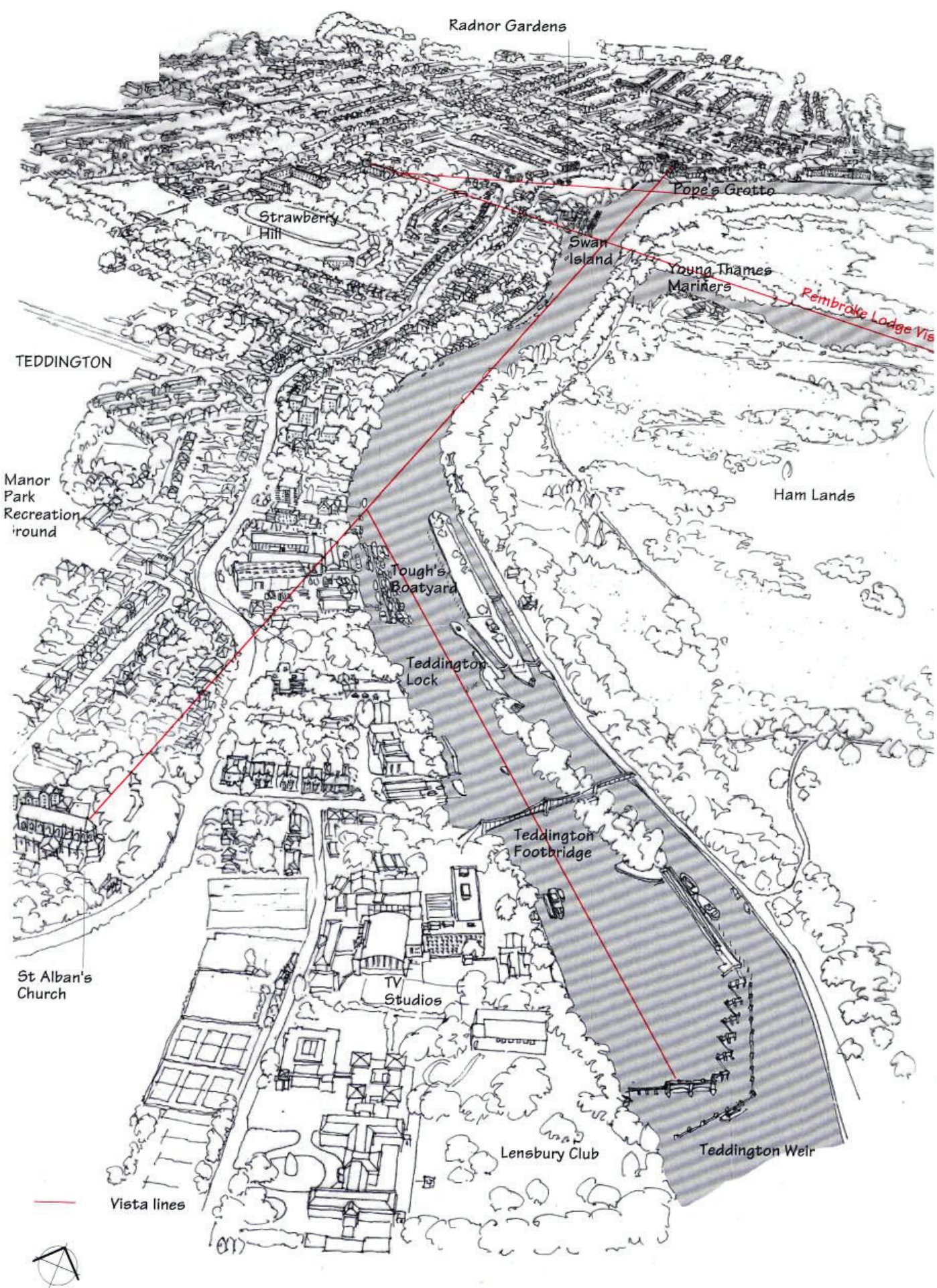


REACH 06
TEDDINGTON





Radnor Gardens

Strawberry Hill

Pope's Grotto

Swan Island

Young Thames Mariners

Rembrake Lodge Vis

TEDDINGTON

Ham Lands

Manor Park Recreation Ground

Tough's Boatyard

Teddington Lock

Teddington Footbridge

Teddington Weir

St Alban's Church

TV Studios

Lensbury Club

Vista lines



4.06.1 Overview 1994-2012

- The lock, weir and footbridge at Teddington are the main focus of activity and interest in this reach
- Loss of Tough's boatyard and its replacement with a major residential scheme of apartment blocks has affected the setting of the lock and is a loss to the working character of the reach. Included public access to the waterfront and use of the slipway at what is now called Teddington Wharf, and a riverside walk joining this site to Ferry Road
- Improved access, with ramps and better path surfaces, and a separate cycle path towards Kingston
- Installation of accessible ramps to Teddington Lock Footbridge (2001)
- Construction of accessible ramp to the footbridge where many routes converge.
- Construction of new visitor moorings upstream of lock.
- The Environment Agency has restored the appearance of the lock islands and much of the lock infrastructure.
- A major achievement has been the careful restoration for public enjoyment of Walpole's Strawberry Hill, which (although not really visible from the riverside) can now be experienced in its newly painted splendour as part of the network of important Thames-side historic houses in the Strategy area.
- Launch of Teddington Gateway project (*see TLS Information Leaflet No.3, 2003*) in partnership with the Environment Agency, "to conserve and enhance the most important historic and natural elements of the lock area and surrounding open spaces and towpaths."
- Establishment of Teddington Festival of the River

LANDSCAPE CHARACTER

4.06.2 2012 Update: The Teddington Reach is characterised by boathouses and river work interspersed with housing, opposite the wild open space of Ham Lands. Downstream from Teddington Weir the Thames is tidal. Lock works and a boatyard at Swan Island comprise the surviving elements of the working river after the closure of Tough's boatyard.



PLA marker stone

4.06.3 The turbulent pool beneath the weirs contrasts with the calmness of the lock where the still water is controlled from the manicured lawns of the lock-keeper's cottage. The weir is enclosed by the footbridge and the island and riverbank trees, which help to screen the television studios, offices and Lensbury Club. The brightly painted suspension footbridge has recently been restored providing a popular feature with good views of the weir, the river downstream, and the Anglers' pub garden.

4.06.4 2012 Update: On the Ham side of the footbridge, paths and signs have been improved, a cycle ramp added, and wicker fences installed to define path edges. Just below the lock on the Ham bank, an obelisk marks the beginning of the Port of London jurisdiction, taking

over from the Environment Agency which manages the river upstream to the source.

Tough's boatyard has been redeveloped as substantial blocks of flats although the wharf and slipway (now in private ownership) are open for limited public access as part of a riverside walk between here and Ferry Road, and a busy RNLI lifeboat station operates from the site.

4.06.5 Downstream, the Middlesex bank has gradually been in-filled with private houses and 4-storey blocks of flats, sealing Twickenham Road off from the river. Many of the houses are set between 30 and 50 metres back from the water behind mature garden trees. Where the houses are built of brick and tiled, they recede beneath the shade of the trees. White stucco houses with bright orange roofs in treeless gardens are more prominent in the landscape. Garden banks are generally sheet-piled with private cruisers moored at the river's edge. Splendid boat houses characterize this reach. The only window from the Twickenham Road to the river along this reach is provided by Manor Road Park. The Park has some fine mature horse chestnuts, but the close-mown grass and railings on the river edge do not make the most of the riverside situation. The route of the Thames Path between Lock Road and Manor Road Rec is open to the public during daylight hours but due to a flood defence is not fully accessible.



Teddington Lock



Strawberry Hill by Farington with Horace Walpole's view open down to the river

4.06.6 2012 Update: *Strawberry Hill, painted by Farington with a foreground of grazed meadows running down to the river, is cut off from the water by inter-war housing developments and is not visible from the river, although a narrow glimpse of the water can still just be seen across Radnor Gardens from Horace Walpole's bedroom. Strawberry Hill, extended by the Waldegraves, was formerly used by St Mary's University College, but following many years of gradual deterioration is now managed by the Strawberry Hill Trust. A major Heritage Lottery funded restoration has taken place and the house is now fully open to the public. Re-planting has taken place in the gardens to bring trees closer in to the house, and interpret Walpole's original garden. Major enhancements to the setting and boundaries have also taken place on the Waldegrave Road frontage to complement the resplendent new white-painted exterior. The historic connection between the Waldegraves and the Russells at Pembroke Lodge is retained in the view from the Strawberry Hill tower.*



Strawberry Hill by Rowlandson

4.06.7 Long views from Twickenham and Radnor Gardens look south up the reach to the lock and beyond to the roof of St Alban's Church, now the Landmark Arts Centre. The Church was restored and converted to an arts centre in the late 1980s. Views from Teddington look south-east up the reach, under the footbridge to the weir.

4.06.8 2012 Update: *Teddington Lock is a much used local attraction and a key landmark on the River Thames marking the traditional boundary between the freshwater and tidal Thames. The Teddington Gateway project coincided with celebrations to mark the 100th anniversary of the opening of the Barge Dock and proposed a range of enhancement schemes. Many of these have now been completed including the repair of railings, lighting and water-based infrastructure*

and the enhancement of footpath surfaces in sealed gravel. The connection between the lock and Riverside Drive has recently been upgraded with new lights, signage and surfacing. This links to a new sealed gravel surfacing along Riverside Drive.

4.06.9 2012 Update: A proposal to install hydropower at Teddington Lock using three 4 m diameter Archimedes Screws mounted on to the weir structure. Ham Hydro CIC are developing this renewable energy project for the benefit of the local community, although any affect on fish populations will need to be monitored.

4.06.10 Ham Lands provides a complete contrast with the Middlesex bank. The wild open space stretches right round the bend in the river to Ham House and Petersham Meadow, creating one of the most rural parts of the Thames through London. The edges of the area are gradually becoming wooded and managed as coppice with standards and the river banks are gently sloped with gravel beaches or vegetated granite sets. In places the banks and path have eroded and need repair, and scrub has grown up between the towpath and the river - it is now becoming intrusive as it narrows the shared path for walkers and cyclists, and blocks out the view of the river. It should be selectively cut back to improve light, security, access and river views while retaining the secluded rural character.

4.06.11 The Thames Young Mariners' Base – an environmental education centre for young people owned by Surrey County Council - uses an unfilled section of gravel workings within Ham Lands. The still water-body, gradually becoming surrounded by trees, is well-screened from the river and the lock connection is relatively discreet. See Reach 7 for detail.

HISTORICAL BACKGROUND

4.06.12 Teddington's name probably derives from the 'tun' of Tudda's people rather than the more appealing 'tide's end town'. There is no Domesday entry for Teddington and the first direct evidence of the name is in 1100. In the 13th century the manor gained independence from the parish of Staines, but it was in the possession of Westminster Abbey when granted to Henry VIII to become part of the honour of Hampton Court. Even after Teddington had been alienated in 1603, the office of bailiff and collector was connected with Hampton Court.

4.06.13 Between the 17th and 19th centuries Teddington, although never as fashionable as Twickenham, attained a certain popularity with the gentry: Paul Whitehead, poet laureate, the architect Henry Flitcroft and Walpole's friend the artist Richard Bentley are all buried in St Mary's church. Nearly all the houses of the gentry however have now been pulled down - Teddington Grove built by William Chambers for Moses Frankes in about 1765, with Chambers' greenhouse and garden temple; Udney House of c1790 with its Robert Adam picture gallery, demolished as early as 1825; Bushey Villa possibly by Stephen Wright. By the 18th century, the High Street was lined with houses, communications having been improved by the turnpiking of the Twickenham road in

1767. However until the 19th century, Teddington remained an isolated agricultural community, with Hounslow Heath to the east, the river to the west and its great open fields to the north and south.

4.06.14 There has been a weir at Teddington since at least 1345, but the present lock was built in 1812. The weir marks the end of the tidal reach of the river. The 1812 structure was one of several built on Rennie's recommendation to improve the notoriously bad navigation. The present enormous barge lock and tiny skiff lock were built in 1950.

4.06.15 Suburban development followed the arrival of the London and South Western and the Thames Valley Railways in 1863-64. After that, Teddington's population grew enormously, from 1,183 in 1861, to 14,037 by 1901. Development spread rapidly with Upper Teddington west of the station, and southwards from Fulwell station to join up with the slightly earlier New Hampton. Along with New Found Out in the south, the new settlements built a church, a cottage hospital, a hotel, shops, and a town hall with ballroom and theatre. Although it brought these amenities, the suburban expansion did not include any new industries. As early as 1746 there seems to have been a linen-bleaching works between the north of Broom Road and the river. By 1831 the parish contained 'the largest and most complete establishment ...in the kingdom' for wax-bleaching and candle-making. This later became the Paint Research Station. Boatbuilding had been an important local industry since at least 1855. RA Tough opened his famous yard in 1895, and many small boats left from here for Dunkirk in 1940.

4.06.16 In the second half of the 19th century, market-gardening was a major employer and was continuing to employ 200 people as late as 1921. To the north, Horace Walpole bought the lease on a small house in 1747 on land known as Strawberry Hill Shot, and in the following year he secured the freehold plus 5 acres of land. The small house and 5 acres formed the core of the Gothic confection which remains one of the great monuments of the 18th century. However gothic within, Walpole wanted his garden to be 'riant', full of 'the gaiety of nature'. A great friend of Gray and William Mason and an early admirer of William Gilpin, Walpole's gardening ideas reflected their 'poet's feeling and painter's eye'. Honeysuckles dangled down from 'every tree in festoons' and picturesque trees framed views of the Thames. When he bought the Strawberry Hill estate Walpole wrote of the Thames, 'Barges solemn as the Barons of the Exchequer move under my window; Richmond Hill & Ham Walks bound my prospect; but thank God! the Thames is between me and the Duchess of Queensberry. Dowagers as plenty as flounders inhabit all around and Pope's ghost is just now skimming under my window by a most poetical moonlight'. Pope had died three years earlier but Walpole was well-versed in his gardening precepts. The riverside village, his 'seaport in miniature', gave life to Walpole's views, which in 'the setting sun and the long autumnal shades enriched the landscape to a Claude Lorraine'. Strawberry Hill repaid the favour from the river: Boydell, whose *History of the Thames* (1794) was dedicated to Walpole, noted that the house 'very beautifully varies the advancing scene. Its Gothic windows that appear between the branches compose a very pleasing picturesque object, both as we



Teddington Lock Weir

approach and glide by it.' Walpole's meadows have been lost to later development, and of his assorted garden buildings little survives, except his 'chapel in the wood' now far from embowered. Walpole's book, *On Modern Gardening*, was highly influential and remains of interest as the first attempt at garden history.

4.06.17 Although some way from the Thames, one of England's most important industries in the 18th century, the manufacture of gunpowder, had an impact on the riverside. The industry had a centre on Hounslow Heath, using the River Crane to drive the mills and the willows to supply high quality charcoal in an area that was reasonably remote but convenient for London. Unfortunately the charcoal burning was often in close proximity to the finished product and explosions were common. In 1772 Walpole wrote to his cousin the Hon Henry Seymour Conway, a lieutenant-general in the Royal Ordnance: 'I have been blown up; my castle is blown up; Guy Fawkes has been about my house; and the 5th of November has fallen on the 6th of January! In short, nine thousand powder-mills broke loose yesterday morning on Hounslow Heath; a whole squadron of them came hither, and have broken eight of my painted-glass windows; and the north side of the castle looks as if it had stood a siege. The two saints in the hall have suffered martyrdom! they have had their bodies cut off, and nothing remains but their heads.' Walpole suggested the powder be kept safely underwater until required.

4.06.18 Ham Lands or Ham Fields were settled as early as the Stone Age, and there are remains of an Anglo-Saxon village here, but in mediaeval times they were a tract of water meadows near the river and open grazing on the poor soils of the flood plain. In 1670 the Duke of Lauderdale made use of them by extending his great east-west avenue across their northern part almost to the river bank. The Rocque maps show the way it was laid out across the old meadows. The 1901 Bill for the Preservation of the View from Richmond Hill involved the extinction of the Lammas rights of many copyholders, although the 1901 plan shows that many copyholders resisted this loss of their ancient rights. Odd narrow strips like Greenwood's aster fields continued to hold out until the 1950s. The Act in fact only preserved a narrow band of the river bank on the northern edge of Ham Lands, and with the Lammas rights extinguished, the land was freed for a massive programme of gravel extraction.



Teddington Lock footbridge

4.06.19 After the construction of the improved Teddington Lock in 1904, the frequency of flooding on the Ham Lands declined. In that year, the Ham River Grit Co. was granted a lease on the Lands, and began extracting gravel which was shipped from a newly constructed works and wharf on the Thames. Gravel had always been extracted in small quantities for local building from the river bank but the industrial scale of this operation prompted effective protests about the impact on the view from Twickenham and in the 1920s a canal was cut across the towpath to a lagoon where processing and loading could carry on out of sight. At their greatest extent in the 1930s the workings even encroached as far north as the line of the Ham Avenue. After the Second World War, once the entire area had been worked, it was backfilled with enormous amounts of spoil and rubble from bomb-damage and the whole area

is now considerably higher than it was at the beginning of the century. The lagoon, reduced in size, is still in use today as the Thames Young Mariners' base.

NATURE CONSERVATION AND FLOOD RISK MANAGEMENT

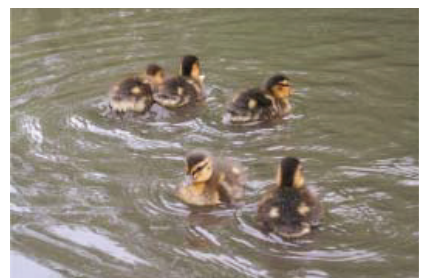
4.06.20 The infilled gravel workings at Ham Lands now support a mosaic of woodland, scrub, grassland and wetland habitats. The site is now a Local Nature Reserve and contains an exceptional diversity of plants and animals, including numerous species which are rare in London. Early maps show water meadows and fields near the river and 'Ham Fields' as open grazing over the poor soils of the Flood Plain Gravels.



4.06.21 The Thames Young Mariners' Base lagoon, connected to the Thames by a sluice, is fringed with willows and provides nesting cover for great crested grebes, mallards, moorhens, coots, and reed buntings, all of which breed here despite considerable disturbance from activities such as sailing and angling. Little grebes and kingfishers are both frequent visitors and may breed in some years. The lagoon also contains a good population of fish, together with breeding frogs and toads in spring.



4.06.22 *2012 Update: Over the past decade the sandy banks found in the lagoon have been lost. This has seen a significant decline in the breeding sand martin population. This has to some extent been turned around with the installation of the sand martin bank on Eel Pie Island. Works to remove Japanese Knotweed caused some disturbance in 2010.*



Birdlife along this stretch of the river is particularly interesting

4.06.23 The grassland around the Base is kept fairly short and is consequently less diverse but one area, left un-mown until late summer, contains a thriving colony of bee orchids; an indication of the meadow flowers which would grow if the rest of the grassland were to be managed with a late summer hay cut. The sides of the lagoon are steep and there would be great benefit for plants and animals if some areas could be graded to create a wet margin.

4.06.24 Ham Lands has been known to local botanists for many years as an important and diverse site. It is particularly famous as one of the only London sites for the nationally scarce Nottingham catchfly, which grew by the towpath until it was overgrown by scrub in the early 1960s. Other plants once found on Ham Lands which are now rare or extinct in London include several species of clover characteristic of dry, sandy soils, common meadow-rue in the flood meadows, autumn squill, and the parasitic great dodder. Although these plants have disappeared, others have colonised the landfill areas, including the rare Deptford pink. Over the last 25 years over 230 species of plants, including numerous London rarities, have been recorded from Ham Lands making it one of the richest sites in London.

4.06.25 Hawthorns and willows are scattered throughout the grassland and more extensive areas of scrub and woodland occur, especially



Teddington River Festival to celebrate 100th birthday of the Barge Dock



Accessible footbridge across Teddington Lock Island

to the south near the Young Mariners' Base. These areas provide important feeding and nesting cover for birds, including pheasants, stock doves, tawny owls, woodpeckers, spotted flycatchers and six species of warbler, all of which breed on Ham Lands. Foxes, weasels and other mammals also make use of the scrub to hide away during the daytime. However, the thick scrub is an identified barrier to use for many people and is spreading in to many of the grassland areas and a priority for management must be to check this before the floral diversity of the grassland is lost.

4.06.26 The riverbank is quickly naturalizing along the Teddington Reach and now supports a diverse range of marginal plants. The gravel foreshore is an important habitat for young fish and many native mussels are found in the river muds. The towpath is relatively wooded alongside the southern part of Ham Lands and, in managing the trees, opportunities should be taken to open up windows to the water. The extra sunlight would benefit the wildlife by promoting new plant growth and small sunny glades. Care must be taken to manage any cleared areas that could subsequently be colonised with Himalayan balsam.

PUBLIC ACCESS AND RECREATION

4.06.27 There is continuous public access across Ham Lands and along the Surrey bank towpath. Footpaths and the Sustrans cycle route 4 connect Ham to the accessible Teddington footbridge on the upper path and across to the other side of the river. On the Middlesex bank, the only public open spaces are the Ferry Road slipway and the small Manor Park Recreation Ground, now linked by a riverside path with public access (enforced by automatic gates) between dawn and dusk. The Thames Path follows the riverside on the Surrey bank, but on the Middlesex side, from Hampton Wick to Twickenham waterfront, runs along roads back from the river. There are British Rail stations at Teddington and Strawberry Hill.

4.06.28 The Young Thames Mariners' Base in Ham Lands provides an area of non-tidal flooded gravel workings for sailing and canoeing.

4.06.29 *2012 Update: Teddington Lock includes a long reach of public visitor moorings. It may be appropriate to install some interpretation at these to inform users of wider attractions, walks and places to visit. Visitors can hop on and off trip boats as they pass through Teddington Lock.*

Boatyards:

Swan Island Harbour

Water recreation:

Thames Young Mariners

Land recreation:

Fishing at Teddington Lock

Ham Lands walks and bridleways
Manor Rd Park
Thames Path

Landmarks:

PLA/EA Obelisk on the Surrey bank
Landmark Arts Centre, formally St Alban's Church
Radnor House School (Pope's Villa)
Strawberry Hill
Teddington Footbridge
Teddington Lock

LOCAL INTEREST GROUPS

Amenity and Local History:

Twickenham Local History Society
Ham Amenities Group
Ham United Group
Ham and Petersham Association
Richmond Local History Society
River Thames Society (Upper Tideway)
Strawberry Hill Residents' Association
Teddington Society

Nature Conservation:

London Wildlife Trust
Richmond & Twickenham Friends of the Earth
Friends of Ham Lands

PRINCIPAL LAND USES

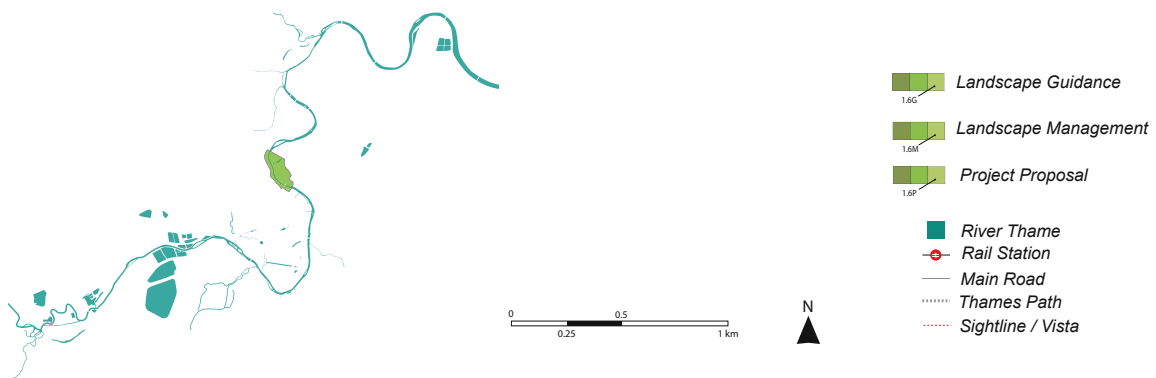
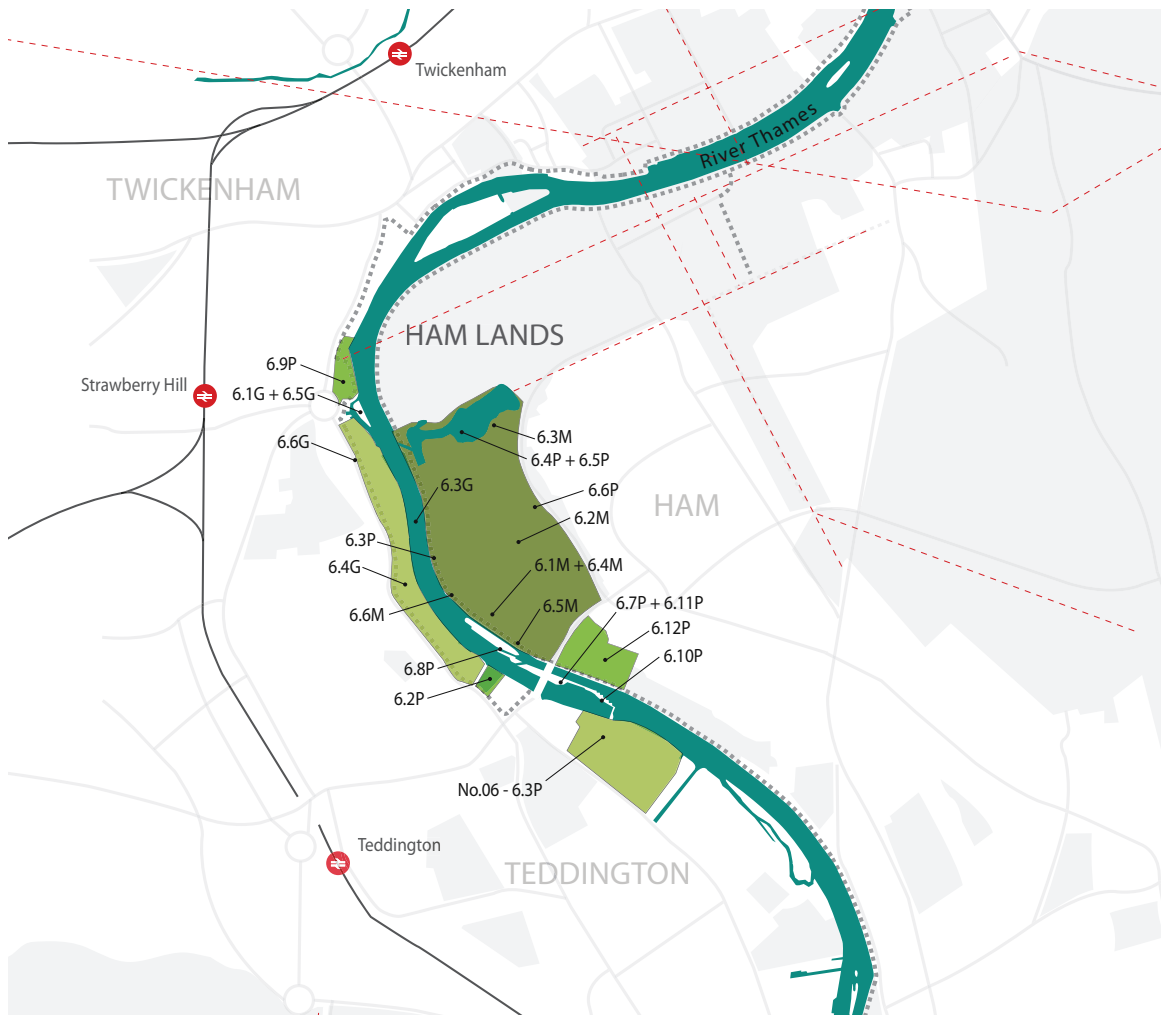
Lock works and private moorings dominate much of the Middlesex bank, and housing and low blocks of flats predominate here. Opposite Teddington Weir the television studio and office complex forms a 6-storey block of buildings. The Surrey bank is entirely devoted to the Ham Lands area of public access.

Review of Guidance, Project and Management & Maintenance

Projects and management proposals will evolve over time, with details and priorities set in the TLS Annual Action Plan and project briefs. The Action Plan provides greater detail for each project and provides the basis for ongoing monitoring. Please refer to the Appendix for a copy of the 1994 Policy, Project and Management Proposals.

Key: Green: Taken from the 1994 TLS Report with minor amendment where appropriate
Blue: New proposal for 2012 Review
Yellow: Deleted since 1994 due to completion or changing policy or priority

Policy and Project Review



Guidance Promoted by the Thames Landscape Strategy and How this Relates to Planning Policy		
TLS Ref.	2012 Guidance	Related Planning Policy Cross Reference
6.1G	Conserve and enhance the reach character of boathouses, wharves and Swan Island boat repair yard contrasting with the wild open spaces of Ham Lands opposite	London Plan – 7.29 LBRuT – CP 11, DM OS 11, DM OS 12
6.2G	Protect the visual links between: Strawberry Hill, Radnor Gardens and the river; Strawberry Hill tower and Pembroke Lodge in Richmond Park; Pope's Grotto and Landmark Centre roof	London Plan – 7.12 LBRuT – DM HD7
6.3G	Conserve and enhance the nature conservation interest of the river and its corridor, with particular attention to Ham Lands	London Plan – 7.19 LBRuT – CP 4, CP 11, DM OS 5
6.4G	Encourage the survival of the Swan Island boat repair facilities as an integral part of the river landscape character and resist their replacement by uses not functionally related to the river.	London Plan – 7.24 LBRuT – CP 11, DM OS 11, DM OS 12
6.5G	Prevent any further intrusion into the view between Strawberry Hill and the river, and in the long term consider raising funds to remove intervening buildings when they become available	London Plan – 7.12 LBRuT DM HD7
Completed	Keep housing on the Middlesex bank well set back from the water's edge behind dense garden planting	Now governed by MOL policy

Project Proposals		
TLS Ref.	2012 Project	Other Stakeholders
6.1P	Conserve and supplement the riparian trees which help to screen the television studios and Lensbury Club from Teddington Weir	Landowners
6.2P	Re-design Manor Park Recreation Ground to make more of its riverside position	LBRuT / EA
6.3P	Manage eroded sections of Ham Lands bank and towpath for the nature conservation interest	LBRuT / EA / PLA / NE
6.4P	Consider the long term redevelopment of the Thames Young Mariners' building to provide environmental interpretation, accommodation and education in combination with recreation uses	Landowners Surrey CC
6.5P	Enhance the value of the Thames Young Mariners' lagoon by altering the profile of some of the slopes to create shallow marshy areas and wetlands that extend into Ham Lands	Landowners
6.6P	Plant clumps of trees along the edge of Riverside Drive to screen Ham Lands	LBRuT
6.7P	Install a viewing platform at the upstream tip of the lock island opposite the weir	EA
6.8P	Landscape the approaches to Teddington Lock as suggested in the Teddington Gateway scheme.	LBRuT, EA, landowners
6.9P	Investigate the provision for a seasonal passenger trip boat stop in the Radnor Gardens for Strawberry Hill House and Pope's Grotto	LBRuT, potential operators, PLA
6.10P	Investigate eel-pass at Teddington Lock	EA
6.11P	Improve facilities for anglers along towpath and river banks to reflect good practices on and around Teddington Lock Island	EA
Completed	Restore Horace Walpole's garden at Strawberry Hill	Managed by Strawberry Hill Trust. House now restored, garden in progress.

Management and Maintenance Proposals		
TLS Ref.	2012 Proposal	Stakeholders
6.1M	Manage the woodland edge of Ham Lands as coppice with standards to encourage a variety of light conditions and to open windows to the river	LBRuT / PLA / EA
6.2M	Maintain Ham Lands open grassland with annual late hay cut in September	LBRuT
6.3M	Extend meadows management to the grassland at the Young Mariners' base	Landowner
6.4M	Where appropriate control scrub growth between Ham Lands footpath and the river	LBRuT / EA / PLA
6.5M	Control vegetation along popular Ham Lands path from Ham to Teddington Footbridge	LBRuT / EA / PLA
6.6M	Continue to maintain the Thames Conservancy obelisk and keep it visible from the river	Owners / EA / PLA