

## 1.2 TOWNSCAPE ANALYSIS

## Introduction

*The following pages summarize the findings of the accompanying Townscape and Visual Impact Assessment.*

The Site is covered by the London Borough of Richmond Upon Thames (LBoRuT) Open Space Assessment Report (April 2015) and LBoRuT's Playing Pitch Strategy (August 2015), both of which stated the Site is 'under used' and 'not in use'. This is pertinent to the fact that the south-west part of the Site and the townscape to the south of the Site are designated an 'Area Poorly Provided with Public Open Space' and covered by Policy: DM OS 6 of the Development Management Plan (DMP). The DMP requires new larger new developments to include open space provision, balancing between private, semi-private and public open space provision.

The Site is designated as 'Other Open Land of Townscape Importance' (OOLoTI). This designation does not preclude development, providing it is linked to the functional use of the OOLoTI and that it does not harm the existing character and openness of the open land. Additionally, improvements and enhancements to the openness and character of other open land and measures to open up views, where appropriate, are encouraged.

LBoRuT' Design Quality SPG (adopted 2006) guides and promote the highest quality of design, by focusing on the general principles of design quality as well as the need for a character and context appraisal to be carried out, such that new development is grounded in what is special about a place and that there is an understanding between the Site and the street

The TVIA has therefore been undertaken to identify a detailed understanding of the Site and the existing surrounding townscape character, so as to inform the iterative design process and opportunities for enhancements, to respond positively to the Design Quality SPG, and ensure that the Proposed Development is successfully integrated into the townscape, as well as responding positively to LBoRuT's identified open space future needs and demands, given the Site's history of being substantially underutilised

## Site context

A review of the surrounding townscape and associated inter-visibility has been undertaken to inform the iterative design process and identify a study area proportionate for the assessment of the likely effects resulting from the Proposed Development during construction and operation.

The accompanying Site Context Plan demonstrates that the Site is located within Teddington, in the LBoRuT. The Site is broadly trapezoid in form, with the exception of its south-west edge, covers 12.8 acres and is bordered by residential development on:

- Fullerton Court (to the north);
- Kingston Lane (to the east);
- Cromwell Road (to the south); and
- Udney Park Road (to the west).

Teddington High Street is 160m to the north of the Site, beyond which there is a continuous settlement pattern extending to Twickenham. The Site is part of a townscape which consist of a mixture of Victorian, Edwardian, post 1950s and contemporary buildings.

Ham and Kingston are on the opposite side of the River Thames, along with Richmond Park, 2.3km to the east of the Site.

To the south of the Site, Teddington's residential settlement pattern extends to border the walled grounds of Bushy Park, 375m to the south of the Site. Hampton Court is to the south of Bushy Park and adjacent to the River Thames, 2.25km to the south of the Site.

To the west of the Site Teddington's settlement pattern continues towards Hampton Hill, with Fulwell Park and Golf Course forming a notable break in the



**SITE APPRAISAL PHOTOGRAPH A**



**SITE APPRAISAL PHOTOGRAPH B**



**SITE APPRAISAL PHOTOGRAPH C**



**SITE APPRAISAL PHOTOGRAPH D**

**TEDDINGTON ATHLETIC GROUND**  
**SITE APPRAISAL PHOTOGRAPHS: A - D**  
**RECOMMENDED VIEWING DISTANCE: 20CM @A1**  
**DATE TAKEN: FEB 2017**  
**PROJECT NUMBER: 25615**



settlement pattern, 1.9km to the north-west of the Site.

### Topography and Hydrology

As demonstrated by Figure 2: Topographical Features Plan in the TVIA, the River Thames meanders to the south, east and north of the Site, and at its closest point is 560m to the north-east of the Site. The Site is therefore within the plains of the River Thames situated across flat landform between 5 - 15m Above Ordnance Datum (AOD).

The landform remains consistently flat adjacent to both sides of the River Thames, before rising across Hampton Hill (15-25m AOD), to the west of the Site, and Sawyer's Hill to the north-east of the Site (50-55m AOD).

Other waterbodies within the area include Longford River to the west of the Site which flows through Bushy Park (with a number of large ponds) to the River Thames and the Long Water, a 1km long rectangular water body within Hampton Court.

### Vegetation

Figure 1: Site Context Plan in the TVIA demonstrates that to the north and east of the Site there are small scale tree groups within small pocket parks and adjacent to the River Thames. On the south side of the River Thames, the extent of vegetation increases considerably across Ham, Ham Common and Richmond Deer Park.

There are extensive formal avenues of trees within Bushey Park, to the south of the Site, along with more informal woodland clumps and plantations, all of which form part of the parkland setting. Similarly, there is a formal arrangement to the gardens within Hampton Court along with veteran and mature trees.

The residential streets surrounding the Site are of varying species, which in combination with the residential gardens and pocket parks provide a well vegetated character to the area overall.

An Arboricultural Survey has been undertaken as part of the Planning Application and should be read in conjunction with the TVIA for details on the trees bordering the Site, which includes Tree Preservation Orders along all of Kingston Lane and to 2 trees on the western edge of the Site

### Land Use and Infrastructure

The Site is located within a residential townscape of Victorian, Edwardian, post 1950s and contemporary properties, in varying arrangements of single dwellings, semi-detached, terraced and large scale apartments, all of which form a close knit urban grain.

This residential pattern is interspersed with small scale pocket parks, including Udney Hall Gardens 140m to the north-east of the Site and Langdon Park 590m to the south-east of the Site. There are large scale sports pitches within St. Mary's University Lock Grounds 200m to the north-east of the Site.

There are various retail usages within Teddington High Street; educational facilities include Collis Primary School, 100m to the south of the Site and Teddington School, 820m to the south-east of the Site.

The road networks within this settlement pattern are predominantly single lane in either direction as a result of the close knit urban grain, and often with on street parking, as exemplified by the roads bordering the Site.

Teddington rail station is 300m to the west of the Site.

### Public Rights of Way (PRoW)

Figure 1: Site Context Plan in the TVIA demonstrates that there are no PRoW immediately surrounding the Site and that the Site is not crossed by any PRoW. Access to the Site is restricted as it is in private ownership.

The Thames Path (a national trail) extends along the south bank of the River Thames, 620m to the east of the Site at its nearest point.

Cobblers Walk crosses west / east through Bush Park along with a number of designated cycle routes. Similarly, there are numerous PRow and Cycle routes across Ham, Ham Common and Richmond Deer Park, including the London Loop (a national trail).

### **Cultural Heritage**

Historically the River Thames was wider and the landscape comprised marshland and swamps around Richmond, before being drained in the middle ages to enable agriculture. Teddington Lock, to the south-east of the Site, was constructed in 1810-12 and marks the tidal limit of the River.

At the turn of the C19th the Site was part of the Robert Fullerton Udney estate and consisted of fields bordered by a small number of properties. By the 1920s the Udney estate had been developed, with the Site becoming playing fields as part of the Merchant Taylor School.

Throughout the C20th the Site was private playing fields, as part of St Mary's Hospital Medical School and later Imperial College London (ICL). ICL retained the private sports usage until 2015 with the Site renamed as the ICL Teddington Sports Ground.

Please refer to the Heritage Assessment for a detailed analysis of the Site and the likely Heritage effects of the Proposed Development.

### **Designations**

Figure 1: Site Context Plan in the TVIA demonstrates that the Site is not covered by any national landscape designations. The Site is not part of a Conservation Area (CA), nor does it contain any Listed Buildings.

The south-west part of the Site is within an 'Area of Poorly Provided with Public Open Space.'

The closest Conservation Area is Teddington High Street to the north of the Site,

which reflects the main concentration of Listed Buildings in proximity to the Site.

Richmond Deer Park, Bushy Park and Hampton Court are Registered Park and Gardens, with Hampton Court also a Scheduled Monument.

There is Metropolitan Green Belt to the south-west of the Site within Hampton, adjacent to the River Thames.

At a Borough Level the Site is allocated as "Other Open Land of Townscape Importance" in Policy DM 03 of the Development Management Plan (adopted 2011). This Policy is outlined in detail in Appendix 2 and TVIA Chapter 4.

Also at a Borough Level, the following buildings are designated as "Buildings of Townscape Merit", the locations of which are illustrated on Figure 3: Site Appraisal Plan.

- nos. 75 and 77 Kingston Lane to the east of the Site; and
- nos. 36 and 38 Udney Park Road to the west of the Site

# The Site



# Site Appraisal



## LANDSCAPE AND TOWNSCAPE CHARACTER

### Published Studies

The Site is covered by a number of published landscape/townscape studies which provide descriptive analysis of the landscape/townscape as well as guidelines for managing future change. The relevant studies are summarised below with the full publications included in Appendix 3 of the TVIA and the relevant areas illustrated on Figure 4: Published Landscape Character Studies in the TVIA.

### National

Natural England National Character Area 115: Thames Valley (NCA 115), 2012

NCA 115 is characterised as a mainly low-lying, wedge-shaped area, widening from Reading to London and unified by the River Thames. The landscape is a very diverse pattern of urban and suburban settlements, with associated infrastructure, commons, woodlands and historic parks.

The key characteristics relevant to the townscape surrounding the Site are:

- *“Flat and low-lying land, rising to low, river-terraced hills...;”*
- *“The river is closely associated with numerous historic places and cultural events, such as the signing of Magna Carta at Runnymede. Tourists from all over the world are drawn to the rich heritage of the area, flocking to attractions like Hampton Court Palace and Windsor Castle; and”*
- *“The area is important for recreation, both for residents and visitors. Historic parkland and commons provide access to green space, the Thames Path National Trail runs the length of the NCA, and a variety of activities are enjoyed on the river and other waterbodies.”*

The fact that the Site does not provide public access and enable recreation for residents positions it contrary to one of the key characteristics of the NCA.

The Statements of Environmental Opportunity (SEO) for NCA 115 relevant to the Site and the Proposed Development are:

- *“Plan for the enhancement of the area’s rivers, and the expansion of their operational flood plains and associated wetland habitats, aiding the regulation of water flow, improving water quality, benefiting biodiversity, and reinforcing cultural heritage and landscape (SEO 1);”*
- *“Maintain existing greenspace and plan for the creation of green infrastructure associated with the significant projected growth of urban areas, to reduce the impact of development, to help reduce flooding issues, and to strengthen access and recreation opportunities. Seek links from urban areas to wider recreation assets such as the Thames Path National Trail, National Cycle Routes, and the river and canal network, and promote the incorporation of best practice environmental measures into any new development (SEO 3); and”*
- *“... increase woodland for carbon sequestration, noise and pollution reduction, woodfuel and protection from soil erosion, while also enhancing biodiversity, sense of place and history SEO 4.”*

### Borough

London Borough of Richmond Supplementary Planning Document: Design Quality (adopted 2006)

This SPD is intended to guide and promote the highest quality of design, by focusing on the general principles of design quality.

The section on ‘Urban Form & Character Areas’ identifies that the environmental character of the Borough since the 19th century has resulted in a group of urbanised areas, connecting former villages which are interspersed with open space.

The Site is on the southern edge of the Strawberry Hill and Teddington East Character Area, and immediately adjoins the Hampton Wick and South Teddington



# Local Area Context

LEGEND		Sun Path
		Viewpoint
		Buildings of Townscape Merit
		Red Line Boundary
		Thames Lea pipeline



1 - Kingston Lane - Thick foliage & trees to boundary with earth verge



2 - Kingston Lane - Thick foliage with railings & trees to boundary with earth verge



3 - Kingston Lane - Metal railings & trees to boundary with intermittent pavement



4 - Cromwell Road - Hedge boundary & pavement










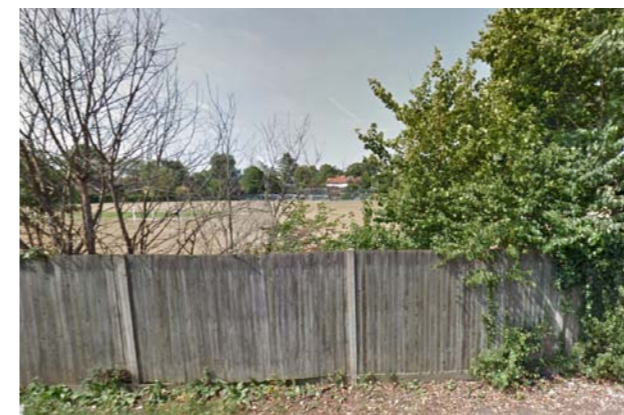
5 - Udney Park Road - Timber panelled boundary wall & grass verge



6 - Udney Park Road - Timber panelled boundary wall & grass verge

# Permeability

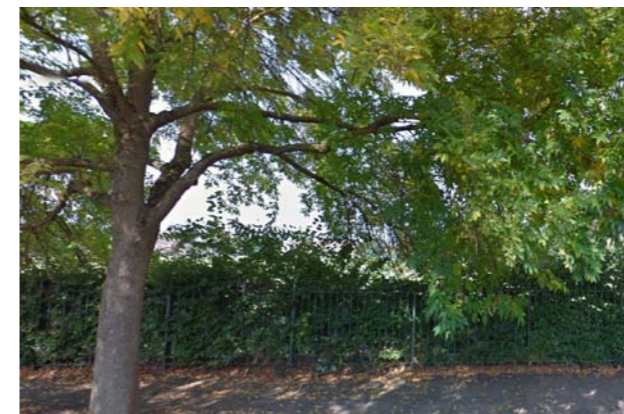
LEGEND		Thames Lea Pipeline		Existing Inspection Chambers
		Viewpoint		Boundary condition - timber fence / building mass
		Buildings of Townscape Merit		Boundary condition - railings with hedge
		Existing Trees		Boundary condition - railings - good viability



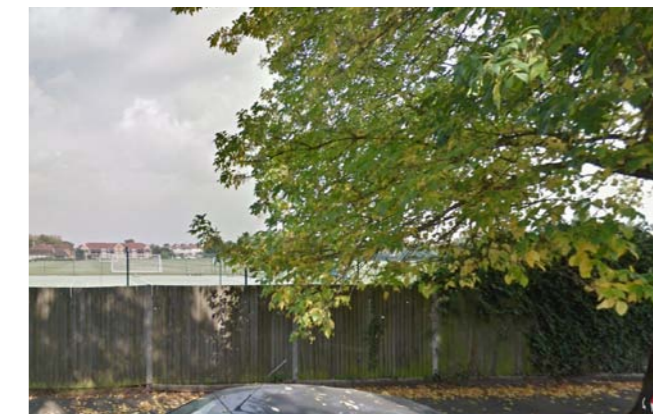
1 - Kingston Lane - Thick foliage & trees to boundary



2 - Kingston Lane - Thick foliage & trees to boundary (View from site)



3 - Cromwell Road - Hedge with metal railings



4 - Cromwell Road - Timber panels to boundary



5 - Udney Park Road - Timber panelled boundary wall



6 - Udney Park Road - Metal railings to boundary with avenue of trees

Character Area (note these areas are annotated as Hampton Hill and South Teddington on SPD Figure 6).

### **Strawberry Hill and Teddington East Character Area**

This character area is elongated in form, extending northwards from Cromwell Road with the Site covering 2.5% of the Strawberry Hill and Teddington East character area.

The Strawberry Hill and Teddington East Character Area is described as:

*“A suburban character area less tightly developed than Twickenham with small pockets of open space and large gardens with a significant number of trees. Teddington High Street retains a mix of attractive Victorian and Edwardian shopping parades (some with original shop fronts) and Artisan Cottages in small side streets. Strawberry Hill House and grounds exhibits an exuberant Gothic style. The Strawberry Hill residential area is leafy and contains a mix of large older home and twentieth century infill houses and flats.”*

### **Hampton Wick and South Teddington**

5.11 The Hampton Wick and South Teddington character area, to the south of the Site and Cromwell Road, is described as:

*“The old village centre of Hampton Wick has a strong village character through uniform building styles and narrow winding streets. South of the railway line development is mostly Georgian, Victorian and Edwardian and small in scale with a tree lined backdrop relating to Hampton Court Park. North of the railway line there is more variation in style and age of residential development. Houses to Lower Teddington Road and the River are more substantial in scale and there are a number of modern residential apartment blocks.”*

### **Hampton Hill and Teddington West Character Area**

The Hampton Hill and Teddington West Character Area, to the west of the Site

and adjoining residential properties on the west side of Udney Park Road, is described as:

*“Hampton Hill High Street maintains its village character, composed of Victorian shops (converted from cottages), some listed houses, a picturesque backdrop of trees from Bushy Park and a pleasant arrangement of neighbouring residential streets. Most of the area is residential with a predominantly Victorian and Edwardian character of uniform semi-detached homes in avenues of mature trees. There are also many pockets of modern designed terraced housing and flats arranged in courts and parklands with a high standard of landscape quality.”*

This SPD outlines the need to understand the functions of a place as well as the connections and spaces between buildings, highlighting:

- Character;
- Continuity and Enclosure;
- Public Realm;
- Ease of Movement;
- Legibility;
- Adaptability; and
- Diversity.

Chapter 2 of the SPD outlines the need for a character and context appraisal to be carried out, such that new development is grounded in what is special about a place and that there is an understanding between the Site and the street.

Key themes for Townscape are:

*“Building forms, local vernacular and heritage, enclosure, views and landmarks.”*

Townscape considerations are:

- *“What are the local building forms in terms of scale, form, height, massing and layout?”*
- *What is the local vernacular - detailing, fenestration, materials, texture and colour?*
- *What is the sense of enclosure and-gaps and frontages;*
- *What is the character of the local roofscape - how will the proposal affect the local or Borough wide skyline?;*
- *How can development make the most of views into or out of the site;*
- *How do local buildings deal with changes in level; and*
- *Are there any landmarks and how does the site relate to them?”*

### **Local Character Areas defined by Field Work**

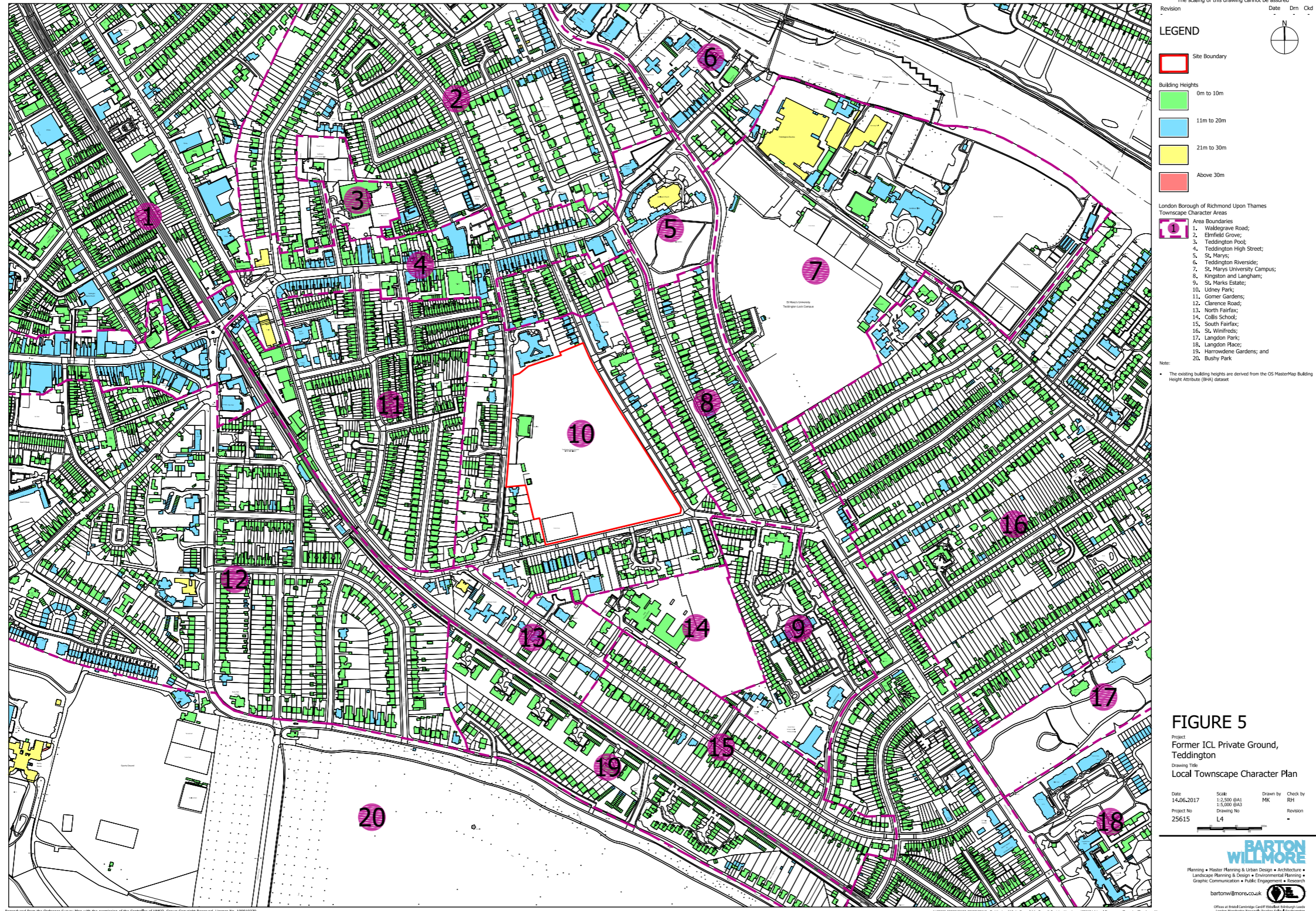
To provide a finer level of detail on the townscape character surrounding the Site, given the larger extent of the SPD character areas relative to the smaller extent of the Site, and to address the townscape questions raised within the Design Quality SPD, a local townscape character assessment has been undertaken via field work.

With reference to Figure 5: Local Townscape Character the field work has identified the following 20 townscape character areas (TCA) and which are outlined in full in Appendix 4 of theTVIA.

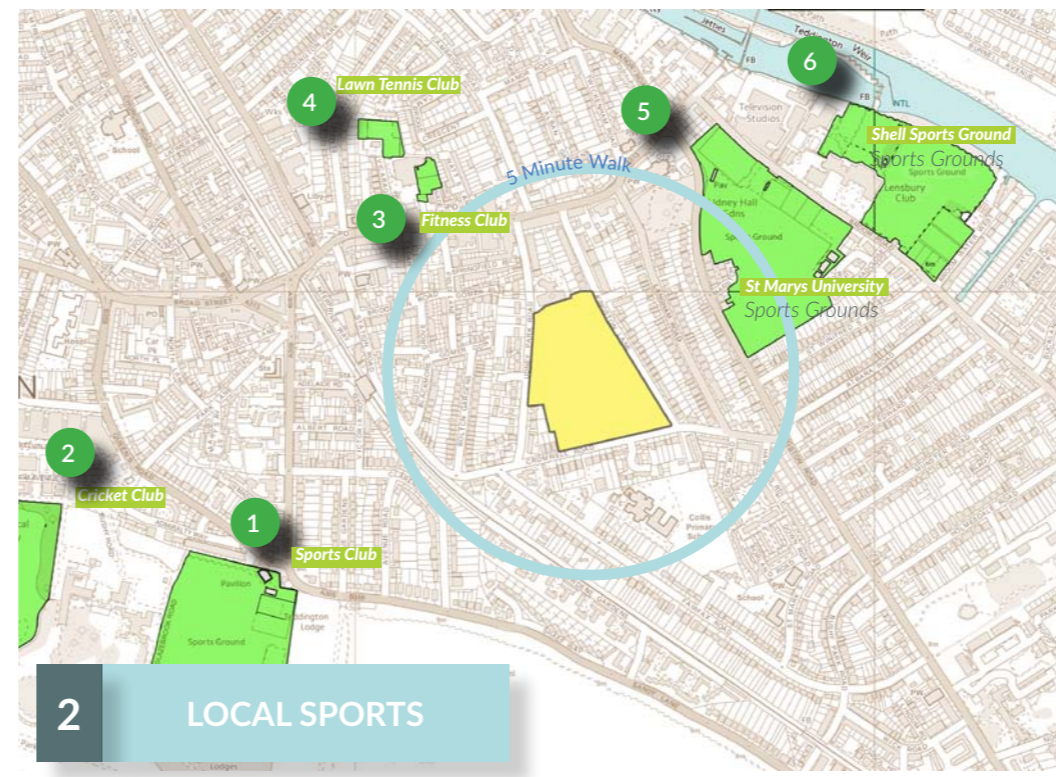
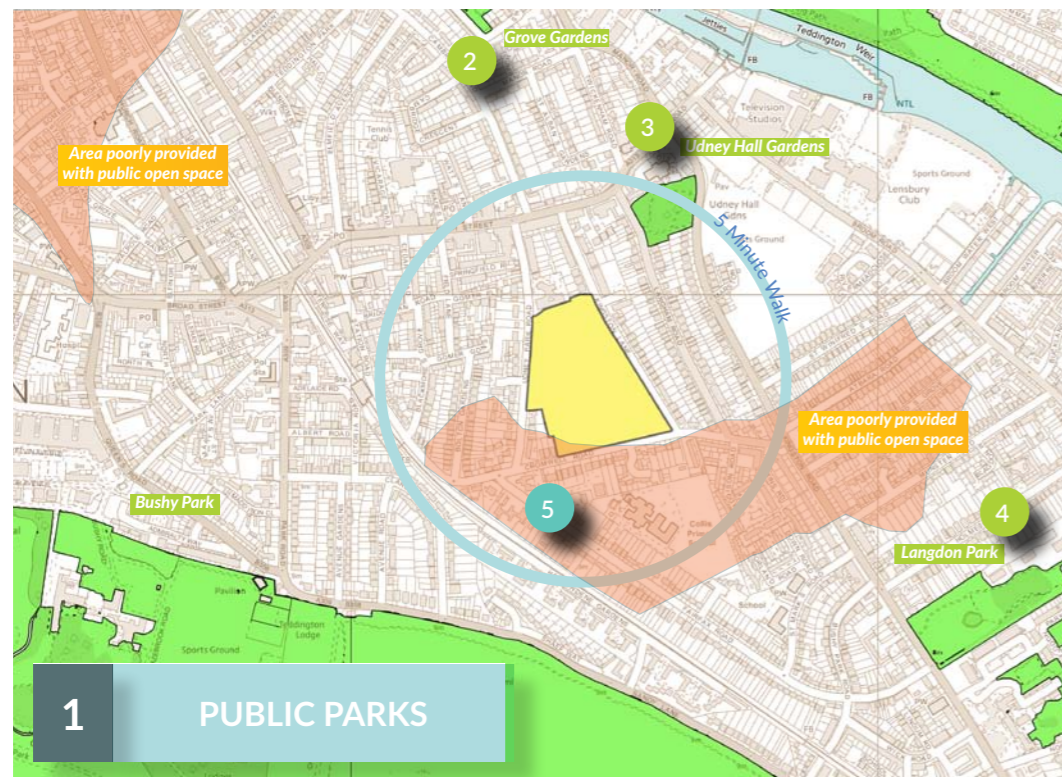
- TCA 1: Waldegrave Road;
- TCA 2: Elmfield Grove;
- TCA 3: Teddington Pool;

- TCA 4: Teddington High Street;
- TCA 5: St. Marys;
- TCA 6: Teddington Riverside;
- TCA 7: St. Marys University Campus;
- TCA 8: Kingston and Langham;
- TCA 9: St. Marks Estate;
- TCA 10: Udney Park;
- TCA 11: Gomer Gardens;
- TCA 12: Clarence Road;
- TCA 13: North Fairfax;
- TCA 14: Collis School;
- TCA 15: South Fairfax;
- TCA 16: St. Winifreds;
- TCA 17: Langdon Park;
- TCA 18: Langdon Place;
- TCA 19: Harrowdene Gardens; and
- TCA 20: Bushy Park.

Figure 5: Local Townscape Character Plan



# Nearest Open Spaces



## 1. PUBLIC PARKS & GARDENS

*Local public parks & gardens surrounding the Teddington site showing a large area considered to be poorly provided with open space*

- 1 BUSHY PARK  
Historic Parklands & Gardens
- 2 GROVE GARDENS  
Public Open Space
- 3 UDNEY HALL GARDENS  
Public Open Space
- 4 LANGDON PARK  
Other site of Nature Importance
- 5 Area poorly provided with public open space

## 2. LOCAL SPORTS GROUNDS

- 1 NPL SPORTS CLUB
- 2 TEDDINGTON CRICKET CLUB
- 3 TEDDINGTON POOLS & FITNESS CLUB
- 4 TEDDINGTON LAWN TENNIS CLUB
- 5 ST MARY'S UNIVERSITY
- 6 SHELL SPORTS GROUND

## 3. OTHER OPEN GROUND OF TOWNSCAPE IMPORTANCE

*Includes schools & other non-public open ground areas*

# Vehicle and pedestrian movement



	Vehicular Traffic
	Pedestrian Movement

In summary, the Site is situated within a varied townscape, such that whilst there is a prevailing pattern of 2 to 3 storey residential properties, they are interspersed with larger scale buildings and small scale parks. The scale and mass of the residential properties are often extended by the fact they have large scale pitched roofs, or have introduced dormer or skylight windows into the roofscape.

The larger scale buildings are often located at junctions or interchanges along the High Street (Harlequin or the former Church of St. Mary), within residential streetscapes (Cambridge House or the Langdon Building), adjacent to the River Thames (Regatta House), or associated with recreational grounds (The Lensbury Building).

The facades of these larger scale building are mainly brick or render, with either extensive fenestration or symmetrically aligned windows across the façade with detailing around window frames or at the corner of buildings via quoining. The roof profiles of these larger scale buildings are also varied, including both flat and pitched roof lines, and overall the upper storeys step back from the main façades either as a result of the pitched or mansard roof lines.

Where larger buildings are located within landscaped or recreational settings, they have an asymmetrical relationship with their landscaped grounds.

### **TCA 10: Udney Park**

The Site is within TCA 10: Udney Park which covers part of Kingston Lane, Cromwell Road, Udney Park Road and playing fields in private use (the Site). This area forms its own townscape character area due to the enclosed physical and visual relationship between the built form and the playing fields, compared to the wider townscape pattern of built form located adjacent to the street pattern rather than around a private space

TCA 10 reflects the wider townscape pattern of a mixture of residential properties with a uniform scale of 2 and 3 storey Victorian or Edwardian properties interspersed with larger scale massing via Fullerton Court (4 storeys) and long building plots with terraced properties as exemplified by nos. 28-32

Udney Park Road.

Kingston Lane forms the eastern edge of TCA 10 and is the narrowest of the road networks, with residential properties and pavement only on the eastern side of the road. There are also a lower number of street trees compared to Cromwell Road and Udney Park Road, but similarly to these roads, Kingston Lane is lit. The built form is a consistent pattern of 2 storey Victorian and Edwardian semi-detached and detached properties with pitched roofs, predominantly constructed of brick and with off-street parking. Detailing within these properties is limited to around windows or balconies. At the northern end of TCA 10 there is larger scale massing with the post war Victoria Court at 3 storeys in height, which is notably of a lower aesthetic façade treatment than the surrounding properties.

Cromwell Road forms the southern part of TCA 10 and is wider than Kingston Lane with pavements on both sides of the road, as well as a higher number of street trees. The properties on the eastern end of Cromwell Road are post war, with a mixture of light brick or cream render and between 2 to 4 storeys in height. Those at the western end of Cromwell Road, within TCA 10, are 4 storeys in height with basements and first floor access via steps. Facades are a mix of pale or red brick with white window surrounds and occasional balconies. The properties are off-set from Cromwell Road, to enable off-street parking. Cromwell Road is also lit.

Udney Park Road forms the western part of TCA 10 and consists of properties on both sides of the road, as well as pavements or grassed edges and street trees. The exception to this is the east side of the road, as there are no properties to the north and south of the clubhouse, where the road sits immediately adjacent to the ICL Grounds. It is this area where the grass verge has become an ad hoc footway. At the northern end of Udney Park Road (within TCA 10) there are 3 storey Victorian properties off-set from the road, similarly to enable off-street parking, and either with brick or cream facades. In the central part of Udney Park Road are terraced properties (nos.28-32), equating to 3 storeys as a result of their lower ground levels and occupied mansard roofs, extending in plot sizes up to 60m in horizontal length.



# Architectural Characteristics



**1 - Fullerton Court** - over-55's retirement apartments



**2 & 3 - Kingston Lane** - 'Virginia House', over-60's sheltered housing; Edwardian Family Houses / Villas



**4 & 5 - Cromwell Road** - New-built villas and purpose-built residential blocks



**6 - Udney Park Road** - New-built terraces



**7 - Udney Park Road** - Victorian terraces



**8 - High Street** - Victorian & Edwardian villas

Fullerton Court at the northern end of TCA has a plot width of 55m and is 3 storeys with a large pitched roof, equating to 4 storeys. The red brick façade is punctuated by a symmetrical arrangement of fenestration, although there is no articulation to break up the overall massing of the building, except for white banding along the eaves.

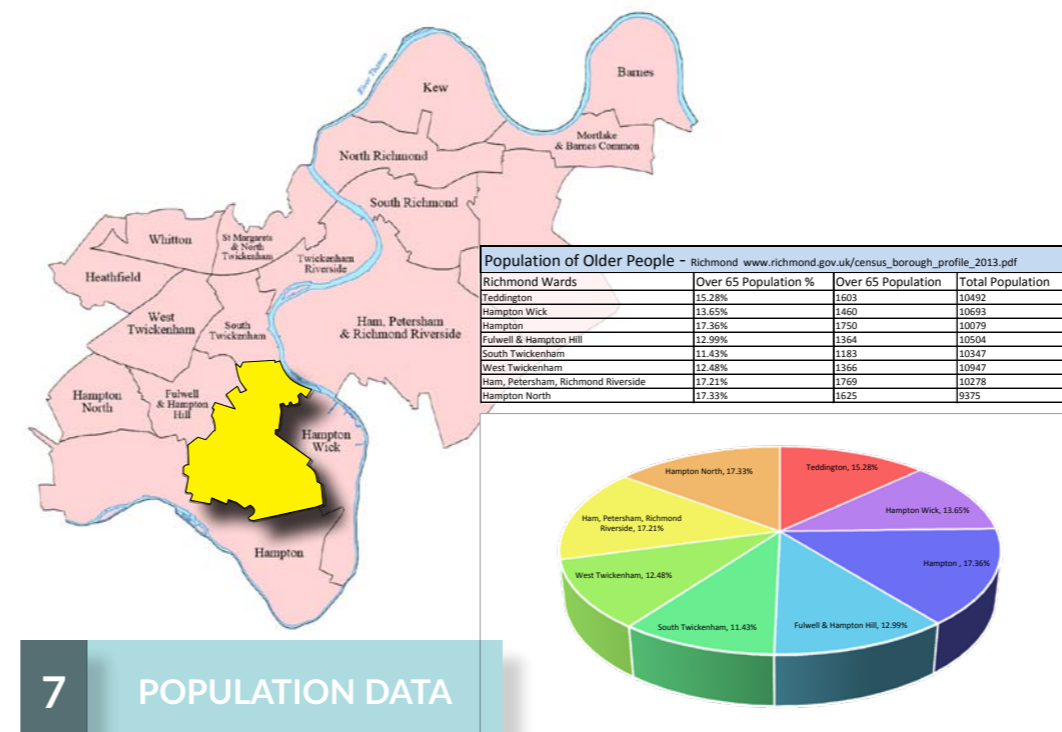
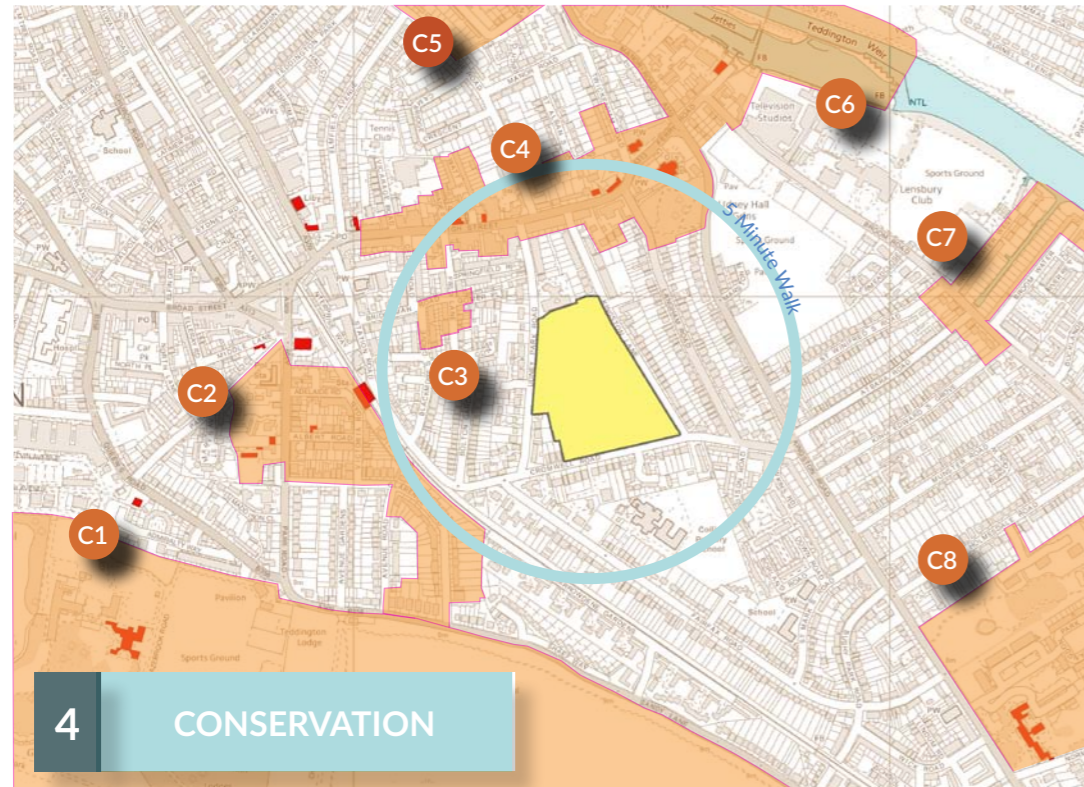
Within the playing fields (the Site) there is a 2 storey brick property with a large pitched roof (equating to 3 storeys) bordered by a low hedge. The built form steps down in scale to 1 storey on the eastern side, along with a covered brick colonnade adjacent to the former playing fields.

5 There is a more enclosed character to Udney Pak Road and Kingston Lane compared to Cromwell Road, as a result of the increased vegetated character and narrower road widths. Parts of the former playing fields are also partially screened from Kingston Lane by existing vegetation bordering the Site or from Udney Park Road by the club house

In relation to the Design Quality SPD, TCA 10: Udney Park is considered to reflect the 'Mixed Context':

*"In mixed streets where there is greater variety in character, contextual design cues will be more diverse. This may present the opportunity for a more original approach which follows key components where harmony exists, such as the building line or established building height, but introduces a more distinctive composition."*

# Conservation Areas, Local services, Public Transport



## 4. CONSERVATION AREAS

Areas of 'Special Architectural or Historic Interest including Listed Buildings as selected by 'Historic England'.

- C1 BUSHY PARK**  
Historic Parklands & Gardens listed grade 1. Listed buildings include Bushy House (grade 2 listed) built for Lord Halifax in the 18 Century.
- C2 PARK ROAD**  
Historic area where development began in the 18 Century. Includes the Teddington Railway Station.
- C3 BLACKMORES GROVE**  
Development began in the mid 19 Century. A small group of listed terraced cottages.
- C4 HIGH STREET**  
Development began in the Medieval period. A number of 18 Century buildings still exist including 'St Albans Church', 'Elmfield House' & 'The Oak Cottage'.
- C5 The Grove Estate**
- C6 Teddington Lock**
- C7 Broom Water**
- C8 Normansfield**  
A site that includes a hospital built in 1868 by Dr Langdon-Down.

## 5. SHOPPING AREAS

The site in relation to the High street shopping area & other key amenities.

## 6. PUBLIC TRANSPORT LINKS

The site in relation to Public Transport services.