

3.0 Significance

3.1 Introduction

In order to assess the potential impact of the proposed scheme upon the heritage interest of the site and the wider conservation area, it is necessary first to define the significance of the church and of its role in the conservation area.

The following assessment of significance uses Historic England's Conservation Principles (2008), which provides tools for understanding the significance of buildings and places in relation to the following values:

- **Evidential (or archaeological) value** – the physical aspects of a building that yield evidence about its past.
- **Historical value** – the extent to which the building is associated with or illustrative of historic events or people.
- **Aesthetic (architectural / artistic) value** – includes the importance of buildings or places for their design, visual, landscape and architectural qualities.
- **Communal value** – includes the importance of buildings or places to societies and communities, including for local identity.

The assessment of the conservation area and the site's role within it draws upon the methodology outlined in Historic England's *Conservation Area Designation, Appraisal and Management* (2016).

Evidential (or archaeological) value

Given the long construction history of the church and number of different phases, there is considerable potential for building archaeology. Investigatory works, such as removing sections of wall plaster or the ceiling inside the building, might well shed new light on its chronology and pattern of evolution. This needs to be weighed against the fact that all the alterations and additions to the original medieval fabric of the church from the 16th century onward have to a degree overwritten or even obliterated older fabric. However, if the potential for below-ground archaeology, which might well provide information about the foundation and early history of the parish, is taken into account, then judged overall the evidential value of the site is high.

Historical value

St Mary's Church constitutes a record of how a tiny chapel serving an isolated hamlet, probably founded in the late Saxon period, was adapted and expanded during the course of its history to serve what first became a genteel suburban retreat, then eventually a suburb of Greater London. This record demonstrates how a small building was enlarged to provide greater capacity for a growing population, and also how it was adapted to suit changing liturgical fashions. Thanks to the fact that it was abandoned after it was superseded by St Alban's, it retained its character as a Middlesex village church. Rapid expansion in the later 19th and 20th centuries largely obliterated

Teddington's rural character, making St Mary with St Alban important as one of the few surviving buildings which embodies its history. It therefore has high **illustrative** historical value.

The unusually large number of nationally significant people in a number of fields – science, drama, poetry, architecture and journalism – who were parishioners of the church and thus were buried and commemorated in it, gives St Mary with St Alban high **associative** historical significance. In the case of Stephen Hales, this significance is exceptionally high, not simply because of his long incumbency, but also because the form of the building owes so much to the alterations that he made to it.

Aesthetic (architectural / artistic) value

Assessing the aesthetic significance of the church presents some contradictions. Although it is probably an ancient foundation, there is no substantial amount of fabric surviving from before the early 16th century. Yet despite the relatively recent date of much of the building (that is, relative to churches elsewhere of similar antiquity), the architectural evolution is surprisingly complex, and more typical of a slow-growth medieval building. The result of the numerous alterations is that there is work from several periods and in several different styles – Tudor, Palladian, Georgian Gothick and High Victorian – none of which dominates enough to define its overall character. Every period has made a contribution characteristic of its date, yet no one phase is pristine or represents an exceptional example of work of that date or style. No nationally significant architects are associated with any of the fabric. The north elevation, for instance, is recognisably Palladian in inspiration, but modest in scale and restrained in character (it is astylar, for instance). The inserted Tudor Gothic tracery, while of good quality in itself, is at odds with the original design and detracts from its architectural purity. Yet at the same time, there is no viewpoint in which this elevation dominates to a degree that the church appears as entirely a product of mid-18th century Palladianism – it is manifestly not the product of a single controlling aesthetic. The most significant individual features of the building, artistically speaking, are the 18th and 19th century memorials and the fittings imported from St Alban's. Yet viewed on its own terms – as an unpretentious, pleasingly irregular, picturesque and intimately scaled building – the church's aesthetic significance is considerable.

The setting makes an important contribution to this significance. A key element in this is the churchyard, which increased in size in the 19th century before new development started to encroach on the wider setting. It has ensured that the church has remained surrounded by green space, even though the character of Teddington changed at this period from rural to suburban. Many of the tombs have intrinsic aesthetic and historical significance and all of them have an historical aesthetic and functional relationship with the building. The church has a limited amount of group value with the few surviving buildings located in the vicinity dating from pre-railway-era Teddington, such as Peg Woffington's cottages. However, its aesthetic impact derives to at least an equal degree from the contrast with its surroundings. When it is approached from suburban thoroughfares such as Kingston Road, the encounter comes as a surprise. Many old village churches were rebuilt as London expanded in the latter half of the 19th century, but it is unusual for one to be retained, especially in such close proximity to its successor. The contrast with the

cathedral-like scale and architectural character of the former Church of St Alban is striking and particularly effective. Judged overall, therefore, its aesthetic value of St Mary with St Alban's is high.

Communal value

As the oldest place of public worship in Teddington, which has functioned almost continuously since its foundation, the communal value of St Mary with At Alban's is high. For many centuries the church was the only place of worship in the village. Although several other Anglican churches were put up in the 19th and 20th centuries Teddington expanded, its antiquity gives it a special status among them. It has always been one of the most important centres of the community, which has borne witness on countless occasions to religious commemorations of important stages in the lives of its parishioners. As an important local landmark in a prominent location, with paths passing through the churchyard that are well used, the church also plays a role in the life of a large number of people outside its worshipping community. The affection in which the building has long been held can be gauged from the success of the fund-raising campaign to save it from dereliction of the 1930s.

3.2 Former church of St Alban (now Landmark Arts Centre)

St Alban's has high illustrative historical significance as a testimony to the radical changes in the character of Teddington brought about by the arrival of the railway, the ensuing population boom and its transformation from a Middlesex Thameside village to a London suburb. It also has high illustrative historical significance as a testament to the confidence and triumphalism of Anglo-Catholicism in the late 19th century. However, given that the building has not been used for its original purpose since the 1970s, the core special interest of St Alban's now lies in its aesthetic significance as an ambitious, grandly conceived work of the later Gothic Revival. Although its designer built little and is not considered a major figure in the history of Victorian ecclesiastical architecture, the scale and quality of execution of the building more than compensate for this.

To some degree, the building derives aesthetic significance from its incomplete state, which tempers its grandeur with a slight impression of pathos. It also derives aesthetic significance from its setting. The church takes advantage of its prominent location at the junction of Ferry Road with Kingston Road and Manor Road. It benefits from a park-like setting, from the longer-range views across Udney Hall Gardens to the south, and being surrounded to the east and north by mature trees. There is also group value with the former vicarage and late 19th and early 20th century housing on Kingston Road and Ferry Road. The contrast with St Mary with St Alban, described above, emphasises the building's scale. This is best appreciated from the north side of the churchyard, from where it can be seen towering above the older building, and from the crossroads when Kingston Road meets Ferry Road, although these views are to a degree seasonable because of the tree cover. However, this grandeur is diminished by the early 1990s housing to the west, which crowds the building, is wholly unsympathetic in style and weakens its visual relationship with Teddington High Street.

3.3 The Teddington Lock Conservation Area

The significance of the Teddington Lock Conservation Area lies firstly in its antiquity. This is where the medieval village grew up, where its manor house was located and where its church still stands. The church and the handful of vernacular buildings still embody the rural character that Teddington once possessed and has now almost entirely lost. The Conservation Area also covers historically significant topographical features, which defined the early development of the village: the intersection of Ferry Road with the original route from Isleworth to Kingston, the river front, the grounds of Udney Hall.

However, a key part of its special interest lies in its historical significance for illustrating the changing relationship of Teddington with these features in the decades following the arrival of the railway. The old intersection was bypassed in the 19th century, when a through route bypassing the dog leg was built. This came to take prominence over the old village street and in time made the southern end of Twickenham Road where the church stands into a residential backstreet. It also shows how the 'working' front of the river, from which the ferry once departed, became a desirable residential area and place of leisure. The ferry was superseded by a footbridge and the river front was landscaped, allowing residents to take walks there. Working boats were joined by pleasure craft. The grounds of Udney Hall were transformed from a private domain into a public park and the demolition of the house means that it is not apparent that it was ever anything other than a municipal open space.

The Conservation Area has a high concentration of architecturally significant buildings, including two listed at Grade II*, and these also contribute greatly to its significance. But it is not architecturally uniform. While the older buildings surviving from the rural Teddington are an important feature, they are scattered and do not define the overall character of the Conservation Area because of the high volume of later construction. Buildings from the later 19th and early 20th centuries predominate, but show considerable stylistic variation. Neo-Gothic, Neo-Tudor, Arts and Crafts, Italianate and the various styles used by late Victorian speculative developers are all in evidence. There are also late 20th century blocks of flats at the west end of the former church of St Alban's and between Manor Road and the river front. Though their stylistic treatment is very different to the older buildings and in some cases the juxtaposition produces unhappy contrasts, the varied architectural character of the Conservation Area allows for a certain amount of latitude.

Peg Woffington's cottages are unusual in having a continuous frontage and very shallow front gardens. Given the affluent nature of the growing suburb and, initially, ready availability of land, most of the houses sit in large plots and are low-rise. The villas on Twickenham Road and at the east end of Ferry Road are semi-detached. Although the latter rise to three and four storeys, the impact is mitigated by the spacious grounds to the front and rear. The former church of St Alban and the blocks of flats along the river front to the north of the crossroads are unusual and atypical in the locality for their considerable scale, but again, the impact on smaller surrounding buildings is mitigated by areas of greenery, such as Manor Road recreation ground, and the large number of mature trees.

4.0 Policy

4.1 National Planning Policy Framework

The NPPF seeks to streamline national planning policy into an integrated set of priorities, structured around the central theme of sustainable development, ‘which should be seen as a golden thread running through both plan-making and decision-taking’ (paragraph 14). In order to successfully deliver sustainable development, the NPPF makes it clear that ‘business should not be overburdened by the combined requirements of planning expectations’ and that ‘planning policies should recognise and address potential barriers to investment’. Paragraph 7 states that:

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- *An economic role – contributing to building a strong, responsive and competitive economy...;*
- *A social role – supporting strong, vibrant and healthy communities... by creating a high quality built environment... ; and*
- *An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy; ...*

Core Planning Principles

The NPPF also sets out 12 ‘core planning principles’ that should underpin both plan-making and decision-taking. These include that planning should:

- *Proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs...;*
- *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*
- *Take account of the different roles and character of different areas, promoting the vitality of our main urban areas...;*
- *Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;*
- *Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*
- *Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.*

Good design

The NPPF also requires high quality design within the built environment, stating in paragraph 56 that:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57 states that:

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Paragraph 58 states that:

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;*
- *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;*
- *are visually attractive as a result of good architecture and appropriate landscaping.*

Paragraph 61 adds:

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Conserving and enhancing the historic environment

Chapter 12 of the NPPF (paragraphs 126 to 141) sets out the national planning policies on the historic environment. Paragraph 126 states that: ‘Heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance’. The guidance continues to place the assessment of the significance of heritage assets and the impact of proposed development on this at the heart of planning for the historic environment, as follows:

Paragraph 128 states:

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.

Paragraph 129 states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 131 states:

In determining planning applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 137 sets out as a general principle that

Local planning authorities should look for opportunities for new development within Conservation Areas... to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Regarding the impact of the proposed alterations on No. 322 St John Street and on the New River Conservation Area, paragraph 133 states that

Where a proposed development will lead to substantial harm to... a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (...)

and paragraph 134 states that

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Concerning the obligations incumbent on the developer, paragraph 137 states that local authorities:

...should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

4.2 Regional planning policy

The London Plan (March 2015, incorporating Further Alterations to the London Plan)

This document is an overall strategic plan, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years. It is meant to ensure that there is ‘general conformity’ between each London Borough’s Local Development Plans and provides general guidance on spatial development within all London Boroughs.

The specific policies within the London Plan that are relevant to consider in this case are as follows.

Policy 7.4 ‘Local Character’ requires that:

Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.

The approach to architecture is discussed in Policy 7.6, which states as a general strategy that:

Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

It goes on to set out the following policies guiding the decision-making process.

Buildings and structures should:

- a. Be of the highest architectural quality;*
- b. Be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm;*
- c. Comprise details and materials that complement, not necessarily replicate, the local architectural character;*

[...]

- f. Provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces;*
- i. Optimise the potential of sites.*

Policy 7.8 states that, as a general policy guiding the design of proposals which will have an impact on heritage assets:

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

4.3 Local policy

London Borough of Richmond Core Strategy (adopted April 2009)

CP7 Maintaining and Improving the Local Environment

7.A Existing buildings and areas in the Borough of recognised high quality and historic interest will be protected from inappropriate development and enhanced sensitively, and opportunities will be taken to improve areas of poorer environmental quality, including within the areas of relative disadvantage of Castlenau, Ham, Hampton Nurserylands, Heathfield and Mortlake.

7.B All new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. Proposals will have to illustrate that they:

- i. are based on an analysis and understanding of the Borough's development patterns, features and views, public transport accessibility and maintaining appropriate levels of amenity;
- ii. connect positively with their surroundings to create safe and inclusive places through the use of good design principles including layout, form, scale, materials, natural surveillance and orientation, and sustainable construction.

CP10 Open Land and Parks

The open environment will be protected and enhanced. In particular:

10.A The Borough's green belt, metropolitan open land and other open land of townscape importance, World Heritage Site (Royal Botanic Gardens, Kew), land on the Register of Parks and Gardens of Special Historic Interest, green chains and green corridors will be safeguarded and improved for biodiversity, sport and recreation and heritage, and for visual reasons.

10.B A number of additional areas of open land of townscape importance will be identified, which will be brought forward through the Development Allocations DPD. [...]

London Borough of Richmond Development Management Plan (adopted November 2011)

Policy DM HD 1: Conservation Areas - designation, protection and enhancement

The Council will continue to protect areas of special significance by designating Conservation Areas and extensions to existing Conservation Areas using the criteria as set out in PPS 5 and as advised by English Heritage. The Council will prepare a Conservation Area Appraisal and Management Plan for each Conservation area, these will be used as a basis when determining proposals within or where it would affect the setting of, Conservation Areas together with other policy guidance. Buildings or parts of buildings, street furniture, trees and other features which make a positive contribution to the character, appearance or significance of the area should be retained. New development (or redevelopment) or other proposals should conserve and enhance the character and appearance of the area.

Policy DM HD 2: Conservation of Listed Buildings and Scheduled Ancient Monuments

The Council will require the preservation of Listed Buildings of special architectural or historic interest and Ancient Monuments and seek to ensure that they are kept in a good state of repair by the following means:

1. consent would only be granted for the demolition of Grade II Listed Buildings in exceptional circumstances and for Grade II* and Grade I Listed Buildings in wholly exceptional circumstances following a thorough assessment of their significance;
2. retention of the original use for which the listed building was built is preferred. Other uses will only be considered where the change of use can be justified, and where it can be proven that the original use cannot be sustained;
3. alterations and extensions including partial demolitions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, historic fabric and detailing of the original building. With alterations, the Council will normally insist on the retention of the original structure, features, material and plan form or features that contribute to the significance of the asset. With repairs, the Council will expect retention and repair, rather than replacement of the structure, features, and materials of the building which contribute to its architectural and historic interest; and will require the use of appropriate traditional materials and techniques;
4. using its legal powers to take steps to secure the repair of Listed Buildings, where appropriate;
5. protecting the setting of Ancient Monuments and Listed Buildings where proposals could have an impact;
6. taking a practical approach towards the alteration of Listed Buildings to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.

Policy DM HD 3: Buildings of Townscape Merit

The Council will seek to ensure and encourage the preservation and enhancement of Buildings of Townscape Merit and will use its powers where possible to protect their significance, character and setting, by the following means:

1. consent will not normally be granted for the demolition of Buildings of Townscape Merit;

2. alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, and detailing of the original building. The structure, features, and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques;
3. any proposals should protect and enhance the setting of Buildings of Townscape Merit;
4. taking a practical approach towards the alteration of Buildings of Townscape Merit to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.

Policy DM HD 4 - Archaeological Sites

The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting.

Policy DM HD 7 - Views and Vistas

The Council will seek to protect the quality of views indicated on the Proposals Map. It will also seek opportunities to create attractive new views and vistas and, where appropriate, improve any that have been obscured.

5.0 Assessment of proposals

5.1 Background

The fortunes of the parish have changed very much for the better since the decision to close St Alban's and hold all worship at St Mary's was taken in the early 1970s. The worshipping community is far bigger: as of April 2014, there were 375 names on the Electoral Roll (an increase of 10 percent from 2013) and more than 100 children on the Sunday School register. In addition to regular, well attended services, the church is used as a venue for a range of other purposes, including concerts, a flower festival, sporting event celebrations and educational visits.

However, the increased use of the building has made its shortcomings more apparent. No substantial changes to the facilities have been made since it was brought fully back into use. There is no toilet and so people using the building have to use the one in the parish hall on Langham Road. A kitchen is required so that the parish can provide light refreshments at the ends of services and during other events in the church. A separate space is also required for PCC meetings, Bible study classes, a crèche and Children's Church. The last of these is currently held in the parish hall, which involves escorting around small children across the busy Ferry Road. There is a lack of storage space for vestments, musical instruments, furniture, gardening equipment used in maintaining the churchyard and all the other accoutrements of a busy parish.

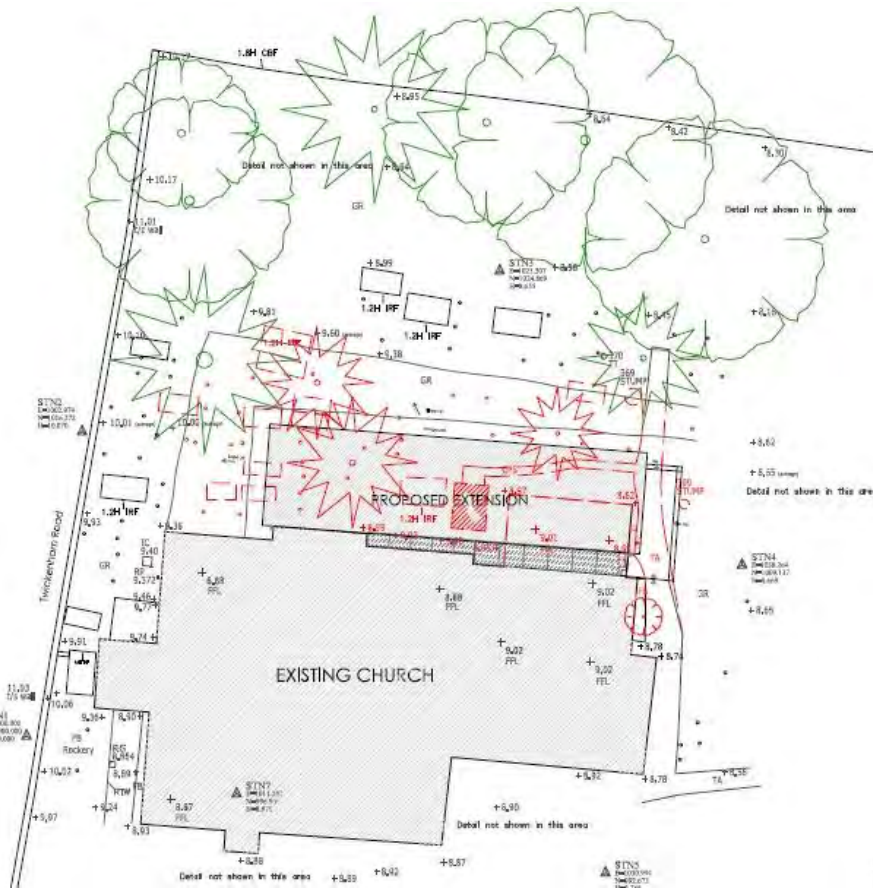
5.2 The Proposed Scheme

To meet the needs outlined above, it is proposed to build a single-storey extension onto the north side of the church. The existing choir vestry will be demolished, as will be the adjacent wooden toolshed. There are three graves on the site: human remains will be left in situ, although it is proposed that the grave stones which are within the proposed footprint of the new extension should be lifted and re-positioned against the boundary wall to the west side of the Churchyard. Four trees, including two Cypresses, will be removed. The sill of the central window in the north elevation of the north aisle (i.e. below the pediment) will be dropped to create a doorway.

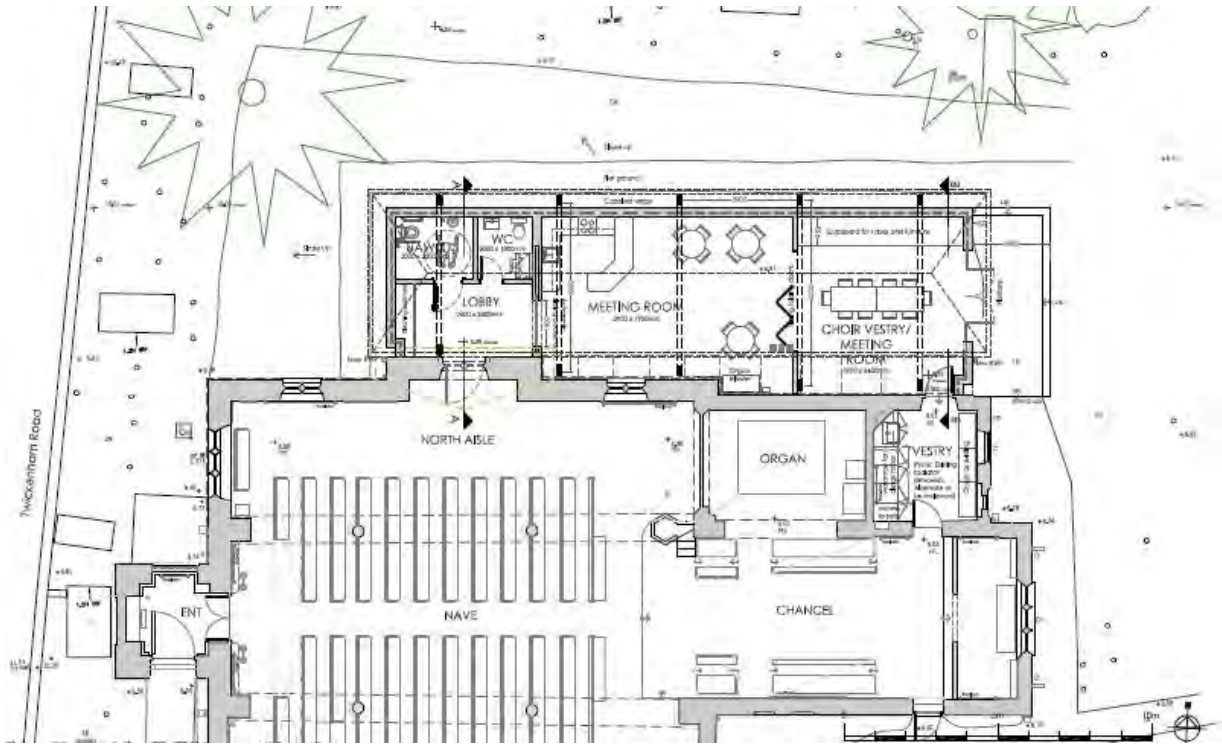
The proposed extension would take the form of an oblong structure aligned parallel to the principal axis of the church. It would sit on a raft supported by screw piles to minimise disturbance to below-ground archaeology. It would be a green building consisting of a lightweight frame with high-performance sandwich construction external cladding. The roof would be covered in zinc. The dimensions and location would make it appear visually subservient to the existing building. The design concept is based on continuing the existing architectural composition of the building, which is made up of long, narrow volumes set parallel to one another. It observes the established hierarchy of the nave as the tallest and widest volume and the others being progressively narrower and lower in height. The ridge of the roof would be lower than the lowest of the adjacent eaves lines. The extension would house a lobby, two toilets (one universal) and two meetings rooms of differing size, separated by a folding door. The larger meeting room would house the kitchenette.



The site of the proposed extension viewed from the northeast



Site plan as proposed (MRDA)



Plan as proposed (MRDA)



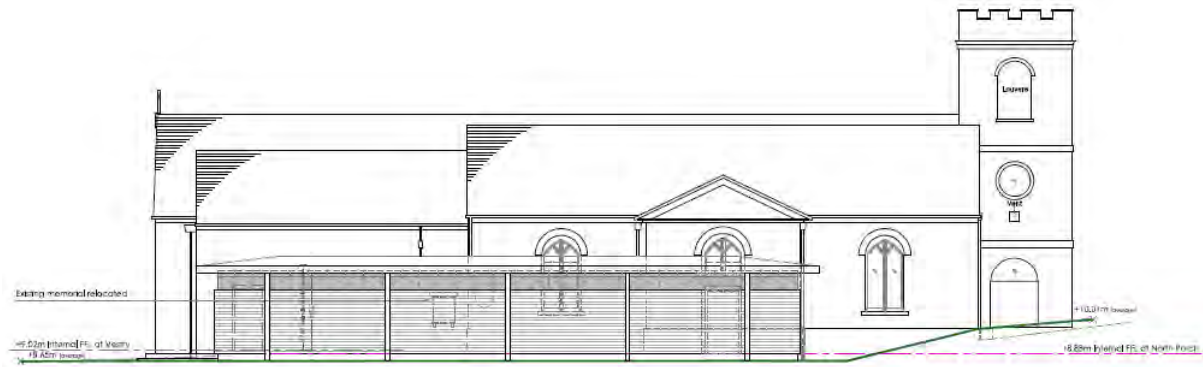
PROPOSED EAST ELEVATION



PROPOSED WEST ELEVATION

123048: North elevation\1.1: Drawings\Section

East elevation (top) and west elevation (above) as proposed (MRDA)



North elevation as proposed (MRDA)

5.3 Impact on the Church of St Mary with St Alban

Physical impact

In order to make way for the proposed extension, the choir vestry and tool shed will be demolished. The tool shed is a relatively recent, prefabricated, utilitarian structure of no special interest. The age of the choir vestry is difficult to determine. No documents have been discovered which record its construction, but since it adjoins the organ chamber of 1876, it is assumed to have appeared at some point after that date. Probably it was built at some point between then and 1889, when St Mary’s was abandoned in favour of St Alban’s. It can be clearly identified on the Ordnance Survey revision of 1894 reproduced above. It is of relatively low historical significance as one of the additions made to the church to adapt it to the sort of High Anglican sung worship with a surpliced choir which St Alban’s was intended to serve from the outset. It is a plain structure, decently built but with minimal decorative touches and of neutral aesthetic significance. Overall, it is not considered to form part of the core special interest of the building.

In order to provide access from the north aisle to the lobby of the proposed extension, the sill of the central window in the north wall of 1753 will be dropped and a lintel inserted to allow a doorway to be created. The width of the doorway will be equal to the width of the existing window in this location. The Perpendicular tracery inserted in 1876 will be retained, but some alterations to the form of this window will be required. The external and some of the internal walls of the extension will abut the existing north wall at four points. So will the glazed gutter line, which will cut across two of the existing windows, one of which is filled with 19th century stained.

Visual impact

The proposed extension will not be visible in views of the principal aspect of the church from the southwest (the junction of Ferry Road and Twickenham Road) or the south (Ferry Road). It will be visible in views of the building from Twickenham Road to the north. This will be a kinetic view that opens up from south to north. The distance between the north wall of the church and the boundary of the churchyard means that the entire mass of the building will be visible, although

given the amount of tree cover this will be a seasonal view. It will also be partly screened by the ground, which rises towards the western side of the churchyard. The proposed extension will also figure in views of the building from the east when it is seen from Ferry Road since the east wall will be on approximately the same alignment as the east wall of the existing choir vestry. This elevation is partly screened by shrubs and tombs and, depending on the season, tree cover. It is a kinetic view which opens up from east to south. The visual impact will be greatest from due north, where the extension will screen a large part of the symmetrical north elevation of the 1753 north aisle. This will be mitigated by the limited height of the extension and low roofline, which will allow the arrangement of masses of the nave, aisle, organ chamber and chancel to be perceived and the tripartite composition of the north aisle elevation to be read. The stylistic treatment of the new elevations is uncompromisingly modern, clearly identifying the extension as a contemporary addition.

5.4 Impact on the Teddington Lock Conservation Area

As discussed above, the proposed extension will not be visible in views of the church from the south and southwest. It will have a visual impact on Twickenham Road, where there is a group of Arts and Crafts houses erected in the 1890s-1900s, following the sale of Teddington manor: Nos. 7, 9, 11-13, and 15-17. All of these are designated as Buildings of Townscape Merit (BTMs) by the Council. They are included in the Conservation Area, although the houses on the opposite side of Twickenham Road, situated to the north of the churchyard, are not. By being visually subservient to the church, the extension will not impair the existing relationship between this building and its neighbours. The treatment of the elevations will allow the building to make its own contribution to the Conservation Area as an element of high quality contemporary design within an already architecturally diverse neighbourhood.

The extension will be visible in certain views of the church from the southeast and east, but again, by being visually subservient to the church, the extension will not impair its existing relationship with neighbouring buildings. The impact on the nearest building in this quarter – the former church of St Alban – is discussed in the following section. The limited number of sightlines, the seasonal nature of the views, their distance from the church and the extent of the road junction all mean that the extension would not have a negative visual impact on the Arts and Crafts houses on the east side of Kingston Road (Nos. 1-9, listed as BTMs).

5.5 Impact on the setting of the former church of St Alban

As discussed in section 3.3, the former church of St Alban derives part of its significance from its setting to the north, the east and the south. The role of St Mary and St Alban's in that setting is to accentuate the larger building's scale and grandeur through the contrast in proportions and style. The extension will be visually subservient to the church and either not visible or only partly visible from viewpoints in which both buildings can be seen. Therefore the relationship will not be altered and the impact on the setting will be low. The extension will only be visible in views of St Alban's from the northern part of the churchyard and in views looking south from Twickenham Road. From this viewpoint, the setting of St Alban's has already been altered through the construction in the