

CHARACTER APPRAISAL & MANAGEMENT PLAN

Conservation Area – Broom Water no.28



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.

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

Broom Water was designated as a conservation area on the 15.03.1977, and extended on the 29.10. 2003 to include The White House and its Thames side grounds. It is situated on a man-made inlet of the River Thames, to the South East of Teddington. It is accessed from Broom Road, and consists of the roads Broom Water and Broom Water West, which abut the inlet.

Origins and development

The development owes its existence to a Victorian speculative builder called Charles Drake, who lengthened a natural Thames creek, and constructed housing on both sides. The full-length creek was completed before 1894, and is shown on the Ordnance Survey map of that date, although no houses were marked. Development of the houses was relatively slow and the twenty-one houses on Broom Water, then called Hambledon Road, were not completed until 1899. Mr Drake marketed his residences as "Homes for Boating Men", each with access to the creek and moorings.

After the completion of the next phase of houses (up to no. 12 Broom Water West) in around 1907, Mr Drake was declared bankrupt. Nos. 14 and 16 were completed by 1915 and the remainder of the houses on Broom Water West were constructed between 1930 and 1965; all on wider plots.

Character

It is the unique creek-side location of the conservation area that has influenced its style and character. The creek is hidden from public view from surrounding roads by the enclosing houses, its presence being only visible from the River Thames. The rear gardens of the houses run down to the inlet, which is actively used for boating, and gives the estate a valuable landscape setting. An axially positioned rustic style boathouse is an integral part of the estate layout at the end of the creek. It both acts as a terminal feature of the important vista along the creek and closes the view to Broom Road and beyond. There are also important vistas along both of the roads that run parallel with the creek. Importantly the Anchorage with its distinctive tower marks the gateway to Broom Water and no. 39 terminates



Broom Water

the vista along this road. Mature trees and private garden planting reinforce the Arcadian quality of the riverside setting. The river and its shoreline are designated as a site of nature importance.

The original houses were built at two and a half storey, on similar plot widths, to a basic plan, with a variety of elevations on a strong building line. Each house has an individual Edwardian character, yet the use of vernacular detailing gives the area its homogeneity. Materials include tile-hanging, timber window joinery, mainly red and some yellow brickwork, together with cement or roughcast rendering applied decoratively on different elevations. Mixtures of plain roof tiles and patterned roof slates, decorative barge boards and ridge-tile detailing, projecting square bays, and decorative porches, provide interesting variations to the standard form. There are a number of boathouses and ancillary buildings in the grounds of the houses. The distinctive roofscape of these houses alternates between steeply pitched roofs with gables and hipped roof forms, with tall brick chimneys to either side. Visual gaps exist between each of the houses and their neighbours, generally occupied by only modest single storey garages. These are all important features of the Conservation Area.

Buildings of Townscape Merit include: The Anchorage and Boathouse at rear on Broom Road; nos 1-39 (odds) Broom Water together with the Boathouse of no. 39 and the Boathouse in the grounds of The White House; and nos. 2-14 (evens) Broom Water West.

MANAGEMENT PLAN

NEGATIVE

In general this conservation area has few problems. All of the properties are in good structural and decorative condition. However, minor change over a long period to the materials and features which give the houses and their setting its special interest can erode the character of the area, and it is important that special attention is given to authentic materials and detailing when maintenance or improvement is carried out.

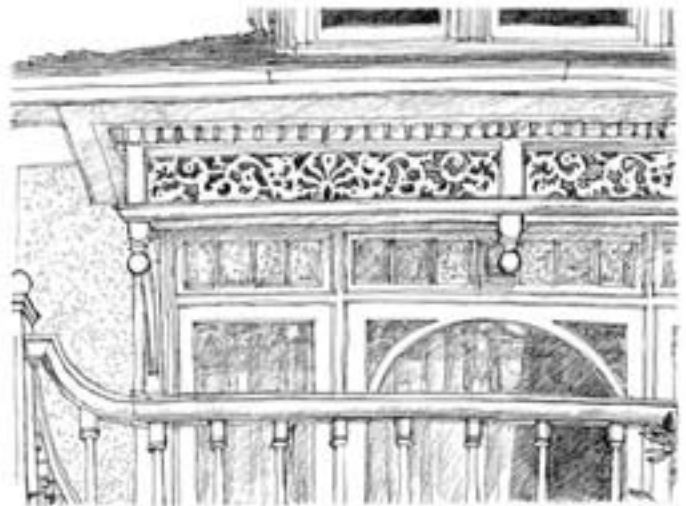
PROPOSALS

It is proposed to extend the conservation area boundary in two places: (Implemented 07/11/2005)

Firstly along the east side of Broom Water, to include the landscaped strip and high Victorian brick wall to the former Trowlock House, as this provides a sense of enclosure to this side of the road.

Secondly along Broom Road opposite Broom Water to include nos. 78-102 (evens) Broom Road. This will protect the view out of Broom Water, Broom Water West and the vista along the creek. Nine of these thirteen properties are Buildings of Townscape Merit which date from 1903 to 1906. These are of high design quality with fine balconies and good timber detailing.

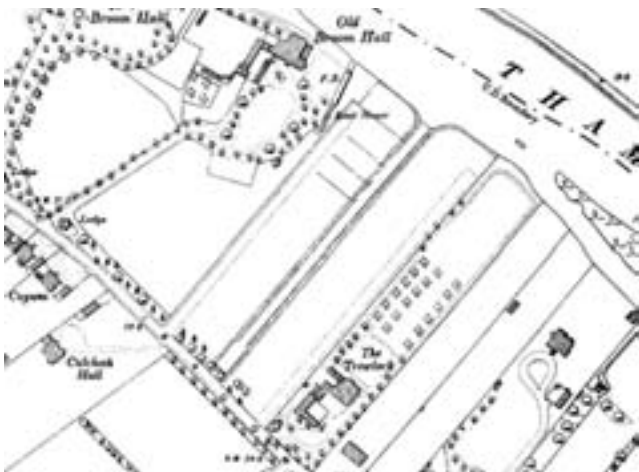
- It is proposed to add the gazebo in the rear garden of no. 18 Broom Water West to the list of Buildings of Townscape Merit. (Implemented 06/02/2008)
- A few properties have been red-roofed in modern profile cement tiles; this provides an unwelcome visual intrusion to the otherwise smooth roof slopes of plain tiles and slates – this should be resisted in future red-roofings.
- Both roads have a mixture of steel and concrete lamp columns; the concrete lamp columns should be replaced with steel ones to provide elegance and simplicity.
- Reinstatement of the boathouse to no. 39 Broom Water should be encouraged.
- The replacement of the concrete block wall along Broom Road adjacent to “Waters End”, Broom Water West, with brickwork would be more in keeping with the conservation area.



Balcony detail Broom Water

Note: Broom Water Residents Association have prepared their own document on the conservation area, copies can be obtained from them.

BROOM WATER



KEY

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

Broom Water
 detail from Ordnance Survey map 1894 -



The illustration on the front cover is The Anchorage,
Broom Road

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or another language,
please contact us on 020 88917322
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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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