



**4 & 6 MANOR ROAD TEDDINGTON,  
TW11 8BG**

**HERITAGE STATEMENT**

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## 1.0 INTRODUCTION

1.1 This Heritage Statement has been prepared by PowerHaus Consultancy on behalf of 4 Manor Road Ltd and Lulworth Homes in support of application proposals for the demolition of the existing buildings and replacement with 12 no. apartments at no. 6 Manor Road, and an additional storey for 3 apartments at no. 4 Manor Road, Teddington. The site is within the Teddington Lock Conservation Area. The existing buildings, nos. 4 and 6 Manor Road, are not statutorily or locally listed.

1.2 The National Planning Policy Framework (NPPF) 2012 provides the Government's national planning policy of the conservation of the historic environment. In respect of information requirements, it sets out that:

*“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”<sup>1</sup>*

1.3 To comply with these requirements, Section 2 identifies the relevant heritage assets within the application site and its vicinity that may be affected by the proposals.

1.4 Section 3 provides a statement of significance for the Teddington Lock Conservation Area in terms of its historic development and character and appearance. A copy of the conservation area map is included in **Appendix 1**.

1.5 Section 4 provides an overview of the history and development of nos. 4 and 6 Manor Road and an assessment of their contribution to the special interest of the conservation area.

1.6 Section 5 provides an assessment of the impact of the application proposals on the significance of the heritage assets, in light of the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy within the NPPF (2012), and regional and local planning policy for the historic environment (set out in **Appendix 2**).

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<sup>1</sup> DCLG, National Planning Policy Framework (NPPF) 2012 – para. 128

## 2.0 THE HERITAGE ASSETS

### Introduction

2.1 The NPPF (2012) defines a heritage asset as:

*“A building, monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”<sup>2</sup>*

### Designated Heritage Assets

2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them.

### Teddington Lock Conservation Area

2.3 Nos. 4 and 6 Manor Road are located within the Teddington Lock Conservation Area, which was designated by the London Borough of Richmond upon Thames (LBRuT) on 15<sup>th</sup> March 1977. The conservation area includes the riverside area associated with Teddington Lock and Weir and development on either side of Ferry Road and High Street, the historic core of Teddington. The boundary was subsequently extended in 1982 to include housing along Twickenham Road, and further extended in 2005 to include housing at the end of St Albans Gardens. A map of the current conservation area boundary is included in Appendix 1.

2.4 LBRuT adopted the ‘Teddington Lock and High Street Conservation Area Study’ in 1995 which sets out the character of the area and sets objectives for its future. Following the boundary alteration in 2005, LBRuT subsequently adopted a ‘Conservation Area Statement’ which sits alongside the study and further defines the character of the conservation area and highlights opportunities for enhancement.

### Nearby Grade II and Grade II\* Listed Structures

2.5 The site falls within the Teddington Lock Conservation Area and is located within the vicinity of three listed buildings (the Boathouse, 27 Ferry Road (II), the Church of St Mary (II\*) and the church of St Alban (ii\*)). The setting of a heritage assets is defined in Annex 2 of the NPPF as *‘the surroundings in which a heritage asset is experienced’*. The site is not considered to appear in the context from which any of these assets or their significance is appreciated and therefore the site is not considered to affect their setting.

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<sup>2</sup> DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary

### 3.0 SIGNIFICANCE OF THE HERITAGE ASSETS

#### Significance and Special Interest

3.1 The NPPF defines the significance of a heritage asset as:

*“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”<sup>3</sup>*

3.2 Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England (formerly English Heritage) has published its guidance in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

#### Assessment

3.3 The following assessment is proportionate to the importance of the identified designated heritage asset and provides a sufficient level of description to understand the impact of the application proposals, given their nature and extent. The assessment is based on historical research and on-site visual survey.

#### Teddington Lock Conservation Area

3.4 The following assessment of significance of the Teddington Lock Conservation Area has been undertaken with specific reference to the site and its surrounding townscape. This assessment is based on guidelines set out in English Heritage’s Guidance Understanding Place: Conservation Area Designation, Appraisal and Management 2011, and informed by the Teddington Lock and High Street Conservation Area Study<sup>4</sup> and the Teddington Lock Conservation Area Statement<sup>5</sup>.

#### Historic Development

3.5 Teddington is a historic settlement with origins dating back to the Saxon period when it existed as a riverside settlement known as ‘Tudas Farm’. During the Medieval period the land belonged to Westminster Abbey before becoming part of Henry VIII’s hunting estate in the 16<sup>th</sup> Century, then subsequently becoming an independent manor.

3.6 While predominately an agricultural community, Teddington began to attract a series of wealthy residents in the 17<sup>th</sup> Century and 18<sup>th</sup> Century when it became attractive as a rural retreat. During this period the town drew notable residents such as John Walter, the founder of the

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<sup>3</sup> DCLG, National Planning Policy Framework (NPPF) 2012 – Annex 2: Glossary

<sup>4</sup> London Borough of Richmond Upon Thames, *Teddington Lock and High Street Conservation Area Study* (1995)

<sup>5</sup> London Borough of Richmond Upon Thames, *Teddington Lock Conservation Area Statement* (2005)

Times, Charles Duncombe, who became Lord Mayor of London and Orlando Bridgeman, keeper of the seal. With this influx came the construction of large villas including The Grove, Teddington Place, Elmfield House and Udney House.

- 3.7 A further phase of expansion came with the arrival of the railway to Teddington in 1863, and the development of the settlement as a commuter town. This resulted in the development of the High Street as a shopping frontage and the re-fronting of several buildings along the road. Commuter pressure also led to the demolition of many of the larger houses and their gardens to make room for the speculative construction of commuter houses. Further demolition occurred with the widening of the High Street in 1903 to accommodate the tram.
- 3.8 The riverside area, meanwhile, remained undeveloped until after the construction of Teddington Lock in 1812. This allowed for the management of the river currents and greater control of flooding. It also made the riverside land developable. This area marked the highest point of the Thames and became a focal point for leisure activity with the suspension bridge being built in 1888. Previously, Ferry Road acted as an early crossing point over the Thames.
- 3.9 The success of Teddington as a leisure destination led to one of the riverside buildings being used as the Royal Boathouse in the 19<sup>th</sup> Century and the establishment of the boat-building industry as a fundamental part of the settlement's riverside character.

#### **Character and Appearance**

- 3.10 Teddington Lock Conservation Area encompasses the historic core of Teddington, including the 16<sup>th</sup> Century St Mary's Church (rebuilt in the 18<sup>th</sup> Century). Whilst the area was developed in the 17<sup>th</sup> and 18<sup>th</sup> Century with a series of large villas located close to the riverside, very little of this original period of development remains, having been redeveloped in the 20<sup>th</sup> and 21<sup>st</sup> Century. Overall, the area retains its original residential character, although there are some commercial uses to the west on High Street.
- 3.11 The structure of the conservation area is defined by the two busy 'A' roads of Ferry Road/High Street (A313) and Manor Road/Kingston Road (A310). These are well trafficked routes which intersect the conservation area and are remnants of its C19<sup>th</sup> development. Ferry Road and High Street are historic streets which provided access to the Teddington Ferry which was replaced by a footbridge in the late C19<sup>th</sup>.
- 3.12 The conservation area is split into three distinct character areas as illustrated in *Figure 1*:
- The historic core on Ferry Road and High Street (A);
  - Modern 20<sup>th</sup> and 21<sup>st</sup> Century development to the north (B); and
  - Teddington Lock and the River Thames (C).



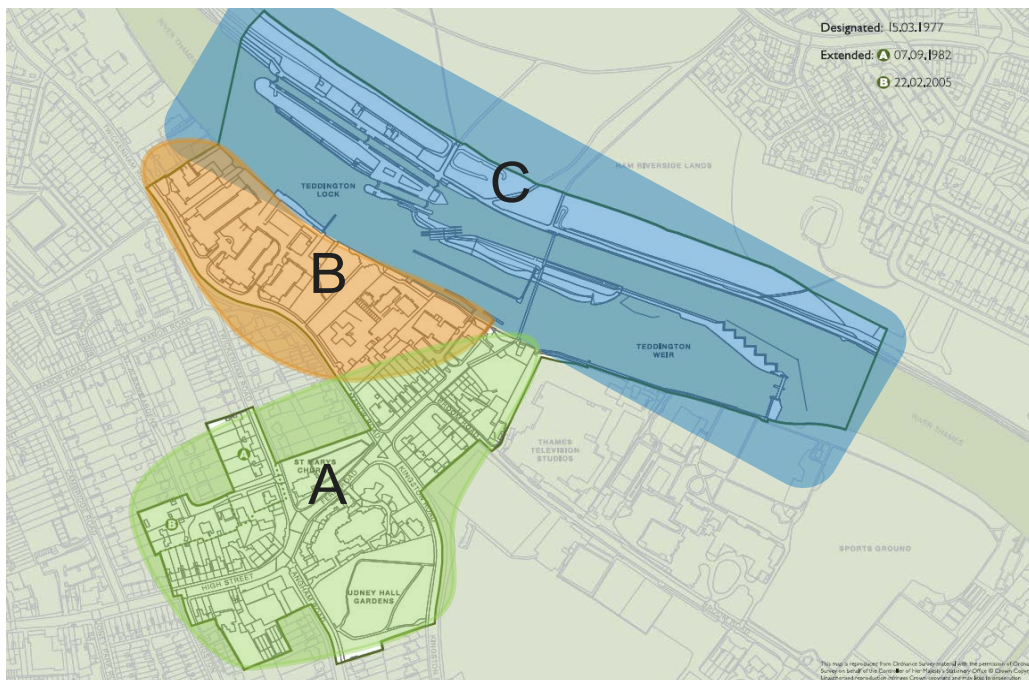


Figure 1: Character Areas of Teddington Lock Conservation Area

**Character Area A: Historic Core on Ferry Road and High Street**

- 3.13 This character area in the southern part of the conservation area is focused on the historic routes of the High Street, Ferry Road and Broom Road, a historic road from the south west to the ferry crossing point across the river.
- 3.14 The area comprises mid-19th Century development retaining some of its historic character, with a remnant of earlier development in the form of two storey C18<sup>th</sup> cottages and four pairs of semi-detached houses in the High Street. There is a group of 20<sup>th</sup> Century roughcast render houses on Twickenham Road similar in character to houses on Broom Road and Kingston Road, which reflect the on-going redevelopment of the area in response to increasingly affluent inhabitants (Figure 2).



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Figure 2: Roughcast render houses on Twickenham Road

- 3.15 The grade II\* listed former Church of St Alban the Martyr (now used as the Landmark Arts Centre) is at the junction of Ferry Road and Kingston Road. This is set within an open plot with a mature landscape. The building is setback from the street with limited views. A recent development of 3 to 4 storey residential terraces screen views of the listed building from the west, but reinforce the change in orientation of the road.
- 3.16 There is evidence of redevelopment within the area, such as that surrounding the listed church and also along the High Street (*Figure 3*). However, this has largely maintained the historic plot pattern and scale of development. Recent Development is largely in brick with some areas of render with interesting roofscapes.



*Figure 3: Evidence of redevelopment throughout the area*

- 3.17 Udney Hall Gardens (the former grounds of Teddington Palace) and the churchyards surrounding the former Church of St Alban the Martyr and St Mary's Church provide the main areas of open space within this part of the conservation area. These are not formal spaces and are not used for recreation.
- 3.18 To the east of the character area is the Anglers Public House and the grade II listed Boathouse at no. 27 Ferry Road from where there are views towards the River Thames. These two buildings date from the C19th development of the area. Other views of the river from within the character area are limited due to interposing development. There are glimpsed views of the grade II listed footbridge, but it is only discernible from the immediate surrounding area.
- 3.19 On the northern side of Ferry Road there are a series of semi-detached house constructed in brick with stucco dressings (*Figure 4*). These are of four storeys and set behind small landscaped front gardens, a remnant of the 19<sup>th</sup> Century development of the area, on the approach to the footbridge crossing over the River Thames.