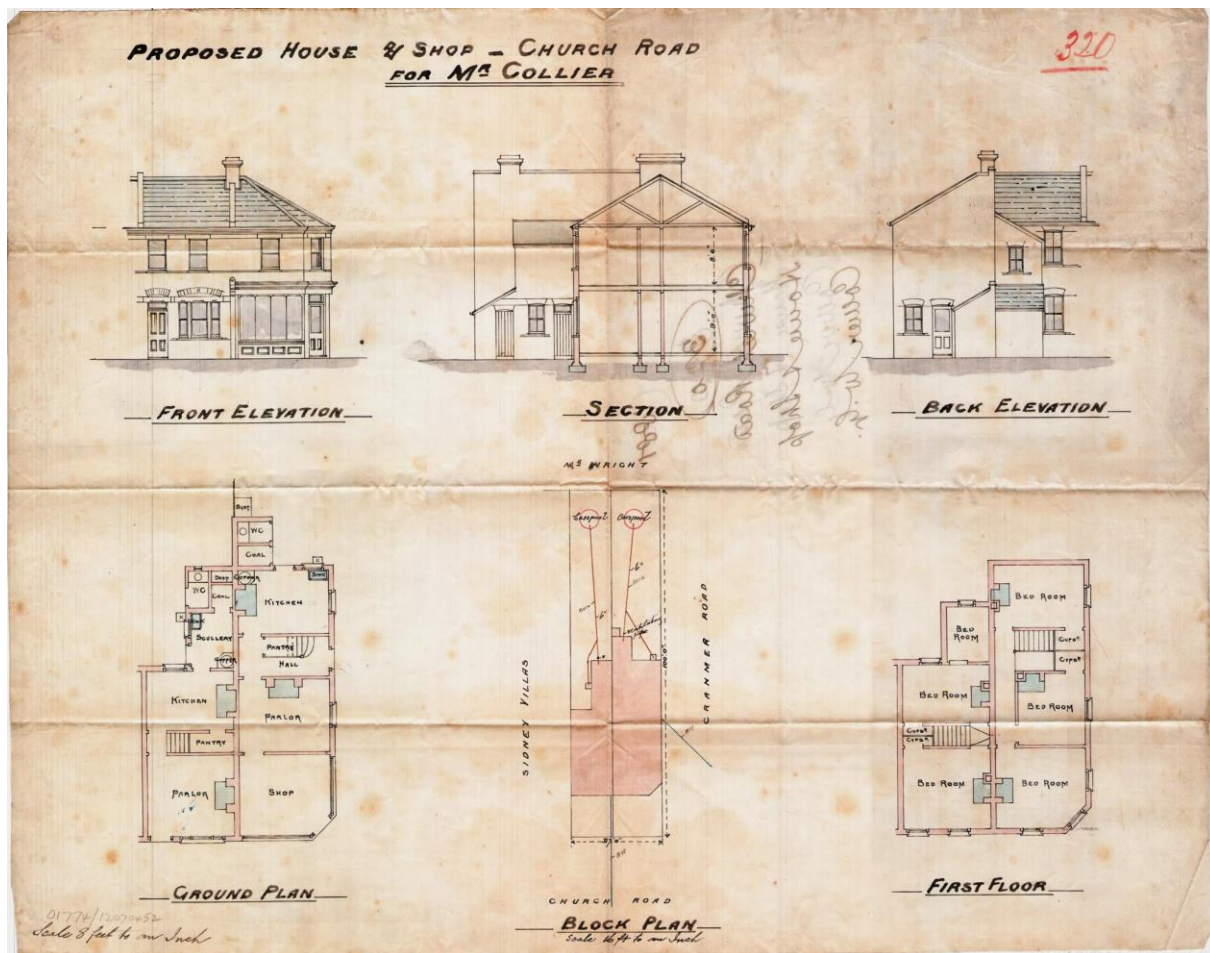
Above; 5-7 Walpole Road



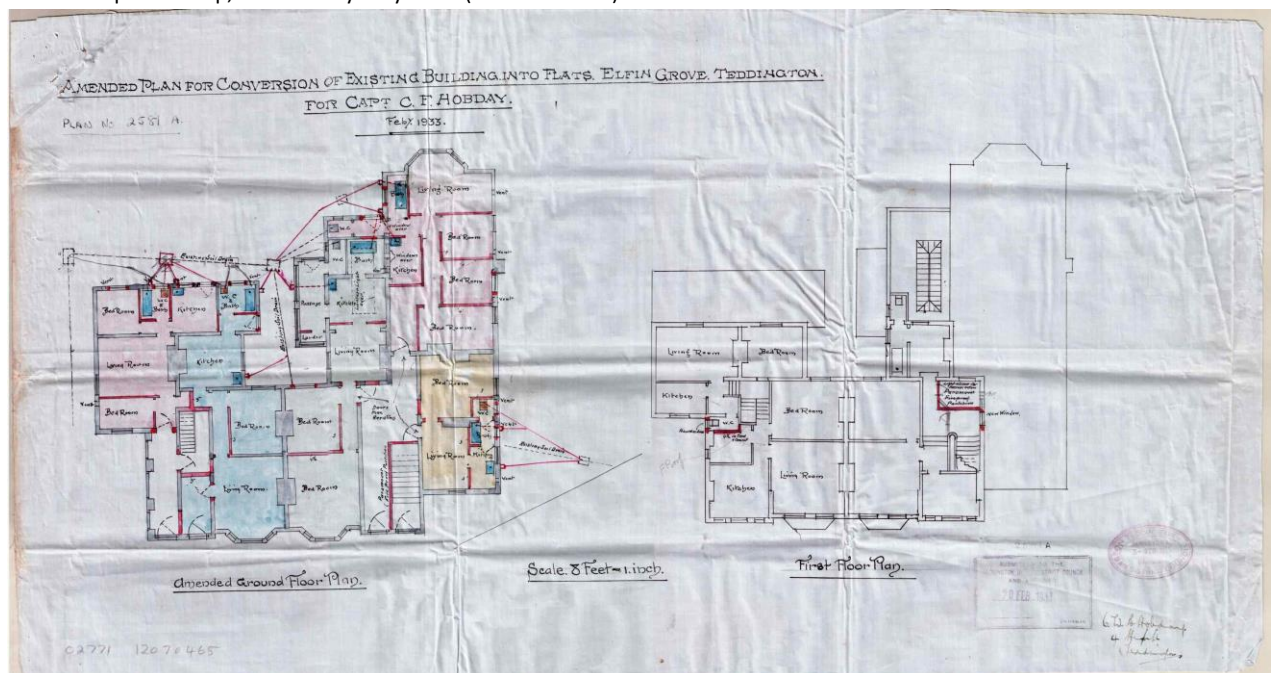
Above: Teddington Working Men's Club (library addition)



Above: Salvation Army Hall Extension works



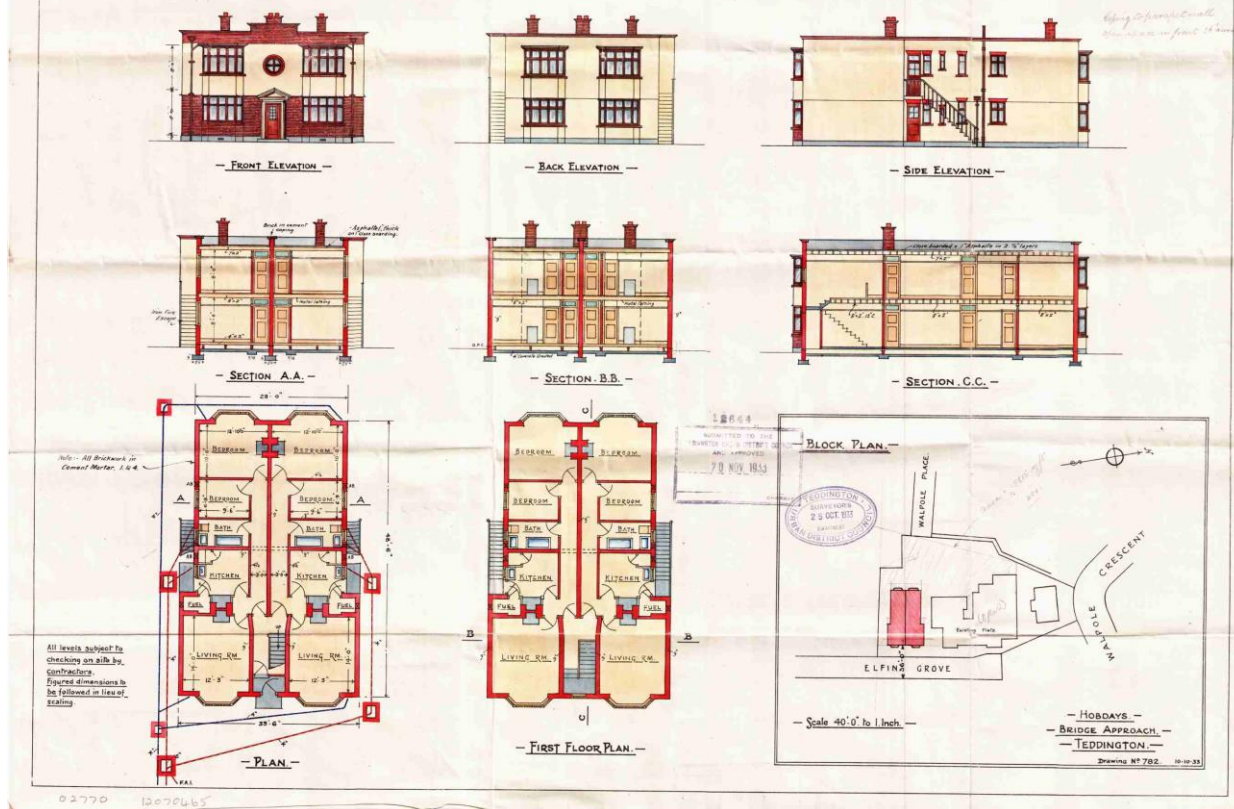
Above: Proposed Shop, corner of Sydney Road (Cranmer Road) and Church Road



Above: Conversion of hospital into flats

PROPOSED BLOCK OF FOUR FLATS AT ELFIN GROVE, TEDDINGTON, FOR CAPT C.F. HOBDAY.

SCALE $\frac{1}{8}$ " = 1 FOOT.



Above: Development within the grounds of the former hospital (now demolished)