

## 4.4 ASSESSMENT OF NEARBY HERITAGE ASSETS: CONSERVATION AREAS

### High Street (Teddington) Conservation Area

The High Street (Teddington) Conservation Area was designed in 1982. It is a long, linear Conservation Area, focusing on the High Street itself and the buildings that face on to it. It is, predominantly, an inward looking area, with buildings of between two and three storeys facing onto the High Street; opportunities for non-linear views, along side roads and through open spaces, are very limited. The Conservation Area Statement provided by the London Borough of Richmond makes it clear that the principal significance of the Conservation Area lies in its 'traditional high street' character, with a variety of Victorian, Edwardian, and occasional modern commercial and residential buildings along its length.

Views within, and out of the Conservation Area are therefore almost entirely linear, and do not line up with the location of the development site. A substantial built up area also separates the Conservation Area from the site, and as such, no views of the proposed development will be possible from within this Conservation Area. The proposed development will therefore have no significant effect on the Conservation Area's significance,



Figure 30: Typical view of the High Street (Teddington) Conservation Area, looking towards the entirely concealed development site.

### Broom Water Conservation Area

The Broom Water Conservation Area, designated in 1997 and extended in 2003, and focuses on Broom Water and Broom Water West, two roads developed by the speculative builder Charles Drake in the 1890s, either side of the extended creek of Broom Water. The area's character is identified within its Character Appraisal and Management Plan as arising from the relatively consistent design of its houses and the materials used; its arts and crafts form, and the use of materials such as hanging tiles and decorative joinery, gives the area a high-quality and unified form; almost all of its buildings are identified as Buildings of Townscape Merit. The core of the Conservation Area, around Broom Water itself, is entirely inward-facing, concealed from the public realm by the housing which surrounds it. Views to the wider setting of the Conservation Area are possible, however, from both the two principal roads of the Conservation Area.

The development site is almost entirely concealed from the Conservation Area by a variety of hedging, along Broom Water West's eastern edge, and by the dominant form of the Lensbury Hotel, which provides a physical barrier between the Conservation Area and the site (see figure xx and inset, below). It is therefore considered that while a small amount of development may be visible from parts of the Conservation Area, these views will be extremely limited, and any intervisibility with the proposed development will not materially alter the nature of these views, or to the setting of the Conservation Area.



Figure 31: View along Broom Road West with (inset), zoomed view towards the development site through the hedge on the right of this photograph. The site is clearly almost entirely screened by the Lensbury Club.

### The Grove Conservation Area

The Grove Conservation Area was first designated in 1977 and is focused on a small housing development constructed in the 1920s by the Royal Dutch Shell Company for their employees. The overall scheme planned by Shell was not completed, but the partially implemented, planned scheme consists of small dwellings of the 'continental cottage style' with sash windows, louvred shutters, low hipped and gabled roofs and decorative porches. The area is identified within the Conservation Area Appraisal as having the character of a 'peaceful enclave' enclosed by surrounding development.

The Conservation Area sits away from the development site, well concealed by surrounding development. There is, and will not be, any intervisibility between the Conservation Area and the development site, and therefore no significant effects will arise from the development; the Area's character and appearance will be preserved.



Figure 32: Typical view of the Grove Conservation Area, with (inset), the view towards the development site, showing the extent to which it is screened visually.



## 4.5 ASSESSMENT OF NEARBY HERITAGE ASSETS: LISTED BUILDINGS

### Teddington Footbridge (Grade II)

Teddington Footbridge, a two-part structure crossing the Thames by way of Swan Ait (a small island in the centre of the river) dates predominantly to 1888; it consists of a suspension bridge, to the Teddington side of the river, and a girder bridge, to the Ham side.

The suspension bridge (close to the site) is listed as an attractive example of late nineteenth century transport engineering, being a lightweight but strong steel structure with decorative railings and towers.

The setting of the footbridge is, one would expect, dominated by the presence of the river, and its green, heavily planted banks. The weirs and locks around Swan Ait also contribute substantially to understandings of the footbridge's development and usage. The Teddington Studios site has clearly been heavily developed since the bridge's construction, and currently contributes little, in terms of aesthetics or understandings, towards the setting of the footbridge. While some adverse indirect impacts may be experienced by the bridge during the construction stage, with the demolition of existing buildings, and the erection of new ones (associated with cranes and so on), it is considered that the heavily planted, broken-up nature of the proposed development will enhance the setting of the footbridge, by reinforcing the green, landscaped nature of its wider setting.

It should also be noted that the current application includes potential provision for the use of part of the bridge's southern access ramp as a landing point for a possible dry means of escape for the site. This would provide an escape route in case of severe flooding. In order to achieve this, an option would be to construct a 'telescopic bridge' which will be housed within the site, in a discreet location which will in itself have only a limited visual presence. As a result of its scale, it would have no impact on the setting of the Footbridge and the Teddington Lock Conservation Area. It is proposed, however, that this bridge, once extended, will travel from within the site to the Grade II listed Teddington Footbridge, and as such, some minor interventions into the fabric of the bridge would be required with this option

Given that the necessity to extend and use the bridge will occur only very rarely, it would be necessary to provide a discreet means of access onto the bridge, which is currently bounded by iron or



Figure 33: Teddington Footbridge, viewed from the bank. Only the Teddington side of the structure can be seen here.



Figure 35: View from the Footbridge towards the development site, showing the dense, utilitarian development at Teddington Studios, partially screened by existing trees.

steel railings. These railings are made up of tubular longitudinal sections, attached to regularly placed vertical supports. It is intended to cut through the horizontal railings between two sets of vertical supports and alter such that they were hinged at one end, and could be swung open; this would ensure that they could be withdrawn when the bridge was in use, and if the bridge was not in use, they could be kept shut using some discreet fixings. In visual terms, this would ensure that the vast majority of the time, the bridge would suffer no visual impact; with the hinged railings in place, it would not be easy to discern the alterations made to the railings.

Clearly, some physical intrusion into the bridge's fabric would take place as a result of these works, but it is not considered that this would be sufficient to lead to notable harm to the designated heritage asset of the bridge. An assessment of the bridge's fabric suggests that these railings have been subject to alteration over time, and may therefore not be particularly historic; they are certainly likely to date, predominantly, from the twentieth century.

With the building's visual and historic integrity retained, the minor interventions into the fabric would take place without fundamentally altering the nature of the structure, and it is considered that a negligible direct adverse impact would arise at constructional stage, with a neutral impact once the site was in operation.



## 4.5 ASSESSMENT OF NEARBY HERITAGE ASSETS: LISTED BUILDINGS

### The Boathouse, 27 Ferry Road (Grade II)

The Boathouse, formerly part of Tough's Boatyard, and dating in part to 1862, is a brick and timber-framed, partially weather boarded structure, listed recently, in 2011. It was designated partly for its attractive, well designed form, but also for its historic value; a rare remainder of a boatyard remaining on the upper reaches of the tidal Thames, it was used historically for building and maintaining boats during the early days of popular boating. The Royal Barge was maintained there between 1862 and 1890.

The setting of the Boathouse consists of the river and its banks, with slipways, dock walls and the footbridge and weir, and Ferry Road, with the Tide End Cottage Public House and its beer garden, and small residential properties, lining it. Views to the development site are possible across the beer garden, which is heavily planted. It is clear that at present, the utilitarian buildings of Teddington Studios contribute little to the setting of the Boathouse; the proposed development being of a similar scale, but of a residential character, will preserve the setting and significance of this asset.



Figure 34: The Boathouse, viewed from Teddington Footbridge.



Figure 36: View from the Boathouse towards the development house, across the pub garden of the Tide End Cottage Public House.



## 4.5 ASSESSMENT OF NEARBY HERITAGE ASSETS: LISTED BUILDINGS

### Church of St Alban (Grade II\*)

St Alban's Church is a huge, late Victorian Gothic structure, with light, lofty interiors, flying buttresses and other features that one would associate with a high gothic church of the medieval period. Modelled on Notre Dame de Paris, it was designed by William Niven for the local Catholic community, who sought to create 'The Cathedral of the Thames Valley'. It was never completed, and the current building represents only the nave of what was intended to be a much larger building, with a crossing, tower and chancel.

The church has a relatively small setting, formed by an immediate churchyard bounded by a mixture of deciduous and coniferous trees. The development site's larger buildings are just visible to the south beyond this immediate setting, beyond Kingston Road, and the playing fields to the south. It is considered that the proposals for the development site, being heavily planted and landscaped, and including low-rise townhouses along Broom Road, will provide a more suitable form of development for the wider setting of St Alban's Church. It is considered that there will be no material alteration to the wider setting of the Church, and therefore, no harm to its significance.



Figure 37: St Alban's Church, with its dramatic gothic form discernible.



Figure 38: View from St Alban's Church towards the development site, which can just be seen through the trees.

### Church of St Mary with St Alban (Grade II\*)

Dating in part to the sixteenth century, but with fabric predominantly dating to the eighteenth and nineteenth centuries, the St Mary's Church is a low, brick structure, with stone dressings to its perpendicular windows, and a small, battlemented tower at its western end. Sitting on the site of a much earlier chapel, and the probable historic centre point of Teddington, it has historic and architectural significance.

As compared to the neighbouring St Alban's Church, St Mary's has a low profile, and is largely concealed within many local views; it is most visible from the west, along Teddington High Street. Its low visibility within the surrounding townscape is reinforced by the fact that it sits within an established, heavily planted churchyard setting on a gently sloping site to the north of Teddington High Street. The proposed development will, as a result, be largely concealed from St Mary's by the planting within its immediate setting, and that within St Alban's churchyard. Given this, and the substantial distance between the asset and the site, it is considered that the proposed development will have a negligible impact on its significance.



Figure 38: Church of St Mary with St Alban, with its low-slung form and heavily planted immediate setting clearly visible.



Figure 39: View from St Mary's Church towards the development site, showing the extent to which the asset is screened from the site by planting.



## 4.5 ASSESSMENT OF NEARBY HERITAGE ASSETS: LISTED BUILDINGS

### Peg Woffington's Cottage and Oak Cottage (Both Grade II)

These heritage assets, situated close to one another are, respectively, an eighteenth century terrace (actually 163-167 Teddington High Street), and a small eighteenth century cottage.

'Peg Woffington's Cottage', while the principal name on the list description, is actually only one of four houses within a continuous terrace of early eighteenth century brick buildings under a single clay tiled roof, on a prominent corner of Teddington High Street. Each house is of four bays, with wooden sash windows (some of which, with their six over six glazing arrangement and hornless frames, may be original); the whole is an attractive, vernacular Georgian composition, a fine reminder of the 'village' atmosphere of Teddington prior to its nineteenth century expansion.

Oak Cottage, to the west, is a weather boarded and stuccoed cottage of a probable eighteenth century date. Having been developed at a similar time to 163-167 Teddington High Street, it forms a good composition with its listed near neighbour. Vernacular in form, without the formality of Nos. 163-167, it has sash half dormer windows, with canted bay windows below. In terms of its scale, design and materials, it reflects Teddington's rural pre-Victorian form.

Despite being relatively close to the development site, these assets will not be impacted upon by the proposed development. As figure xx, the view from Oak Cottage towards the development site, shows, these assets are entirely concealed from the site by intervening modern development. Given the similarity in scale and overall building heights between the existing development and that proposed, it is therefore considered that there will be no visual impact on these developments. Furthermore, given the relatively busy existing nature of Teddington High Street, it is not considered that there will be any impact in terms of traffic, noise or emissions. Overall, it is considered that the proposed development will have no effect on the significance of these heritage assets.



Figure 40: 163-167 Teddington High Street, listed at Grade II.



Figure 42: The view from 163-167 Teddington High Street. It is clear that both properties will be well screened from the proposed development..



Figure 41: Oak Cottage, an eighteenth century cottage listed at Grade II.



## 4.6 ASSESSMENT OF NEARBY HERITAGE ASSETS: UNDESIGNATED HERITAGE ASSETS

### Undesignated Heritage Assets (Buildings of Townscape Merit)

As discussed above, a handful of buildings included on Richmond's Register of Buildings of Townscape Merit (and which do not sit within a Conservation Area) have been identified as being sensitive to developments within the Teddington Studios site.

**Weir Cottage** has been discussed in detail above; the only identified undesignated heritage asset sitting within the site, it is a late nineteenth Arts and Crafts building of a rather idiosyncratic design. Built within a long, thin plot (originally to serve Weir House, which preceded the Studios), it also has a rather odd layout, having very little frontage to Broom Road, and addressing the Studio site. The proposed development will see Weir Cottage returned to its optimum viable use as a single residential dwelling, and therefore ensure its preservation in use into the future. It is clear that these works will also lead to an enhancement to the structure, as any existing failings in the building will be addressed as part of these works. While there may be some minor adverse effects during the constructional stage, it is considered that overall, once operational, the proposed development will have a **medium beneficial effect** on Weir Cottage.

**The Angler's Public House** sits to the west of the site, on the edge of the Teddington Lock Conservation Area, and partially directly adjacent to Weir Cottage. Made of two parts (a low, L-shaped, rendered block to the south, and a taller, exposed brick block to the north), it has a long eastern elevation, facing towards the site, although a good proportion of this is obscured from direct view by Weir Cottage.

The building addresses the road and the river and its beer garden from its main northern and southern elevations, with the main car park for Teddington Studios to the east making a negative contribution to its setting currently; as figure xx shows, the car park provides the asset with a hard, modernised setting at odds with its historic character. The proposed scheme will soften the western edge of the Studios site, enhancing the setting of the Angler's Public House, and providing a better transition between the pub and its garden, and the development site, which will continue to contain some substantial buildings. As such, while there may be some minor adverse impacts on the setting of this asset during construction, the proposed development will have a **low beneficial effect** at operational stage, as a result of enhancements to its setting.



Figure 43: Weir Cottage, viewed from Broom Road.



Figure 45: The Angler's Hotel, viewed from the front, from Broom Road and (inset), from the north, looking from within the development site, and with the flank wall of Weir Cottage visible on the right hand side of the image.



Figure 44: The view from Weir Cottage into the Studio site. These views will be notably improved by the proposed development, which includes landscaping and planting to soften views across the site.



Figure 46: View from within the development site, looking southwest towards The Anglers Public House. The car park at the western edge of the Studio site is visible here, along with Weir Cottage.



## 4.6 ASSESSMENT OF NEARBY HERITAGE ASSETS: UNDESIGNATED HERITAGE ASSETS

The Lensbury Club sits to the east of the site; the Building of Townscape Merit identification is considered to relate predominantly to the main clubhouse building, a grand, red brick building of 1938, built by the Royal Dutch Shell Company, originally as a social centre for its members. The Clubhouse sits between a set of modern additions, to the west, with large playing fields dominating the setting to the east. The modern additions to the site screen the Clubhouse substantially from the development site, and create a slightly awkward, compromised setting. An increase in the amount of planting and landscaping within the development site will somewhat soften the western boundary of the site, but it is considered that the proposed redevelopment of the Teddington Studios site will not have a material impact on the Clubhouse's setting. While it may be possible to see some of the proposed new buildings from the Clubhouse and its immediate setting, these will present an improved aspect when compared to the 1960s and 1970s buildings which dominate the Studios site's eastern edge, particularly when the additional planting and landscaping proposed for the edge of the site is taken into account. Overall, however the beneficial impact of the scheme on the setting of the Lensbury Clubhouse is considered to be limited, and to therefore result in a **neutral effect** on its significance.

1-9 Kingston Road and 4-10 Broom Road form a set of nine 1920s Arts and Crafts houses, roughcast with stone detailing, which clearly show the influence of the architect Charles Voysey. Some of the properties (those to the west) sit within the Teddington Lock Conservation Area. Arranged in a relatively uniform way, but with 'organic' irregular detailing, they form a fine group, with strong internal unity and integrity. The properties that face onto Kingston Road are almost entirely screened from the site by the properties to the south, facing onto Broom Road. The latter properties have some oblique views along Broom Road towards the development site (see figure xx), which include some views of the Studios' southern boundary, including the dominant Technical Block; the Studios as a whole can currently be seen to have a slight adverse impact on the setting of these assets. The proposals for the site, which will include a range of more appropriate townhousing along the Broom Road frontage, will soften the rather utilitarian feel of the site, neutralising its impact on these assets and their setting. Overall, therefore, it is considered that the proposed works will have a **minor beneficial effect** on the significance of 1-9 Kingston Road and 4-10 Broom Road.



Figure 47: The Lensbury Clubhouse, constructed to the east of the development site in 1938.



Figure 49: 1-9 Kingston Road, viewed from the corner with Ferry Road.



Figure 48: View from Broom Road looking towards Teddington Studios, across the Lensbury Club site. The Clubhouse, a Building of Townscape Merit is visible on the right of the image; it is easy to see here how concealed the Clubhouse is from the development site.



Figure 50: The view along Broom Road, from outside 6 Broom Road.



## 5.0 CONCLUSIONS

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This Built Heritage Impact Assessment has been produced in order to provide a detailed assessment of the potential impacts that might arise from the redevelopment of the Teddington Studios site for a 213 homes. It has assessed the direct and indirect impact on heritage assets within 500m of the development site.

The site has been identified as that of Teddington Studios, a former film and television studio, in use from the early twentieth century, but with buildings that date predominantly from the 1930s, 1950s, 1960s and 1970s. Despite having some significance as a former film and television studio, its history is less distinguished than others, such as Ealing Studios, and its remaining buildings are of limited merit. An early building on the site, a late nineteenth century Arts and Craft cottage, has been identified as an undesignated heritage asset, by virtue of its local identification as a Building of Townscape Merit, and will be retained as part of the scheme.

It has been identified that the proposed development, for 213 residential units spread between four pavilions of between four and seven storeys, in addition to two short rows of townhouses along Broom Road, will occupy a similar overall building envelope to the existing Teddington Studios site. The tallest buildings on the site will not be any more prominent than the existing, while in general, there will be a reduction in the site's overall density, with extensive landscaping and planting proposed to be introduced to a site which, currently, is heavily urbanised, and dominated by hardstanding.

It has been identified, furthermore, that some of the heritage assets within the identified baseline assessment area are relatively distant, and well-screened from the site, and will experience **no effects** through the development process. These assets are the listed buildings of **Oak Cottage** and **163-167 Teddington High Street** (Peg Woffington's Cottage) (both Grade II), and **The Grove** and **Teddington High Street Conservation Areas**. It should also be noted the **Broom Water Conservation Area**, which does have some minor intervisibility with the development site, is well screened by existing hedging and the presence the Lensbury Club, a bulky development between the Conservation Area and the development site. As such, while the proposed development may be visible from within the Conservation Area, views will be so minor that the Area's setting will not be materially effected, and a **neutral effect** will therefore arise.

The other assets can be assessed as experiencing mainly beneficial impacts at the operational stage, although it should be noted that as a result of demolition and reconstruction works, some adverse constructional effects may be experienced.

**Weir Cottage**, an undesignated heritage asset within the site itself, will experience **low adverse effects during construction**, as a result of the close proximity of demolition and construction works on the site; these impacts will be offset, to a certain extent, by on-going improvements to the fabric of the building itself, which will be conserved, refurbished, and returned to use as a single family dwelling. In the operational phase, the building's return to its optimum viable use as a single family dwelling, in addition to completed restoration works, will result in moderate beneficial effects, while the design of the proposed development will ensure that its setting, and its contribution to Weir Cottage's significance, will be preserved. These direct and indirect impacts will result, overall, in **medium beneficial operational effects** on Weir Cottage.

**Teddington Lock Conservation Area**, meanwhile, the closest heritage asset to the development site, has extensive intervisibility with the development site, from the River Thames, Broom Road and Kingston Road. This will, inevitably, lead to some **low adverse effects** at the construction stage, as noise, emissions and visual impacts through the demolition of existing buildings, and the redevelopment of the site, take place. Nonetheless, the redevelopment of the site, and the removal of what is, currently, a rather dense and utilitarian site, and its replacement with a more appropriate form of landscaped residential development, will lead to a **minor beneficial impact** on the Conservation Area's setting, character and appearance. A similar set of effects will be experienced by The Boathouse and Teddington Footbridge which, by virtue of their proximity with the site, will experience some **minor adverse constructional effects**, in visual and noise terms, as well as **minor beneficial operational effects**, as a result of the proposal's positive effect on their settings.

Finally, two further, although rather more distant heritage assets, the well-screened, Grade II\* listed St Mary's Church and St Alban's Church, will avoid any notable constructional effects, and will experience minor beneficial effects on their setting; as noted above, the site has a utilitarian form, and is rather incongruous within glimpsed summer views and clearer winter views from these assets. The proposed development will improve the contribution of the development sites to these asset's settings, and as such will enhance their significance.

Overall, it is concluded that the proposed development will enhance the significance of the historic environment, through improvements to the fabric and setting of one on-site heritage asset, and beneficial or neutral effects on the settings of off-site assets.



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