

APPENDIX I

07 / 3470 / FUL

HISTORIC BUILDING REPORT

The Waldegrave Arms

209(A)/211 Waldegrave Road

Teddington

Surrey TW11 8LG



Photo 1: Waldegrave Arms Public House looking south; corner of Shacklegate Lane and Waldegrave Road

LONDON BOROUGH OF
RICHMOND UPON THAMES

05 OCT 2007

PLANNING

November 2006 FINAL

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Contents

07 / 3470 / FUL

- 1.1 Location and Setting
 - 1.1.1 Location and context
 - 1.1.2 General Character and Plan Form
 - 1.1.3 Landscape Setting

- 1.2 Historic Development
 - 1.2.1 The Origins and Historic Development of the area
 - 1.2.2 The Waldegrave Arms

Appendix

20th Century Alterations



07 / 3470 / FUL

1.1 Location and setting

1.1.1 Location and context

The town of Teddington is located in the northern end of the County of Surrey, between Richmond and Sunbury. To the west is Heathrow Airport and to the east the Thames. Teddington is in the London Borough of Richmond upon Thames.

The immediate area around the Waldegrave Arms is characterised by an amalgam of late 19th and 20th century residential and commercial development of little architectural or historic merit. During the 18th and early 19th century there were pockets of industrial activity, including a wax manufactory. However, less than half a mile away lies Horace Walpole's Gothick treasure, Strawberry Hill.

Key views and vistas

The Waldegrave Arms has been designated a Building of Townscape Merit (BTM). While not listed, nor in a conservation area, on its prominent triangular footprint on a major junction, this BTM does form an emphatic punctuation mark in the otherwise not exceptional surroundings of this part of Teddington, *if* approached on foot or by road from Richmond to the north. It is visible for several hundreds of yards along the straight run down to the elbow of the Shacklegate Lane corner. It even has its own bus stop. What a welcome sight it must have been for many a hungry or thirsty traveller on the long journey to deepest Surrey a hundred and more years ago.

1.1.2 General character and plan form

The general character of the part of the area considered is probably best described as suburban. Waldegrave Road from Strawberry Vale to its junction with Teddington High Street runs straight from the north-east to the south-west, with a pronounced bend at its junction with Shacklegate Lane taking it south-east. The result is that development is lineal. Building areas are irregular and created in the late C19 in an unplanned way.

Housing in the immediate area, especially to the west and south, is dense suburban and characterised by terraced and semi-detached houses on the edge of the Waldegrave Park Conservation Area. Waldegrave Park itself is an avenue characterised by a distinctive group of substantial 2 and a half storey detached houses, mostly surviving on the north side. These

houses are set in generous garden plots with mature planting and trees and similar in age and character to Strawberry Hill Road and Waldegrave Gardens. Many have been sub-divided into flats.

Most buildings face outwards fronting onto the road with only a few exceptions. There is a low level of privacy and residential amenity.

Traffic in the area is busy, with Waldegrave Road forming a major artery including bus routes, between Richmond/Strawberry Hill and Bushy Park/Hampton Court.

1.1.3. Landscape setting.

The ancient parish of Teddington lies on the river bank to the south of Twickenham. The Thames here runs from south-east to north-west so that Teddington, a narrow strip lying east and west, has a frontage on the river of nearly two miles and stretches away from it another two.¹

The land to the north-west of the river Thames on which Teddington stands is typical of a river valley, sloping gently and with no pronounced undulations.

The Borough of Richmond upon Thames has Areas of Historic Parks and Gardens as well as a number of Conservation Areas, including the neighbouring Waldegrave Park. These areas include Richmond Park, Bushy Park, Strawberry Hill and Hampton Court Palace.

To the west of the Waldegrave Arms site, the cutting for the railway runs north/south parallel to the southern section of Waldegrave Road, and is crossed by a bridge on Shacklegate Lane.

1.2 Historic development

1.2.1. The origins and historic development of the area.

Teddington was, an independent parish until subsumed by Twickenham in 1937, and suburban village originally in the county of Middlesex 12 miles south-west of London, and 2½ from

¹ Victoria County History- 'Teddington: Introduction', A History of the County of Middlesex: Volume 3: (1962), pp. 66-9.

Kingston. The village is on the western bank of the Thames about 19 miles from London Bridge and on the main road from Richmond to Hampton Court, through Bushey Park.

Historically also known as Todynton and Tuddington and the site of the first lock on the river, which was rebuilt in masonry in the 1860s with a subsidiary lock for the passage of other boats. The population of the village was 1,183 in 1861, with many suburban mid-C19th villas erected on the banks of the Thames about this time. An industrial flavour was lent by the wax bleaching-grounds and candle manufactory of Messrs. Barclay. Historically, the principal seats were Teddington House [dem] with a celebrated ceiling by Verrio and some wood carvings by G. Gibbons, Teddington Place [later Udney Hall, dem 1946], and Broom House [extant].

Until about the 13th century it formed part of the parish of Staines, but since it was surrounded by other parishes, its boundaries were probably already established by that time. They seem to have been coincident with those of the manor, and were probably little changed until 1912 when less than ½ acre of the parish was transferred to Hampton Wick¹

Waldegrave Road has always been known as such, but terminated at Shacklegate Lane until sometime between 1863 [Map 1] and 1871 [Map 2].

By today's standards practically everywhere outside the small town of Richmond was rural in the C18th and up to the mid C19th, but there were smaller places of habitation and individual farmsteads that needed roads.

The area around the Waldegrave Arms was open countryside for some time after the coming of the railway by 1861. The slight middle-class development which resulted was soon swamped by the building which followed the opening of the two railway lines through Teddington itself. The branch of the London & South-Western Railway from Twickenham to Kingston, on which Teddington Station stands, was opened in 1863, and the Thames Valley Railway, with a station at Fulwell, in 1864. Both lines are now part of the Southern Region.

In 1861, although the parish contained over twice as many houses as in 1801, Teddington still remained little more than a village. Among the houses built between these dates was Teddington Hall, which was said in 1891 to have stained glass and bricks from the old Star Chamber at Westminster. It stands on the south of Hampton Road [and has now been converted to apartments 2006] but does not apparently contain any old stained glass. Gomer House was built about 1858 by the novelist R. D. Blackmore [dem 1938]²

² www.richmond.gov.uk/local_history_rd_blackmore.pdf



07 / 3470 / FUL

1.2.2 The Waldegrave Arms

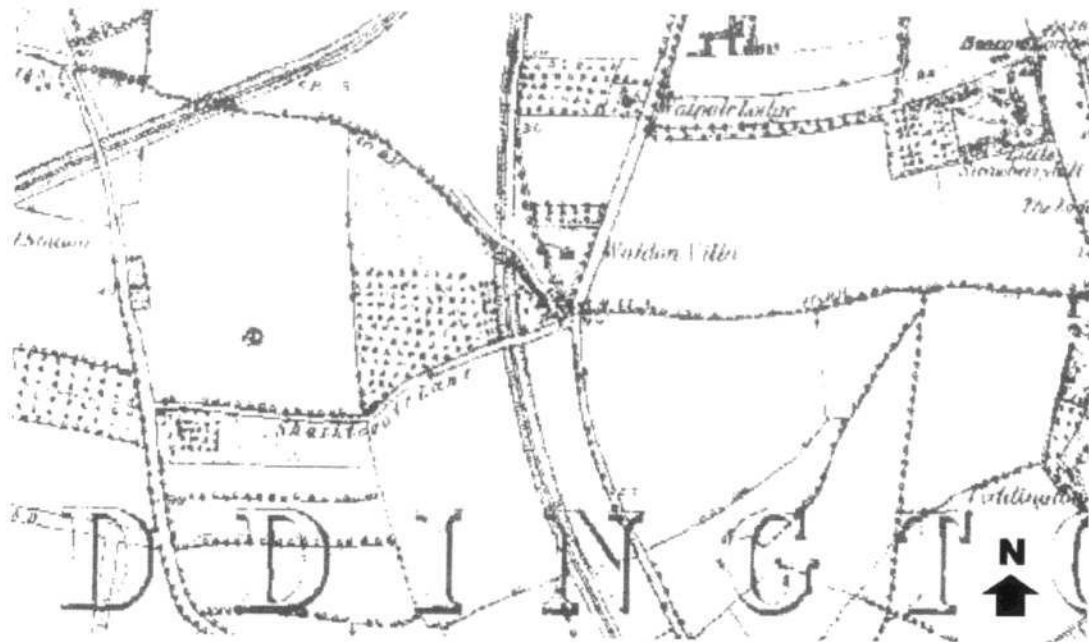
No specific building date nor architect has been discovered for the Waldegrave Arms. Sources searched have included Richmond Local Studies Archive, National Archives Kew, Access2Archives, RIBA, Genuki, historical-directories.co.uk and Google.



Map 1 – Ordnance Survey 1863-4

The OS map for 1863-4 [Map 1] shows that the corner site created by the junction with Shacklegate Lane is empty, the nearest buildings being what appears to be a small cottage immediately to the north on the opposite side of Shacklegate Lane, and the other at the bottom of the south side of Shacklegate Lane near its junction with Stanley Road. At that time the parcel of land to the west of the Waldegrave Arms site across the railway line, bounded by Shacklegate Lane, Stanley Road, Church Road and Broad Street was still undeveloped.





Map 2 – Ordnance Survey 1871

By 1871 [Map 2] the Waldegrave Arms has *apparently* still not been built, and the nearest building to the site is Waldon Villa [untraced] to the south of land now (2006) occupied by Southfield Gardens. However, the census returns for 1871 show that John Holding is listed as publican at the Waldegrave Arms³. Moreover, a row of houses called Waldegrave Terrace (now 197-207 Waldegrave Road) has been built and nos 1-3 are occupied, nos 4-6 unoccupied.

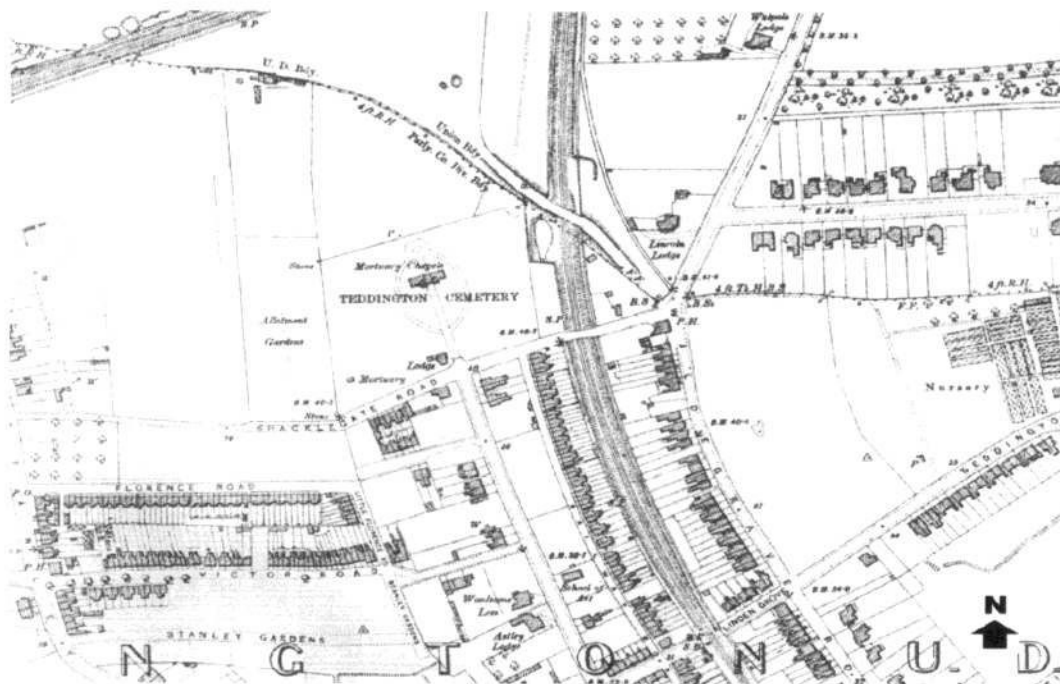
This discrepancy can be accounted for by the occasionally long lead times between surveys being conducted and the maps themselves being published. Sometimes as long as seven or eight years can elapse and while some revisions were made, these were often fitful and (as can be seen here) maps were, as a result, incomplete or inaccurate.

The census returns for 1881 show John Chappell Licensed Victualler at the Waldegrave Arms, and all six houses in neighbouring Waldegrave Terrace occupied. Interestingly "one house and name listed before the Waldegrave Arms in this census return is Shackel Gate which was occupied by John Harrington and family.....it is thought that this may be that shown on the 1863/4 OS map on the corner of land to the north of Shacklegate Lane."³

³ Extensive use has been made, with her permission (received 8th November 2006), of Pamela Ching's "A History of Waldegrave Road" Local Studies Archive, Richmond, Surrey

Shacklegate or *Shackel Gate* appears to have been a property owned by a Robert James whose family were prominent landowners in Surrey during the C18th and C19th centuries. Documents [Note 4] refer to a 'premises in Teddington known as Shacklegate', and are for a title deed (undated but before 1810), an action for recovery dated 1833, a lease and release dated 1833/1845, a mortgage dated 1845 and a conveyance dated 1850. This latter indicates that the "messuage and land" covered an area of three and a quarter acres.⁴

By 1890, in the Kelly Street Directory for that year, No 1 Waldegrave Terrace had become "Waldegrave House", John Chappell was still at the Arms but now described as Publican. The 1891 census records that some of the houses had changed hands but their occupations remained firmly 'lower middle class'; butcher, laundress, builder and greengrocer.²

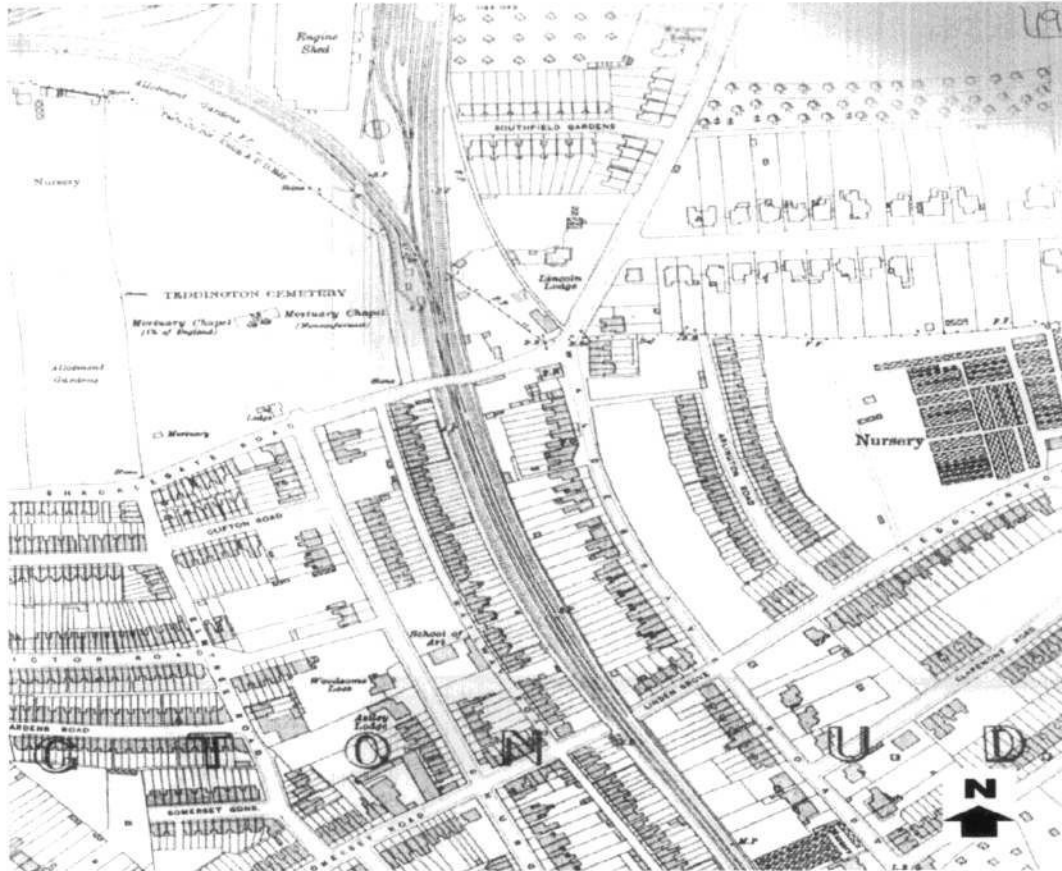


Map 4 – Ordnance Survey 1894-6

The OS map of 1894/6 [Map 4] shows the Arms for the first time. Clustered within the curtilage to the south, and along the Shacklegate Lane frontage are an extensive collection of outbuildings. The Kelly's street Directory for 1898-99 indicates that Waldegrave House has reverted to No 1 Waldegrave Terrace and become a Post Office, and that the Arms has been taken over by Geo Kates. In addition, H (Henry) W Bowdidge is listed as 'job-master' at the *Waldegrave Arms Stables*. He is also listed at the King's Head in the High Street as job-master. He was still there in

⁴ London Metropolitan Archive "Deeds of James family property in Hampton Wick and Teddington. - ref. ACC/0976"

1901⁵. By 1907 he had been replaced by Frederick Bowdidge, who remained until at least 1910. Waldon Villa has become Lincoln Lodge and disappears sometime between 1914 and 1934.



Map 5 – Ordnance Survey Map 1914/5

A comparison between the 1894/6 OS map [Map 4] and the 1914 [Map 5] edition shows a reconfiguration of the outbuildings. A long narrow building along Shacklegate Lane has been constructed, as have two further small buildings along the boundary bordering on number 207.



⁵ Ancestry.com 1901 Census Returns for Teddington



Map 6 – Ordnance Survey Map 1934

A further comparison with the 1934 OS map [Map 6] shows two small buildings adjoining the south side of the Waldegrave Road frontage, and contiguous with it, although set back from the line of the front elevation of the main building. Possibly one of these remains, in the form of the present porch.

The rate books for 1936, 1946 and 1956 indicate that the site of the Waldegrave Arms curtilage is being shared between the pub and the Waldegrave Motor Engineering Company, although the latter has no number assigned.⁶



⁶ Richmond Local Studies Archive London Borough of Richmond Rate Books



Map 8 Ordnance Survey 1962

What is interesting is that until the Rate Books, there is no evidence that the Waldegrave Arms has a number, its address simply being The Waldegrave Arms, Waldegrave Road, Teddington. Then the OS map dated 1962 [Map 8] and the subsequent map of 2001 [Map 9] show the 'outbuilding' labelled 209, and the pub itself 211, which the map retains to this day, although the signage still says 209. The Planning record which starts in 1947 indicates that the Local Authority's own records' address of the Waldegrave Arms is in fact **209A** Waldegrave Road.⁷ In addition, the LBR List of Buildings of Special Architectural or Historic Interest indicates that the address is in fact 211 Waldegrave Road.⁸

LONDON BOROUGH OF
RICHMOND UPON THAMES

05 OCT 2007

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⁷ London Borough of Richmond Planning Department records, July 2006

⁸ www.richmond.gov.uk/cons_listed_buildings_register_2-2.pdf



Map 9 Ordnance Survey 2001

The outbuildings which, one surmises, constituted the stables and later the premises of the Waldegrave Motor Engineering Company, and later still the garages, shop, office, WC and paint store are no longer extant. The new garage which still exists (2006) to the rear is clearly visible. Another small building has reappeared on the site of the Waldon Villa/Lincoln Lodge site.

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APPENDIX

C20th Alterations History

<u>Permission was</u>	<u>year</u>	<u>carried out</u>
Granted for the erection of 26 garages	1949	unknown
Granted for construction of a WC	1951	"
Granted for erection of 6 garages	1955	"
Granted for construction of workshop	1956	"
Granted to demolish and rebuild the paint store	1974	"
Granted to replace timber shop and toilet with shop, office and toilets	1977	"
Refused for development of flats and houses	1981	(3 times)
Granted for 19 houses etc	1982	(unexecuted)

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05 OCT 2007

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