

Church Road Conservation Area 85

Designation

Conservation Area designated:
20.02.2019

Location

The Church Road Conservation Area is predominantly located along Church Road, Elfin Grove and Walpole Crescent, Teddington.

History and Development

Historic OS maps show that Church Road and Walpole Road were constructed in the 1870s; surrounding streets leading off Church Road extending to the train line were constructed with small tightly knit terraces of dwellings. Two parades of retail units developed either side of Church Road (The Parade and St. Peter's Parade) still exist today with further retail units interspersed along the remainder of the road. Some retail units developed towards Broad Street appear to have been dwellings which had later shopfronts installed towards the end of the late 19th century and early 20th century. There were also purpose built retail premises constructed at corner locations such as the corner of Sydney Road (formerly Cranmer Road) and Church Road, and at the corner of Walpole Road and Church Road. A public house was also constructed at the corner of Church Road and Latimer Road and is designated as a Building of Townscape Merit. There is also a selection of larger plots where a range of service based commercial uses were present, such as a police station, Salvation Army and a hospital with detached dispensary.

The hospital was originally situated in Elfin Grove; the building was converted into a hospital in 1875, with the buildings previously called Elfin Villas donated by Thomas Chappell, a local businessman who owned businesses in piano manufacture and music publishing. In 1883, land was purchased by Thomas Chappell to the rear of the hospital fronting Walpole Road (No.11); and a small building was constructed which was utilised as a dispensary as the population of Teddington grew. Other service based locations along the street, such as the Church of St Paul and St. Peter, stood on the corner of Church Road and Broad Street; the building was demolished and relocated to the opposite side of Church Road during the 1960's. Only a gate pier of the former church now exists along Church Road. During the late 19th Century non-conformist religions were also generating interest and hence the Baptist Chapel on Church Road was constructed in 1894, and later a Sunday school was added. The church was designed by prominent non-conformist church architect John Wills, who designed a number of non-conformist churches, some of which are recognised as being of national architectural and historic interest. No.31 Church Road is an interesting building which shows the domestication of industry via the decoration of the façade which advertises the trade of the Stonemason at the premises and is designated as a Building of Townscape Merit. During the Second World War, part of Church Road was bombed, which destroyed a number of dwellings and No.59 Church Road, the Willoughby Hotel, opposite the Abercorn public house. This site has since been redeveloped for the St. Mary's and St. Peter's Church of England School and an apartment development called Gresham House.

Character

Although historically the area included a number of service based uses, only a few remain in operation such as the Salvation Army, the Baptist Church and the Abercorn public house. None of the original shopfronts on corner locations still exist; however the remaining historic architectural detailing still enables the reading of these historic uses today, despite their residential conversion. Such detailing for example is present on the Teddington Working Mens Club where the keystone above the central door has the letters 'TWC.' An interesting survivor is No.31 Church Road which was used by C.H.Moss Monumental Stone Mason in 1883. The building is constructed in brick with highly decorative carved stonework around the fenestration which demonstrates the artistry of the Stonemason's business, and carriageway entrance which

would have led to the workshop to the rear, showing a domestication in use. The majority of dwellings in the area are two storeys in height and scale, and constructed of London mixed stock brick with red brick detailing, with some of the dwellings now having a painted façade. Towards the Broad Street end a number of dwellings have a shopfront at ground floor, although many are of a later construction, however some early examples are retained with inset doorways to the side of the shopfront, with separate entrances to the first floor. Larger sites are also present along Church Road and contain taller buildings which are typically associated with their more service based uses. Larger residential properties exist behind the Baptist Church at the entrance to Walpole Crescent, with a pair of semi-detached cottages that are entered from the sides and Dene Cottage, with gable roof to the front and decorative plasterwork to the front façade. The Dispensary for the hospital lies at 11 Walpole Crescent, a small single storey hipped roof building with large chimney stacks to either side. The building was constructed in 1883 and has the much earlier hospital behind which is more classical in its styling and dates from the mid 19th century. There remains a good quality pair of semi-detached dwellings opposite the hospital which provide a positive setting and character to the area.

The majority of Church Road and Walpole Crescent is paved in paving slabs which presents a good appearance, with recently planted Silver Birch trees along the road which contribute positively to the character and appearance of the area. The street scene has a good number of street trees which add positively to the street scene, along with planted front gardens of residential properties. Along residential streets, views east to the vegetation along the railways and street trees adds to the character of the area. Street lighting is quite utilitarian and poor in appearance with remaining shop signage in proportion to frontages.

Problems and Pressures

- Loss of traditional architectural features and materials due to unsympathetic alterations and extensions;
- Poor signage and excessive illumination. Loss of original or quality shopfronts and unsympathetic alterations and advertisements such as disproportionate signage, excessive illumination, loss of detailing such as plinths, pilasters, inset doorways, fascias etc;
- Loss of boundary walls and garden space in residential areas for hard standing, vehicular parking, front lightwells and hard surfacing.
- Lack of coordination and poor quality of street furniture and paving.
- Poor quality and disproportionate roof additions
- Use of poor quality products in building works such as UPVC, roofing felt and GRP products

Opportunity for Enhancement

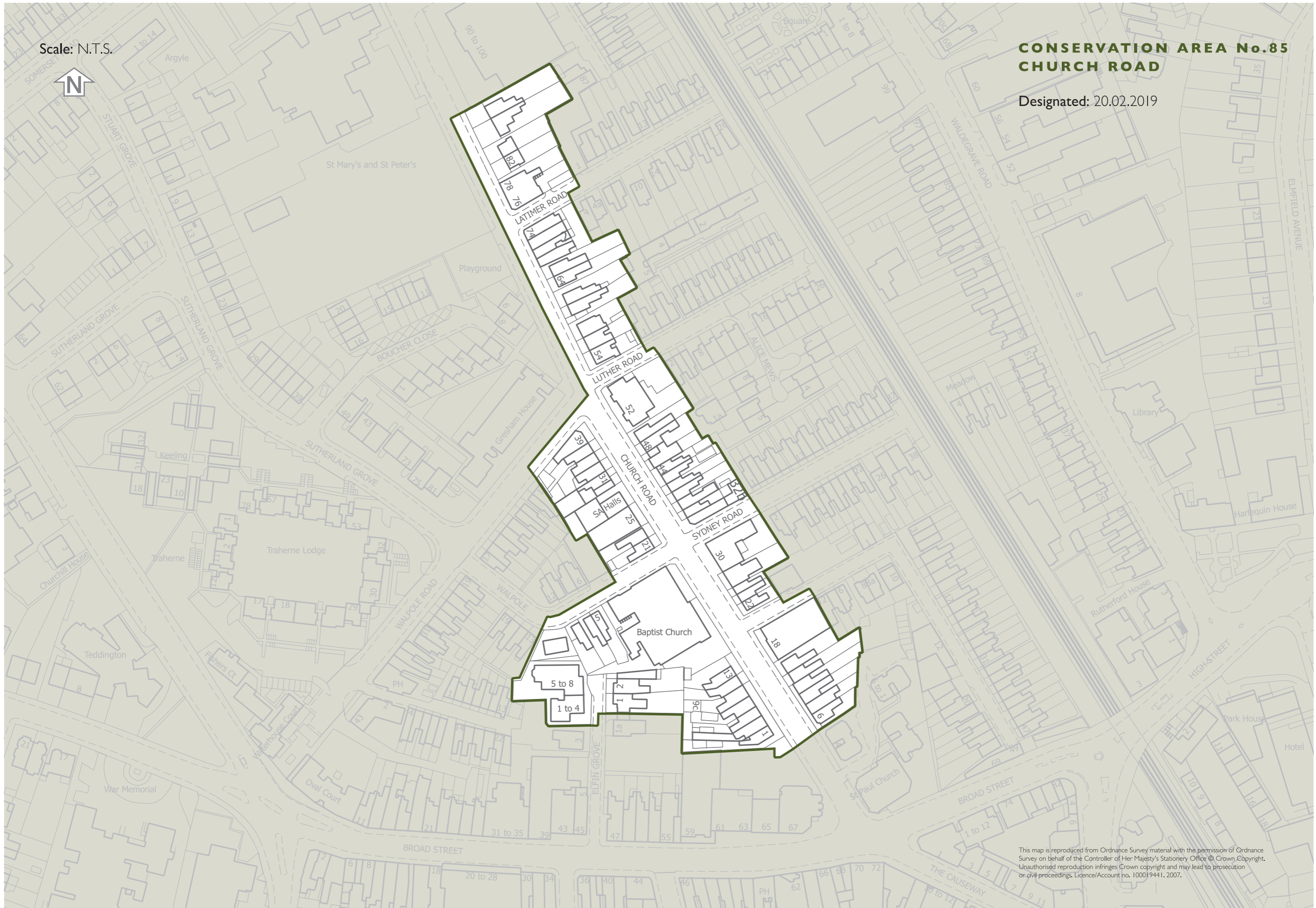
- Preservation, enhancement and reinstatement of architectural quality and unity that is preferably based upon historic evidence;
- Seek the retention and reinstatement of proportionate historic shopfront details which are preferably based upon historic evidence and discourage the use of inappropriate lighting.
- Seek the reinstallation of 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, paving and lighting which is based upon historic evidence and style;
- Improvement of highways conditions and pedestrian crossings, and rationalisation of existing signage and street furniture;
- 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.



CONSERVATION AREA No.85 CHURCH ROAD

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