

High Street (Teddington) Conservation Area 37

Designation

Conservation area designated:

07.09.1982

Conservation area extended:

27.11.2013

20.02.2019

Location

OS Sheets: 1671

High Street (Teddington) conservation area lies in the centre of Teddington midway between Twickenham and Hampton. It incorporates the length of the high street between the railway line to the West and Kingston Lane to the East and incorporates residential streets of Manor Road, Cambridge Road and Waldegrave Road. It adjoins Teddington Lock (27) conservation area to the East.

History and Development

Development of this area began in the Medieval period as Teddington village expanded from the riverside westwards. A number of 18th century houses still survive along this street dating from a time when it had become fashionable for the wealthy to build villas in this area so near to both the river and the Royal Parks. With the coming of the railway in 1863 development of the high street intensified, replacing or incorporating the existing 18th century buildings with the new Victorian and Edwardian building. The redevelopment of the High Street also occurred in the surrounding residential streets with a large country estate called The Manor demolished and the estate developed for larger Edwardian dwellings (now Manor Road and Cambridge Road) during the early 20th Century.

Waldegrave Road which lies to the east is however different in that its origins are related to the industrial activity to the outskirts of Teddington village. The road is particularly important for its association with Alexander Barclay's Wax bleaching and candle making factory in 1800 which occupied at least 4 acres of land opposite 55-69 Waldegrave Road. It is probable that the terrace of 55-69 Waldegrave Road was also constructed around this time and may have had some association with the Wax Factory. Other former workshops still exist along Waldegrave Road which along with the workers cottages reflect the form and function of the western end of Teddington High Street. During the early 20th Century grand Edwardian shopping parades were built on the south side following the widening of the street in 1903 for a tramway. There has been some larger scale infill and redevelopment to the South and West in the later 20th century.

Character

High Street (Teddington) conservation area forms part of the varied busy commercial centre and good quality residential areas extending from the High Street of Teddington. It has a traditional high street character of mainly specialist shopping, importantly retaining an exceptional number of fine original shopfronts and some remarkable single storey shop units built on the frontage of older houses. This is a unifying feature of the area. There is a series of revealing views along the wide enclosed and gently curving street to the West and East, between the higher ground of the railway bridge and roundabout and down towards the riverside and the landmark St Alban's Church. The street is enclosed by an eclectic mix of predominately two storey traditional brick 18th century and later Victorian buildings on distinctively narrow plots to the North side, addressing the more imposing three storey Edwardian shopping parades, in well detailed red and yellow brick, to the South side. The variety of building forms, facades and roofscape here provides great interest and diversity to the street scene. Key buildings include the listed 18th century buildings of Elmfield House and nos.79-85 and the exceptional "Modern" building of Lloyds Bank (no.23) with its distinctive concave stone frontage. Larger apartment and office developments either side of Elmfield House (Harlequin House & Rutherford House) detract from the Conservation Area due their height and appearance, however their key locations mean that any redevelopment of these sites will have a bearing upon the character and appearance of the conservation area. Other earlier buildings along Waldegrave Road are the Meadow Cottages, and the Public House with the small terraces of dwellings (No.s 13-21) and the historic warehouse building behind (No.23) which evidence the historic form and function of this part of Teddington which once contained more industrial/ workshop uses.

Further east along Cambridge and Manor Roads are larger Villa style dwellings with only No.s 15-27 (odd) Cambridge Road and No.s 28 & 30 Manor Road still remain from this phase of early 19th century

development. Manor Road and Cambridge Road are now infilled with good quality Edwardian semi-detached housing which exhibits higher status than dwellings further west that were aimed at workers such as Waldegrave Road. In 1955, a larger dwelling at the corner of Manor Road and Cambridge Road was demolished to make way for No.s 36-54 (even) Cambridge Road and No.s 50-56 (Even) Manor Road. These buildings have the form and appearance of Span Housing, having been designed by renowned British Architect Eric Lyons, although are before the company Span Developments was created. The dwellings feature good architectural detailing adding further interest to the character of the area.

Watts Lane is also an interesting residential street extending from the High Street with a distinctive group of tightly packed modest terraced cottages enclosing this historic lane behind small front gardens and boundary walls. Glimpses up the narrow traditional streets from the High Street add further interest to the street scene.

Problems and Pressures

- Loss of traditional architectural features and materials due to unsympathetic alterations and extensions;
- Lack of coordination and poor quality of street furniture, pavements and street trees;
- Domination of traffic and poor pedestrian safety leading to clutter of signage and street furniture;
- Loss of original or quality shopfronts and unsympathetic alterations and advertisements such as disproportionate signage, excessive illumination, loss of detailing such as plinths, pilasters etc;
- Use of poor quality products in building works such as UPVC, roofing felt and GRP products;
- Loss of historic outbuildings and rear alterations which remove historic interest of the rear of properties.
- Loss of boundary walls and garden space in residential areas for hard standing, lightwells and vehicle parking.

Opportunity for Enhancement

- Preservation, enhancement and reinstatement of architectural quality and unity that is preferably based upon historic evidence;
- Coordination of colour and design and improvement in quality of street furniture and pavements;
- Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture;
- Retain and improve the quality of shopfronts and advertisements, seeking that illumination is minimised and justified;
- Seek the reinstatement of boundary treatment and front garden planting alongside planning applications for refurbishment and seek that any lightwells are placed to the side and rear of properties and that hard standing is reduced;
- Seek to encourage good quality and proportionate design and quality materials that are sympathetic to the period and style of the building

Scale: N.T.S.

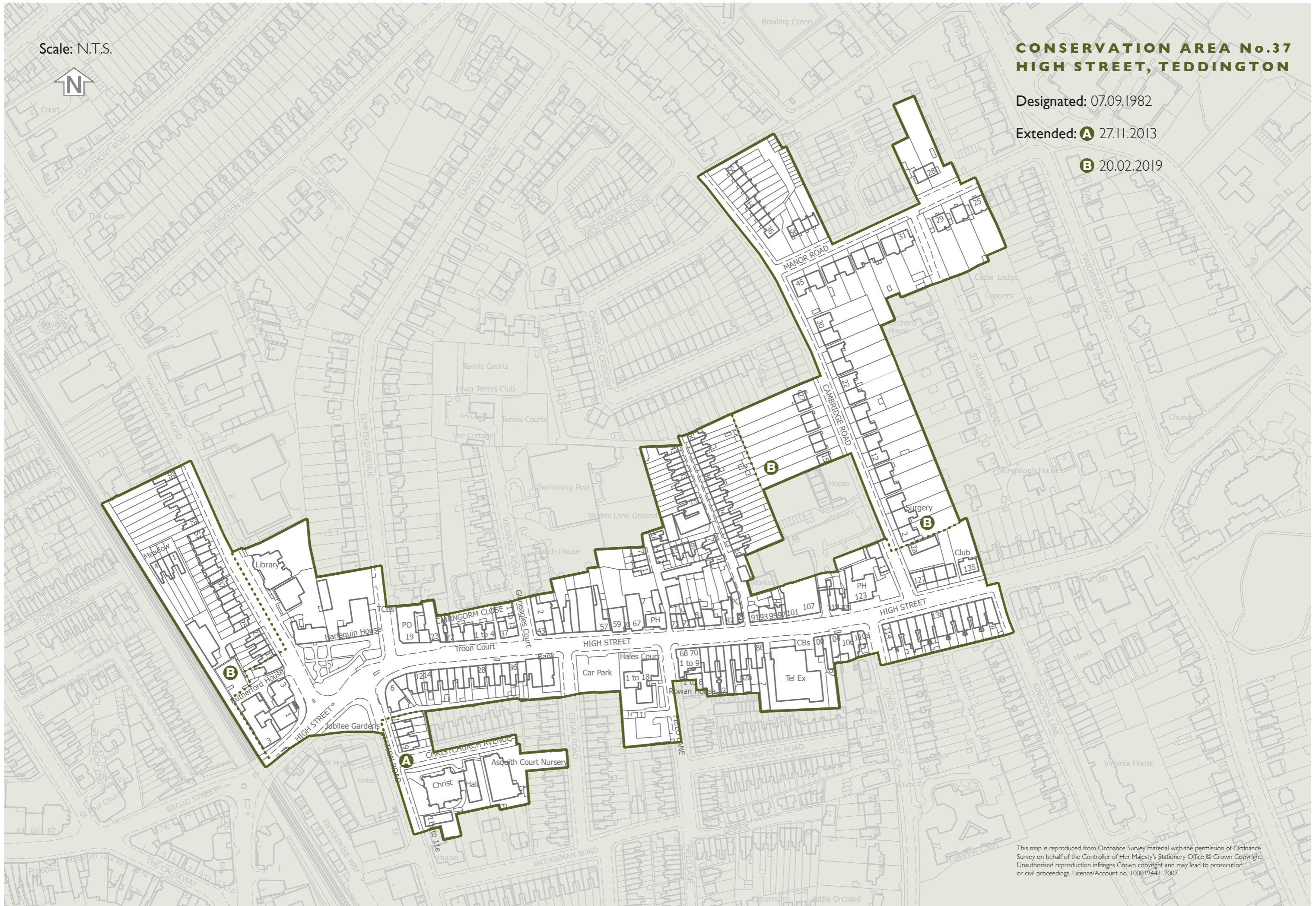


CONSERVATION AREA No.37 HIGH STREET, TEDDINGTON

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Extended: **A** 27.11.2013

B 20.02.2019



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