

CHARACTER APPRAISAL & MANAGEMENT PLAN

Conservation Area – Blackmore’s Grove no.39



This study was approved by the Council’s Cabinet Member for Environment and Planning on 12 January 2006.
The illustrations were produced by Howard Vie.

Conservation areas were introduced in the Civic Amenities Act 1967 and are defined as areas of ‘special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’. Designation introduces a general control over the total demolition of unlisted buildings and the felling or lopping of trees above a certain size.

The objective of a conservation area study is to provide a clearly defined analysis of the character and appearance of the conservation area, defensible on appeal, and to assist in development control decisions. Further, to address issues, which have been identified in the character appraisal process, for the enhancement or preservation of the conservation area.

This study cannot realistically cover every aspect of quality and the omission of any particular building feature or space should not be taken to mean that it is not of interest.

ORIGINS AND DEVELOPMENT OF TEDDINGTON

There is evidence of human activity in Teddington from pre-historic times. The name Teddington is derived from the Anglo-Saxon meaning: ‘Tudas Farm’. The original settlement was on the river terrace, elevated from the flood plain of the Thames. Situated not far from Bushy Park and Hampton Court Palace, it was the property of Westminster Abbey before becoming part of Henry VIII’s hunting estate in the C16, after which time it returned to being an independent manor.

Long dependant on agriculture as its economic base, its rural setting and riverside location attracted wealthy residents. During the C17 and C18, Teddington saw the development

of many large houses standing in their own grounds such as The Grove, Teddington Place, Elmfield House, and Udney House. The area became an attractive rural retreat for such people as John Walter, the first editor of The Times; Charles Duncombe, who became Lord Major of London, and Orlando Bridgeman, Keeper of the Seal who is buried in St. Mary's Church. The expansion of Teddington as a commuter area came in 1863 with the arrival of the railway. In 1740 the population of Teddington was 741, a hundred years later it had 1000 inhabitants, by 1871 it had 4063 inhabitants and in 1901 this had risen to 14,037 inhabitants. The development and red-development of many High Street frontages dates from this period, although traces of the older village are evident in the survival of C18 villas along the north side of the High Street and along Park Road. Commuter pressures lead to the demolition of many of the large houses and their gardens disappeared under speculative housing.

The area near to the River Thames was largely undeveloped until the C19; this maybe due to the fact that the river was tidal beyond Teddington until the present weir was constructed in 1812 and the first lock built. This meant that any flooding could be more controlled. The lock marked the highest point of the tidal Thames and became a focus for leisure activity with the listed suspension bridge being built in 1888.

CHARACTER APPRAISAL

Location

Blackmore's Grove was designated as a conservation area on the 07.09.1982. It is situated to the south of Teddington High Street and consists of parts of Blackmore's Grove, Bridgeman Road, Field Lane and Gomer Place.



Builder's Arms Public House



33 Blackmore's Grove

Origins and development

The oldest properties in the conservation area are nos. 1-15 (odds) Blackmore's Grove and nos. 40-50 (evens) Field Lane. These are modest two storey terraced artisans' cottages which were probably built in the mid 1800's and predate much of the surrounding development. This area has strong connections with R.D. Blackmore, the author of 'Lorna Doone', who built the now demolished Gomer House before 1860. This house stood in the area of Doone Close. Apart from his literary talent he also owned a market garden and orchard of some 16 acres situated to the north of Gomer House. It is reputed that the cottages in Blackmore's Grove and Field Lane were built around 1863 to house the workers in his market garden and house. However, as he only employed six regular and six casual labourers, it is doubtful if more than a handful of these cottages were built for his employees. Certainly the majority of the houses in the conservation area are shown on the first edition of the Ordnance Survey map of 1863. Only one cottage, Emma Cottage, 35 Field Lane bears a date, that of 1868.

Character

The conservation area consists of a small planned group of 38 cottages and a public house. The cottages are generally small unpainted stock brick flat fronted terraces, both one and two windows wide, with timber sliding sash windows, plain doorways and now with many modern brick porches. The roofscape is of pitched slate roofs with either front parapet walls or projecting eaves. Their simple construction, mainly unaltered state, and little ornamentation or variation in style, together with a tight street pattern have maintained this area as a cohesive group.

Detached cottages nos. 27 Field Lane, & 38 Bridgeman Road and Tyre Cottage, no. 33 Blackmore's Grove (outside the conservation area) together with the key corner building of The Builder's Arms Public House, are the only real departures in terms of their style and scale.

Mature lime trees set in the footways of Blackmore's Grove, together with the landscaped front gardens, are a further attractive unifying feature. Importantly front gardens are set behind consistent front boundary walls and fences to the street.

Buildings of Townscape Merit include:
nos. 1-33 (odds) Blackmore's Grove and
nos. 36-52 (evens) Field Lane.

MANAGEMENT PLANS

LOCATION

In general the conservation area has no serious problems, apart from the detrimental visual effect of on-street parking and the unwelcome 'improvements' to some of the cottages that have taken place since the area was designated a conservation area. Some cottages, mainly in Blackmore's Grove, have suffered from unsympathetic replacement windows, replacement concrete roof tiles, the loss of front boundaries to allow forecourt parking, the addition of front porches, and the rendering and painting of brickwork.

PROPOSALS

- It is proposed to extend the conservation area boundary to include Tyre Cottage, no. 33 Blackmore's Grove to protect this attractive unspoilt detached house and to provide a satisfactory stop to the conservation area. (Implemented 07/11/2005)
- It is proposed to add no. 38 Bridgeman Road to the list of Buildings of Townscape Merit. (Implemented 06/02/2008)
- In order that the special character of the area is protected, it is proposed that an Article 4(2) Direction be implemented on the following cottages:
Nos. 1-33 (odds) Blackmore's Grove
Nos. 38-64 (evens) Field Lane
No. 38 Bridgeman Road
- The replacement of the unsightly concrete wall between the Builder's Arms public house and number 38 Bridgeman Road with a brick wall or timber fence would improve the visual appearance of the conservation area



17 Avenue Road, porch detail

BLACKMORE'S GROVE



Builder's Arms Public House, detail

KEY

-  Conservation Area boundary
-  Buildings of Townscape Merit
-  Article 4(2) Direction



The illustration on the front cover is Blackmore's Grove

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اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Arabic

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

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