

Teddington High Street looking west



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Photographs 19-24: The Conservation Area

7.0 EVALUATION

Richmond's Supplementary Planning Document: Design Quality contains a section on assessing the character and context of a site. It identifies four main issues; activity, linkages, townscape and landscape. *See Appendix C.*

Activity – Key themes: Uses of buildings (ground and upper floors) and public space, densities, intensity, day/evening activities

The use of the buildings immediately surrounding the site is residential. The majority are flats with houses to the south and on the opposite side of Manor Road.

Public space comprises the streets around the site, the Thames to the north east and Manor Road Recreation Ground to the north west. The site can just be seen from the recreation ground where it is framed by modern blocks of flats and with views partially obscured by mature trees.

The buildings of flats to the north, west and east are generally of a relatively large footprint but are set in generous plots, making the urban grain open and large scale. However, densities are higher than the houses to the south and west where the urban grain is tighter and smaller. The site sits between two distinctly different areas of urban grain and density. The intensity of buildings follows this pattern with land use more intense on the sites containing flats.

The main activity areas for pedestrians during the day relate to Teddington High Street to the south west of the site, the river to the north east and the recreation ground to the north west. This is more focused on the High Street in the evenings. Manor Road is a relatively busy vehicular route for much of the time.

Linkages – Key themes: Settlement patterns, access, road and pedestrian network, public transport

As described above, the site is on the boundary between two distinct areas. The smaller, tighter urban grain to the south and west of the site represents the older areas of buildings, whilst the larger looser grain to the north and east represents more modern structures.

The site is close to the busy junction of the A310 (Manor Road and Kingston Road) and the A313 (Ferry Road) and these form the main access routes for vehicles. Pedestrians have a further option of the suspension bridge from the north bank of the Thames. The Thames itself provides access to the area by boat.

Teddington Railway Station is situated approximately 0.8 mile from the site with trains to Richmond, Kingston and central London. Buses 281, 285 and R68 stop near the site.

Townscape – Key themes: Building forms, local vernacular and heritage, enclosure, views, landmarks

Building forms are described above with larger buildings of flats to the north, west and east of the site ranging between three storeys with pitched roofs and four storeys with flat roofs. To the south and west, buildings generally have smaller footprints. The Victorian houses to the south are mostly four storey with pitched roofs above, whilst the houses to the west on the opposite side of Manor Road are a more modest two storeys with pitched roofs.

There is a large variety of different building styles around the site ranging from Victorian to the very contemporary flats at the entrance to the site with almost every era in between represented. There is no distinct local vernacular.

As described above, the site is within Conservation Area CA27. The key areas of importance in the Conservation Area are not those around the site. The Teddington Lock Conservation Area Statement focuses on Ferry Road, the river and the recreation ground. *See Appendix B.*



Existing view from Ferry Road (Quay West Entrance)



Existing view from Manor Road



Existing view from Manor Road (site entrance)



Existing view from Manor Road Recreational Ground

Existing views of the development from the public realm.
These photographs are used to capture verified views as shown in Appendix D Methodology Statement by Realm Communications.

The site is enclosed to the south west by Braemar House and the north east by Quay West Court. The south east aspect is more open, facing the gardens of the large semi-detached Victorian Ferry Road properties. The north west is the most open, facing the car park of Duncombe House and Bowater House.

Views of the two sites from the public realm are from Manor Road and Manor Road Recreation Ground. Views from Ferry Road are prevented by buildings and trees.

No. 4 is visible from Manor Road, however, the view of No. 6 is partial at best from two locations; one being down the cobbled drive past No. 4 to the entrance gates and the other through the trees and behind No. 4. The original building can barely be seen as it is screened by the later additions. From this perspective, the site and building have a neutral impact on the townscape and the Conservation Area.

From the recreation ground, the existing building on No. 6 can be seen in the background between two modern blocks of flats and between mature trees. The north side of the recreation ground is also bounded by a modern block of flats. The main focus of this space is the river, with the buildings either side framing it and forming a backdrop. As a result, the site makes no real contribution to the Conservation Area.

See photographs opposite for the views described above and *Appendix D* to see the verified views generated from these images.

The key landmarks around the site are the suspension bridge, the river itself and the recreation ground.

Landscape – Key themes: Open space, natural features, microclimate

As described above, the main open spaces around the site are the river and the recreation ground. However, the private gardens around existing flats and houses make a noticeable contribution.

The main natural feature near the site is the River Thames, however, private gardens and the recreation ground give the immediate site surroundings an open and natural feel.

Summary - The site is situated within the Riverside part of CA27 and the significance of this part of the Conservation Area is dominated by the Ferry Road approach to the river, the pedestrian suspension bridge, the weir, the lock and the riverside uses, views and vistas. The site is not near and it does not enhance any key landmarks. Whilst the principal focus of Manor Road Recreation Ground is the riverside, the existing building at No. 6 can be glimpsed in the background between the modern blocks of flats and existing mature trees.

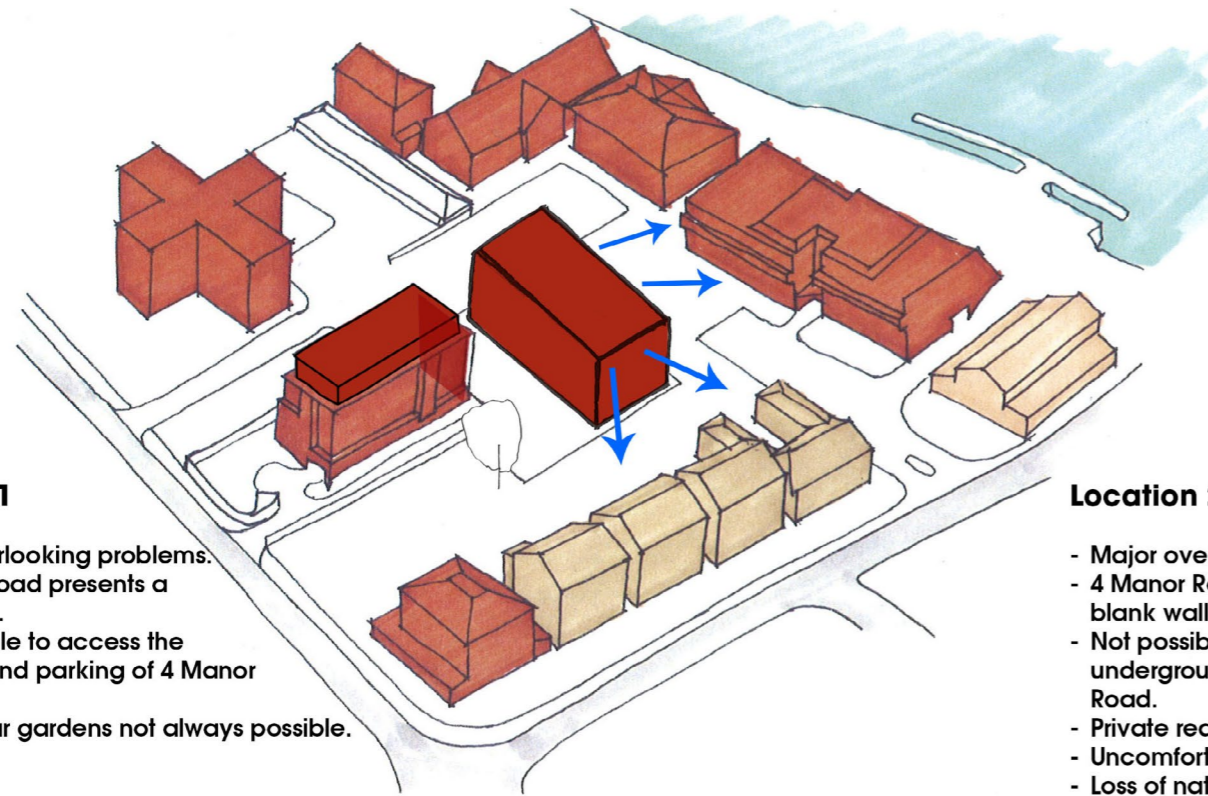
The building on the front part of the site is contemporary in appearance and relatively newly built. This is visible from Manor Road although it is set back from the pavement by a significant distance. This building largely screens the rear part of the site from Manor Road.

No. 6 is the result of substantial extension and alterations over time. The interior is also significantly altered so that no vestige of the original use of the early part of the building remains. The original form and some

of the features of the early part can still be seen but this is a plain brick Victorian building with normal features. It is not part of a group of similar buildings and it is surrounded by modern blocks of flats on three sides. The appearance of the area around the site is varied and is made up of buildings of differing ages and styles from four storey Victorian houses, 1930's style suburban housing to buildings of flats constructed between the 1960's and the present day. There is no dominant style or clarity to the townscape immediately around the site.

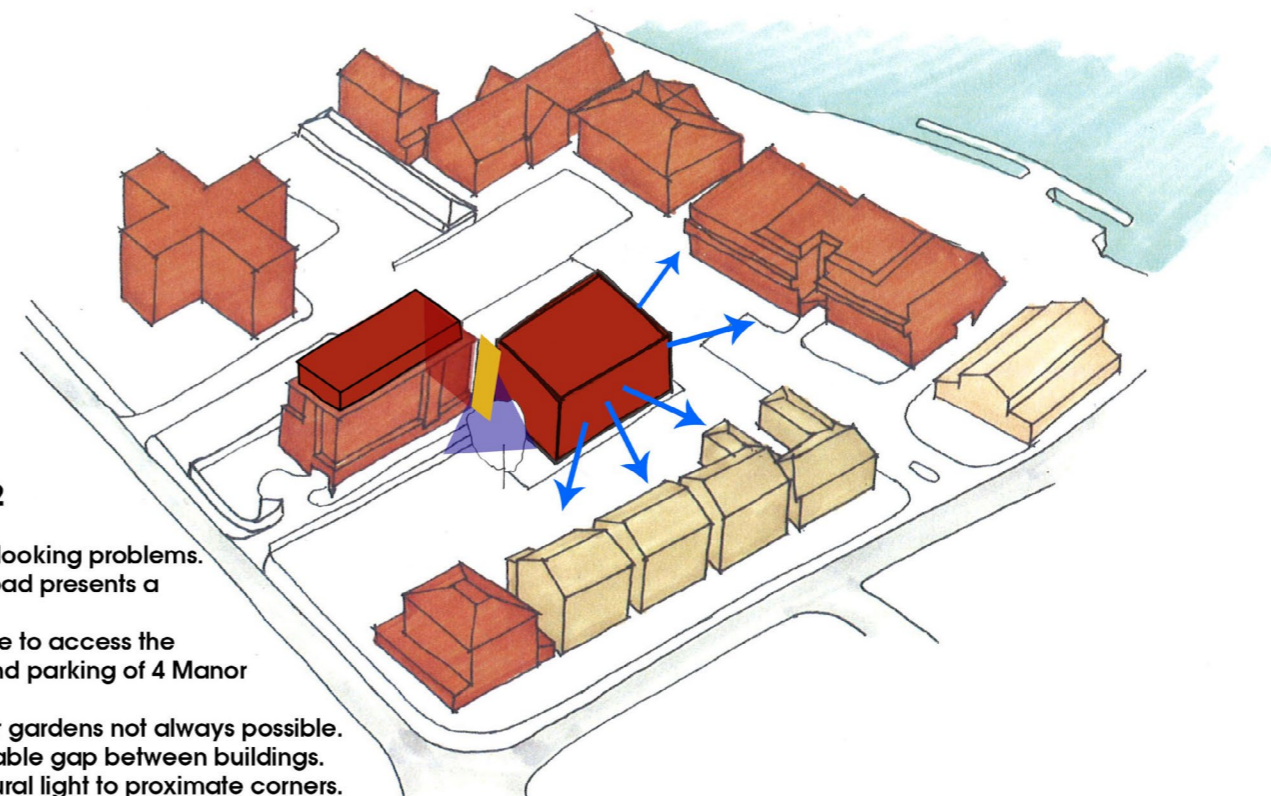
The location of the proposed new building to the rear of the site has been carefully considered. Location diagrams 1-4 on the following page illustrate the options considered and the issues that arise with each of them. Option 4 is to be considered the most appropriate with the building form running away from 4 Manor Road towards the east. This will ensure that adjacent properties and gardens will not be unreasonably overlooked, the existing car park under 4 Manor Road can be extended under the new building without the need for a new access point (reducing the impact of car parking on the site), none of the significant existing trees will be lost and windows to existing buildings will not be overshadowed.

The buildings that surround the site to the north, east and west are blocks of flats with a large mass. Even the Victorian houses to the south are relatively large buildings, although this is broken down by the detailing of their elevations. The mass of the proposal has been explored and this is illustrated in massing study diagrams 1-4 overleaf.



Location 1

- Major overlooking problems.
- 4 Manor Road presents a blank wall.
- Not possible to access the underground parking of 4 Manor Road.
- Private rear gardens not always possible.



Location 2

- Major overlooking problems.
- 4 Manor Road presents a blank wall.
- Not possible to access the underground parking of 4 Manor Road.
- Private rear gardens not always possible.
- Uncomfortable gap between buildings.
- Loss of natural light to proximate corners.



Blank wall



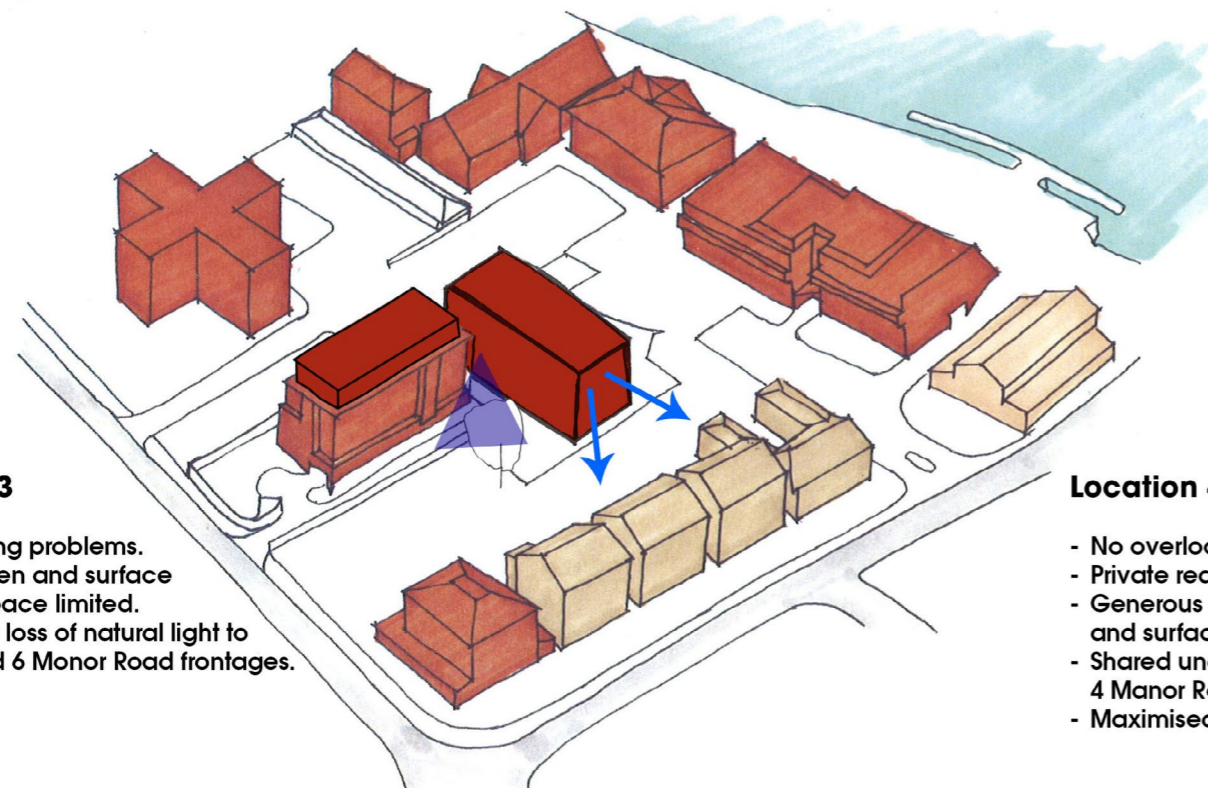
Uncomfortable gap between buildings



Light deprivation

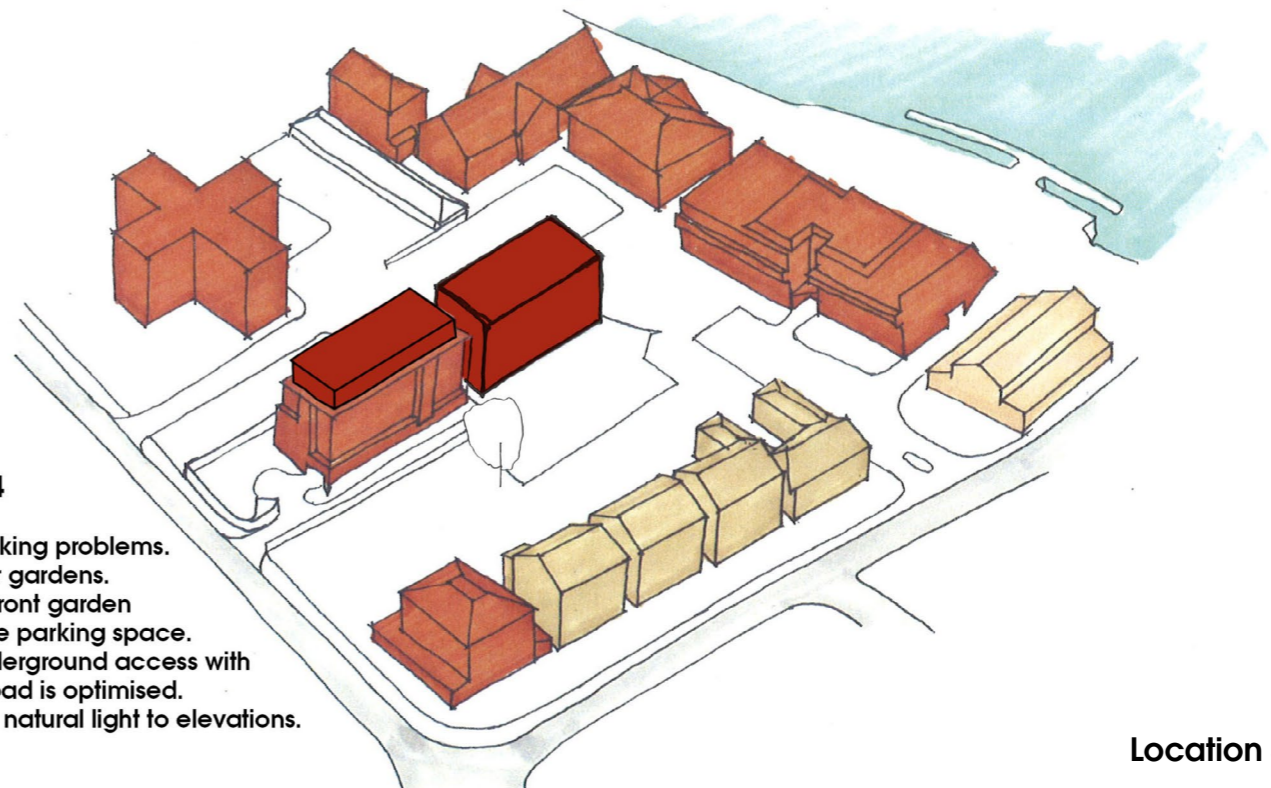


Overlooking neighbours' gardens



Location 3

- Overlooking problems.
- Front garden and surface parking space limited.
- Significant loss of natural light to both 4 and 6 Manor Road frontages.



Location 4

- No overlooking problems.
- Private rear gardens.
- Generous front garden and surface parking space.
- Shared underground access with 4 Manor Road is optimised.
- Maximised natural light to elevations.

Location Studies