

Above 1897



Above 1934

The application site itself, was first developed in the early Victorian period as one of many villas on large plots running between Broom Road (named after the earliest of these grand villas – Broom Hall) down to the riverbank. Weir House was to last a hundred years, although some carvings in stone were salvaged and built into later works, albeit in a less than distinguished, sunless location. Also, surviving is a small cottage, Weir Cottage, at the present day entrance to the application site, although this was not contemporary to the original villa, but a later provision some forty years or so after the erection of the original Weir House.

Broom Lodge, the lodge to set back Broom Hall, stood on the south west quadrant of the large Broom Hall estate. The lodge was also lost at about the same time as Weir House, when The Lensbury Club, an early Twentieth Century arrival, continued to expand. The application site has only Broom Road as a public road frontage, but the nearby Ferry Road is a reminder of the ferry that once crossed the river close by, until replaced by the present late Victorian foot bridge in 1889. The application site also has a public frontage from the boat traffic and from the island, Swan Ait, to the north.

Another nearby road, Manor Road, is a reminder of the one time location of the manor opposite St Mary's Church. It was the breaking up of the manor in the 1850s and the arrival of the railway in 1863, that finally proved the catalyst to the area's growth, as the larger scale maps so dramatically show. It was to be an expansion that continued well into the Twentieth Century.

It is this legacy that informs the historic appreciation we have of the immediate vicinity today and which is so evident in the Teddington Lock Conservation Area 27 character appraisal leaflet reproduced below. It is also graphically shown in context to other conservation areas and in its own right in the maps opposite. A full assessment of it, its now listed buildings, designated and undesignated heritage assets is given in the Heritage Statement that accompanies this application.

Teddington Lock Conservation Area 27

Designation

Conservation area designated:
15.03.1977

Conservation area extended:
07.09.1982
22.02.2005

Location

OS Sheets: 1671

Teddington Lock conservation area incorporates the historic centre of Teddington, midway between Twickenham and Hampton. It falls between the High Street to the West and the Surrey bank of the Thames to the East. It adjoins High Street (Teddington) (37) conservation area.

History and Development

The riverside village of Teddington dates from at least the Anglo-Saxon period. At its centre the present St Mary's Church dates from the 16th century, largely rebuilt in the 18th century. During the 17th and 18th centuries the appealing riverside setting of this area and the nearby Royal parkland attracted the wealthy to develop villas. Teddington Lock and weir was constructed in 1812 to control the river and the present footbridge completed in 1888 to replace a former ferry. Teddington expanded West along the high street and riverside, accelerated by the coming of the railways in 1863 and industrial development on the riverside. Residential development including modern larger scale flat blocks North along the Thames has continued to the present day.

Character

Teddington Lock conservation area forms the distinctive historic core of Teddington. Key landmarks are the contrasting pair of the modest brick St Mary's Parish Church and the exceptionally grand French Gothic stone St Alban's Church, which was left uncompleted in 1886. These buildings both enjoy a landscape setting with mature trees, including the important churchyard and Udney Park Gardens. The conservation area can be divided into two distinct character areas, although the whole conservation area is unified by its relationship to the river. The two churches and their landscape form both the bridge and the divide between these two areas, reinforced by the busy Twickenham and Kingston Road.

Riverside

Ferry Road retains its historic village character and provides the gateway to the Thames. Here a mix of modest two storey cottages and more substantial later Victorian semi-detached houses, behind small front gardens and boundary walls, and the distinctive timber clad boathouse at its terminus enclose the view North to the river. Along the riverside there is a busy collection of boathouses, moored boats, wharfage and slipways which create a rich panorama of riverside activity and make this a centre of navigation and tourism on the Thames. Teddington Lock, the noisy weir and the suspension footbridge between the Middlesex bank, Swan Ait and Surrey bank are key landmark features, also allowing for wide views up and down stream. The remarkable natural tidal shingle beaches under the bridge are well used by fishermen. To the North the traditional working riverside scene meets larger scale blocks of flats overlooking the river. Here Manor Road Recreation Ground is an important area of open space and trees on the riverside, which provides wide views of the well, maintained lock scene. In contrast to the Middlesex bank, the Surrey bank has a rural character providing a treed background to the lock and its neat cottages. The towpath on this bank forms part of the Thames Path well used by walkers and cyclists. Along Broom and Kingston Roads is a distinctive group of unspoilt early 20th century houses of roughcast render, mullioned stone window surrounds and hipped slate roofs.

High Street

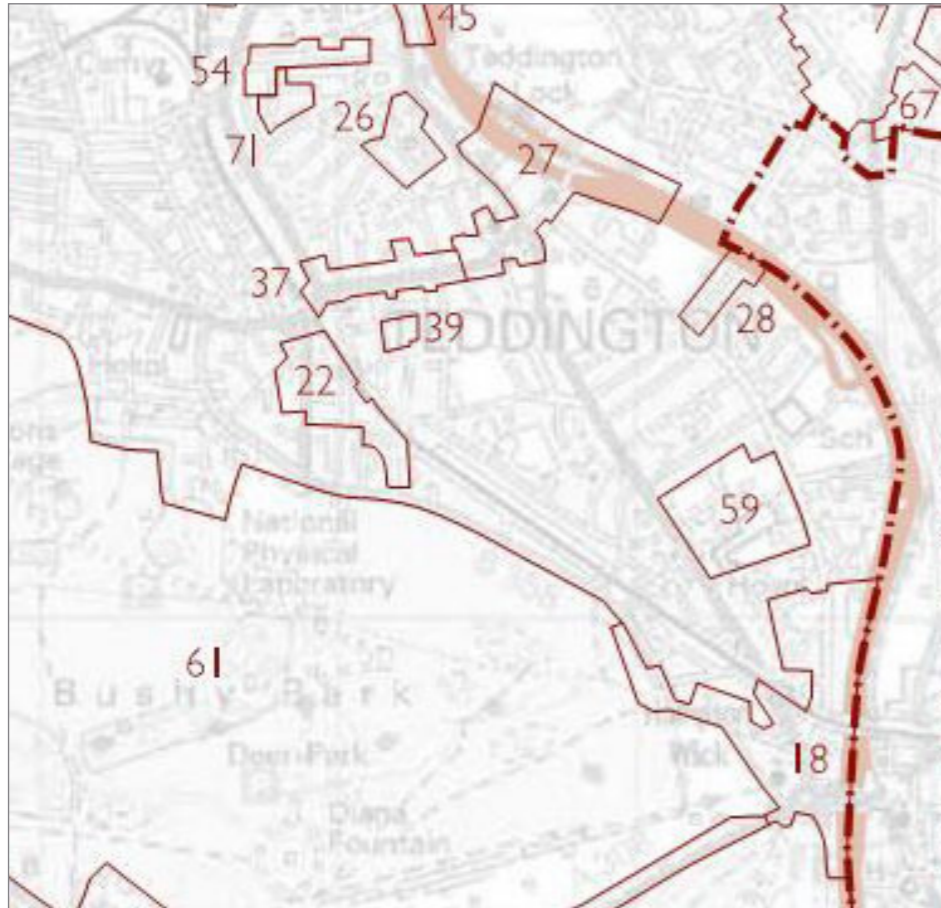
The attractive listed group of Peg Woffington's Cottages and Oak Lodge mark the gateway to the high street and terminate the view West along Ferry Road from the riverside. They are modest two storey cottages dating from the 18th century, the earliest domestic buildings surviving in the conservation area, which in association with the parish church are so evocative of the original village character of Teddington. To the West the high street has a more urban character of later Victorian and Edwardian buildings enclosing the street, which blends into the adjoining conservation area. On Twickenham Road is an exceptional and distinctive early 20th century group of large houses of roughcast render, stone dressings and hipped roofs, similar in character to its contemporary group on Broom and Kingston Roads, both perhaps inspired by the work of Voysey.

Problems and Pressures

- Development pressure which may harm the balance of the river and landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks
- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front boundary treatments and front gardens for car parking
- Lack of coordination and poor quality of street furniture and flooring
- Domination of traffic and poor pedestrian safety leading to clutter of signage and street furniture

Opportunity for Enhancement

- Improvement and protection of river and landscape setting
- Preservation, enhancement and reinstatement of architectural quality and unity
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens
- Coordination of colour and design and improvement in quality of street furniture and flooring
- Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture
- Areas identified for environmental improvement include: Ferry Road Flood Wall, Udney Park Gardens.



Nearby conservation areas



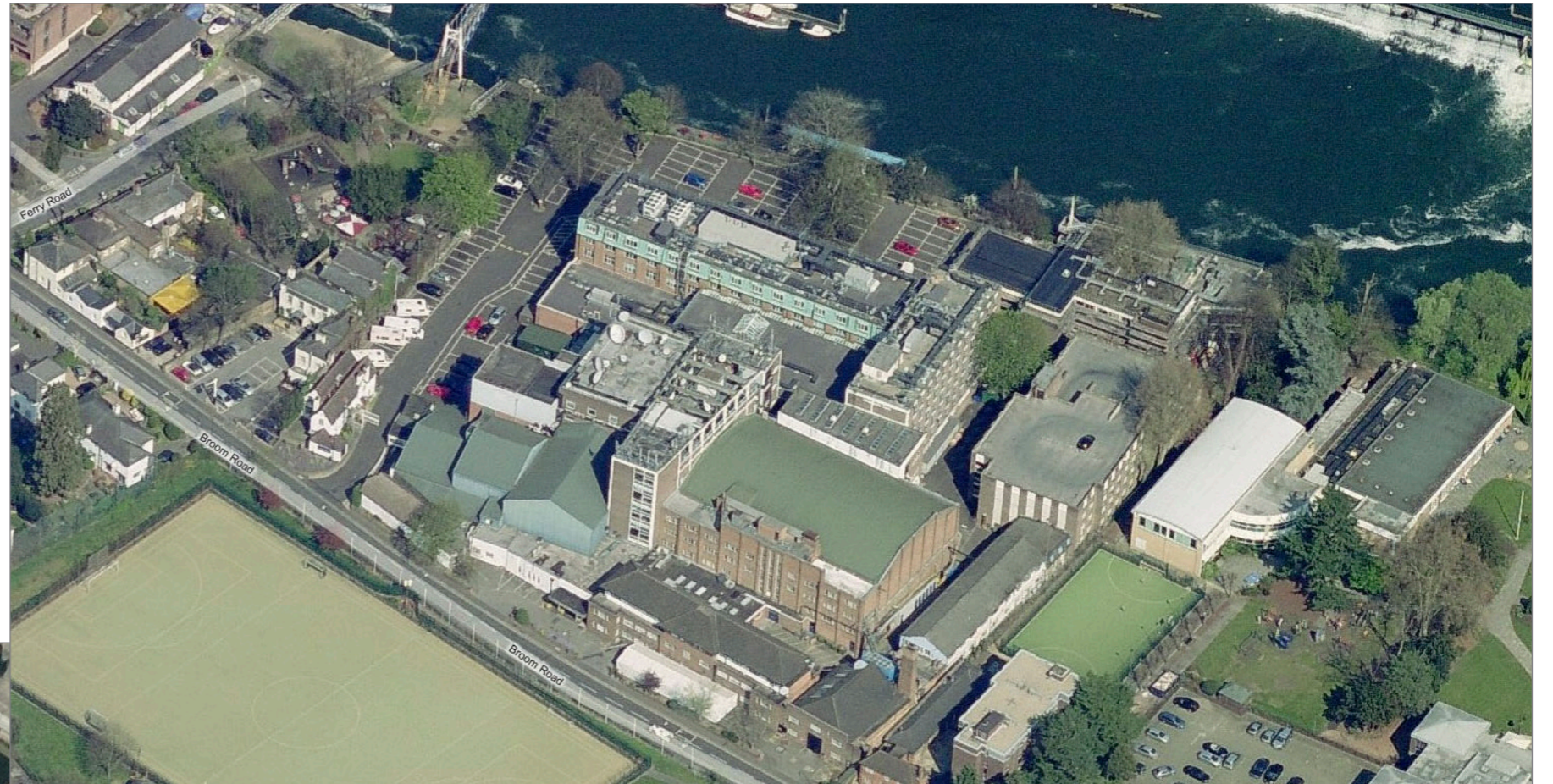
Teddington Lock conservation area adjoining the application site

As can be seen, the application site borders the conservation area on the river edge to the north and a narrow strip of the application site is actually included in the conservation area, due mainly to the presence of Weir Cottage, a small Arts and Craft inspired former coach house and lodge to Weir House. This cottage probably dates from circa 1885 and is clearly visible on some of the maps reproduced.



Above: the grain of the locality as seen from the air

No historical resume however would be complete without a reference to the application site in the Twentieth Century; a story that began twenty years before that new century dawned. Wealthy stockbroker, Henry Chinnery, bought Weir House in 1880. He was very involved in the building of St Alban's Church; a monumental French Renaissance styled building nearby. An interest in cinematography led to him giving refuge in his large greenhouse to passing film makers out on location when a storm broke. From these humble beginnings a long history unfolded through silent movies, "talkies" and on to television, but not before a V1 Rocket exploded on the site in 1944. For a long time a WW2 Dunkirk "Little Ship" was tied up on the waterside and used for corporate hospitality. The site today is shown below and opposite prior to the removal of the jetty that served as a berth for the corporate hospitality vessel.



North view



South view

These aerial views dramatically show the amorphous jumble of lean-tos, bolt-ons and extensions that have developed over the last seventy years. In earlier presentations we frequently superimposed as-existing and as-proposed massings so that the significant reduction in mass and volume could be seen together. So useful did consultees say they found this, that we have been asked to insert them again in this, the application iteration. Accordingly they are included at Appendix A to the rear of this document and one set of elevations also have had the outline of the existing buildings superimposed as well (see Pages 74 & 75).

Context

The immediate locality that we have inherited through this history is today mixed and diverse, united by the proximity to the river, but in all other considerations diverse.

For all practical intents and purposes, the application site sits outside the Teddington Lock Conservation Area (no 27), but forensically part of the application site lies within its western edge, while its northern edge faces the southern edge of the conservation area in the form of the river and more particularly the weir.



The application site indeed is further bounded to the west by a blind wall of The Angler's Hotel, now no longer residential, as well as The Lensbury Leisure Centre to the east and the open green recreational fields of St Mary's Twickenham on the opposite side of Broom Road to the south.

Broom Road is itself also very diverse with a broad mix of uses and consequently building forms. Narrow pavements widen only occasionally, large built forms sit alongside smaller older properties, built form varies from back of pavement structures, shallow front gardens to other properties and indeed more set back properties. Only the very north western end of Broom Road sits in the conservation area, where several early Twentieth Century 'Voyseyian' like detached houses face the much older Angler's Hotel.

Weir Cottage apart, the application site contains a range of non-descript buildings of considerable bulk, that over the years have been fused into one amorphous mass of no cohesion or sense of place; no permeability, connectivity or quality of public realm. Further along Broom Road again, The Lensbury displays a range of diverse buildings and uses, embracing various built forms and a vast array of indoor and open air sports pitches, facilities and courts, all based around its imposing 1930s "civic" clubhouse building and a recognised building of local townscape merit. It is set in 25 acres of grounds.

Approximately, half the conservation area is open space or open water and it falls into two distinct parts with the two churches of St Mary and St Albans (now the Landmark Arts Centre) as the link and pivot. The large form and scale of St Albans sits alongside the small scale of St Mary and this epitomises the prevailing cheek by jowl juxtaposition of the large and small that characterise much of the conservation area in particular, and the locality in general.

To their west, the Conservation Area is dominated by the narrow plots of a typical High Street, predominantly low rise often with shop fronts that step forward from the main building line in a range of tight knit buildings in which only occasionally does a larger, taller, usually late Victorian building, break rank.

The open space around the churches adds to the sense of the pivotal hub these buildings perform at this point. The natural progression east to the river and former ferry, sees a cameo in the form of the Ferry Road terraced cottages of circa 1800 close to the water's edge, sitting neatly alongside later four storey imposingly sturdy and handsome Victorian merchant houses. The charm of a horizontally timber boarded boat house, from which the one time ferry ran down stream diagonally across the river to the western end of the "Swan Ait" island, and to the leafy Surrey bank that marks the edge of the Conservation Area, is a further survivor and link with the past. The Borough of Richmond upon Thames C.A. character appraisal of Teddington Lock succinctly sums up this water's edge quality and nature as follows.

"...Along the riverside, slipways create a rich panorama of riverside activity and make this a centre of navigation and tourism on the Thames.... (While).... to the north the traditional working riverside scene meets larger scale blocks of flats overlooking the river.... (Where) Manor Road Recreational Ground is an important area of open space and trees on the riverside, which provided wide views of the lock scene..."

Both this built and natural context is illustrated in the series of images reproduced opposite and below as well on pages 14 – 19.



Above: 4 storey Victorian villas facing Broom Road



Above and below: the pivotal hinge of the Conservation Area and local context. The "little and large" juxtaposed St Alban and St Mary Church that link the two distinct parts of the Conservation Area.





Above and below: The charm and intimacy of the Ferry Road two storey cottages sit comfortably across from the more substantial four storey Victorian villas.



Above and below: the late Victorian footbridge, no doubt unwelcomed by the ferryman, and the boathouse which still stands alongside. The ramped approach (above with cyclist) is a modern addition.

