

Teddington Lock Conservation Area 27

Designation

Conservation area designated:

15.03.1977

Conservation area extended:

07.09.1982

22.02.2005

20.02.2019

Location

OS Sheets: 1671

Teddington Lock conservation area incorporates the historic centre of Teddington, midway between Twickenham and Hampton. It falls between the High Street to the West and the Surrey bank of the Thames to the East. It adjoins High Street (Teddington) (37) conservation area.

History and Development

The riverside village of Teddington dates from at least the Anglo-Saxon period. At its centre the present St Mary's Church dates from the 16th century, largely rebuilt in the 18th century. During the 17th and 18th centuries the appealing riverside setting of this area and the nearby Royal parkland attracted the wealthy to develop villas along Manor Road, Broom Road and the High Street, with the banks of the river utilised for water-borne commercial uses. Teddington Lock and weir was constructed in 1812 to control the river and the present footbridge completed in 1888 to replace a former ferry.

Teddington expanded West along the high street and riverside, accelerated by the coming of the railways in 1863 and industrial development on the riverside. In the late 20th Century to early 21st century, residential development including a number of modern larger scale apartment blocks North along the Thames has continued to the present day.

Character

Teddington Lock conservation area forms the distinctive historic core of Teddington. Key landmarks are the contrasting pair of the modest brick St Mary's Parish Church and the exceptionally grand French Gothic stone St Alban's Church, which was left uncompleted in 1886. These buildings both enjoy a landscape setting with mature trees, including the important churchyard and Udney Park Gardens. The conservation area can be divided into two distinct character areas, although the whole conservation area is unified by its relationship to the river. The two churches and their landscape form both the bridge and the divide between these two areas, reinforced by the busy Twickenham and Kingston Road.

Riverside

Ferry Road retains its historic village character and provides the gateway to the Thames. Here a mix of modest two storey cottages and more substantial later Victorian semi-detached houses, behind small front gardens and boundary walls, and the distinctive timber clad boathouse at its terminus enclose the view North to the river. Along the riverside there is a busy collection of boathouses, moored boats, wharfage and slipways which create a rich panorama of riverside activity and make this a centre of navigation and tourism on the Thames. Today the introduction of apartment towers fronting the Thames has changed some of the character from water-borne commercial activities to a dense residential living environment and somewhat severs the relationship between the row of fine Georgian inspired Victorian terraces behind at 37-47 (odd)

Twickenham Road however this linkage with the Thames and the terrace can still be appreciated. Teddington Lock, the noisy weir and the suspension footbridge between the Middlesex bank, Swan Ait and Surrey bank are key landmark features, also allowing for wide views up and down stream. The remarkable natural tidal shingle beaches under the bridge are well used by fishermen. To the North the traditional working riverside scene meets larger scale blocks of flats overlooking the river. Here Manor Road Recreation Ground is an important area of open space and trees on the riverside, which provides wide views of the well, maintained lock scene. In contrast to the Middlesex bank, the Surrey bank has a rural character providing a treed background to the lock and its neat cottages. The towpath on this bank forms part of the Thames Path well used by walkers and cyclists. Along Broom and Kingston Roads is a distinctive group of unspoilt early 20th century houses of roughcast render, mullioned stone window surrounds and hipped slate roofs.

High Street

The attractive listed group of Peg Woffington's Cottages and Oak Lodge mark the gateway to the high street and terminate the view West along Ferry Road from the riverside. They are modest two storey cottages dating from the 18th century, the earliest domestic buildings surviving in the conservation area, which in association with the parish church are so evocative of the original village character of Teddington. To the West the high street has a more urban character of later Victorian and Edwardian buildings enclosing the street, which blends into the adjoining conservation area. On Twickenham Road is an exceptional and distinctive early 20th century group of large houses of roughcast render, stone dressings and hipped roofs, similar in character to its contemporary group on Broom and Kingston Roads, both perhaps inspired by the work of Voysey.

Problems and Pressures

- Development pressure which may harm the balance of the river and landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks
- Loss of traditional architectural features and materials due to unsympathetic alterations and extensions
- Loss of boundary walls and garden space in residential areas for hard standing, front lightwells and vehicular parking and hard surfacing Lack of coordination and poor quality of street furniture and surfacing
- Domination of traffic and poor pedestrian safety leading to clutter of signage and street Furniture
- Use of poor quality products in building works such as UPVC, roofing felt and GRP products

Opportunity for Enhancement

- Improvement and protection of river and landscape setting
- Preservation, enhancement and reinstatement of architectural quality and unity that is preferably based upon historic evidence;
- Seek the reinstallation 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;
- Coordination of colour and design and improvement in quality of street furniture and flooring
- Improvement of highways conditions and pedestrian crossings, and rationalisation of existing signage and street furniture
- Increase planting to front gardens, seek to locate lightwells to the side of properties instead of the front;
- Seek to encourage good quality and proportionate design and better quality materials that are sympathetic to the period and style of the building.

Scale: N.T.S.



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B 22.02.2005

C 20.02.2019



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