

Conservation Area Designation, amendments and Review

Location: Area approximately within Wick Road, railway, Bushy Park Road, and Kingsdon Road, Teddington which includes the following properties:

No.s 2-84 (even) and 15-75 (odd) Wick Road; No.s 1-59 (odd) School House Lane; No.s 2-24 (even) and 1-33 (odd) Lindum Road; No.s 1-81 (odd), 84-108 (even) and 10-78 (even) Bushy Park Road; No.s 1-5 The Pavement, Bushy Park Road; Buckmaster House, 1A Bushy Park Road; No.s 208-232 (even), 238, 244-252 (even), and 256-276 (even) Kingston Road; No.s 1-24 (consecutive) Conifers Close; No.s 1-39 (odd) and 2-16 (even) (including 2a-2e) Fairfax Road; Open space between the rear of No.s 71-81 (odd) Bushy Park Road, railway line and rear of No.s 55-67 Wick Road; Open space between the rear of 2-4 (even) Lindum Road, rear of No.s 2-4 (even) Wick Road and Rear of Nos 262a – 266 Kinston Road.

(See Appendix 2)

Date Assessed: April 2018

Adjacent Conservation Area Significance: Normansfield Conservation Area: The conservation area boundary is situated to the edges of the former Normansfield Asylum, which consists of large buildings to the centre surrounded by extensive grounds. The centre was opened in 1868 after the purchase of a large dwelling and estate by Dr. John Langdon-Down, after whom Down's Syndrome, which he identified, was named. The hospital site was taken over by the National Health Service in 1951 but has now been sold and partially redeveloped. Other residential buildings of similar date (Trematon, Conifers) within the site have been demolished.

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 land where the village of South Teddington was created was once the Teddington Common as shown on a map from the 1740's (Appendix 5). Once the railway passed through this area in the early 1860's, development started to occur with the construction of a large gasworks beside the train line which opened in 1864 (Appendix 3). The small settlement of South Teddington was created at this time immediately adjacent the railway line and gasworks and was made up of Bushy Park Road, Fairfax Road, School House Lane, Lindum Road and Kingston Road and lied in a relatively isolated position with greenspace surrounding together with larger country houses that were also present and Hampton Wick and Kingston Upon Thames further beyond. Dwellings within this historic core of the settlement have the form of workers cottages and are predominantly modest tight knit terraces of two storeys tall that are predominantly Victorian in style, however there are Georgian styled dwellings along School House Lane which appear to be contemporary with the construction of the gasworks. Some later Edwardian development was constructed along Bushy Park Road as well as some larger higher status dwellings along Kingston Road overlooking the Normanfields Grounds, as well as a curved Georgian terrace of high status in Wick Road. There are some areas of views throughout the area, with views to important buildings such as the

	Catholic Church of the Sacred Heart particularly visible from Wick Road, and from glimpses between buildings on Lindum Road.
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>Although there does not appear to be any attribution to the dwellings within this defined area being constructed by the gasworks, historic maps show that the railway line and gasworks appear to be triggers to the development of the land next to the gasworks. Bushy Park Road once crossed the railway line as a level crossing, however this is no longer in situ. Historic OS Maps (Appendix 5) indicate that the majority of the dwellings were constructed between 1860s to 1900. Dwellings along School House Lane appear to be the first component of development which exhibit a Georgian style with parapet roof, compared with part of Bushy Park Road, Fairfax Road, Lindum Road and Wick Road which have small tightly knit terraces of more traditional workers cottages with a pitched and gable roof. Historic plans (Appendix 6) show that the area was developed in a piecemeal fashion, with a number of landowners, however there retains a homogeneity between the dwellings which although are slightly different, retain much of the design, form and massing of the Victorian dwellings throughout the area. The remainder of Bushy Park Road was developed in the early 20th Century. Although historic plans (Appendix 6) show that this village was not constructed as a model village like the Shaftesbury or Peabody Estate, the designs employed were very similar in order to present a homogenous appearance to the village. The settlement also was complete with ancillary services such as two Public Houses, one of which is still in operation on the corner of School House Lane and Wick Road, two schools, and both conformist and non-conformist churches. Interestingly the St. Marks Church was situated at the corner of Wick Road and Fairfax Road and relocated to its present position on St. Marks Road during the early 20th Century. By the 1930's South Teddington was no longer a largely distinct settlement with Bushy Park Road fully developed and infilling of vacant plots within the settlement as well as development to the outside of South Teddington which effectively joined the settlement to the greater Teddington to the north and Hampton Wick to the South. The Old Sand Pit as shown on Historic OS Maps (which is assumed to be an old sand and gravel extraction site) located off Kingston Road was developed into a small development of apartments in the 1940's (known as Conifers Close) and still maintains the original art-deco inspired design and styling.</p>
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>The area around School House Lane is more Georgian in style and detailing with modest single bay terraces, originally finished in London brick, however a number of dwellings have had their façade's painted/rendered. No setback is provided to the street with the end of the terrace on School House Lane being double fronted as this building was constructed as a public house. These dwellings along with the school house (1875) are erected with their rear boundaries abutting the railway line. The remainder of the Victorian component of the estate is constructed utilising London brick with red brick highlighting to the fenestration and quoins. The designs utilise a basic Victorian</p>

	<p>design and plan form with a shallow pitched roof; brick soldier course lintels, ground floor canted bay window and stone cills, particularly along Wick Road, Fairfax Road, part of Bushy Park Road and Lindum Road. These buildings are set back from the street with small planted front gardens and maintain much of their historic detailing and materials. Walls were most likely to be railings over a plinth, similar to other Victorian housing estates, however these no longer exist, more than likely as a result of the War effort. No.s 47/49 and 43/45 Wick Road appear to have original fence piers still in situ. No.s 81 and 73 Bushy Park Road are interesting as they utilise recycled historic railings from a higher status building with spear finials and No.73 even has serpent detailing. Although the original railings for these building will not have been as elaborate, these particular historic gates are quite an important element within the area. A group of larger higher status buildings is present along a curved section of Wick Road (No.s 16-32) which are designated as Buildings of Townscape Merit. This group of buildings present a higher status to the street, particularly 16-22 which have a rusticated ground floor and pediment window surrounds to the first floor. No.s 10-52 Bushy Park Road represent a small section of Edwardian infill which have gables fronting the street with decorative brickwork, with many retaining historic features such as decorative timber windows with segmented glazing bars and decorative ridge tiles. To the corner of Bushy Park Road and Kingston Road is an Edwardian shopping development that carries the Edwardian design elements with shopfronts and upper floors with timber balconies and decorative ridge tiles. Although constructed at the same time, No.s 190-204 Kingston Road have been unsympathetically modified and therefore it is felt that these should be excluded from the conservation area. The dwellings along Kingston Road have more status than the remainder of the dwellings and incorporate a basement that protrudes by half at ground floor level with steps up to the front doors. All of these dwellings overlook the grounds of Normansfields House and Gardens opposite. The development of Conifers Close adds an interesting dimension to the area with its development of apartments in an art deco styling which incorporates large chimney breasts, a stucco façade and Crittall windows, which are still in situ.</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 main greenspace for the area lies to the end of School House Lane where the former school playground has been turned into a community garden and greenspace and is a positive contribution to the character of the area. Street trees are present within the area and combined with the well planted front garden spaces which creates a leafy feel to the area. Unfortunately there are examples of poorly sighted bicycle shelters to front gardens, particularly along Bushy Park Road.
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:	The area can be divided into discernible character zones which reflect the historic development of the area. They predominantly consist of a Georgian phase which is most likely the earliest phase which is predominantly along School House Lane, followed by a Victorian phase which takes into Bushy Park, Wick, Kingsdon Lindum and Fairfax Roads, an Edwardian phase along Bushy

	Park Road and the later more modern development of Conifers Close.
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Conclusion: The area as mentioned above would have enough special interest to be designated as a conservation area. The area represents the historic core of an area once known as South Teddington and contains a number of construction phases with good quality developments. 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 constitute an area of historic character and special interest.

Recommendation as to an extension or new conservation area

The adjacent conservation area is associated with the grounds and buildings of the Normanfield's House and Gardens. There is relatively little relationship between this estate and the historic core of what was known as South Teddington according to historic OS Maps. Although not suitable as an extension to this conservation area, the area as described in Appendix 2 is recommended as a conservation area in its own right.

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.

Elmitt, Ray (2010) 'A Hampton Wick Timeline From Domesday to the Current Day' Published by Hampton Wick Association Local History Group

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

Rocque, John (circa 1740) '*Map of middlesex*' Available at the Richmond Local Archives

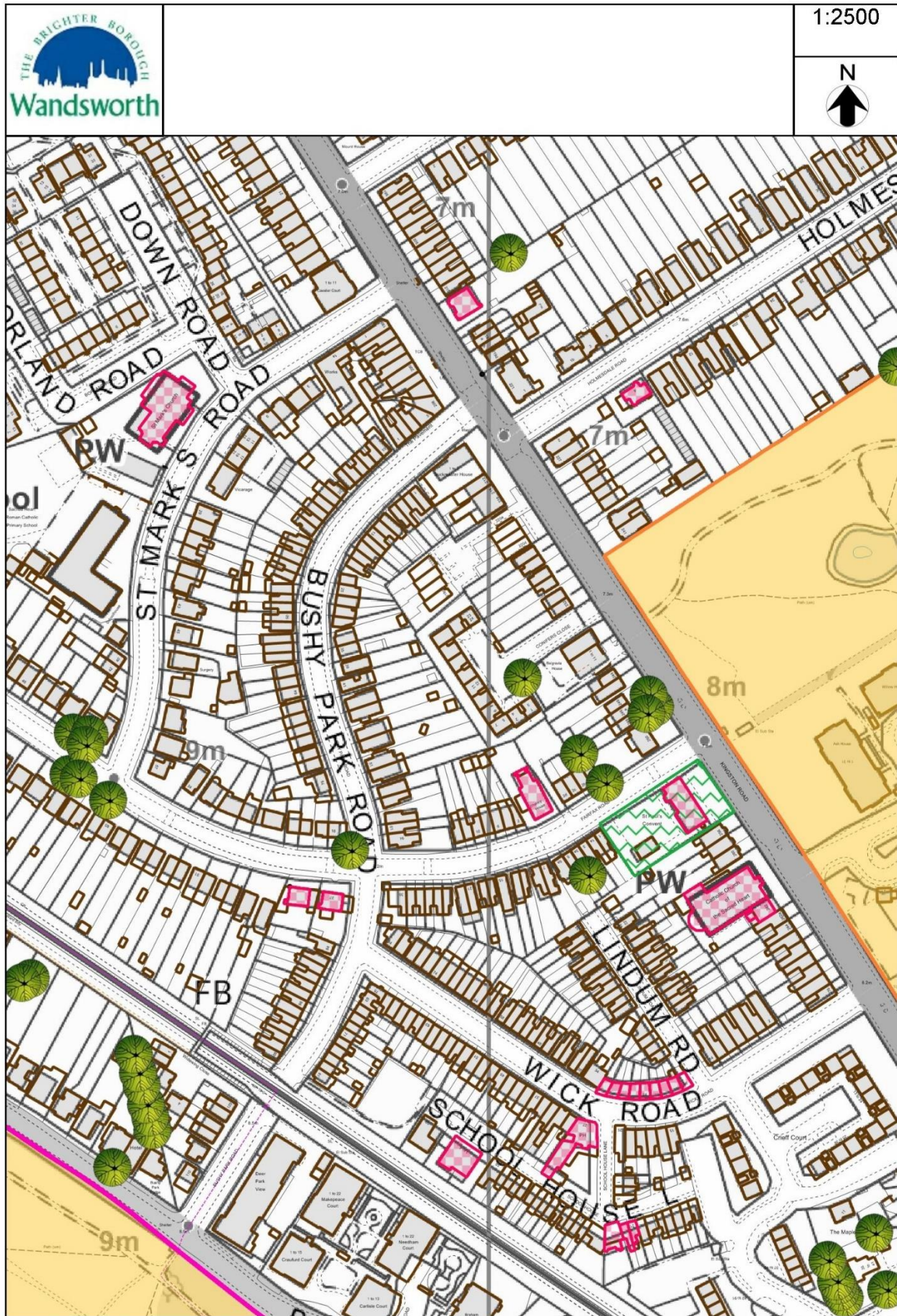
Websites

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

Borough of Twickenham Local History Society <http://botlhs.co.uk/local-history/teddington/19th-century/>

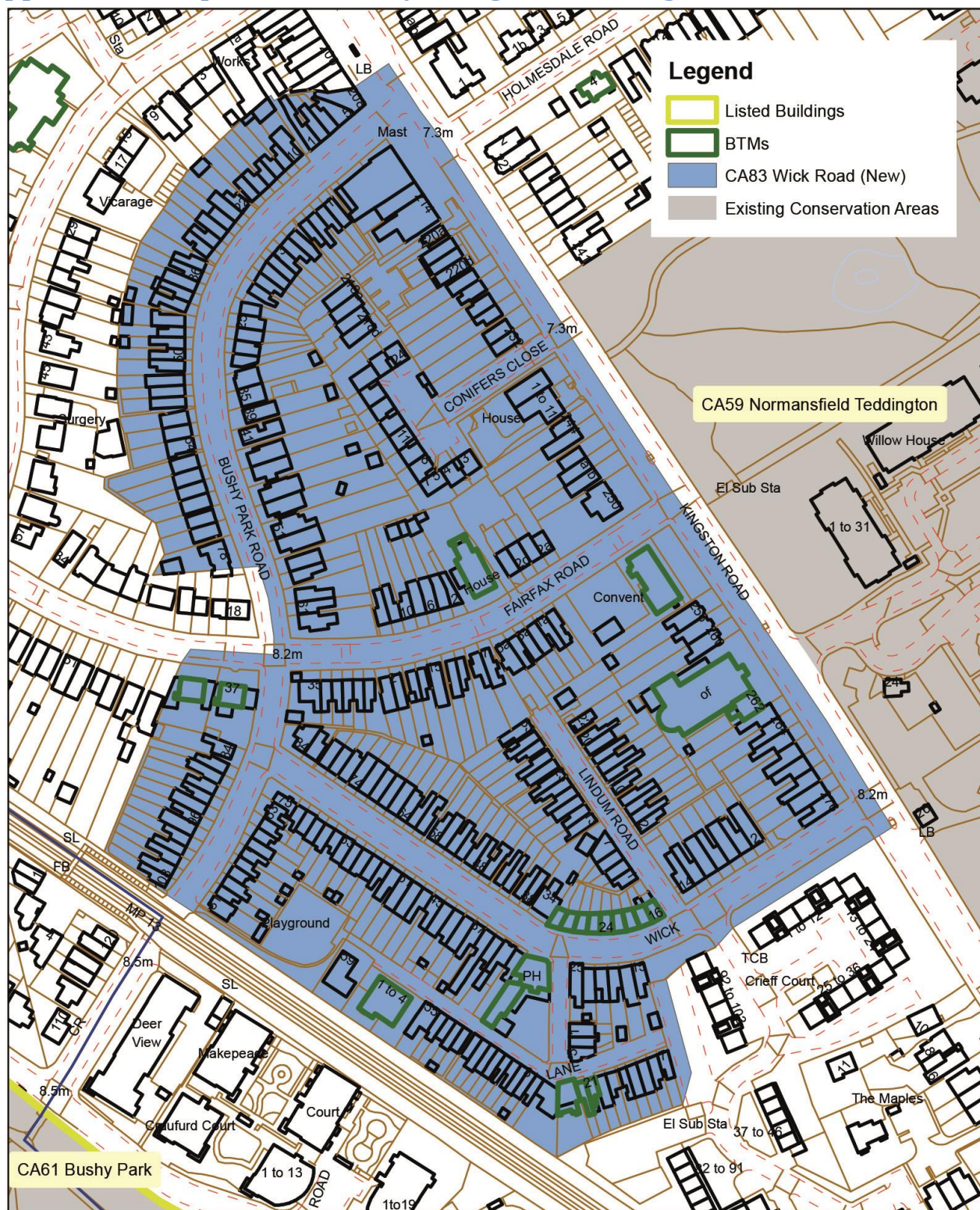
Friends of School House Lane Orchard <https://e-voice.org.uk/fshlo/>

Appendix 1: OS Map



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



Proposed new Conservation Area 83 Wick Road

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

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Scale 1:1,931



Appendix 3: 1937 Aerial photo of the Gas Works



Above: Gasworks and Wick Road area to the right, separated by the Railway Line.

Appendix 4: Streetscene photographs



Above: Wick Road Street scene with street trees



Above: Views evident to Catholic Church from Wick Road, and through gaps between buildings along Lindum Road



Above: Street scene along Lindum Road



Above: Curved 3 storey terrace along Wick Road



Above: Georgian style terraces along School House Lane.



Above: The former School House, School House Lane.



Above: Former playing fields of the school, now a community garden/orchard



Above: Street scene along lower section of Bushy Park Road



Above: Terraces along Wick Road



Above: curved section of Bushy Park Road, showing Edwardian infill dwellings to the left.

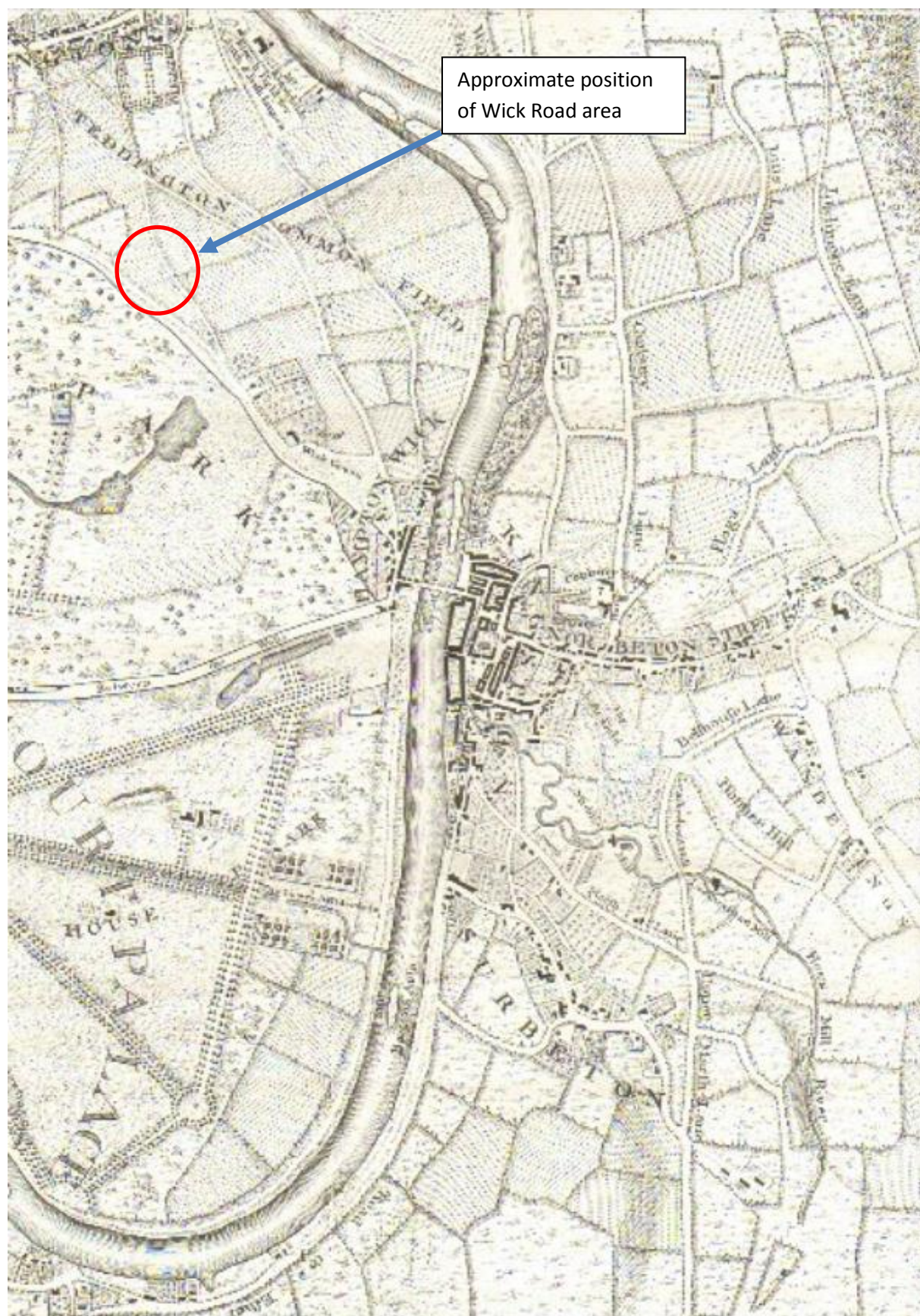


Above: Dwellings with basements along Kingston Road overlooking Normanfields house and gardens

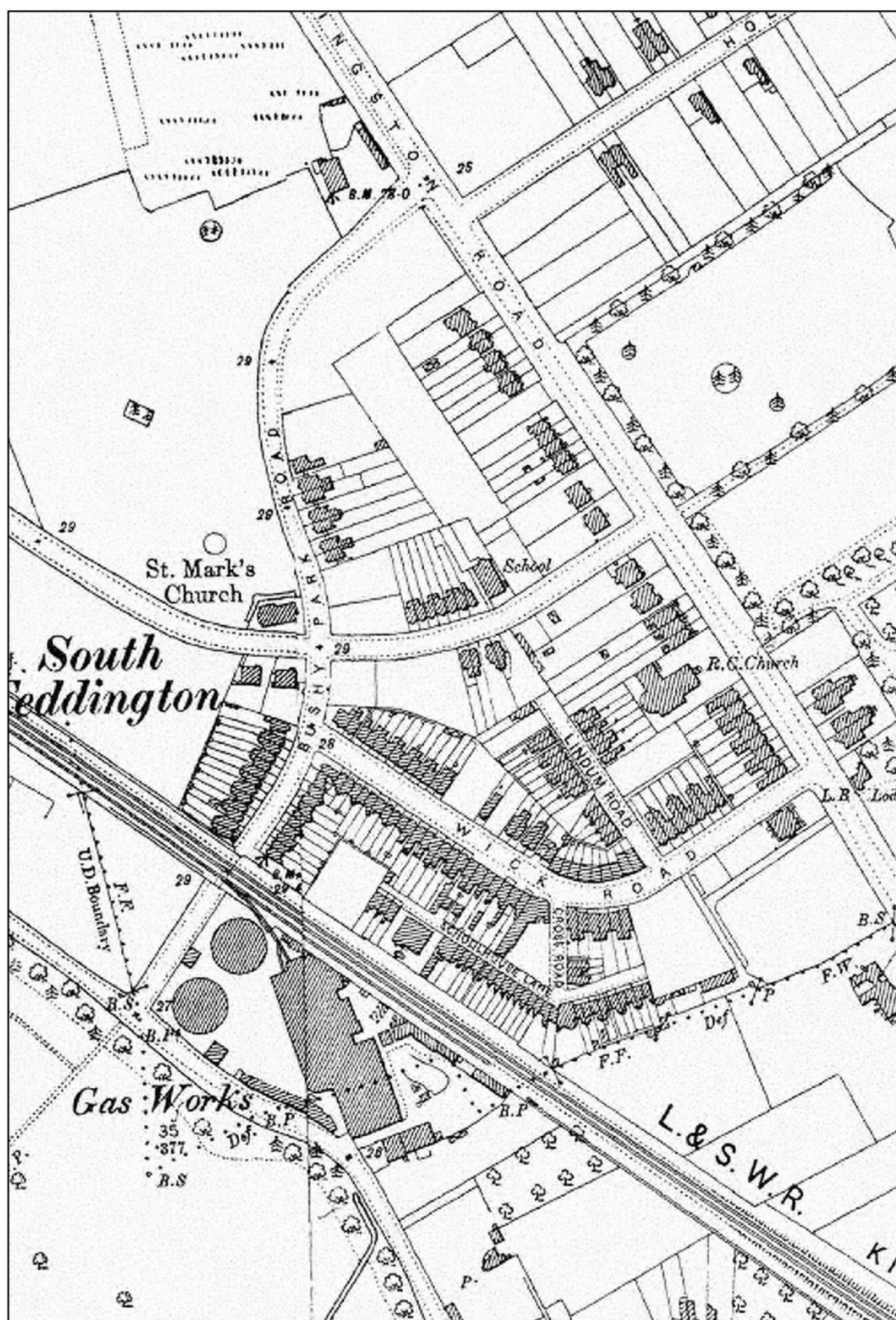


Above: Conifers Close development

1740s

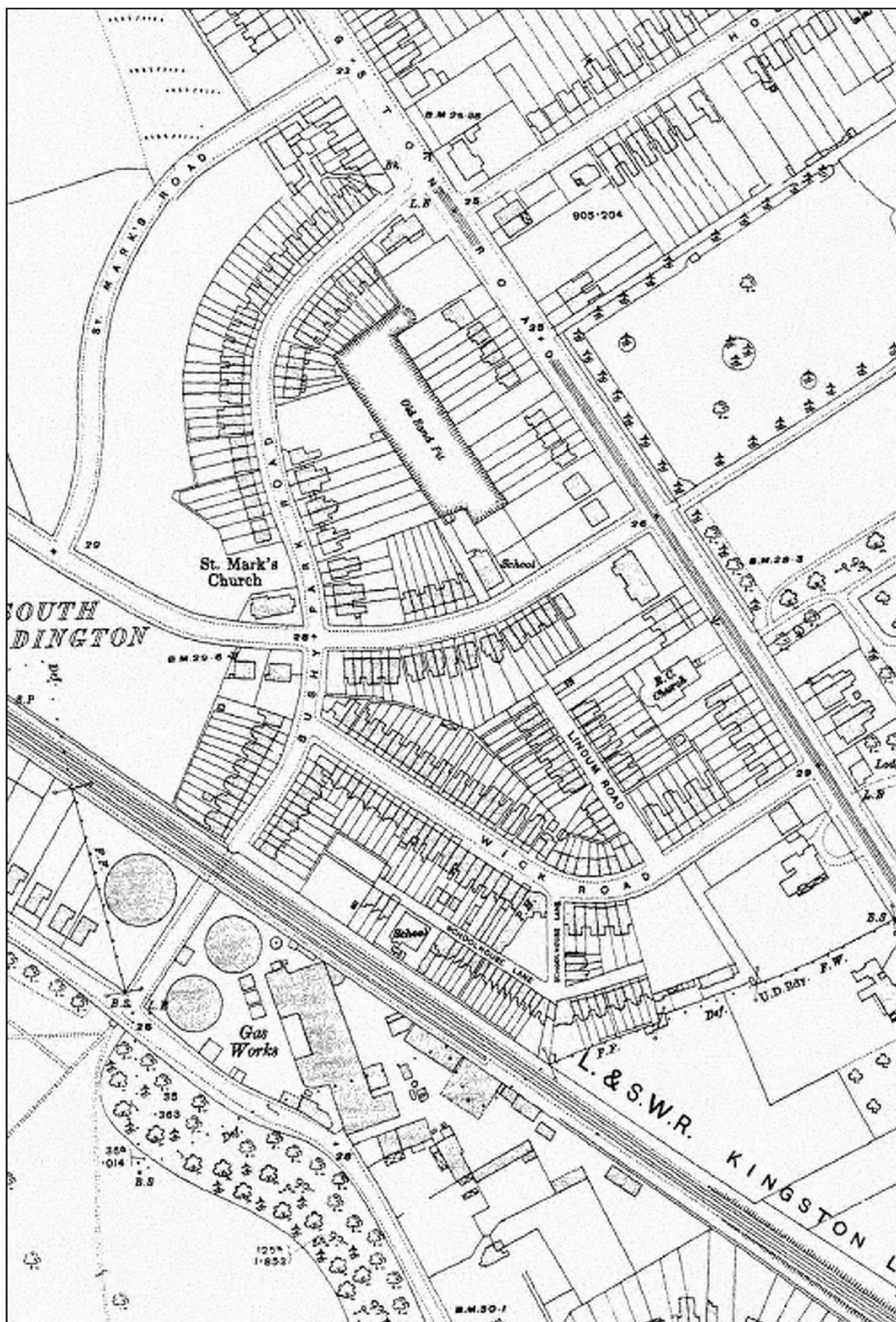


1890s



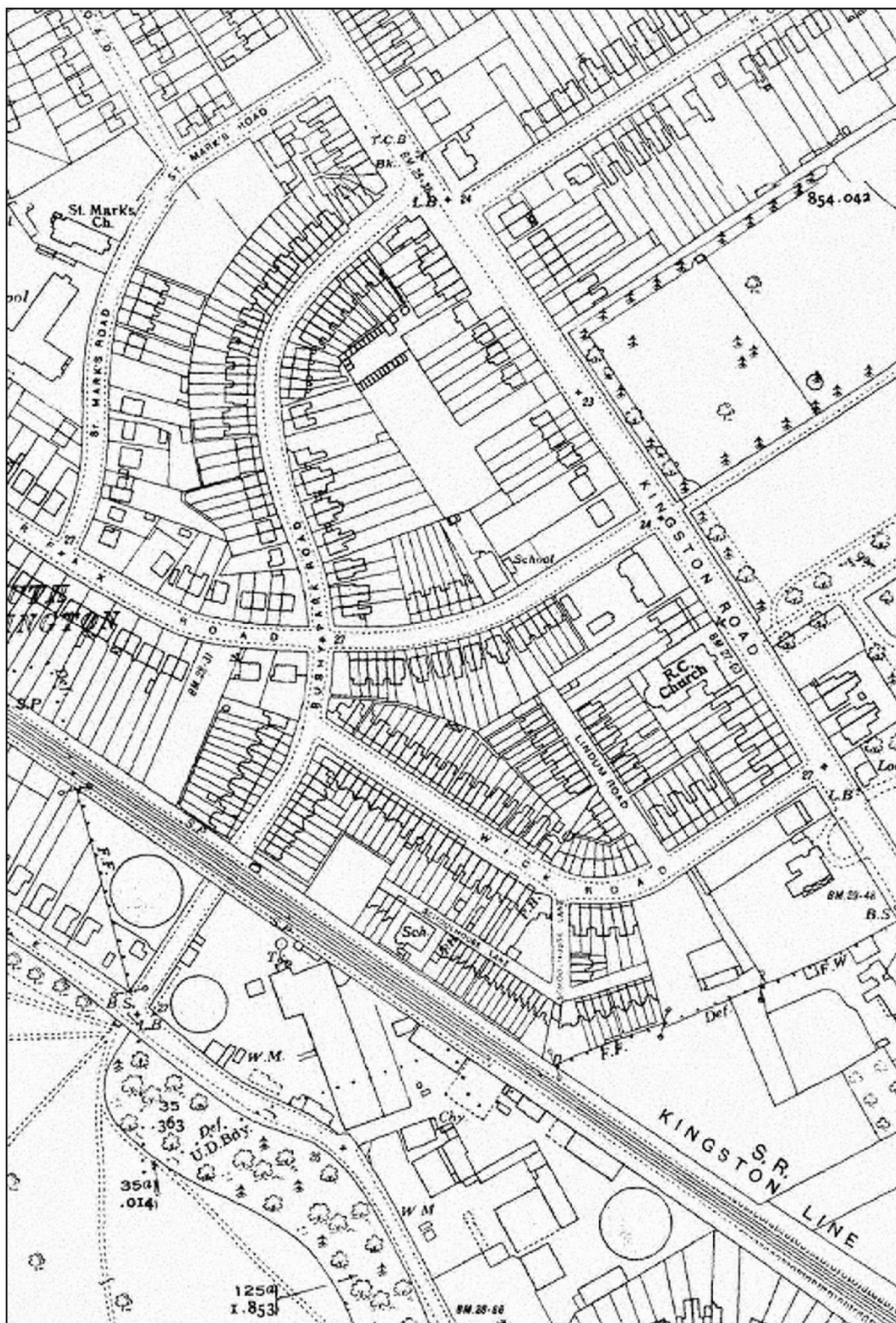
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1910s



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1930s



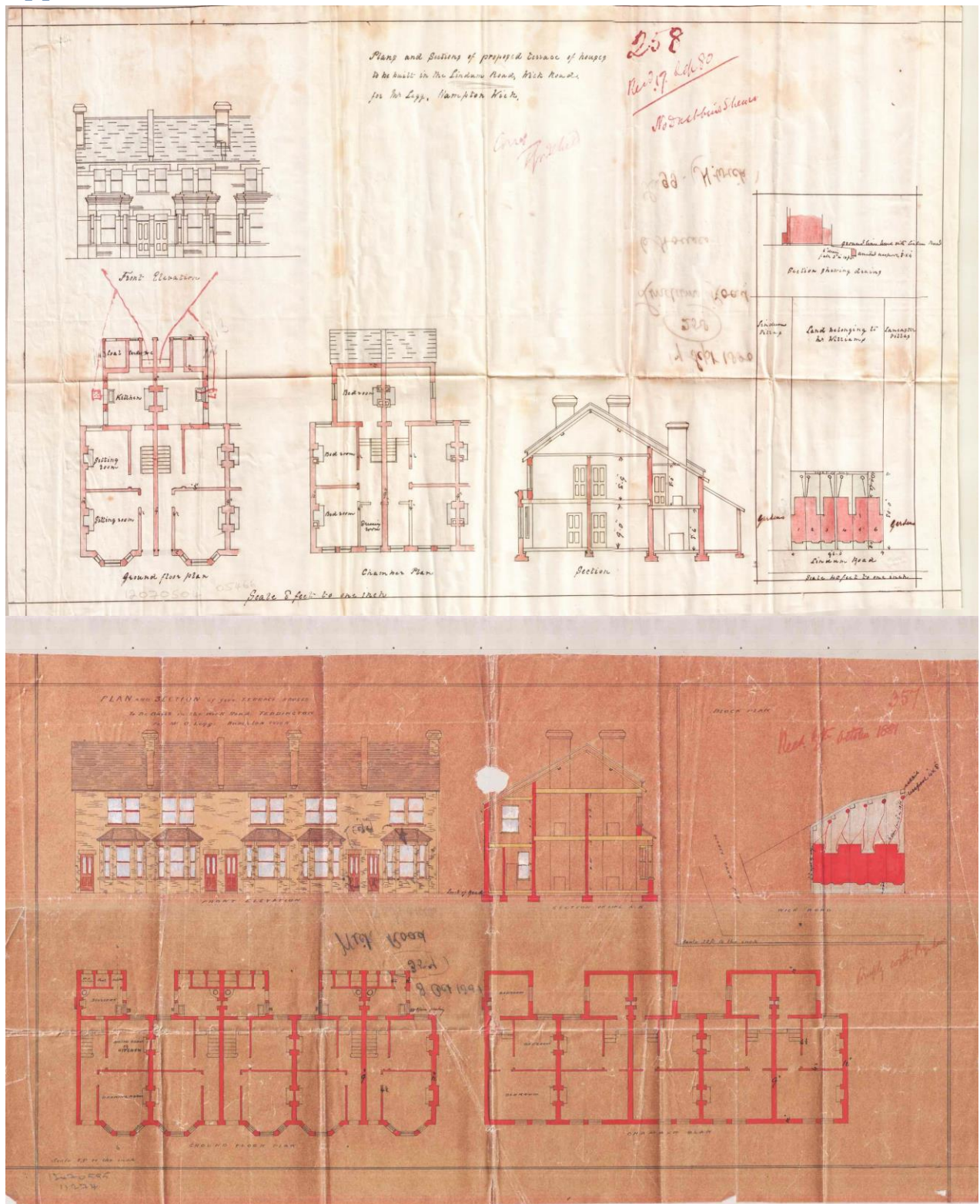
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1950s

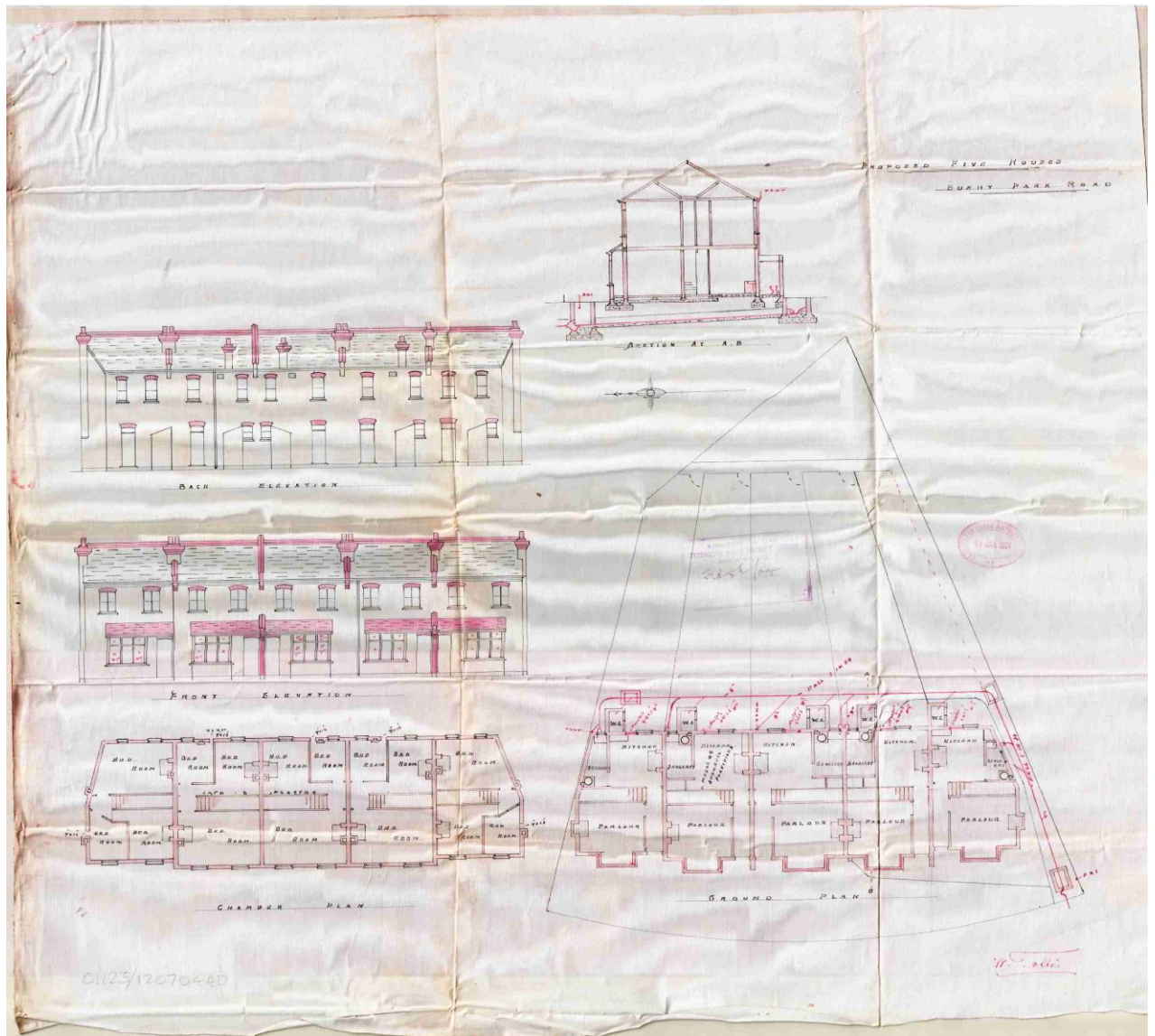


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Appendix 6: Historic Plans



Above: Examples of proposed terraced housing for Lindum and Wick Roads



Plans of Proposed Villas, to be erected in Bushy Park Road - M^r C. G. Cooper.

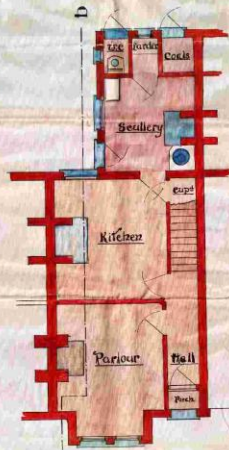
Scale 4 Feet = 1 Inch.



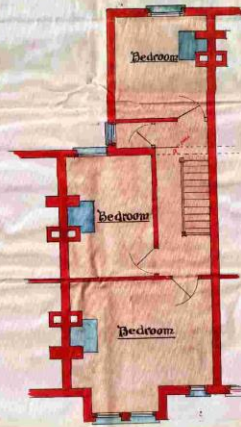
Front Elevation



Section A.B.



Ground Floor Plan.



First Floor Plan.



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