

Building of Townscape Merit

Assessment for proposed designation
for Park Lane Stables

Consultation Draft

September 2021

Planning

Buildings of Townscape Merit Assessment

The criteria for deciding whether buildings or structures should be included within the buildings of townscape merit is derived from the Richmond Upon Thames SPD '*Buildings of Townscape Merit*' which dates from 2005 and includes an amendment to the criteria in 2011. The criteria was developed alongside advice from relevant guidance such as the Historic England Advice Note No.7 – Local Heritage Listing.

The criteria to be utilised includes:

- *Any building or structure which dates from before 1840.*
- *Later buildings or structures which are considered to be of definite quality and character, including the work of important architects and builders.*

Particular attention will be paid to buildings which:

- (a) Have important historic associations, in terms of famous people or events;*
- (b) Illustrates an important aspect of social or economic history or use;*
- (c) Represent an exceptionally good example of a specific and distinctive architectural style;*
- (d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;*
- (e) Form part of a distinctive and cohesive group of buildings;*
- (f) Retain its original architectural interest and integrity, and not subject to insensitive alterations;*
- (g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.*

Where a building is to be considered as a potential candidate as a BTM, it has been assessed against the above criteria, the results of which are detailed below.

Address	Park Lane Stables, Park Lane, Teddington, TW11 0HY
Description	<p>Architecturally, the stables are of vernacular design, brick built, now painted white. The angular multi pitched slate roof forms a distinctive roofscape. The ground floor elevation is largely obscured by closed boarded fencing. The stables were extended in the late 80's and early 90's to form living accommodation for the riding school proprietor. More recently, the main stable building was altered with the introduction of the black metal balcony, an upward extension of the central section of roof and addition of large plain glazed window.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i></p> <p>Keith Luxford started the first riding school from this site in the 1950's. Mr Luxford was later Master saddler to the British and Jordanian Royal families. In 2016 the stables were visited by Princess Anne.</p> <p><i>(b) Illustrates an important aspect of social or economic history or use.</i></p> <p>An important part of the architectural history of Park Lane and Teddington itself - the stables - have been on this site since at least 1830. At this time they served as the local fire station for the local horse drawn fire tender. A parish fire engine was bought in 1831 and was put in the care of the beadle. The stables sat opposite a row of almshouses, built in 1739 and funded by Mattias Perkins; these were demolished in the 1950's.</p> <p>The stables provide an important tangible link to Teddington's economic history and rural character. This is particularly important given that today the area has a more suburban character and examples such as this are rare surviving reminders of previous village life. It is also notable that the building remained in consistent use as a stable until its recent closure. It is therefore considered that the stables have strong historical significance.</p> <p>The stables have played a central role in the community, providing horse riding lessons to disabled children. They have considerable social significance, serving as a hub of the local community for many decades. The importance of the stables to the local community was demonstrated at the beginning of 2021 when over £1 million was raised to buy the stables from the freeholder. The campaign was featured on numerous media outlets such as BBC Breakfast. This greatly raised the profile of the stables, bringing them to the attention of the nation.</p> <p><i>(f) Retain its original architectural interest and integrity, and not subject to insensitive alterations.</i></p> <p>The stables retain much of their original rural charm despite the various extensions and alterations over the years. This is primarily due to the key features of the building being sensitively dealt with during said alterations. As a result, they still serve as a good example of vernacular architecture.</p> <p><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i></p>

	<p>The stables are a significant and unusual feature of Park Lane which is now primarily residential. They sit opposite a block of mid 20th century flats which replaced the C18th almshouses. This contrast highlights the level of redevelopment in the immediate area and indeed a possible threat to the stables themselves. The stables provide a vital tangible connection to the history of Park Lane, particularly considering the loss of the almshouses. As such they make a significantly positive contribution to the townscape of Teddington.</p>
Recommendation	Designate as a Building of Townscape Merit

Park Lane Stables – Park Lane, Teddington, TW11 0HY



