

## Conservation Area Designation, amendments and Review

Location: No.s 37-49 (odd) Twickenham Road

Date Assessed: January 2018

Adjacent Conservation Area Significance: Teddington Lock CA. The Teddington Lock Conservation Area is centred around the River Thames and the large lock which gives the area an almost maritime experience that is dominated by buildings associated with the use of the waterway. This area maintains a historic core with services such as a church and public houses, and evidence of past shopfronts which does appear as a separate village from the main High Street of Teddington located nearby and adjacent the conservation area. More recent developments in the form of apartment blocks have also been constructed alongside the Thames and overlook the river.

Assessment:

Location & Setting	<i>General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity</i>
Comments:	Historic OS maps show that Nos 37-49 Twickenham Road were constructed around the mid – late 19 <sup>th</sup> Century as a group of seven terraced dwellings that overlook the Thames. The dwellings have been designed to take full advantage of the view of the Thames with their design being elevated above ground level with a basement below the main two storeys which is partly exposed, plus roof space accommodation. Each of the dwellings are two bays wide and have large timber sash windows on each level and two dormer windows projecting from the front roof space gaining views of the river. When originally constructed, the area was much more industrial than it is now, with boat workshops and an engineering yard opposite. The more recent apartment development on the bank of the Thames (where previous depots and engineering works were present) does sever some of the relationship with the Thames and this terrace. The dwellings were designed more elaborately than typical workers dwellings, so may have been aimed at the managers of nearby factories and depots. This elevated status of the dwellings is also accentuated by the crescent shaped driveway to the front of the terrace which adds a private drive. The buildings are also designated as Buildings of Townscape Merit.
Historic Development	<i>Stages/ phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.</i>
Comments:	Given the symmetry of design and materials used, the dwellings have been constructed in one period as a speculative development of terraced housing. Unfortunately, historic research has not uncovered the original plans which may give an indication as to the architect or linkages to prominent landowners of the area.
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:	The terrace contains an interesting architectural style that contains elements of Georgian and Victorian design. The basement is partly visible and has a cream rusticated appearance, with the upper two levels being of brick with stone fenestration surrounds, some key stones with human heads which

	appear to be a likeness to 'Father Thames,' a river god that is represented along the Thames in a number of buildings. The dormer windows to the front lead into a mansard roof to the rear with long gardens which are accessed by vehicles to the rear. The use of design and detailing to the facades and materials used does exhibit a high quality design and craftsmanship. The existing brick boundary wall to the front boundary is in situ and adds to the historic character of this particular area. Unfortunately the historic railings to the front boundary wall have been removed, likely as a result of the war effort. The long gardens to the rear still remain, many with an outbuilding to the rear, however none of the original outbuildings exist.
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 lightwell to the basement performs the role of a small courtyard with planting evident which assists in adding vegetated surrounds to the dwellings. There is also mature vegetation to the front boundary behind the boundary wall and a hedge to the side boundaries which continue onto the vegetated grass median to the south east of the properties which adds a positive characteristic to the setting of this terrace. Mature trees are also to the rear of the terrace, some of which have tree preservation orders.
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 speculative row of terraces which is positioned to overlook the Thames and previous engineering works has a key relationship with the Thames. The dwellings are designed with high quality materials and design which is mostly intact and is considered to represent a homogenous development of a terrace which contributes to the historic character and special interest of the conservation area.

#### Recommendation

Extend the Teddington Lock as indicated in Appendix 2.

## References

### Primary References

Photographs taken on 05/01/2018 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.

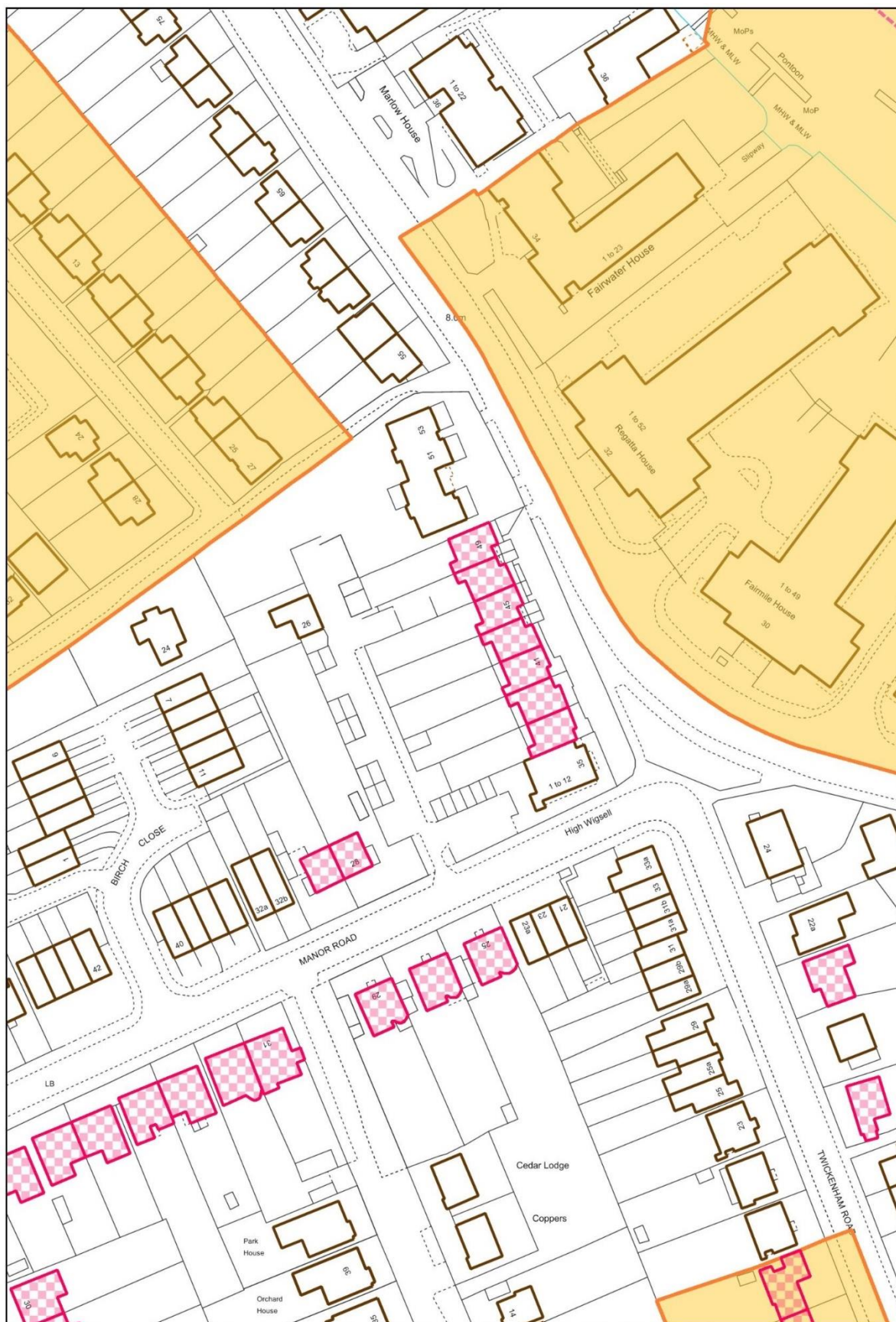
London Borough of Richmond Upon Thames (2017) *'Hampton Wick and Teddington Village Plan SPD'* Published by The London Borough of Richmond Upon Thames

### Websites

London Borough of Richmond Upon Thames Local Studies

<http://www.calmview.eu/Richmond/calmview/> Accessed March/ April 2017

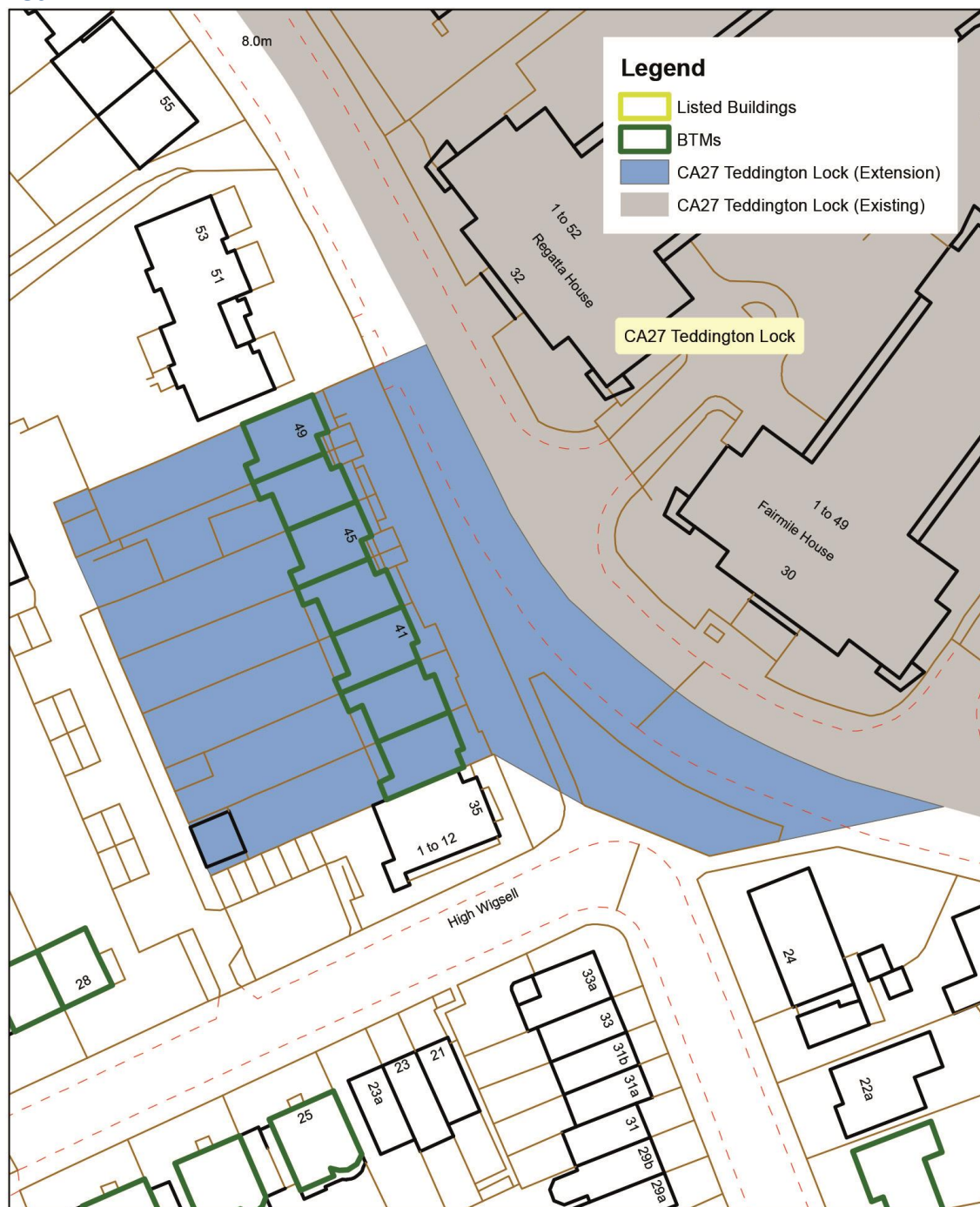
## Appendix 1 – OS Map



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## Appendix 2: Proposed boundary of Teddington Lock conservation area



### Proposed extension to Conservation Area 27 Teddington Lock

Civic Centre, 44 York Street  
Twickenham TW1 3BZ  
Tel: 020 8891 1411  
[www.richmond.gov.uk](http://www.richmond.gov.uk)

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Scale 1:670





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Civic Centre, 44 York Street  
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### Appendix 3: Streetscene photographs



Above: The approach to the terraces, showing the hedge to the side and glass verge to the left



Above: View of the front of the terrace





Above: The rear of the terraces showing long gardens.



Above: Mature trees to the front, behind a dwarf wall which once had railings





Above: Close up view of front wall where holes of previous railings are evident.



Above: Keystones above windows have motifs of human heads with a more Georgian influence in their design





Above: View of front boundary wall.

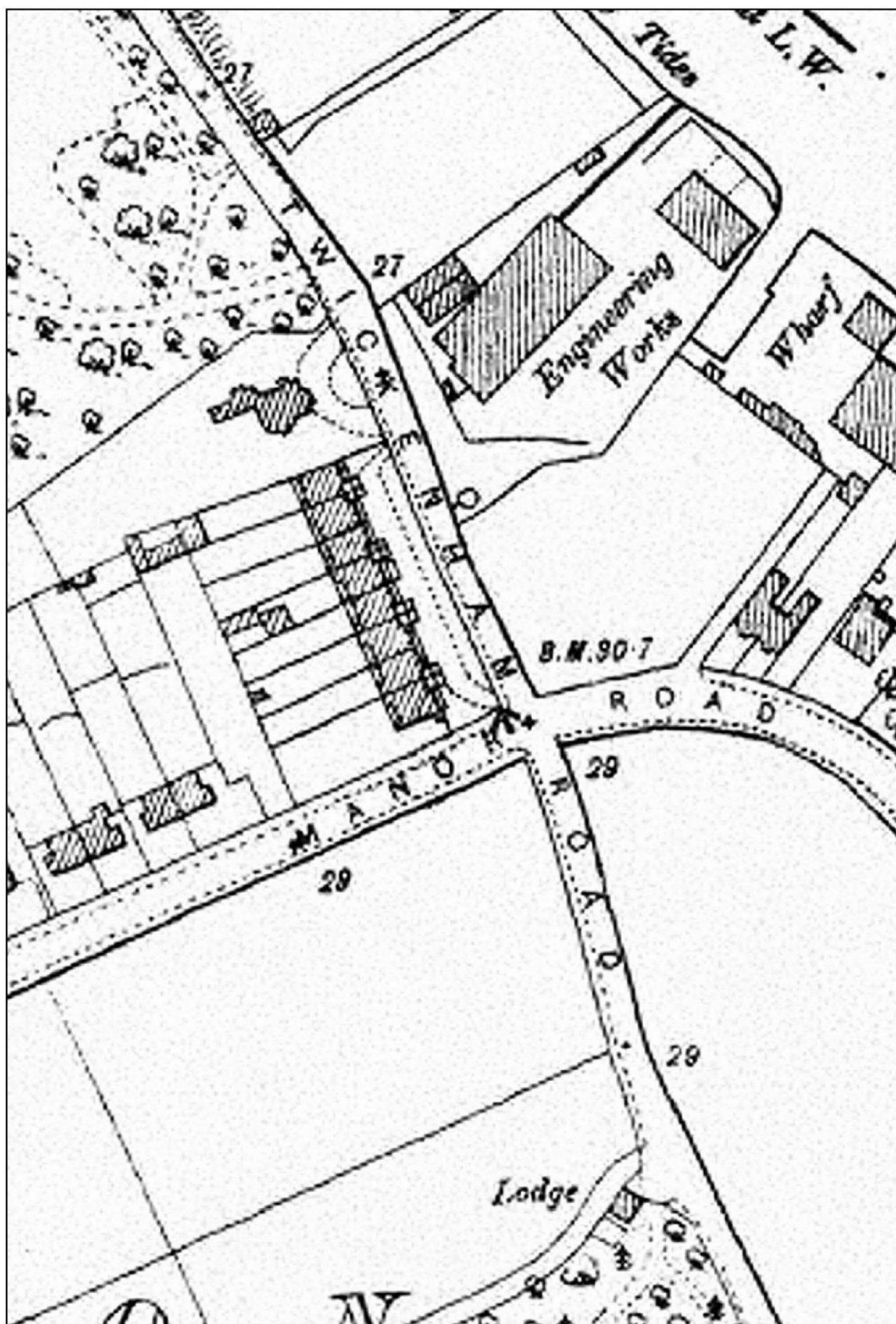


Above: Grass verge contributes to the setting of the terrace



## Appendix 4 - Historic OS Maps

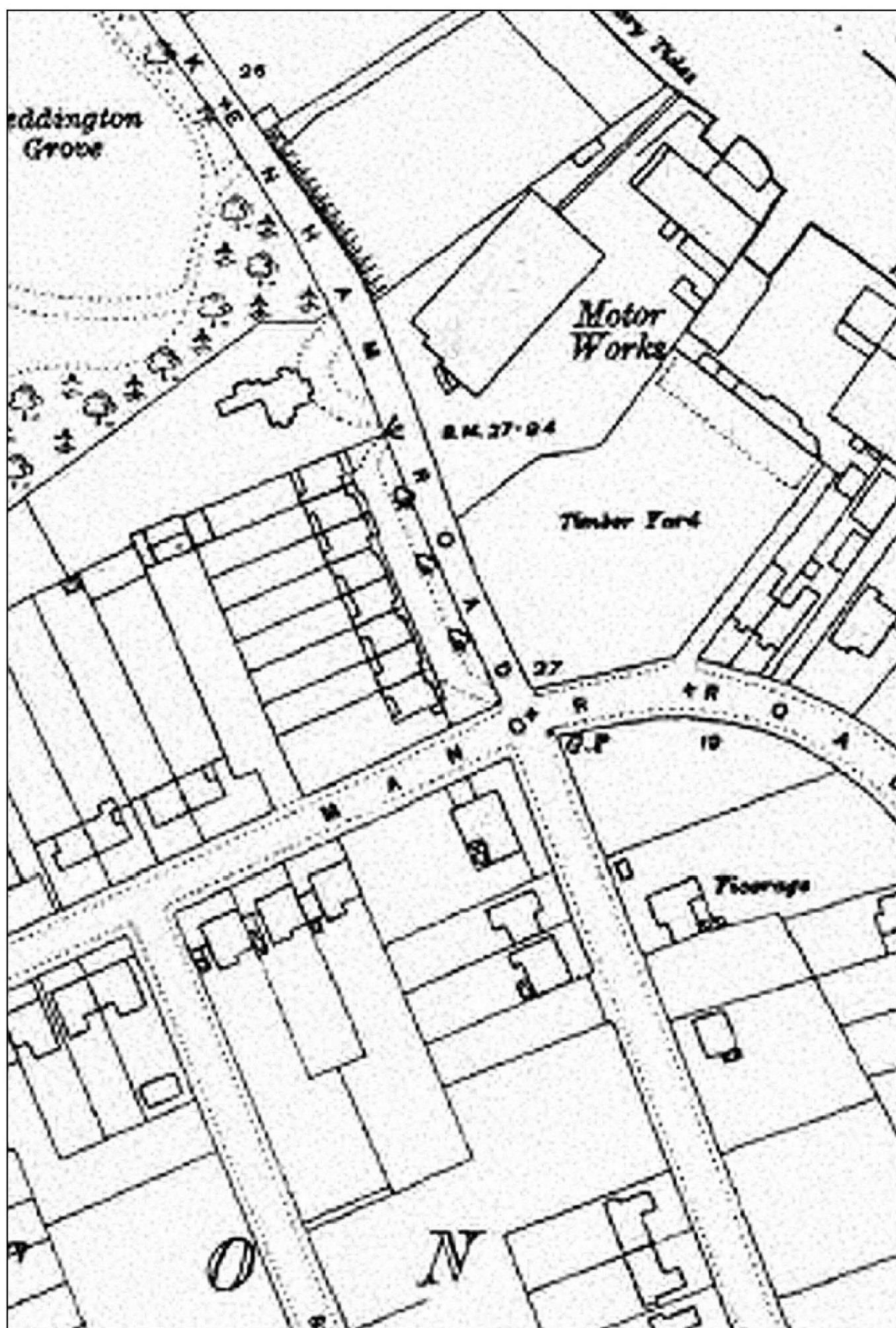
1880s



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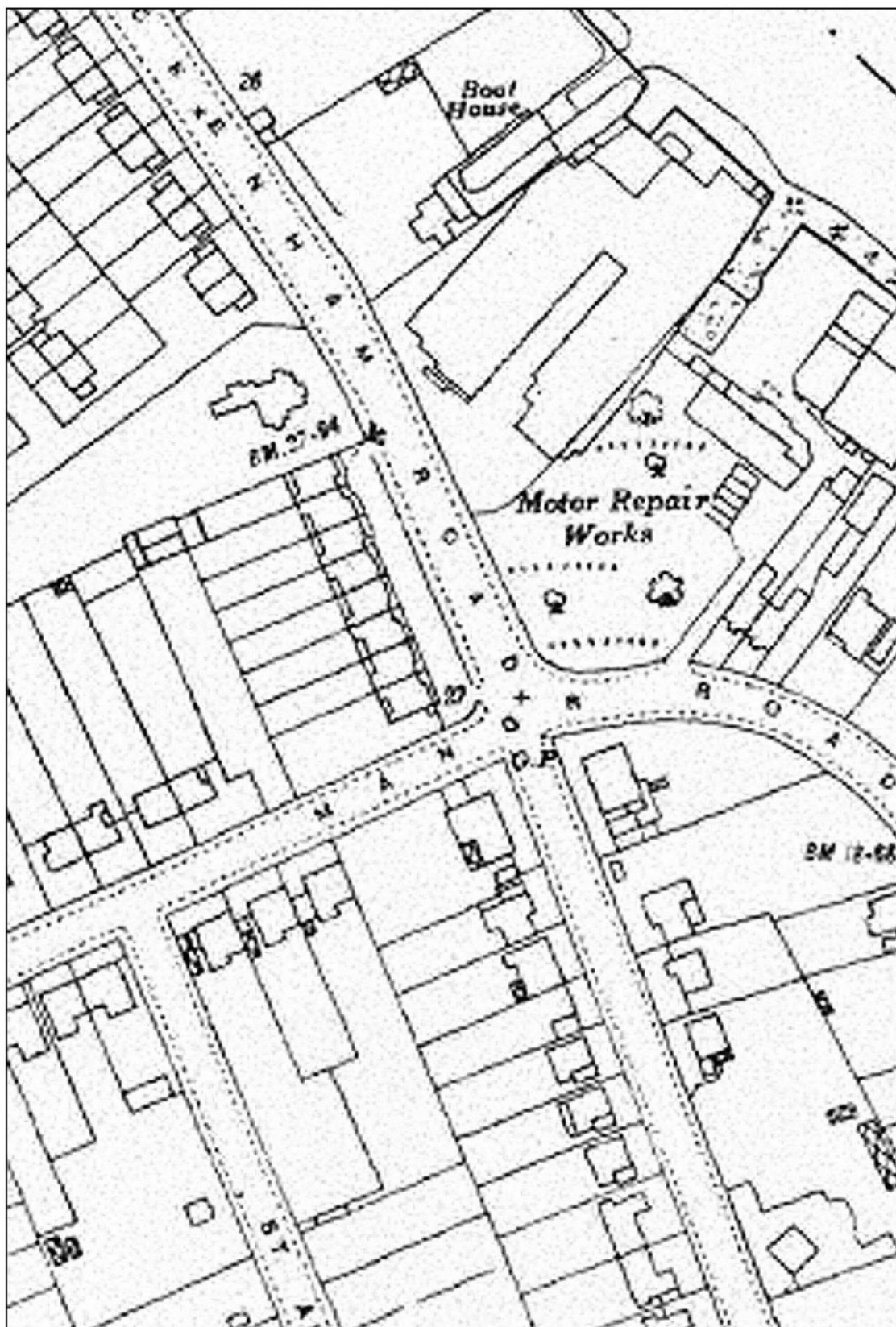
## 1910s



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1930s



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