

Conservation Area Designation, amendments and Review

Location: Two areas which extend from the Teddington High Street which include the following properties:

- Extension 1: No.s 13 – 51 (odd) & 55 – 69 (odd) Waldegrave Road; & No.s 1 – 4 Meadow Cottages (consecutive), Waldegrave Road.
- Extension 2: No.s 15 – 27 (odd) and No.s 2-30 (even) Cambridge Road; No.s 36-54 (even) Cambridge Road; No.s 50 – 56 (even), No.s 25 – 45 (odd), and No.s 28 & 30 Manor Road.

(See Appendix 2)

Date Assessed: March 2018

Adjacent Conservation Area Significance: Teddington High Street Conservation Area (37). The Teddington High Street conservation area forms part of the varied busy commercial centre of Teddington. It has a traditional high street character of mainly specialist shopping, importantly retaining an exceptional number of fine original shopfronts and some remarkable single storey shop units built onto the frontage of older houses. To the periphery of the High Street are streets of good quality residential development which illustrates the development of the area over the Victorian, Edwardian and more modern periods.

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>Extension 1: Dwellings along Waldegrave Road represent an early phase of residential development in Teddington, with the creation of terraces of dwellings extending in a linear nature from the High Street in association with factories which were constructed to the edges of the Teddington High Street. The terraces maintain a small setback from the road with the dwellings varying in scale and prominence with the earlier terraces of 55-69 Waldegrave Road (circa early – mid 19th Century) maintaining more of a Georgian design with parapets, whereas No.s 11-21 and Meadow Cottages, Waldegrave Road (mid 19th Century) being more Victorian in styling. There are 3 breaks in the terrace which lead onto historic back land development, No. 23, which appears as an early-mid 19th Century warehouse, 1-4 Meadow Cottages, which appear to be the continuation of Sydney Road prior to the Railway segregating these dwellings, and to the south of the former Public House building (now pizza express) with this area to the rear being redeveloped to an apartment development.</p> <p>Extension 2: Development in Teddington typically gains more status the closer development gets to the Teddington Lock. This is shown in both Cambridge and Manor Roads which represent streets of larger and higher status dwellings when compared with Extension 1 which are more akin to worker's cottages. Both of these streets extend from the High Street, and during the mid to late 19th Century contained larger semi-detached dwellings along the west side of Cambridge Road (No.s 15-27) and a mixture of larger semi and detached properties along Manor Road (only 28 & 30 remain). The large Manor House and gardens was present just off the High Street during the 19th Century. The</p>

	majority of the remaining components of Cambridge Road (2-30 even) and Manor Road (31-45 odd) was termed the Manor Park Estate on historic Plans (see Appendix 5) and was part of a development of a number of larger semi-detached Edwardian dwellings after the demolition of Manor House at the end of the 19 th Century. The dwellings are quite ornate in their detailing and maintain larger setbacks and a larger amount of vegetation than streets such as Waldegrave Road which emphasise their status. During the mid 20 th Century, a larger detached dwelling on the corner of Manor Road and Cambridge Road was demolished and a development of early Span Development type housing was created which also emphasises the street setback and appears to have retained the historic vegetation to the corner which is a key part of the character of these particular roads.
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>Extension 1: Historic OS Maps (Appendix 4) indicate that the development along Waldegrave Road appears to be related to the development of industry along the periphery of Teddington with the railway causing segregation to the historic layout of the streets. Waldegrave Road is particularly important for its association with Alexander Barclay's Wax bleaching and candle making factory in 1800 which occupied at least 4 acres of land. It is probable that the terrace of 55-69 Waldegrave Road was also constructed around this time and may have had some association with the Wax Factory. Other earlier buildings along Waldegrave Road are the Meadow Cottages, and the Public House with the small terraces of dwellings (No.s 13-21) and the historic warehouse building behind (No.23). As Teddington saw increased growth during the early 20th Century, the remaining plots along Waldegrave Road were infilled, with the development of 25-45 at the beginning of the 20th Century, and the completion of the terrace with the development of No.s 47-51 in the 1930s.</p> <p>Extension 2: Manor Road and Cambridge Road were laid out in the mid 19th Century and this area of Teddington which is closer to the Teddington Lock was an area for larger residences to be located. Manor House was one of the larger dwellings and occupied the frontages of the east side of Cambridge Road, the southern side of Manor Road, the western side of Twickenham Road and the rear of the High Street. Larger Villa style dwellings were also constructed along the opposite sides of Cambridge and Manor Roads to the Manor House, however many were demolished, including the Manor house during the late 19th to early 20th Century. Only No.s 15-27 (odd) Cambridge Road and No.s 28 & 30 Manor Road still remain from this phase of early development. During the early 20th Century Teddington experienced a surge in house building and population. The larger dwellings in Cambridge and Manor Roads were demolished to make way for semi-detached properties as part of the Manor Park Estate. The dwellings forming this estate (No.s 31-45 odd Manor Road & 2-30 Even) Cambridge Road were designed by British Architect Charles Bell FRIBA, who is well known for designing over 60 Wesleyan Methodist chapels throughout the UK. The estate was developed for a Thomas Dence Esq. In 1955, a larger dwelling at the corner of Manor Road and Cambridge Road was demolished to make way for No.s 36-54 (even) Cambridge Road and No.s 50-56 (Even) Manor Road. These buildings are associated with the development of Span Developments with the buildings being designed by renowned British Architect Eric Lyons. Given that Span</p>

	developments were formed in 1956, these dwellings which date from 1955 pre-date the partnership with Lyons and Geoffrey Townsend, however illustrate the form and appearance of span developments which were to revolutionise the housing market during the 1960's and 1970s.
Architectural quality and Built form	<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>
Comments:	<p>Extension 1: The design merit and styling of the terraced dwellings along Waldegrave Road is quite high, with many architectural features still in situ, or later products used which are sympathetic to the architectural integrity of the dwellings. For the earlier development, No.s 55-69 (odd) Waldegrave Road are designated as Buildings of Townscape Merit. Of the infilled terraced dwellings of No's 25 – 51, dwellings at 29, 35 and 37 maintain the best examples of original front facades with timber casement windows with a curved glazing bar in the central pane on the ground and first floors. Remnants of original windows and glazing can be found throughout the terrace. Other elements of interest also include the decorative ridge tiles throughout the terrace.</p> <p>Extension 2: No.s 15-27 Cambridge Road are designated as Buildings of Townscape Merit and are large semi-detached Victorian residences that are quite prominent within the street scene. The dwellings have large central chimney stacks with the facades having a brick finish to the upper two levels with brick banding, and large bay windows with stone fenestration surrounds and small stone porticos protruding from the doorways. Although it is unclear who the designer of the buildings was, the quality of the architecture and built form is very high and a positive influence to the street scene. No.s 28 and 30 Manor Road are also built around the same time frame and also have very good detailing and design which has a positive influence upon the street scene. There are two phases of development in Manor and Cambridge Roads, the Manor Park development and the Eric Lyons Development which was the precursor to Span developments. The Manor Park dwellings are designated as Buildings of Townscape Merit and this is shown by the massing, scale and homogeneity of the development which is constructed along Manor and Cambridge Roads. Although there is evidence of extensions to the rear, the architectural integrity of the buildings is retained. The Eric Lyons development on the corner of Cambridge and Manor Roads is an early example of the type of housing which was to revolutionise the housing market during the 1960s and 1970's. The use of design and detailing to the facades and materials used does exhibit a high quality design and craftsmanship which was revolutionary at the time. The integration of the development within the existing landscape and modular construction and use of inexpensive materials and up to date technology to enable home ownership is particularly important to the significance of these dwellings. It is considered that these early Span Development type housing are added to the list of Buildings of Townscape Merit.</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:	Extension 1: A number of large mature street trees are present along

	<p>Waldegrave Road, with the majority of dwellings maintaining low boundary walls with a small amount of planting to the front garden which helps soften the appearance and add character to the experience of the street scene. Unfortunately some front gardens have been paved and used for parking.</p> <p>Extension 2: Although there is a lack of street trees along Cambridge and Manor Roads, the extensive array of vegetation to the front gardens of the dwellings adds significantly to the experience and leafy character of the streets. The mature trees at the junction of Manor and Cambridge Roads appear to be the historic trees and their scale and size can be seen at the ends of both Manor and Cambridge Roads. Larger trees, shrubs and small plants help to create the significance of these particular streets.</p>
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:	Not applicable

Conclusion: The additional dwellings as mentioned above are logical inclusions to the conservation area. Components of both extensions represent the very early stages of development of Teddington whereas others represent the later phases of infilling with good quality later developments. Although both of the extensions have different areas of significance, the dwellings are designed with high quality materials and design which is mostly intact and is considered to represent a homogenous area of development which would contribute to the historic character and special interest of the conservation area.

Recommendation

Extend the High Street, Teddington Conservation Area as indicated in Appendix 2.

References

Primary References

Photographs taken on 15/03/2018 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.

London Borough of Richmond Upon Thames (2017) '*Hampton Wick and Teddington Village Plan SPD*' Published by The London Borough of Richmond Upon Thames

London Borough of Richmond Upon Thames '*Conservation Statement – High Street, Teddington Conservation Area 37*' Available online at http://www.richmond.gov.uk/media/13263/conarea37_a3_rgb.pdf

London Borough of Richmond upon Thames '*Teddington Lock and High Street Study*' Available online at https://www.richmond.gov.uk/media/4049/teddingtonlock_highststudy27_37-2.pdf

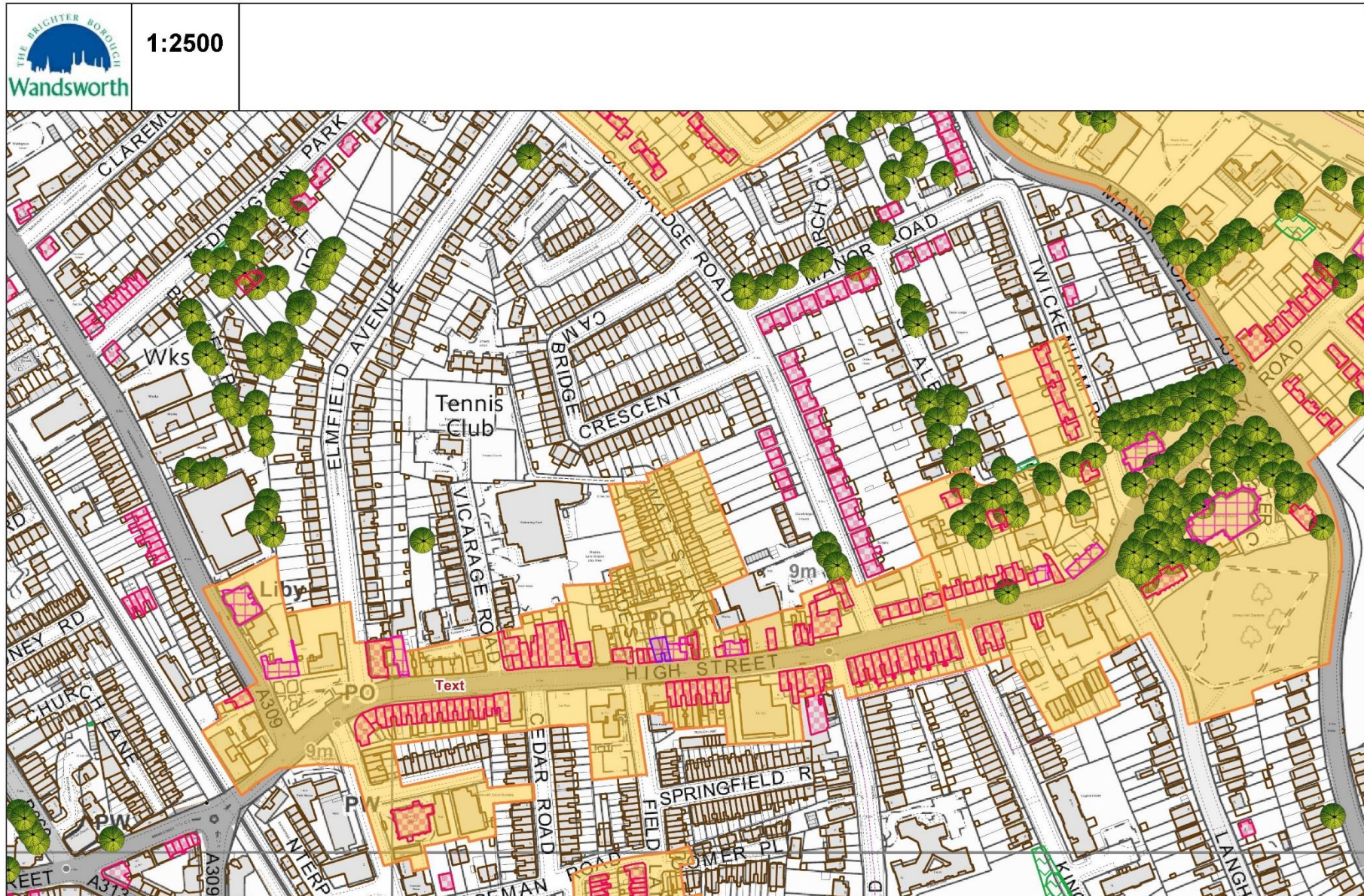
Simms, Barbara (April 2011). '*Landscape Conservation on Span Estates*' In Proceedings of the DOCOMOMO ISC Urbanism + Landscape Conference. Landscapes of the Recent Future: Conserving the Twentieth Century's Landscape Design Legacy. Docomomo International. pp. 34–36.

Websites

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

Archiseek – Charles bell <http://archiseek.com/2009/charles-bell-1846-99/>

Appendix 1: OS Map



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Appendix 2: Proposed Boundary of High St, Teddington Conservation Area



Proposed extension to Conservation Area 37 High Street, Teddington

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

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Scale 1:3,200



Appendix 3: Streetscene photographs



Above: View along Waldegrave Road from the High Street.



Above: The dwellings above show original window detailing with curved central timber windows and decorative ridge tiles.



The terrace of 55-69 Waldegrave Road, which are Buildings of Townscape Merit and was opposite the Wax Factory.



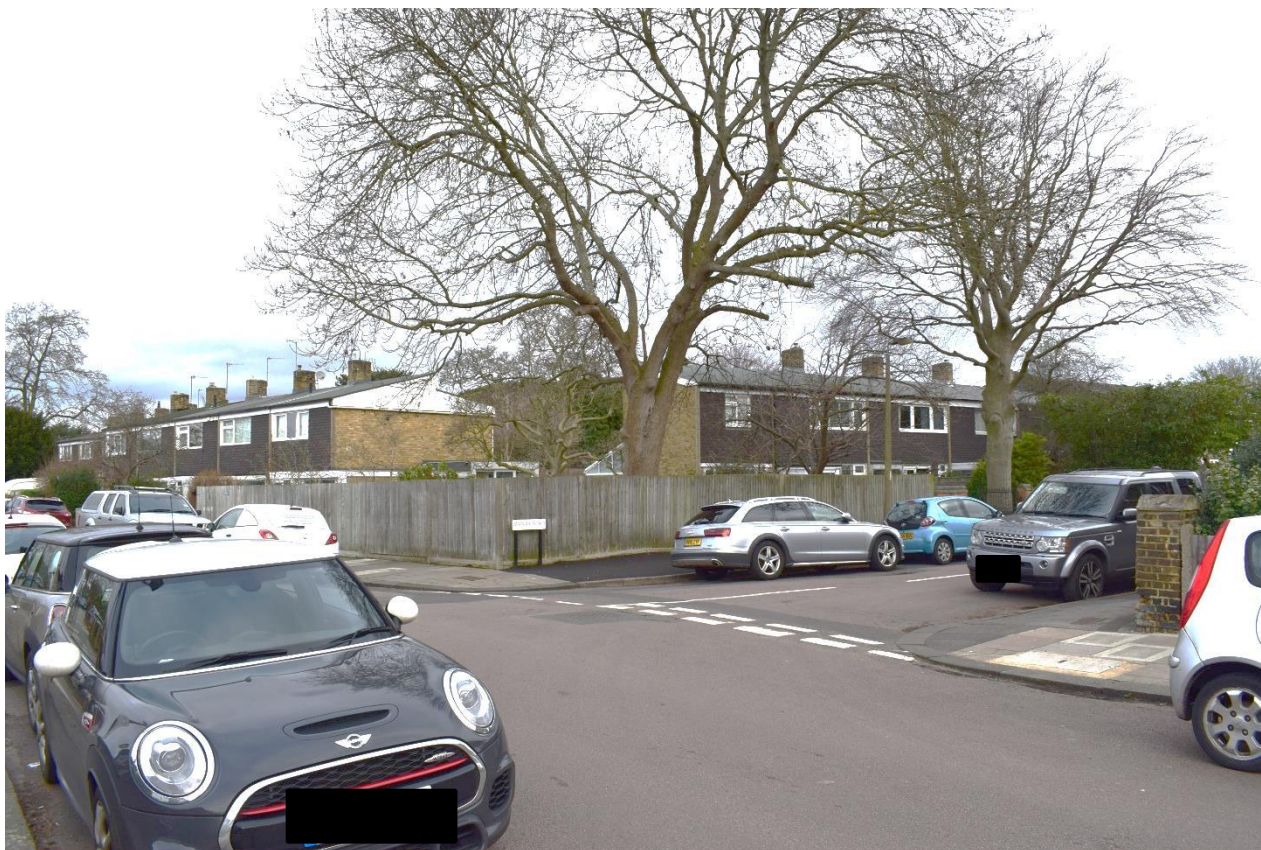
Above: Many of the historic features along this component of the terrace are maintained.



Above: No.s 1-4 Meadow Cottages, which appear to have been the extent of Sydney Road before the Railway.



Above: Former public house and early terrace development.



Above: Precursor to Span housing on the corner of Cambridge and Manor Roads, the Large trees dominate the street scene



Above: Although some extensions have been made, the overall scheme is maintained



Above: Trees within front gardens add to the character of the streets



Above: Larger semi-detached dwellings along Cambridge Road



Above: Semi-detached dwellings along Manor Road which were part of the Manor Park Estate



Above: No.s 28-30 Manor Road, the last remaining villa type housing developed along Manor Road

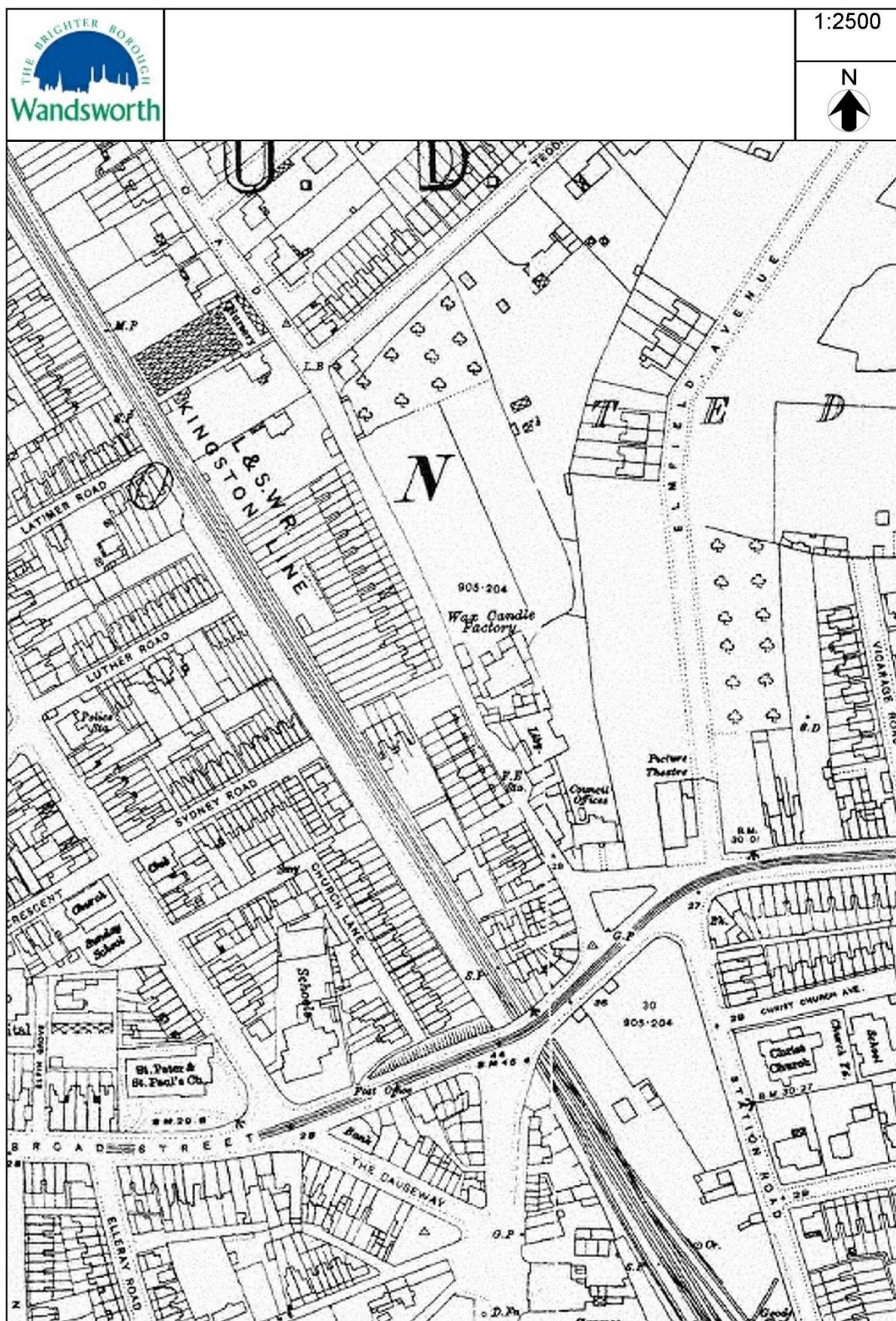
Appendix 4 - Historic OS Maps

Extension 1: 1880s



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Extension 1: 1910s



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Extension 1: 1930s



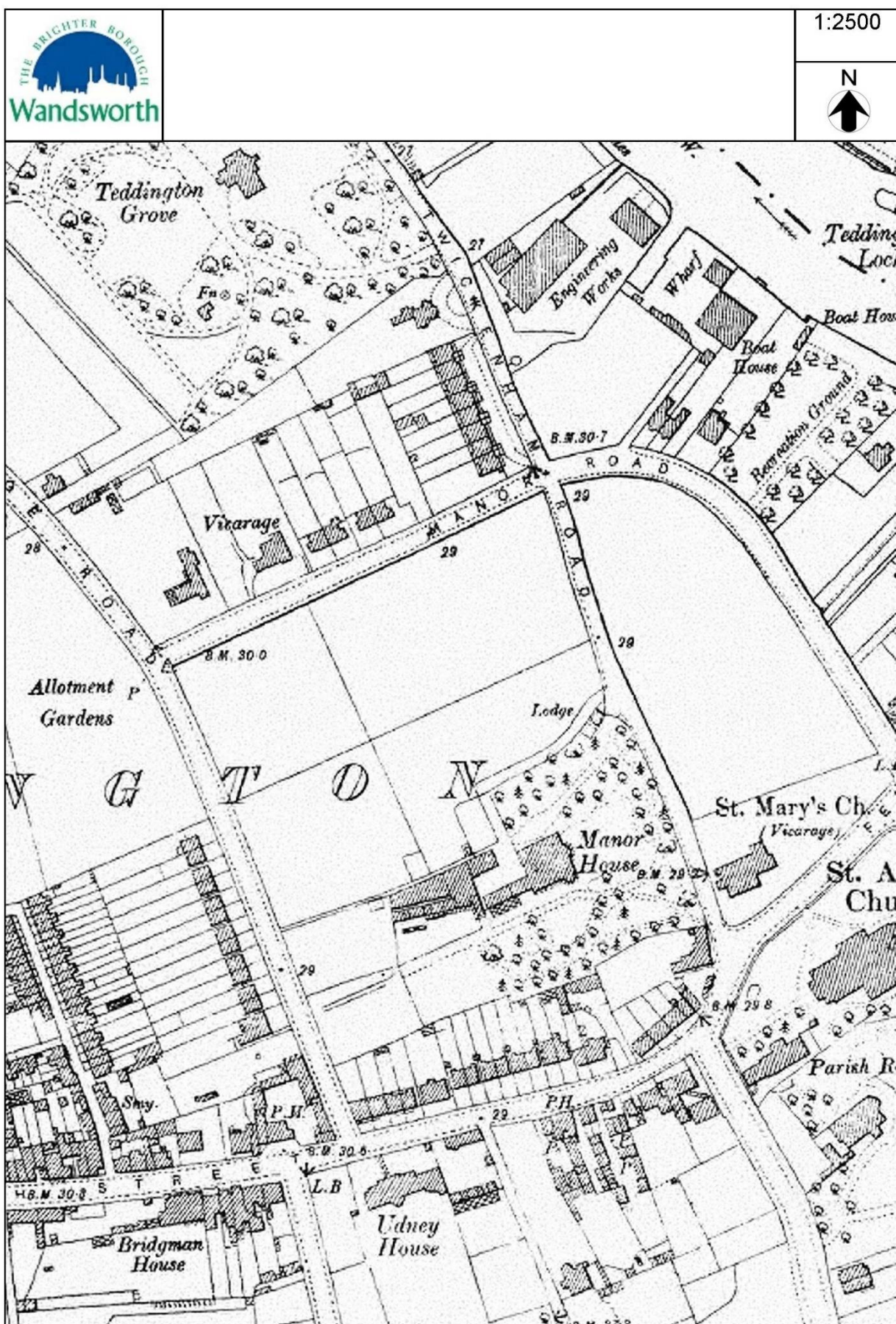
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Extension 1: 1950s



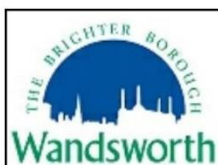
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Extension 2: 1890s



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Extension 2: 1910s



1:2500



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Extension 2: 1930s



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Extension 2: 1950s

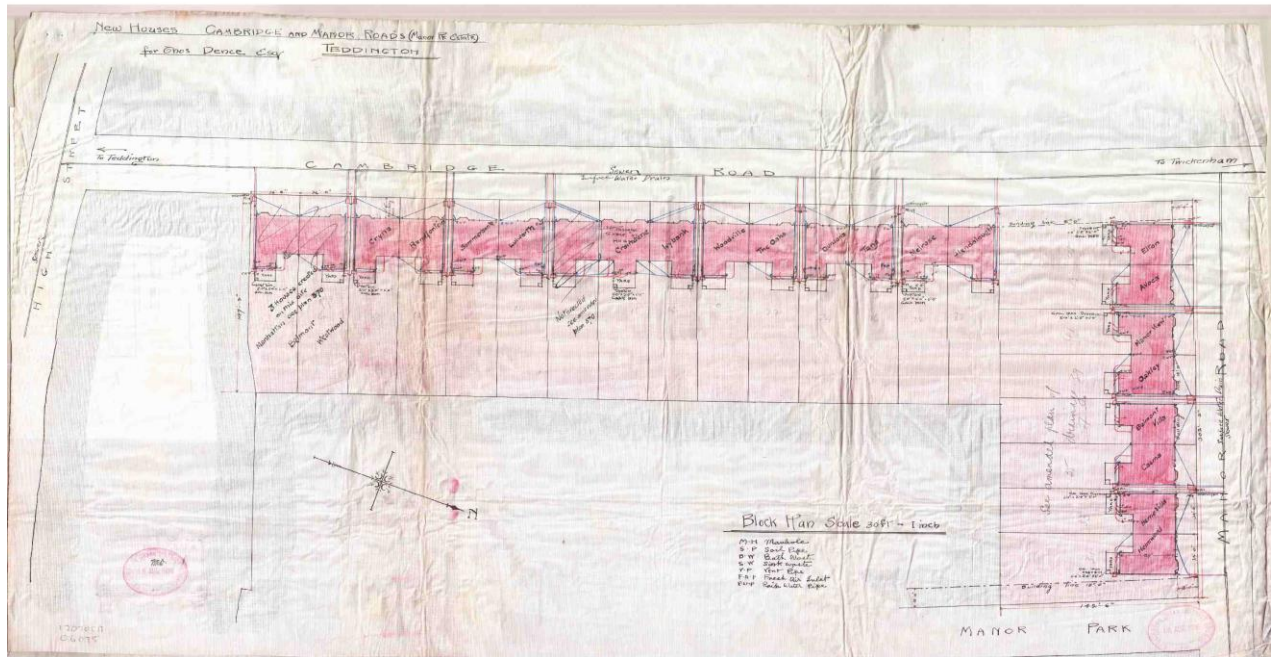


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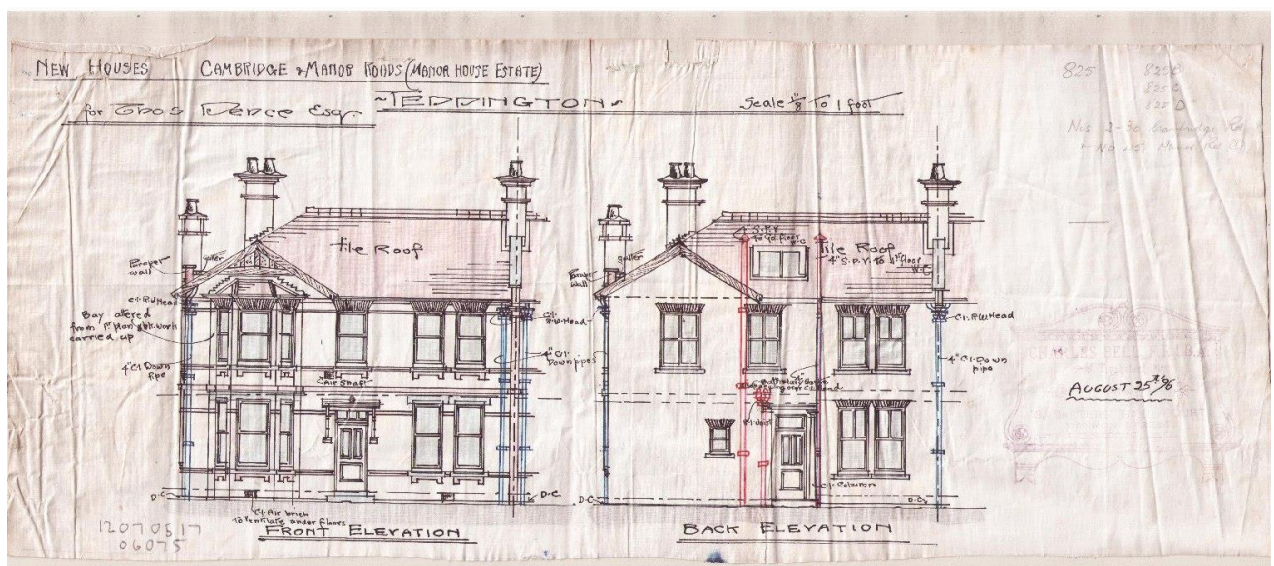


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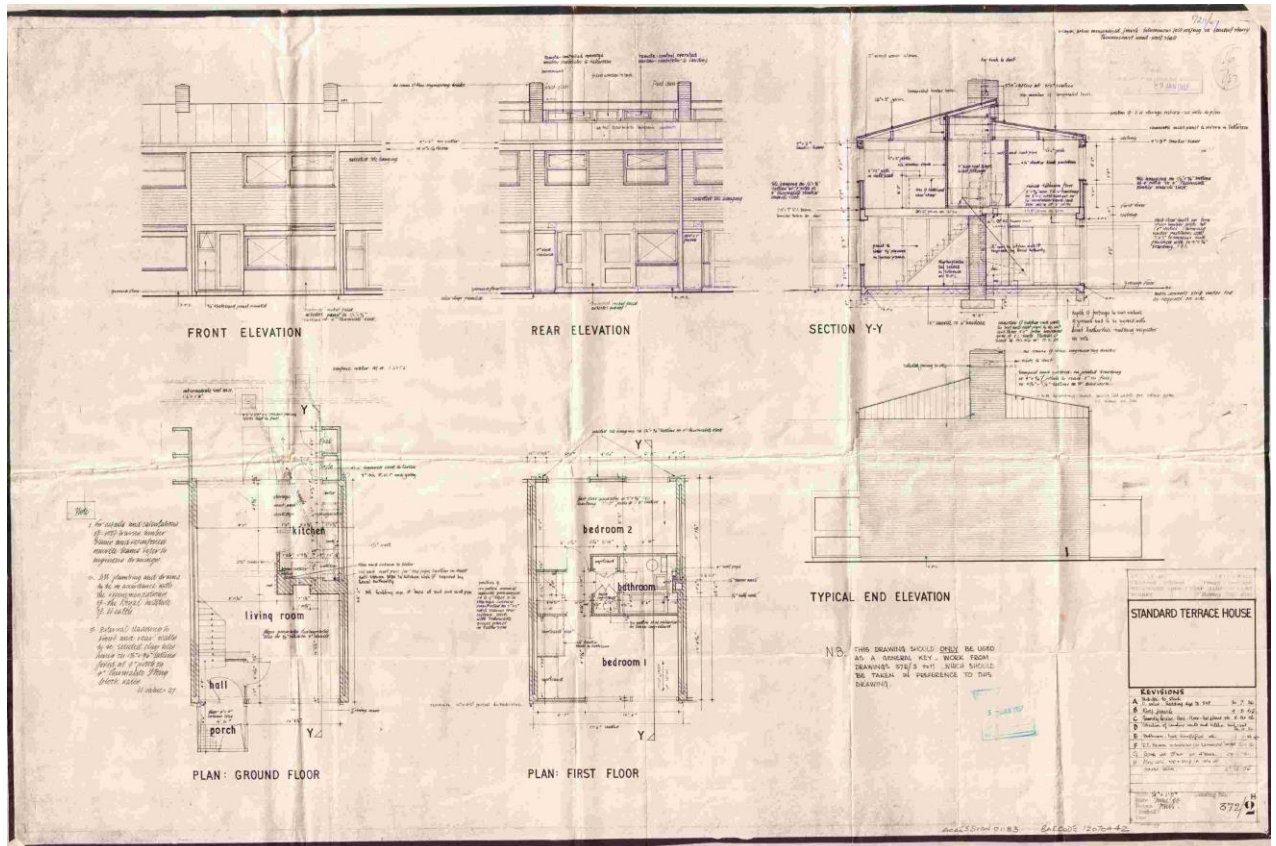
Appendix 5: Historic Plans



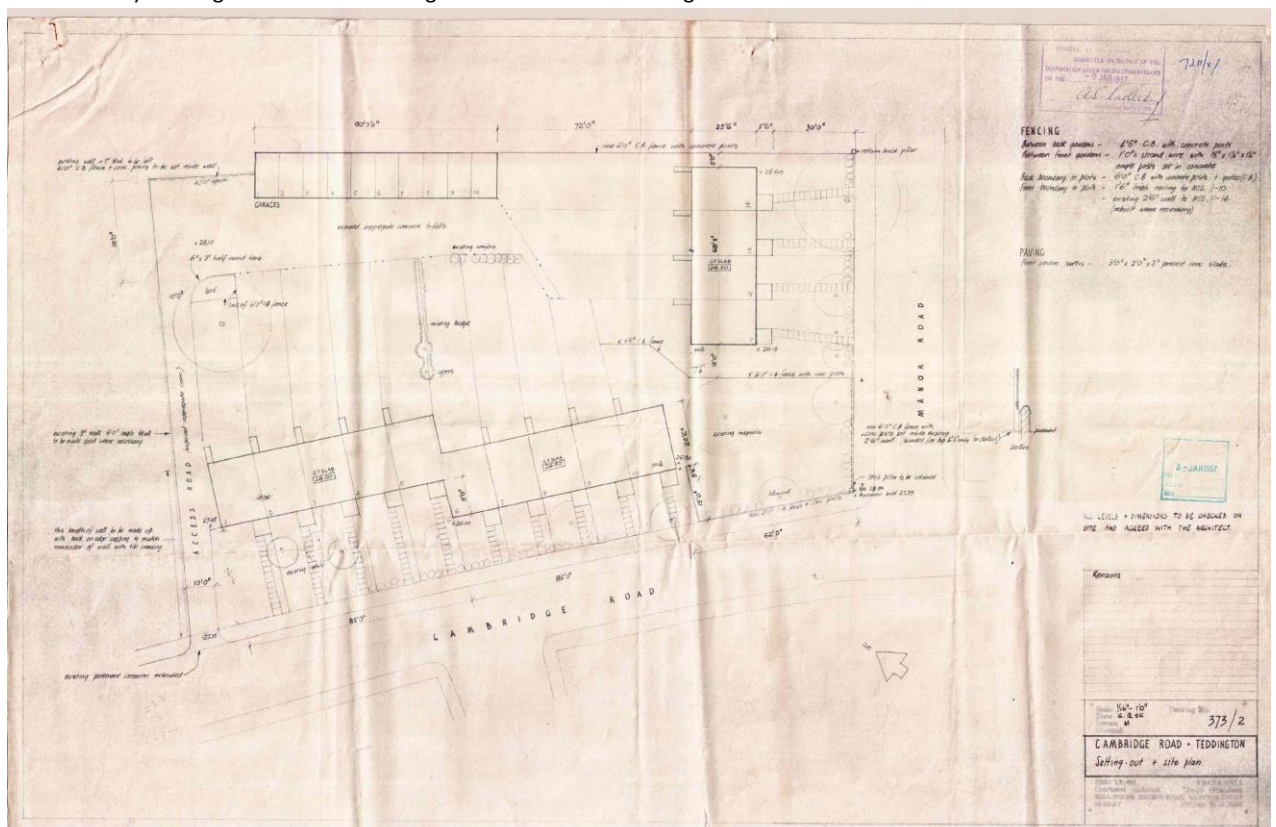
Above: Layout of Manor Park Estate along Cambridge and Manor Roads



Above: House design template of dwellings as part of Manor Park Estate



Above: Eric Lyon designs of modern housing to the corner of Cambridge and Manor Roads



Above: Site plan of the modern housing design by Eric Lyons on the corner of Cambridge and Manor Roads.