



Figure 4: Semi-detached residences on Ferry Road

Character Area B: Modern 20th and 21st Century Development

3.20 In the north-west part of the conservation area, is an area of more recent development where the large C18th and C19th former villas have been demolished and replaced with large 4 to 7 storey developments (Figure 5), including Admiral House, Fairmile House, Regatta House and Fairwater House. There are no remnants of any historic house or plot pattern. This character area includes the application site.



Figure 5: Modern 20th century development to the north of the conservation area

- 3.21 Within this character area is the Manor Road Recreation Ground, an area of open space which stretches from Manor Road to the River Thames which is bordered by mature trees. This space was laid out in the mid C19th. Further to the south is the Braemar House and nos. 4 and 8-12 Manor Road, recent flatted residential developments.
- 3.22 Along the northern stretch of Manor Road, there are glimpsed views between buildings of the River Thames and there is an awareness of the proximity of the river. Further south, views to the river are more constrained due to interposing development. Recent developments are orientated to allow views across the Lock and along the River.
- 3.23 Manor Road is a heavily trafficked route which has an urbanising effect on the character area and is in contrast to the quieter areas neighbouring the River.
- 3.24 Development within this part of the conservation area is of recent date and has lost any vestiges on the historic plot boundaries. They are predominantly brick faced with large areas of glazing and balconies orientated towards the river. There are internal open spaces but these are largely used for private car parking.

Character Area C: Teddington Lock and River Thames

- 3.25 This character area is in the eastern part of the conservation area and focussed on Teddington Lock and the River Thames with associated boathouses, moored boats, wharfage and slipways. Teddington Weir and the footbridges are notable features. A lock keepers cottage is located to the south of one of the locks and there are also several cottages on the northern side of the lock. There is an open space on the northern side of the lock, with Ham Riverside Lands immediately to the north.
- 3.26 The quiet river environment is in contrast to the well trafficked built up area of the remainder of the conservation area. This character area is well used by pedestrians, providing access between Kingston and Twickenham and provides relief in an otherwise developed area.

4.0 CONTRIBUTION OF NOS. 4 & 6 MANOR ROAD

Introduction

- 4.1 The following assessment of the contribution of nos. 4 and 6 Manor Road to the significance of the Teddington Lock Conservation Area is undertaken using the guidance contained within the English Heritage guidance 'Conservation Area Designation Appraisal and Management' (published February 2016). This provides a checklist for assessing the contribution of non-listed buildings to the character and appearance of a conservation area. The assessment focuses to a greater extent on no.6 Manor Road as proposals involve its total demolition.

History and Development of the Application Site

- 4.2 The 1863 Ordnance Map (**Figure 6**) shows the application site as undeveloped with the River Thames immediately to the north. There are a number of buildings immediately to the south, including the grade II listed boathouse close to the crossing point of the River, identified as the 'Teddington Ferry'. This small group of buildings includes the Angler's Hotel to the east. Teddington Weir is shown on the right hand edge of the map.



Figure 6: Extract from the 1863 Ordnance Survey Map

- 4.3 No. 6 Manor is first shown on the 1896 Ordnance Survey map (**Figure 7**) linked to a larger house to the north. There are a number of other buildings surrounding it including several glasshouses to the north east, forming part of the future site of no. 4. The site is accessed from Manor Road along a private driveway. Within the surrounding area, there has been significant development of properties including boathouses to the north-west and other larger detached houses. The Anglers Hotel is to the south east and the Teddington Ferry has now been replaced with a footbridge. This plan also shows the construction of Teddington Lock, allowing the river to be controlled, improving its navigability.