

CHARACTER APPRAISAL & MANAGEMENT PLAN

Conservation Area – Waldegrave Park no.54



This appraisal was approved by the Council's Cabinet Member for Environment and Planning on 12 January 2006.

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 demolition of unlisted buildings and the felling or lopping of trees above a certain size.

The objective of a conservation area appraisal is to provide a clearly defined analysis of the character and appearance of the conservation area, defensible on appeal, 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. It is hoped that the process of the study and the finished document will stimulate public participation in safeguarding the future of these areas.

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 WALDEGRAVE PARK

Waldegrave Park was developed during the last quarter of the C19 on land sold off from the Strawberry Hill estate, beginning with plots at the western end of the road, nos. 1 & 3, and 2 & 4. There was an intention that an estate of 75 houses should be developed, but this was never completely realised. The particulars of an auction on 21 November 1883 of 55 building

plots "forming a portion of the highly attractive estate known as Waldegrave Park" stressed its favoured location near to Strawberry Hill Station. The 1883 map shows that nos. 5, 6, 7, 8, 10, 11, and 13 were built and a further 54 plots were marked out, presumably those to be auctioned. The 1893 map shows most of the pre-war development to have taken place and by 1914, there were 42 houses built. By the later part of the C20 there had been considerable demolition and re-development for residential use, principally of culs-de-sac of smaller houses on combined plots. The other form of development has been for educational uses, with both St. Mary's College on the north side and Newland House School on the south side having substantial property holdings in the road. St Mary's now owns the original nos. 13, 15, 17, 19, and 21. A Victorian-style new building for the College has been inserted between nos. 19 and 21, and no. 12 has been re-built as a pair of semi-detached houses, also in Victorian style.

Although Newland House School (on plots 30 & 32, and outside the conservation area) has much new building, it incorporates within its principal block the grand houses originally built on that site. Also outside the conservation area is no. 66, at the far east end of the road, a lonely outpost of the late C19 in a setting of modern neo-Georgian townhouses on both sides of the road.



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FORMER USES

The map of 1867 shows no development on this area, and the line of the property boundaries on the north side at the eastern end follows the boundary of the grounds of the former Little Strawberry Hill, now Clive Road. This seems to have determined the line of the road, which was built crossing open land to join the already existing Waldegrave Rd to the west. When built, the road was entirely residential; educational uses have developed gradually since 1944, when Newland House School moved here. St Mary's College much expanded its student accommodation in Waldegrave Park during the last quarter of the C20, having moved into Strawberry Hill in 1925. Some houses have also been converted to flats.

CHARACTER APPRAISAL

LOCATION

Waldegrave Park was designated a Conservation Area on the 29 July 1988. It is a wide and straight Victorian residential avenue dating from the end of the C19, forms the boundary between Twickenham to the north and Teddington to the south, and is within the neighbourhood known as Strawberry Hill. It connects Strawberry Vale and Waldegrave Road, two main routes between Twickenham and Teddington. The conservation area takes in most of the properties on the



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north side of the road, but only those at the extreme west end of the south side.

The road is closely associated with Strawberry Hill, the estate belonging to Horace Walpole's in the C18, subsequently owned by Frances Waldegrave and now occupied by St Mary's College. The link is through location (the properties on the north side from nos. 1 to 35 adjoin the grounds) and through the name (the land for the development was sold off by the Waldegrave family). It is also through associated use as several of the original houses are now owned by the College as student halls of residence and new accommodation has been built as well.

SETTING AND VIEWS

Set between two busy main roads, Waldegrave Park's spaciousness and abundance of trees are a contrast to its setting. The proximity of St Mary's College is not evident; trees and the height of the buildings conceal it. The conservation area is flanked by a number of cul-de-sac developments of the mid C20 (Fieldend on the site of the former nos. 14-18 being the most extensive) and by modern development at the eastern end and on much of the south side. The 'gateways' to the conservation area at either end are not of the same quality as its centre. At the Waldegrave

Road end, there is the bleak frontage of unsympathetic flat conversions of nos. 1 & 3; and at the Strawberry Vale end, extensive neo-Georgian townhouses and flat development of utilitarian design at odds with the surviving C19 house, no. 66, in their midst. The six 1920s houses on the south side, nos. 36-50, provide an unassuming but largely sympathetic setting; they are probably on the plots set out originally in the late C19.

TOPOGRAPHY AND CHARACTER OF SPACES

The land within the conservation area falls to the east, towards the river, which adds interest to the entirely linear layout of the road. Unfortunately, the termination of the view going eastwards is a very uninspiring block of flats on Strawberry Vale, and there is no awareness of the presence of the river. At the western end, although the layout of the 1930's housing at Cusack Close appears to acknowledge the axis of Waldegrave Park, its architecture is not of sufficient quality to provide a satisfactory termination of the view. The open spaces in the conservation area consist of private gardens and the land associated with educational buildings. As development is continuous and there are no major public open spaces, views out laterally are limited to views into the C20 buildings of culs-de-sac at Fieldend, Clavering Close, Hawkesley Close and the College development.

Because the road is straight, its width is emphasised and the depth of front gardens fully appreciated. With the dominance of large well-spaced houses, the interjection of narrow entrances to later developments provides contrast without undue intrusion. The long back gardens, school and college playing field, and the gaps between the houses, provide the opportunity for building profiles to be seen against sky and trees.

Although the width of the road and the many mature trees create a spacious impression, the road experiences considerable traffic and parking in association with the school. The consequent road markings outside the school, preventing parking at certain hours, are unattractive. The footways are not heavily used, other than outside the school, but are generally in poor condition with a mixture of materials.

ARCHITECTURAL AND HISTORIC CHARACTER

There is a consistent architectural character in the conservation area, with very limited development later than the 1880s and 1890s. All the CI9 houses are three-storeys, and detached, with an extensive vocabulary of architectural features and materials; although features are repeated and there is a family resemblance between all the houses, no two houses are the same. The later development and replacements, while not maintaining the character of the original designs, are generally set in mature gardens that limit the extent to which they detract from the setting. The variations on a theme, described in a later paragraph,



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combined with the curve of the road, present a constantly changing scene with a consistent character, but without monotony or uniformity.

Key buildings

Although the houses have a general family resemblance (apart from nos. 1-4) some have more detail and more varied use of materials. The buildings which exemplify the highest quality of original design and detail, and which have best retained their original form and materials, are nos. 33 and 19. Both have generous semi-circular bays, with bracketed eaves, and a significant feature of first floor full-length casement windows framed by well-detailed part fluted brick pilasters. No. 35 also has very good detailing, but with a different bay design, an elaborate square-bayed parapet in carved stone. In terms of location, no single house has any more visual impact than the rest because of the regular nature of the plots and the houses' siting within them.

Materials, colours, textures and details

Reds predominate - in brick, terracotta and tiles. The only exception is the pair of houses at the western end of the north side, nos. 1 & 3, which are rendered; and the opposing pair on the south side, nos. 2 & 4, which are yellow stock brick and stucco. Surface textures for the redbrick houses are varied, with terracotta moulded panels and tile hanging. Stone surrounds, white-painted window frames and timber balconies add contrast.

Windows have cambered, square or round arched heads, with upper sashes divided and colour glazed. There are a



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number of large ground floor bays. Gabled eaves have plain bargeboards, eaves generally have dentilled brick detailing.

Landscape, trees and gardens

The Borough's Tree Strategy (published October 1999) says of Waldegrave Park: "Existing large trees create an impressive avenue, providing a unifying element, which needs to be retained in any replacement planting". The forest tree character is also found in other major residential developments of this period in Teddington, such as Park Road and Hampton Road. Both street and garden trees contribute to the landscape character, the contribution of the street trees being enhanced by the width and straightness of the road. The trees in rear gardens and in the grounds of St Mary's College provide a backdrop for many views between the properties. There is a 'landmark' cedar tree opposite Newland House School.

Front gardens are generally of good quality reflecting the quality of buildings, except for some of the buildings which are in flats, where there has been unimaginative use of black-top and extensive parking areas. Nos. 1-4 are all of poor quality in this respect. The boundary treatments are very varied; many are in inferior quality materials and designs or have been removed altogether. It is difficult to know what the original form was, but either the form of fence, gatepost and gate outside no. 66, or low brick walls and piers as rebuilt in several cases, may have been the original form of boundary at the front.

MANAGEMENT PLAN

NEGATIVE FACTORS

The conservation area is generally well cared for and has been subject to little radical change. However minor change over a long period to the materials and features of which give the houses and setting their special interest can erode the character of the area. It is important that special attention is given to authentic materials and detailing when maintenance or improvement is carried out. Also, the profile of buildings, and the relationship and spaces between them, should not be compromised by extensions to buildings, which substantially alter the present balance, or by removal of features, which contribute to the characteristic profiles, particularly chimneystacks. Varied, low quality (or non-existent) front boundaries – e.g. reconstituted stone, detract from the effect of the houses. The replacement of low boundary walls and fences with higher boundary walls should be resisted. An increase in the amount of hard-surfacing for car parking in front gardens should also be resisted in order to protect the setting of the houses and the leafy character of the road.

The poor quality of the public domain - footways, crossovers, road markings and the concrete lighting columns - is noticeable as a contrast to the quality of the original fabric. Concrete lamp columns, a mishmash of railings outside the school, utilitarian concrete crossovers, invasive road

markings and ad hoc pavement repair materials all devalue the character and are at odds with the quality image of the layout, scale and architectural character.

The front areas of the buildings in educational use (belonging to St. Mary's and Newland House School) do not achieve the same quality of setting as most of the private gardens.

The later houses on the southern side of the road and the developments at the western and eastern ends, which act as the immediate setting for the conservation area, are mostly not of the same architectural quality. The buildings of Newland House School are somewhat unsympathetic to the original houses now forming part of the school. Newer buildings at nos. 12/12a, 31 and 43/43a have attempted to imitate the Victorian idiom with varying degrees of success but lack the craftsmanship, level of detail and quirky exuberance of the original models.

Some of the garages are of lesser quality of design and materials than the houses they serve.

The views along entrances to culs-de-sac at the College, and at Clavering Close, detract from the character of the area.

Some replacement tree planting has been inappropriate, such as birch and alder instead of the original limes.

Heavy traffic and congestion, especially at school delivery and collection times, is sometimes a problem.



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PROPOSALS

- It is proposed to extend the Conservation Area to include the south side of Waldegrave Park Road and footway up to the front boundary walls of nos. 20 to 58A (evens) and Tring Court:
- It is important that both sides of the road, footways and street trees are included to protect the attractive green suburban character, views and vistas, and wider setting of those buildings within the conservation area.
- The future re-planting of street trees should be of the same type of lime. There are some gaps that need re-planting. Street furniture should be replaced as resources permit with better quality items; including replacement of barriers outside the school with a sympathetic and consistent design and material; painted steel lighting columns instead of concrete. Traffic signs should be painted dark green.
- Traditional paving slabs should be retained for the footways, with granite drainage channels as at present. Blacktop verges should be replaced with a sealed gravel finish. Crossovers should be in block material rather than concrete.
- Where replacement of large trees in gardens is necessary; this should be with similarly scaled species.



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WALDEGRAVE PARK

Designated: 29.07.1988
Extended: **A** 07.11.2005

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100019441 [2007].





The photograph on the front cover is no. 8 Waldegrave Park

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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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Produced by Urban Design and Conservation

Published July 2008



Detail at the west end of Waldegrave Park