

3.2 TEDDINGTON STUDIOS: HISTORY AND DEVELOPMENT

The Television Era

Just as promptly as the production of film ended at Teddington in 1951, so a new form arrived, in 1959. Britain, recovering from the Second World War, was seeing an improvement in its quality of life, and television was becoming an increasingly affordable and accessible luxury. In common with other studios, like Ealing, Teddington moved from being a film studio, to a television studio, and it is this era of the site's development that, in many ways, established its major cultural significance within Great Britain.

The site was bought, in November 1958 by the Associated British Corporation (ABC), who began to undertake their own alterations to the site and its structures, under the auspices of Howard Steele, ABC's chief engineer. The works initially focused on Stages 2 and 3 (a building which in part, as stated above, dated from 1931); new floors were added, and adaptations made to allow the studio to host, among other productions, *Armchair Theatre*, ABC's first major production at Teddington, from August 1959. In the meantime, Studio 1 is noted to have been used as a rehearsal space, prior to its alteration for television use.

With the site now in use, ABC embarked on a more ambitious scheme, involving new buildings, and the full redevelopment of Studio 1. They bought Weir Cottage, which stood to the north of the site, and used its former driveway and garden as the main access route to the studios, thus opening up space for a new reception area. Next, between 1959 and 1963, the site was substantially upgraded to ensure that, technologically and operationally, it was suitable for the production of modern television. A new Technical Block (figure 22) was constructed, central to the site, and containing control rooms, rehearsal and music recording areas (one of which, the band room, is now a studio), and specialist equipment for the new film types used on the site. In 1973, a new set construction building, or 'scene dock' was added, abutting the main stages and the new Technical Block. Filling the space between the riverside Production block and the main studios, it replaced what was, in essence, an existing courtyard.

ABC proceeded to operate on the site until 1968, producing one of the enduring legacies of Teddington, *The Avengers*, which continued production on the site between 1963 and 1964, as well as the well-received Edward Woodward vehicle, *Callan*.

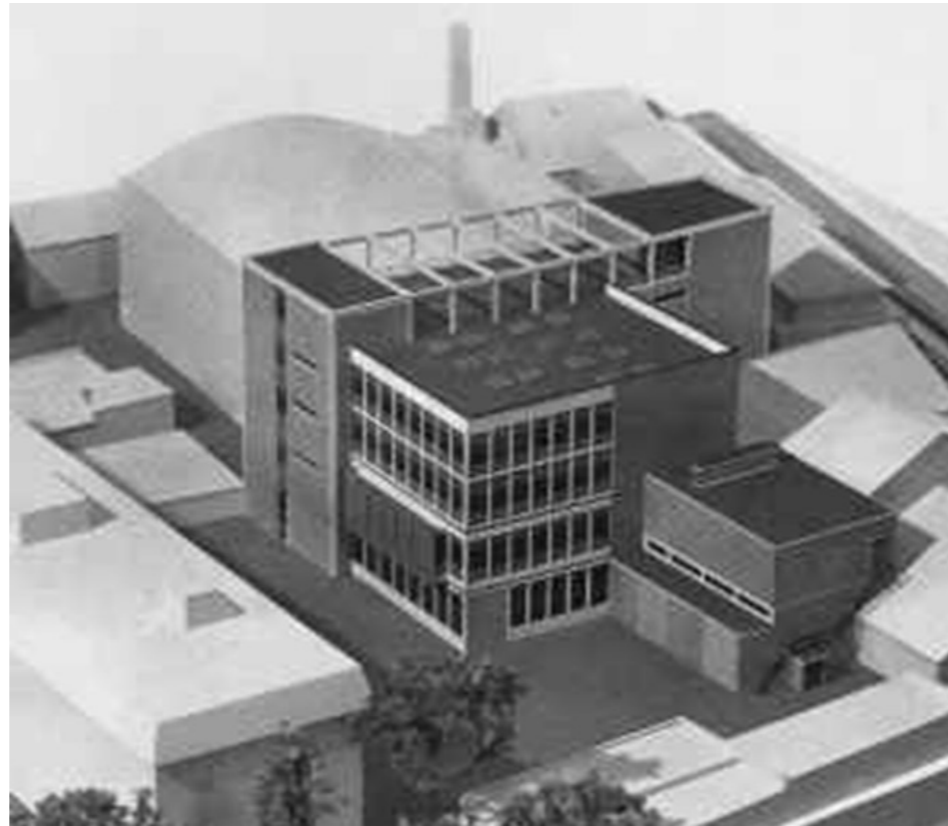


Figure 14: Photograph of a model of the new Technical Block, and the rest of the studio site, as it originally was intended to appear, around 1959.

A rearrangement in the way the regional, terrestrial franchises were handed out led to ABC's merger with another company, Rediffusion, to produce Thames Television. The new company focused on producing comedies and light entertainment shows at Teddington, as well as its children's programming. *The World at War* was also produced here, taking advantage of its cutting room facilities to edit existing footage.

During this period, a number of notable productions were made at Teddington, which can be seen to impart cultural significance to the buildings on the site. Between the late 1960s and early 1990s, programmes like *Opportunity Knocks*, *Rainbow* and *The Benny Hill Show*, many now iconic, and with clear cultural significance, were filmed at Teddington Studios.

During this time, the site's successive building programmes continued. In 1965, the new catering block, overlooking the river, was completed, while between 1973 and 1975, the site was, in essence, 'completed', with the addition of a multi-storey car park and a new office range, which connected the production block with Studio 1 at the south-eastern end of the site. This building, once partly vacated, was used to represent the Slough offices of Wernham Hogg in the filming of *The Office*.

Thames Television ultimately lost its franchise in 1992 to Carlton, and they became an independent production company, with Teddington Studios made available for hire on a programme-by-programme basis. The site was sold to Barnes Trust Media in 1996 for a sum of around £9 million, and from there it passed, via a few years of ownership by Howard Holdings, into the ownership of Haymarket Publishing. The studios remained in operation while the new owners undertook a substantial overhaul of the office facilities. Studios 1 and 2, the largest on the site, had suffered, under previous owners, from a lack of investment, and the additional loss of some major filming contracts led to the necessity for the Pinewood Group, when they took over this side of the business in 2005, having to undertake a substantial upgrade of some of the site's buildings.

3.3 HISTORIC MAP PROGRESSION



Figure 15: John Rocque's 1768 map of Surrey

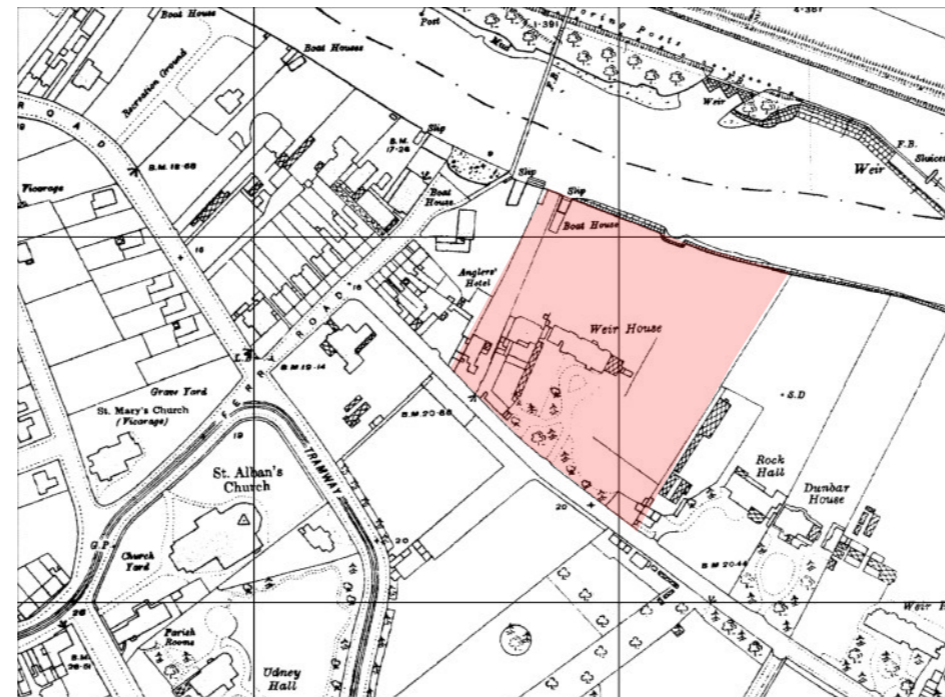


Figure 17: 1915 Ordnance Survey map, showing, as hatched boxes, the glasshouses that were used as film studios from around 1912.

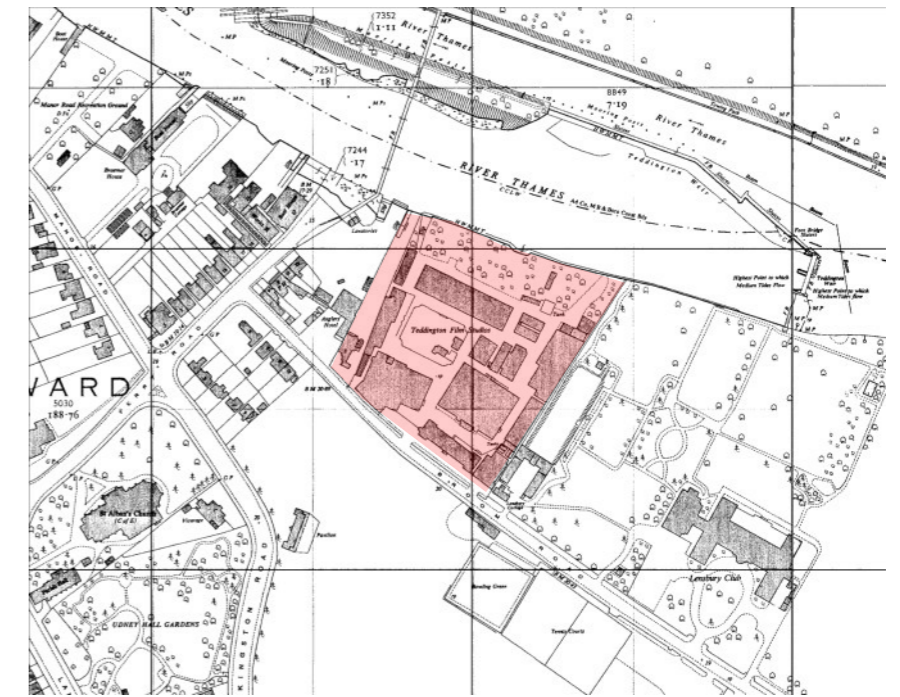


Figure 19: 1960 Ordnance Survey map. Weir House had been demolished, and Studio 1 built, in the 1930s. A number of other buildings had also been constructed by this point.



Figure 16: 1897-98 Ordnance Survey map, showing Weir House and Weir Cottage, at the current entrance to the site, as having been constructed by this point. Otherwise however, the site is open, made up of open grounds and gardens.

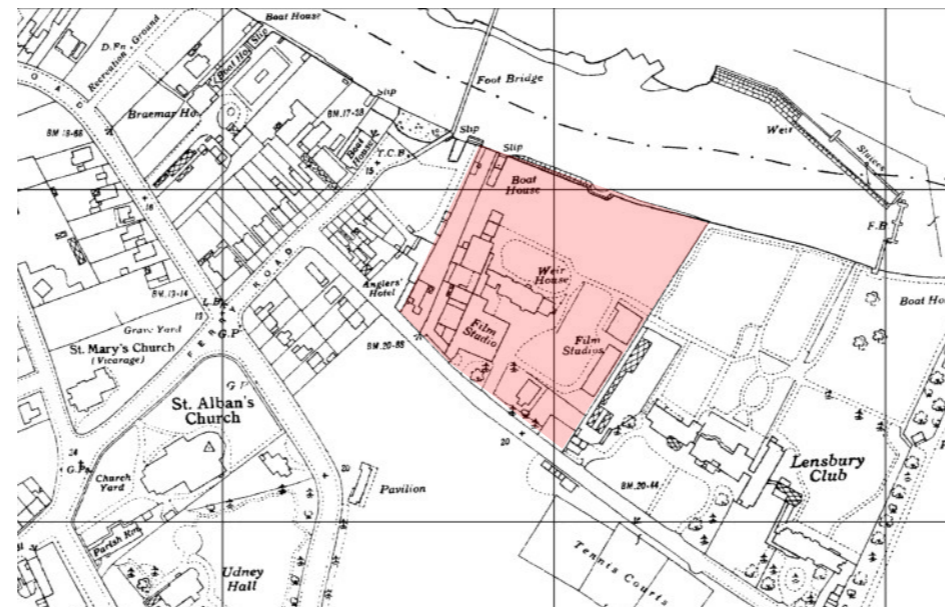


Figure 18: 1934 Ordnance Survey map, showing the Film Studio, marked for the first time, but with Weir House still extant. At this point, the site had recently been purchased by Warner Brothers, following the redevelopment of the site by Teddington Film Studios Ltd. This image should be compared with figure 13, a 1931 promotional diagram of the site layout.



Figure 20: Modern aerial photograph of the site, showing its development since 1960. Note how dense the site is, following the construction, in particular, of the Technical Block and Props and Scenery Docks at the centre of the site, filling the courtyard which once marked the location of Weir House.

4.0 ASSESSMENT OF HERITAGE IMPACTS

4.1 ASSESSMENT BASELINE: PROPOSALS

The following assessment of heritage impacts is based on the submitted scheme for

Demolition of the existing buildings with the exception of Weir Cottage and the erection of part four/part five/part six/part seven storey buildings to provide 213 flats, erection of 6 three storey houses to Broom Road frontage, use of Weir Cottage for residential purposes, provision of 259 car parking spaces at basement and ground level, closure of existing access and provision of two new accesses from Broom Road, provision of publically accessible riverside walk together with cycle parking and landscaping.

Its 217 residential units are spread across four main pavilions of between four and seven storeys, as well as within a row townhouses which front on Broom Road. The design's focus is on limiting the impact of the proposals on the surrounding environment; the main buildings on the site sit broadly within the envelope of the buildings which currently stand on the site. Indeed, for the most part, the proposed buildings will be noticeably less prominent than the existing buildings, having a less dense form on the ground, and having a less substantial profile.

The proposals, in dividing the site up into larger pavilion blocks, and townhouses of a more suburban scale, also has regard to the changing character of this part of Teddington. The site as a whole will be landscaped and heavily planted, with the intention of producing a more spacious, less hard form of development within this sensitive setting.

As part of the works, it is proposed to retain one building on the site, Weir Cottage, as a single residential dwelling. The significance and history of this late nineteenth century Arts and Crafts building are discussed in more detail below. It should be noted, however, that the building has been in only partial use as part of the Studio complex; the current scheme, which seeks to return the property to its optimum viable use, will have a positive impact on this corner of the site, and on the building itself.



Figure 21: Proposed elevations from the River Thames (top) and Broom Road (bottom). The red line indicates the current massing of Teddington Studios within these views, indicating that the proposed development falls within the site's existing massing boundary.



Figure 22: Aerial visualisation of the proposed development from the north, showing the extensive planting and landscaping within the site.



Figure 23: The overwhelmingly 'green' nature of the proposed development is clear within this proposed view, from the Grade II listed Teddington Footbridge, itself within the Teddington Lock Conservation Area.



Figure 24: Aerial view from Broom Road, with the less dense feel to Broom Road clearly visible.

4.2 ASSESSMENT BASELINE: SITE ASSESSMENT

As the history of the site laid out above demonstrates, the site is a complex one, with buildings of various ages and functions, illustrating the constant changes that the site's owners needed to make to ensure that the Studios could keep up with the latest advantages in filming, staging and pre- and post-production. This section provides a building-by-building analysis of the majority of the buildings on the site, using historical and architectural evidence to illustrate the date of their construction, and their use. It also attempts to assess their overall historic significance, in order to identify those which may be considered to be Undesignated Heritage Assets, as part of this EIA assessment.

In general, the site can be described as consisting of:

- **The Administrative Block and Boiler House**, fronting onto Broom Road, and connected to a series of other low brick buildings of various dates, containing reception areas;
- **Studios 1, 2 and 3**, behind this front block, and of various sizes. This group is split, through the middle, by;
- **The Technical Block**, the tallest building on the site. Attached to the rear of this building, as well as to Studios 2 and 3, are a series of low sheds, historically containing further studios and Set and Props Docks.
- **Buildings A, B and C, the Multi-Storey Car Park and Restaurant**, sit to the rear of the site, closer to the Thames;
- **Weir Cottage**, finally, sits adjacent to the part of the Studios site occupied by Haymarket, the main access to the site from 1960 onwards.

The image to the right, figure 29, is intended to provide a reference guide to the assessment below, as the main buildings on the site are identified, and coloured to indicate the date of their construction. The colour coding used on this image is as follows:

- **Orange:** 1870s
- **Red:** Originally 1931, much altered.
- **Blue:** 1934, Warner Brothers additions (Note that Studio 1 was essentially rebuilt, 1946-48)
- **Green:** 1950s
- **Yellow:** 1960s
- **Purple:** 1970s



Figure 25: Aerial image of Teddington Studios, with the ages of the main buildings on the site indicated, according to the colour coding described to the left. It should be noted that while Studio 1 dates in design to the 1930s, it was actually almost entirely rebuilt, according to its original design, between 1946 and 1948.

4.2 ASSESSMENT BASELINE: SITE ASSESSMENT

Studio 1

Studio 1 was originally constructed by Warner Brothers between 1934 and 1937, as part of their redevelopment of the site; construction began shortly after they bought Teddington Studios outright. Most of the remaining fabric, however, dates to after World War Two, and the redevelopment programme undertaken between 1946 and 1948. The original studio was the main casualty of the V1 attack of June 1944, and images from the time illustrate the extent of the damage; little of the building's fabric appears to have escaped unharmed. An assessment of the building on the site reveals that Studio 1, along with the rear walls of the Administrative Block, also destroyed in 1944, was rebuilt using the same form of brick that was used elsewhere on the site in the 1950s, as part of the redevelopment of the site.

A substantial structure of brown brick, with a slightly barrel-vaulted roof, it has an extremely simple plan form, as a result of its use as a film studio, designed for ultimate flexibility; it is, in essence, a large empty cuboid. The studio itself is noted to have a floor space of 826 square metres, while the internal space is some 10 metres in height.



Studio 2

Studio 2 stands on the site of the original studio built by Master Films in 1916, but the building on this site has had a long and complicated history. Following its construction in 1916, the original stage then saw continual use until 1925, when Master Films went bankrupt, and following four years of neglect, in 1929, it was substantially damaged by fire. Teddington Film Studios Ltd then rebuilt it, and developed it for wide-angle film, constructing a largely rectangular building, with a 'T' shape of gable roofs, containing 'Studio A' and 'Studio B'; this is visible on the 1931 drawing of the site. A photograph of 1930s date, showing the studios' interior, and a comparison with its appearance in 2005 (figures 5 and 6), indicates that the building retains much of its original plan form and construction. A comparison can indeed be made between the building highlighted in purple on figure xx and that which appears (albeit cutaway) on the 1931 image, figure xx However, an assessment of the building's exterior reveals it to be an extremely plain building, of no aesthetic merit, clad in pressed, corrugated steel. Thus, while it is possible that it retains some fabric from the early studio, it is clearly largely of a recent date.



Technical Block

Constructed between 1959 and 1963, the Technical Block is a building which has undergone substantial alteration, as one would expect with a building which was designed to allow the studios to be served by the latest technology. Built in a broadly Modernist idiom, but of little architectural interest or merit in its own right, this L-shaped building consists of one longer, rectangular block, topped with a 'cage' of concrete ribs (best seen in an early model, figure xx), attached to a brick and glass cube, containing administrative and technical offices.



4.2 ASSESSMENT BASELINE: SITE ASSESSMENT

Administration Block and Boiler House

Built by Warner Brothers between 1934 and 1937, following their purchase of the site from Teddington Film Studios Ltd, these two adjoined brick buildings, of two and three storeys, is in many ways typical of office buildings of the 1930s, having a horizontal emphasis and steel-framed, crittall windows. It is most clearly distinguished by its roof, with its deep eaves and pantiles, it gives a villa-like effect to an otherwise undistinguished, if broadly attractive building. Another interesting feature is the window in the centre of the façade which, rather than being a classic Crittall window is, instead, notable for its brickwork mullions and transoms. The building was clearly, in origin, a contemporary development to Studio 1; in terms of both materials and design, this block and the studio present as part of one development, undertaken by Warner Brothers to substantially increase the studio's capabilities.

The building was, as noted above badly damaged by a V1 rocket explosion on 5 June 1944, as figure xx shows. It was subsequently repaired and returned to use, and while it seems to have retained its original design, it is important to note the contrasting brickwork of its front and rear facades. Its rear elevation, completely destroyed by the 1944 explosion, uses a brick type found in the rebuilt Studio 1, along with a number of 1950s and 1960s buildings on the site; it contrasts sharply with the brick of the façade facing Broom Road, which, as figure xx shows, largely survived the explosion.

Although it is a largely rebuilt structure, the main significance of this block lies in its survival throughout the main period of Teddington's operation, and its relationship to the major period of feature film production on the site. With a position at the front of the site, adjacent to Broom Road, and now decorated with a number of 'Comic Heritage' blue plaques, it is one of the more significant buildings on the site. Given that Richmond's 'local list' designation uses the title 'Buildings of Townscape Heritage', it is felt that this building is one of those most likely to receive a local designation.

Administration Buildings A, B and C

Across the rear of the site are Buildings A, B and C, constructed at different times to provide additional production, administration and studio space for the studios, during the period when they had been turned over to first ABC, and then Thames Television. These buildings are now all used by Haymarket Media Group and have, as such, been connected, turning the former spaces between the buildings into internal circulation; in addition, the whole site has been dramatically modernised. The buildings are of little to no architectural significance, being brick buildings of a plain appearance.



4.2 ASSESSMENT BASELINE: SITE ASSESSMENT

Weir Cottage

Adjacent to the main entrance to the site sits Weir Cottage, a small, L-shaped Arts and Crafts house of a somewhat unusual design. Built of brick, rendered and painted white, with roofs of plain red tiles, it has an odd 'bridged' chimney and a small stair tower in one of its corners. Its leaded casement windows are of a variety of different shapes and sizes. Currently sitting in a degraded state, it is nonetheless a building of some interest, and can be regarded as an undesignated heritage asset, which makes a positive contribution to the surrounding area.

The building is connected to The Angler's Public House, to the west. It originally opened as the Angler's Hotel in around 1855, while the building itself appears to be Georgian, built in the 1830s or 1840s. There is little doubt that Weir Cottage is of a later construction, and despite its connection to The Angler's, it seems nonetheless to have been an independent house, with a long, narrow garden leading down to the Thames. The building became part of Teddington Studios in around 1960, following ABC's purchase of the Studios in the previous year; its long, narrow garden was used to provide access to the site, and the main entrance road remains on the site of what was Weir Cottage's garden.



Other Buildings On the Site

Elsewhere on the site, particularly along its eastern boundary, are a number of buildings constructed between the 1930s and 1980s, and serving a range of different purposes; at its height, Teddington Studios acted almost as a small village, independent and self-sufficient. These other buildings include the former canteen, overlooking the Thames, a highly glazed building of a CLASP-like appearance, built of brick, with flat roofs, and large, white-painted metal windows with fibreglass inlays. The building was constructed in 1965, during the site's period of usage as a Television studio. This building is now largely unoccupied. This building is of no architectural significance, being typical for its time, and serving a purpose that has little direct relation to the primary significance of the site, which lies in its history of film- and television-making.

Adjacent to this canteen building is a multi-storey car park, a four-storey building of brick and concrete completed between 1973 and 1975. It is of no architectural or historic significance, although it should be noted that, facing Block C are three cast ram's heads, a small and unusual piece of public art which seems out of place on such a large, utilitarian building.

Finally, the oldest of the miscellaneous buildings on the site is a long, two-storey workshop building, brick-built and rendered, which sits along the site's eastern boundary. It is almost certainly contemporary to what is now Studio 1, and the Administrative Block and Boiler House that run along the front of the site, and appears on the 1934 Ordnance Survey map. It is not clear how far this building was damaged by the explosion of 5 June 1944 that destroyed Studio 1 and the rear of the Administrative Block, and it is therefore possible that this building is a post-war reconstruction. It is, regardless of its original date, a simple, utilitarian, and substantially altered structure, now mostly provided with uPVC windows.



4.2 ASSESSMENT BASELINE: SITE ASSESSMENT

On-site Structures: Summary of Significance

Thus, Teddington Studios contains a number of structures of varying ages, associated with the development of a film and television studio of the second rank. Teddington does not possess the iconic status of Ealing or Pinewood Studios, the BBC Television Centre and other sites; having been devoted for a number of years to 'quota quickies', it is not associated with any particularly iconic films, and its television-producing era was relatively short-lived.

This assessment has demonstrated that Teddington is a dense site, containing a number of buildings, largely of a limited architectural quality; the majority are relatively utilitarian, simply designed and built, with more consideration given to the technology that was used within their walls.

As part of this Environmental Impact Assessment, this site appraisal has been undertaken with the intention of identifying whether any buildings on the site can be considered to possess sufficient interest or aesthetic merit to justify consideration as undesignated heritage assets. The following conclusions have been reached as a result of this appraisal:

The Administrative Block and Boiler House, although dating in origin to the 1930s, and to the Warner Brothers redevelopment of the site, were substantially damaged during World War II, and rebuilt thereafter. Plain in design, and subject to substantial alteration, they are therefore considered to be of **negligible interest**.

Studio 1, while apparently not too dissimilar from some of the listed stages at Ealing, in terms of its original date and design, it was completely rebuilt between 1946-48. Utilitarian in its appearance and internal form, and substantially altered, it is considered to be of negligible interest.

Studios 2 and 3 may have a history dating back to the 1920s, but it is unclear, without assessing the buildings internally, how much of their fabric has been rebuilt. Externally, they appear to have been substantially reconstructed or reclad recently. These buildings are considered to be of **negligible interest**;

Weir Cottage, as an older structure, and of a relatively unusual design, this Arts and Crafts cottage may be of some interest, depending on its retention of internal features. Little significance

can be ascribed to the building through its connection to the studios, having only been brought into the complex, as a peripheral structure, in the 1960s. Nonetheless, it is considered to have some historic and evidential value, having a direct association with the large villas that once lined the Thames along Broom Road, while. It is also considered to have some aesthetic value, by virtue of its broadly Arts and Crafts design, and rather idiosyncratic features. Weir Cottage is considered to be a Building of Townscape Merit.

The other buildings on the site are not considered to be of notable interest, with the majority serving supporting functions, as well as being of little to no architectural merit.

For the purposes of this Baseline Heritage Assessment, it is therefore identified that the only heritage asset within the site is the undesignated heritage of Weir Cottage, a Building of Townscape Merit.

Impact of proposed development on Weir Cottage as an undesignated heritage asset

Weir Cottage the only undesignated heritage asset on the site has been identified for retention within the development scheme. It is proposed to return this currently unoccupied former dwelling house to residential use, and to undertake associated sensitive renovated works.

First and foremost, it is clear that the building, having been unoccupied for a long period of time, is in need of modernisation, while the external render and decorative features require some attention. Any works to the property will be undertaken with the building's significance as an undesignated heritage asset in mind. Returning the property to its optimum viable use, and undertaking general improvement works, it is clear that a medium beneficial impact will arise as a result of the proposed works.

In addition to these direct effects, the redevelopment of the Teddington Studios site also has the potential to result in some indirect, setting effects. The proposed scheme includes the retention of planting and landscaping to the rear of Weir Cottage, an area formally occupied by its garden, and therefore broadly preserves this aspect of its setting. Furthermore, the current Studios site to the south east, being made up largely of large, utilitarian structures, has a rather imposing presence, and arguably has a negative aesthetic impact on Weir Cottage's setting. The proposed development, which seeks to introduce townhouses along the Broom Road frontage of the site, further preserves the setting of Weir

Cottage, by creating a more acceptable sense of scale and land use within the immediate vicinity of the heritage asset. While the residential pavilion within the site will therefore retain something of the scale of the existing buildings, therefore, the proposed treatment of Weir Cottage's immediate setting is rather more sympathetic than the present conditions on the site.

Overall, when the direct and indirect impacts of the scheme are considered in combination, it is considered that Weir Cottage will experience a **medium beneficial impact** as a result of the proposed development.

4.3 ASSESSMENT OF NEARBY HERITAGE ASSETS

Assets in the Vicinity

Although the site itself does not contain any designated heritage assets, a handful of assets have been identified in the vicinity of the site. In order to provide a thorough assessment of the proposed development's impact on the historic environment, an assessment baseline of 500 metres has been identified. This baseline area includes the following:

- 6 Listed Buildings (2x Grade II*, 4x Grade II);
- 4 Conservation Areas;
- Undesignated Heritage Assets (Buildings of Townscape Merit).

Given that the majority of these assets sit beyond the site's red line boundary, it is clear that by and large, the impacts identified will be indirect, setting impacts.

Buildings of Townscape Merit: Scoping

With regards to Buildings of Townscape Merit, an initial 'filtering' appraisal has been undertaken following a mapping and site assessment exercise. It has been possible to identify that the vast majority of the Buildings of Townscape Merit (BTMs) within 500 metres of the development site sit within Conservation Areas, or are sufficiently distant and well-screened that any impacts on their significance would be limited. As an example of the former situation, the Broom Water Conservation Area contains 30 Buildings of Townscape Merit; as examples of the latter, a handful of BTMs can be found along Langham Road and Kingston Lane to the south of the site, but these are entirely concealed from the development site.

As such, a handful of BTMs have been identified as required further assessment. In addition to one undesignated on-site structure (5 Broom Road, Weir Cottage), the BTMs included for further assessment are:

- 6-10 Broom Road and 5-9 Kingston Road;
- The Angler's Public House, 3 Broom Road;
- The Lensbury Club

Otherwise, BTMs within Conservation Areas are assessed on the same basis as the Area in which they sit. More distant assets have been excluded from further assessment.

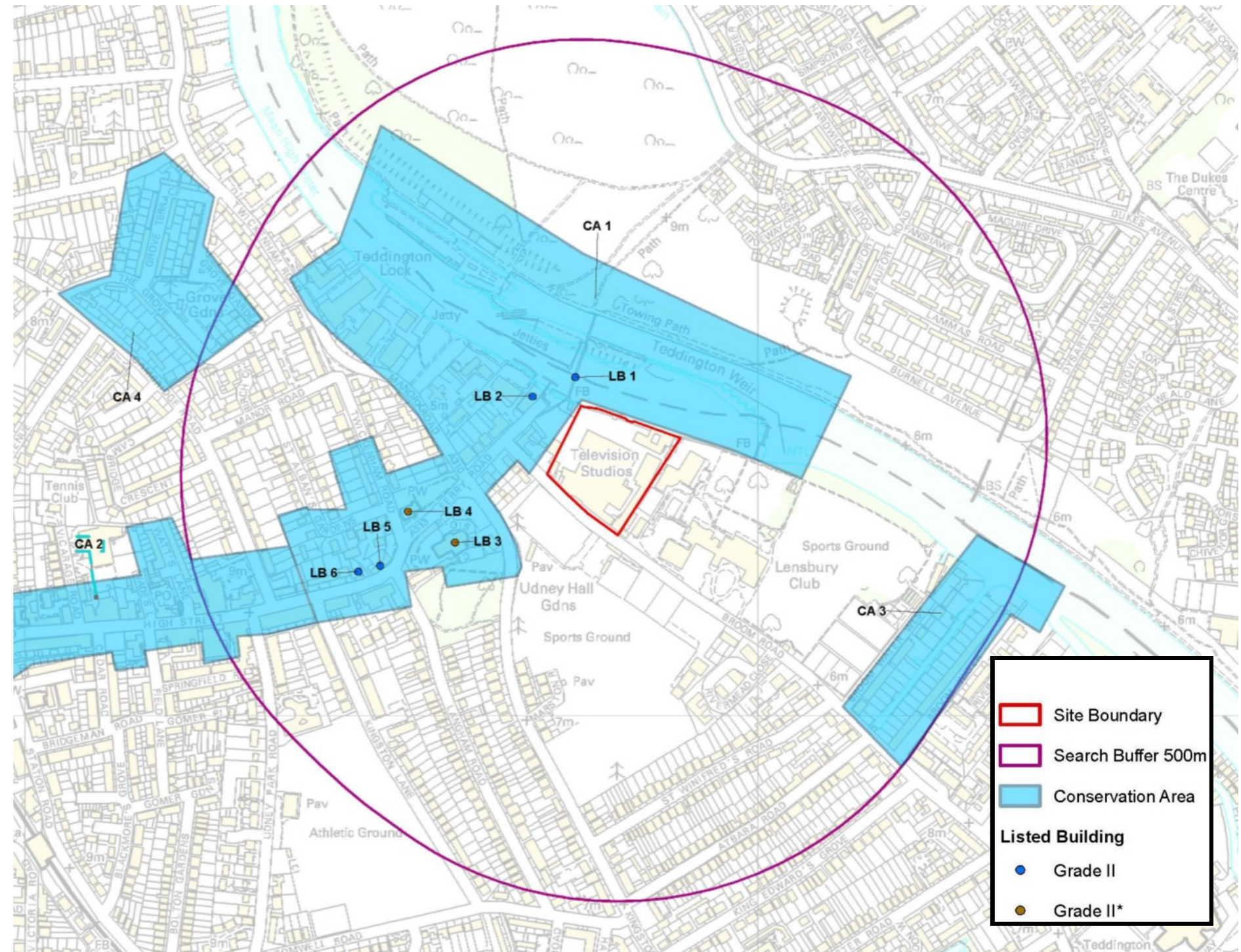


Figure 26: Baseline Assessment Map, showing Conservation Areas and Listed Buildings identified within 500m of the development site.

4.4 ASSESSMENT OF NEARBY HERITAGE ASSETS: CONSERVATION AREAS

Teddington Lock Conservation Area

Teddington Lock Conservation Area was designated in 1977, and extended in 1982 and 2005. It incorporates a part of historic Teddington, focusing on the settlement's historic riverside; it directly adjoins the High Street (Teddington) Conservation Area to the west. The Conservation Area Statement for Teddington Lock CA provides a discussion of the history, development and character, as well as highlighting some pressures, threats and opportunities for enhancement.

The Statement notes that the area's development began with the establishment of Teddington in the Anglo-Saxon period. Although a small medieval settlement established itself, with St Mary's Church dating largely to the sixteenth century, but it was during the seventeenth and eighteenth century that the area began to develop in earnest; the proximity of the royal court and its parklands at Kew and Richmond made Teddington an attractive riverside location for the construction of large private villas. A lock and weir were constructed in 1812, with a footbridge following at the end of the century. In the twentieth century, some modern development took place in the Conservation Area and its setting, some of it, like Teddington, within the grounds of former riverside villas.

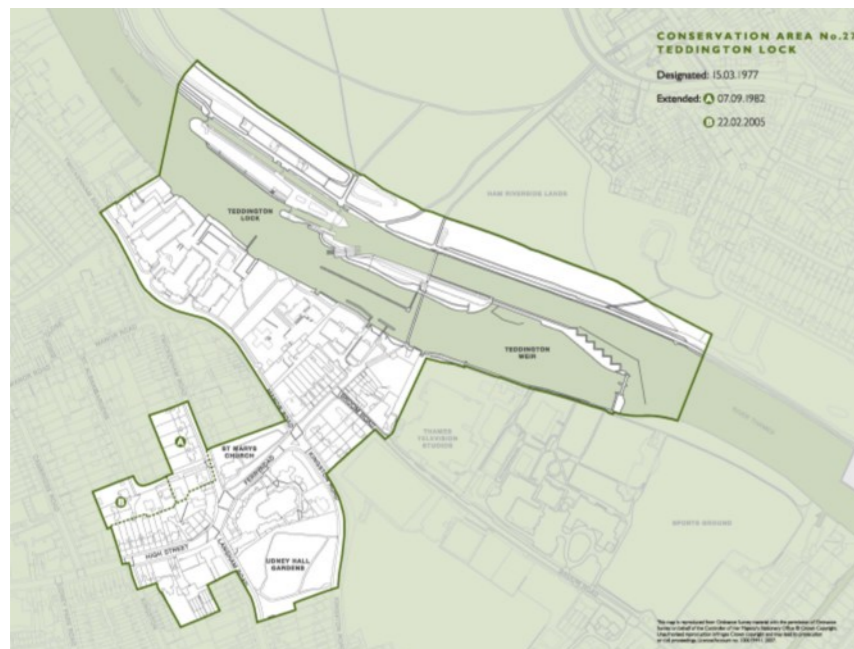


Figure 27: Map of the Teddington Lock Conservation Area.

The Conservation Area's character is, therefore, dominated by its riverside location, in connection with the rather 'village-y' feel of the western end of Teddington High Street. Indeed, the Statement divides the Area into two distinct character areas along these lines. Along the river, the visual combination of extensive greenery, and the space and colour of the river, are key, but it should be noted that the built environment is dominated by residential apartments of up to around 6 or 7 storeys. Of a variety of styles and materials, and dating predominantly to the 1980s and 1990s, these blocks sit comfortably within this green and spacious part of the Conservation Area; nonetheless, dense development is a common feature of this part of the Conservation Area. In contrast, the High Street section of the Conservation Area provides a transition from the Riverside to the heart of Teddington. Views to the river are not possible, so the area has a relatively low-rise residential character, albeit busy with commercial activity.

The development site is bounded on two sides by the Conservation Area (see figure 27), and is visible from within the High Street and Riverside sections of the Area. Weir Cottage also sits within the Conservation Area itself. In particular, views are possible from the bridge across the Teddington Footbridge (the views from which are discussed in further detail below), as well as from the end of Broom Road and Kingston Road, on the edge of the High Street section of the Conservation Area.



Figure 28: Typical view within the Teddington Lock Conservation Area, from the footbridge. Note the presence of the river, large areas of planting, and large floorplate residential blocks, set within landscaped grounds.

Of these views, Teddington Studios is currently most visible from the river, and across playing fields south from Kingston Road. It is a rather unusual form of development, in terms of its scale and industrial feel; its buildings are utilitarian and in some cases, rather tall, as can be seen in figure 28. The proposed development, being of a residential type, and characterised by pavilion apartment blocks in a heavily planted, landscaped setting, is considered to fit well into the general character of the area, and into the setting of the Conservation Area.

From the river, it will appear as a similar form of development to those to the north of the footbridge (see figure 28), continuing the pattern of large residential blocks within landscaped settings. From Broom Road and Kingston Road, meanwhile, the development will improve views to the south and east by removing a rather jumbled and utilitarian form of development, and replacing it with a development that will sit comfortably within views dominated by playing fields, planted and existing trees. The Broom Road frontage will have a low-rise, relatively low density feel, with townhouses running along the site's frontage; these will sit comfortably within views from within the Conservation Area. Overall, it is considered that the proposed development will serve to create a minor enhancement to the setting of the Conservation Area.



Figure 29: View from within the Teddington Lock Conservation Area towards the development site, across the playing fields to the south of Broom Road.