

CHARACTER APPRAISAL & MANAGEMENT PLAN

Conservation Area – The Grove no.26



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 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

The Grove was designated as a conservation area on the 15.03.1977. It is situated between Twickenham Road and Cambridge Road immediately north of Teddington High Street, and west of the River Thames. It consists of Grove Gardens, Grove Terrace, The Grove and parts of Cambridge Road.

Origins and development

The Grove Conservation Area is built on the site of the former Teddington Grove, an C18 house designed by Sir William Chambers for Moses Franks. The house was later occupied by John Walter, the founder of 'The Times', from his retirement in 1795, until his death in 1812.

The house was demolished about 1920 when the site was purchased by the Royal Dutch Shell Company to lay out a modern housing scheme for renting to their employees for £60-70 per annum. The scheme was designed in 1921 by Messrs Joseph, Architects of Godliman's Street, London on behalf of Sty. Helen's Housing Company, a Shell subsidiary.

The original planned scheme, which covered the complete site of Teddington Grove, was only partially completed. The layout is basically as designed but the house types fronting Grove Gardens and Twickenham Road are later conventional semi-detached houses. The original 52 'Shell Houses' in Cambridge Road, Grove Terrace and The Grove were completed by 1925 with the remainder of the houses completed by 1930.

Some boundary walls of Teddington Grove still remain along Twickenham Road, Teddington Park Road, in the rear gardens of 1-21 (odds) Grove Terrace, and alongside side the footpath between Cambridge Road and Twickenham Road. The coach house and part of the stable yard still remains at no. 91 Twickenham Road. The cedar trees in Grove Gardens also survive from the grounds of Teddington Grove.



Pavillion, Grove Gardens

The Grove estate was laid out firstly in the grounds of the paddock of Teddington Grove, now The Grove and Cambridge Road, then on orchard land where many fruit trees and the orchard walls still survive, now Grove Terrace, and finally on the site of the original house, now Grove Gardens.

Character

The character of the conservation area is of a peaceful enclave isolated from surrounding traffic whose design is based on garden suburb design principles. The narrow access roads are arranged around a central green, which is contained by railings and fencing with a sense of enclosure provided by the surrounding buildings. This space is visually important as it separates the two different styles of architecture within the estate. Grove Terrace has very narrow and shallow footways together with narrow carriageways. The Grove and Grove Gardens have wider carriageways. Footpaths and alleyways connect the streets.

The original 'Shell houses' in Cambridge Road, Grove Terrace and The Grove are laid out in groups of two, three and four. They are two-storey high, designed in the then modern continental cottage style in stock brick, often painted in soft tones, and roofed in plain tiles. The houses have timber sliding sash windows, louvred shutters, and many have porch canopies. These houses are all virtually unaltered. The front gardens of the properties in Grove Terrace and The Grove run into each other with no dividing walls or fences. This creates an impressive vista along the roads, reinforced by the

boundary posts and chains and beautifully maintained front gardens. There are some instances of forecourt parking along these roads, but cars do not dominate.

The later semi-detached houses in Grove Gardens are also two stories with hipped roofs with tile hanging, half timbered bays and leaded lights giving them a 'Mock Tudor' appearance. The majority of these houses now have two-storey side extensions, which although designed to be in-keeping, give a terracing affect with only small gaps between buildings.

The open green space known as Grove Gardens, with its tall cedar trees, is the central feature of the conservation area. It is a restful area with benches set around a bowling green. Two low hip roofed alpine style pavilions are set in the gardens. The lawns adjacent to the bowling green are an ideal play area for small children.

The 'Shell houses' numbers 58-84 (evens) Cambridge Road, numbers 15-29 The Grove, numbers 1-27 (odds) and 2-18 (evens) Grove Terrace, together with number 91 Twickenham Road are Buildings of Townscape Merit.

MANAGEMENT PLAN

NEGATIVE FACTORS

The conservation area has few problems. The area is generally well maintained, with all houses in good structural and decorative order. The 'Shell houses' are unique in that they are virtually unaltered from their original design. However, minor change over a long period to the materials and features which give these houses and their setting its special interest, can erode the character of the area. Given the vulnerability of this exceptional estate, it is important that special attention is given to authentic materials and detailing when maintenance or improvement is carried out. However, the condition of the Grove Gardens could be improved. The fencing around the green space detracts from the general well kept impression of the area. Part of the fencing is of wire and is poorly maintained. The footpaths within the park have deteriorated over the past few years and need repair. More planting and better maintenance of the flowerbeds would improve what is a green and quiet enclave.



Grove Gardens

THE GROVE



PROPOSALS

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 properties:

Nos. 58-84 (evens) Cambridge Road
 Nos. 15-29 (all) The Grove
 Nos. 1-19 and 21-27 (all) Grove Terrace

- The footpaths inside the gardens should be improved as a matter of urgency
- Owners to be encouraged to replace missing boundary posts and chains
- Railings should replace the existing chain link fence surrounding parts of Grove Gardens when Council funds permit



The illustration on the front cover is Grove Terrace, looking North from junction with The Grove

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large print, audio tape,
or another language,
please contact us on 020 8891 7322
or minicom 020 88316001

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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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