

Conservation Area Designation, amendments and Review

Location: No.s 1 – 73 (odd) & 2 – 86 (Even) King Edwards Grove; Broom Lodge 106 Broom Road, Teddington.

Date Assessed: March 2018

Assessment:

Location & Setting	<i>General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity</i>
Comments:	King Edwards Grove contains a number of higher status dwellings, some of the dwellings are speculative whilst others have been individually designed to the plot of land. The development of the street was predominantly undertaken at the beginning of the 20 th century and although there is a mix of terraced, semi-detached and detached dwellings, the street contains much more elaborate designs than any of the streets in the nearby vicinity such as Atbara Road, Munster Road, and Holmesdale Road. It would appear that inspiration for the development along this street was gained from the nearby development located within the Broom Water Conservation Area nearby, where there are a number of large Edwardian dwellings with ornate timberwork situated around an inlet from the Thames. Although lesser in scale than the Broom Water development, the high Edwardian design and materials, particularly the timberwork is a key contribution to the character and experience of the street. Together with the large amount of street trees and front gardens, the street has a very high quality townscape which is a positive contribution to the surrounding area.
Historic Development	<i>Stages/ phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.</i>
Comments:	OS Maps from 1870 show that King Edwards Grove was a field boundary that was to be the location of a road named Cornelius Road which was laid in the 1880s (Appendix 4). The road was re-named King Edward's Grove, which was likely to honour the new King Edward who came to the throne in 1901. The area of land south of Teddington saw a large amount of development at the turn of the century with surrounding Atbara Road, Munster Road, Broom Road and Holmesdale Road all being developed at the same time. Historic plans (Appendix 5) show two architectural practices designed a number of dwellings along King Edwards Grove and were E & G Rice Architects of Teddington, and also Milestone Collis Engineers and Surveyors, who are still in operation today with premises in Twickenham. No details were able to be found with regards to other developments designed by these firms who appear to have only worked in the local area. The construction of these dwellings along King Edwards Grove and the greater area does have merit in that the buildings exemplify a time in social history when the development of gentleman's residences which were in demand as a result of greater prosperity of the early 20 th Century. It was during this time that better wealth, education and living conditions influenced the growth in community as well as with architecture and construction methods which is evident in this street.
Architectural quality and Built form	<i>Dominant architectural styles, the prevalent types and periods of buildings, their status and essential characteristics, and their relationship to the topography, street pattern and/or the skyline. Also important is their authenticity, distinctiveness and uniqueness of materials, design, form,</i>

	<i>texture, colour etc</i>
Comments:	<p>The architectural style of dwellings in King Edwards Grove is quite different from the immediate area, however does have some similarities to the Broom Water development nearby. Design tends to be largely Edwardian in style. The detailing is of high quality with decorative timberwork to the front facades of many of the dwellings along this road which include protruding timber balconies with very ornate detailing, particularly on the terraced and semi-detached properties. The terraces contain large chimneys, decorative ridge tiles and a mix of render and red brick to front facades with protruding bay windows. No.s 59-73 (odd) are semi-detached and also carry these design details, and additionally, retain decorative tiling to doorways with original doors in situ and front entrance paths. No.s 38-54 (even) are interesting developments of larger detached dwellings, with massing and form which contribute to their presence within the street scene. Broom House, which lies on the corner of King Edwards Grove and Broom Road, is of particularly high quality in its design, being the main dwelling and smaller summer house on a larger corner plot of land. The design has many elements in common with the Broom Water development nearby and has a high quality Edwardian design with timberwork a feature and decorative ridge tiles and central belcote. The property is particularly well vegetated and contributes positively to the street scene at this junction. This property is recommended as Building of Townscape Merit. The use of design, detailing and materials along King Edwards Grove does exhibit a high quality design and craftsmanship from the quality of the highly ornamented facades to the elaborate tiled entrances and doors with glass insets. As there are larger front gardens, many of the boundary walls are not original and have been altered in order to allow vehicular access. The historic detailing is largely intact and although there are dormer window extensions which are visible from a public domain, these are to a minority of properties and are not disproportionate to the roof planes. The vast majority of properties along the street largely maintains its architectural integrity.</p>
Open Space, Parks and Gardens and Trees	<i>Private and public land, front gardens, trees, hedges and street greenery, parks, civic spaces their sense and contribution to the character and experience of an area.</i>
Comments:	King Edwards Grove is planted with a number of large street trees which, alongside well planted front gardens contribute strongly to the character and experience of the street scene.
Character Zones	<i>Discernible character areas or zones which may reflect the predominant historic character that survives from earlier periods or the original function, class distinctions, design or current uses.</i>
Comments:	Not applicable

Conclusion: King Edwards Grove represents a high quality homogenous Edwardian development which is of high quality in its detailing and craftsmanship and is considered to be of special interest. The area has a number of designs, but each are high quality and contribute to the quality of the street scene. Together with the well vegetated surrounds, is considered to represent an area of special architectural and historic interest.

Although adjacent to the Broom Water Conservation Area, this area is associated with the dwellings built around the inlet created from the Thames. As such, it is not considered appropriate to extend this conservation area.

Recommendation

Create a new conservation area as indicated in Appendix 2.

In order to preserve the historic interest of the street, it is recommended that Article 4 direction be applied to seek planning permission for any works involving change of front facade fenestration, roof and details to front facades, and front boundary walls.

References

Primary References

Photographs taken on 14/03/2018 by John Somers, JS Conservation Management & Town Planning Limited.

Historic plans obtained from the Richmond Local Archives

Secondary References

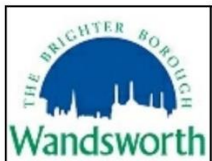
Historic England (2016) *'Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1'* Published by Historic England, London.

London Borough of Richmond Upon Thames (2017) *'Hampton Wick and Teddington Village Plan SPD'* Published by The London Borough of Richmond Upon Thames

Websites

London Borough of Richmond Upon Thames Local Studies <https://richmond.spydus.co.uk/cgi-bin/spydus.exe> Accessed March/ April 2018

Appendix 1 – OS Map



1:2500



Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright.
Unauthorised reproduction infringes ©Crown copyright and may lead to prosecution or civil proceedings.
Wandsworth Borough Council Licence No. LA 100019270 (2017)

Appendix 2: Proposed boundary of King Edwards Grove Conservation Area



Proposed new Conservation Area 80 King Edwards Grove

Civic Centre, 44 York Street
Twickenham TW1 3BZ
Tel: 020 8891 1411
www.richmond.gov.uk

Produced from our Corporate
Geographic Information System
© Crown copyright and database rights 2018
Ordnance Survey 100019441

Printed: 11/06/2018



Scale 1:2,100



Appendix 3: Street scene photographs





Above photographs: Terraced dwellings along King Edwards Grove



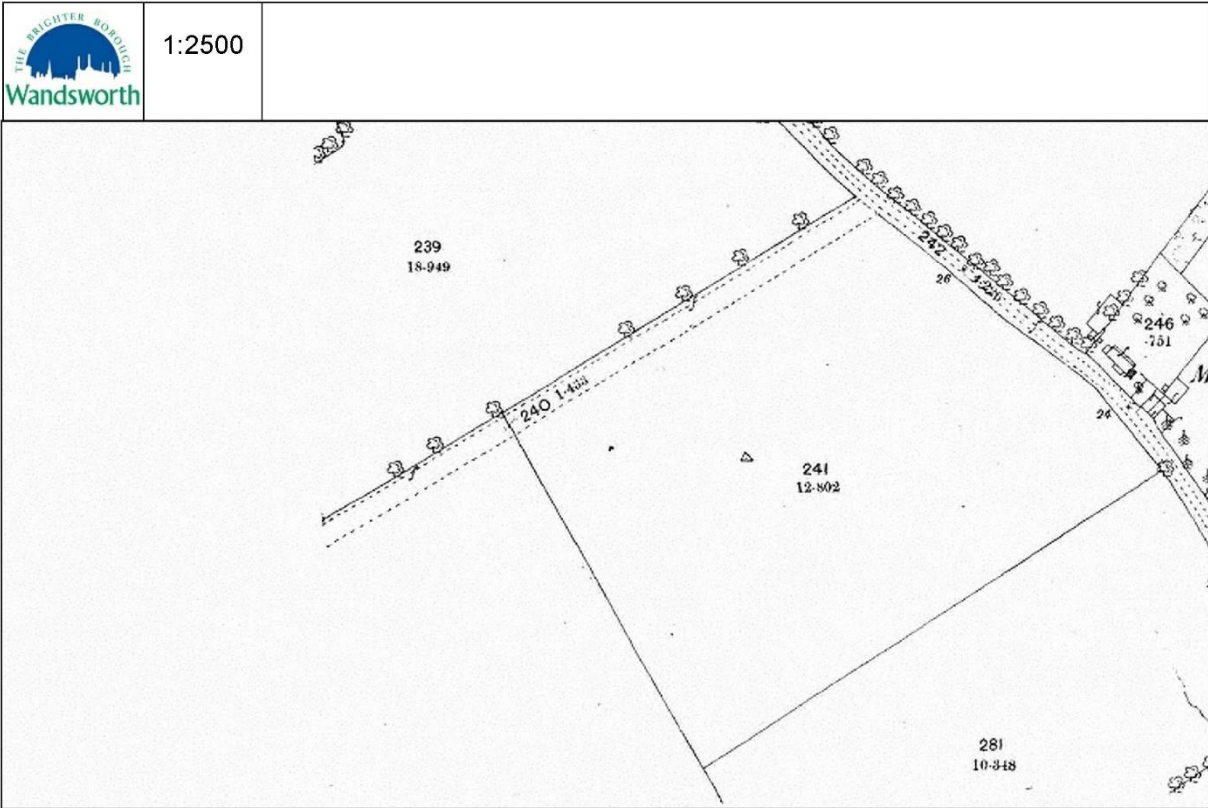
Above photographs: Larger detached dwellings along King Edwards Grove



Above photographs: Semi-detached dwellings with decorative timberwork on balconies

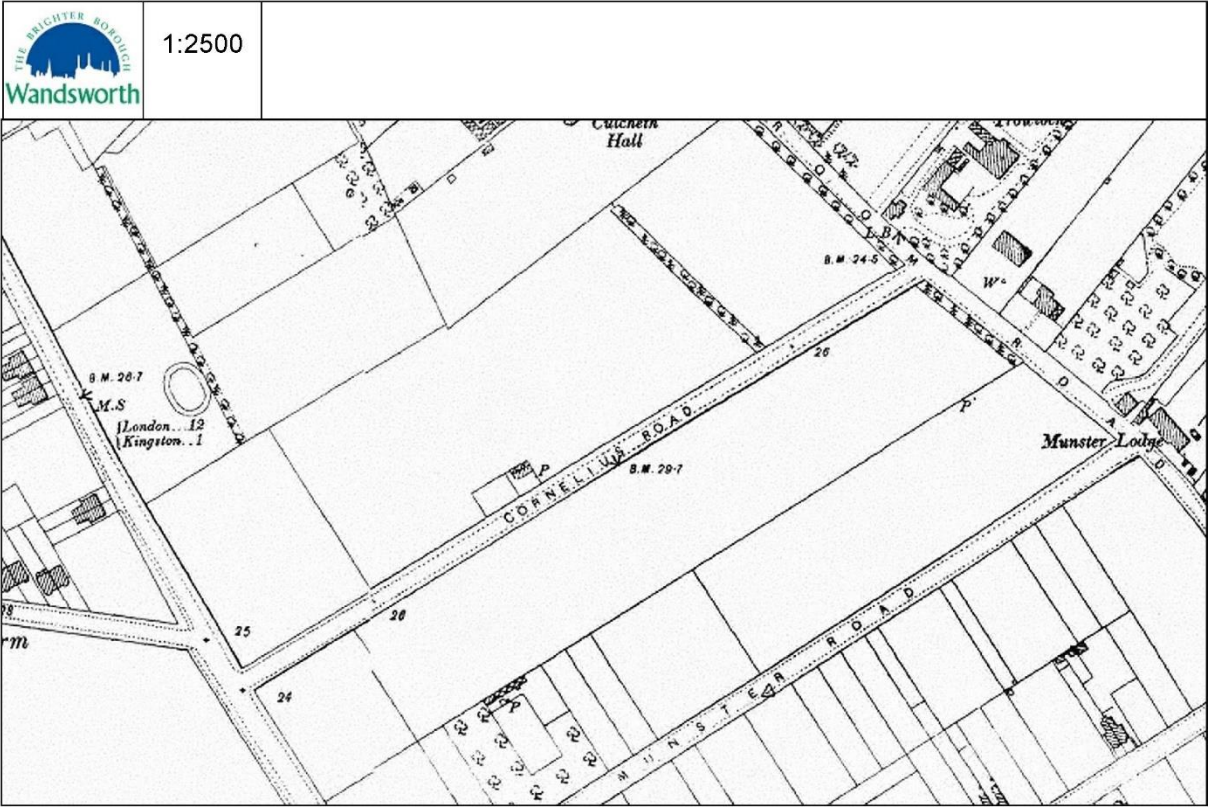
Appendix 4 - Historic OS Maps

1870s



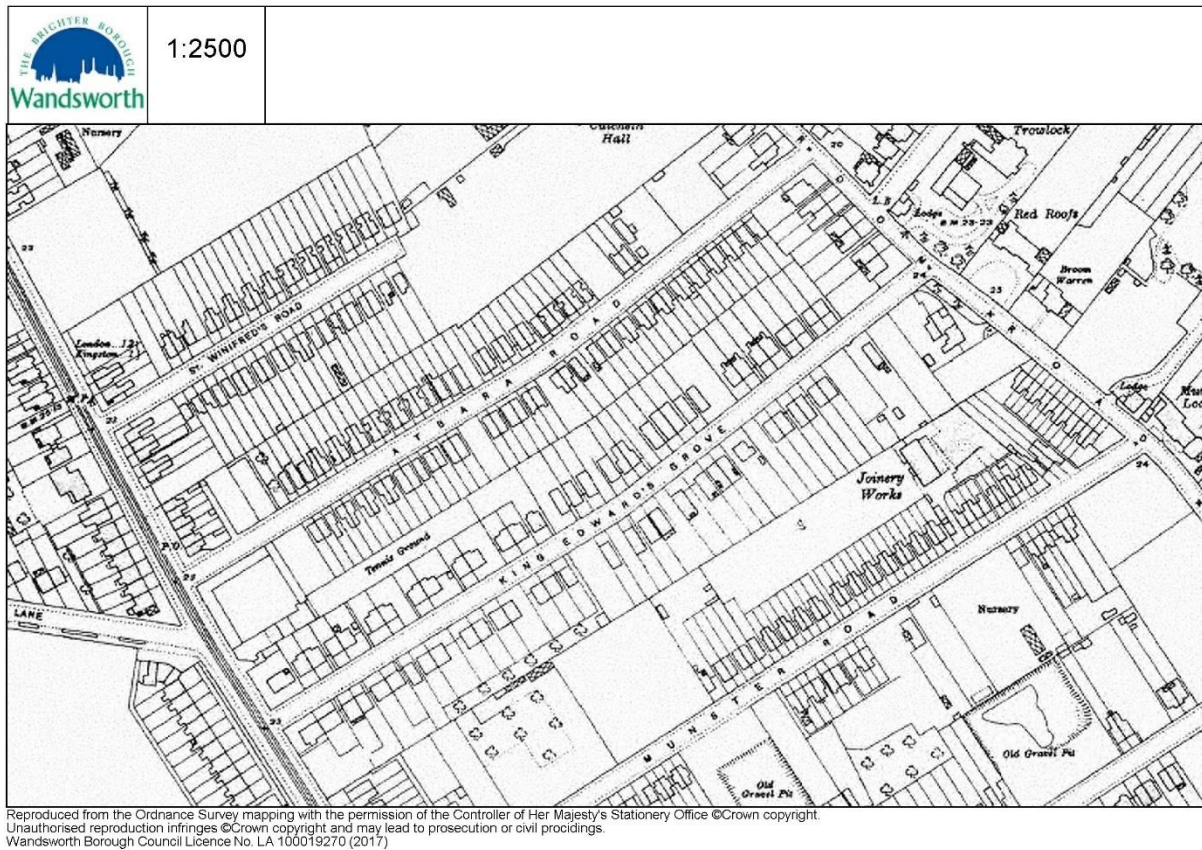
Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright.
Unauthorised reproduction infringes ©Crown copyright and may lead to prosecution or civil proceedings.
Wandsworth Borough Council Licence No. LA 100019270 (2017)

1890s

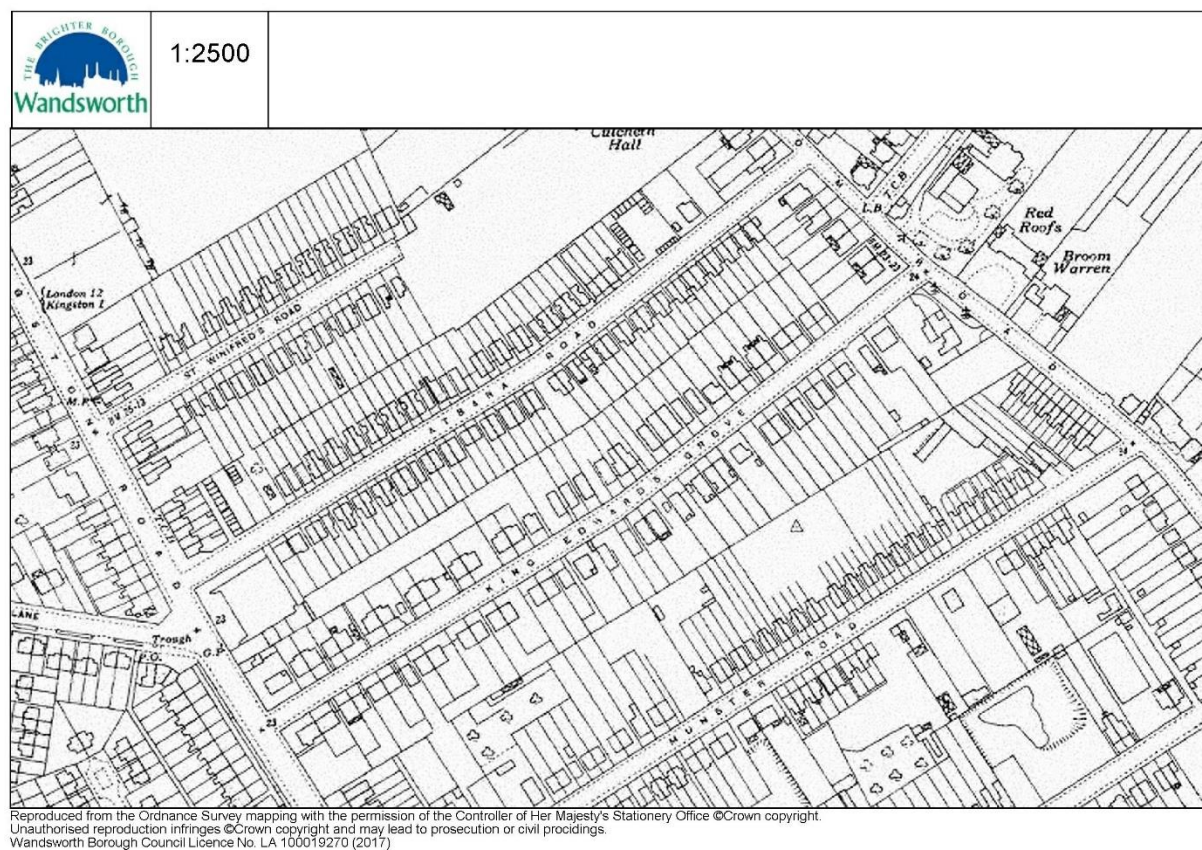


Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright.
Unauthorised reproduction infringes ©Crown copyright and may lead to prosecution or civil proceedings.
Wandsworth Borough Council Licence No. LA 100019270 (2017)

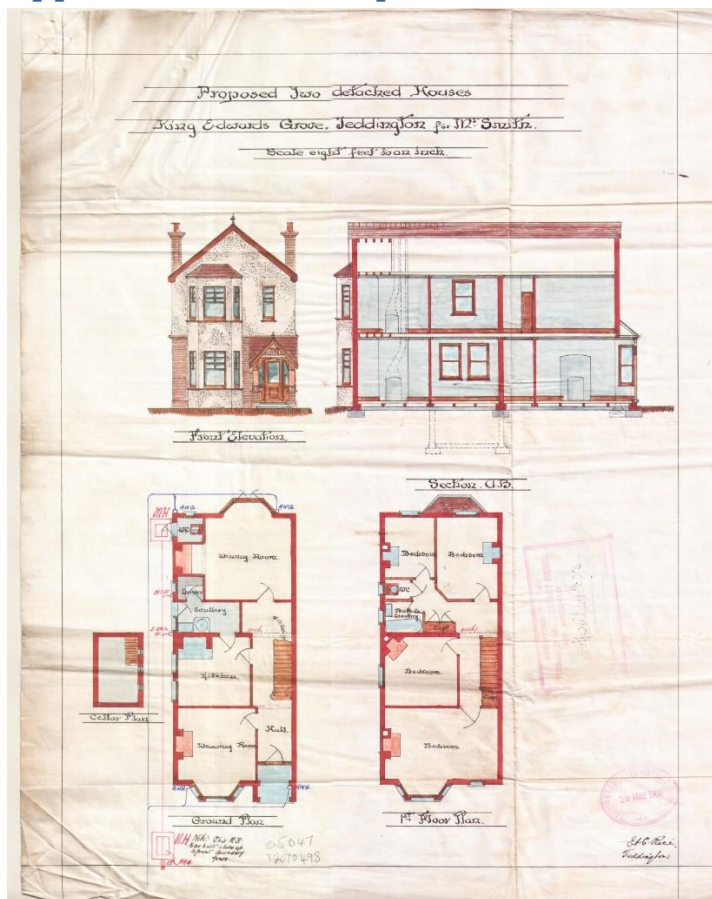
1910s



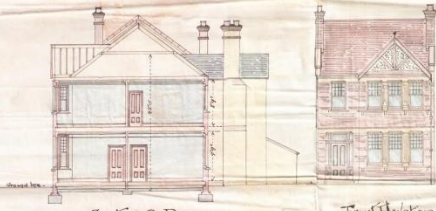
1930s



Appendix5 - Historic plans

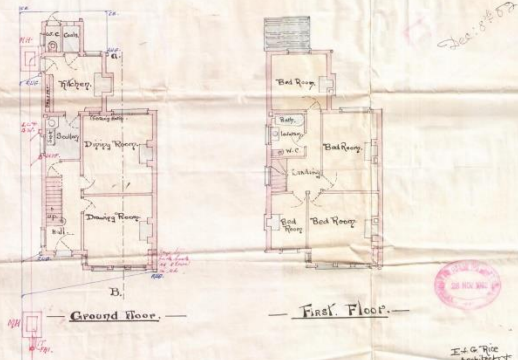


Plans of Six Detached Houses "Hill"
Edwards Grove Addition, Seattle
for Mr. Dilliway
 Scale 8 feet to 1 inch



Section A-B.

Front Elevation



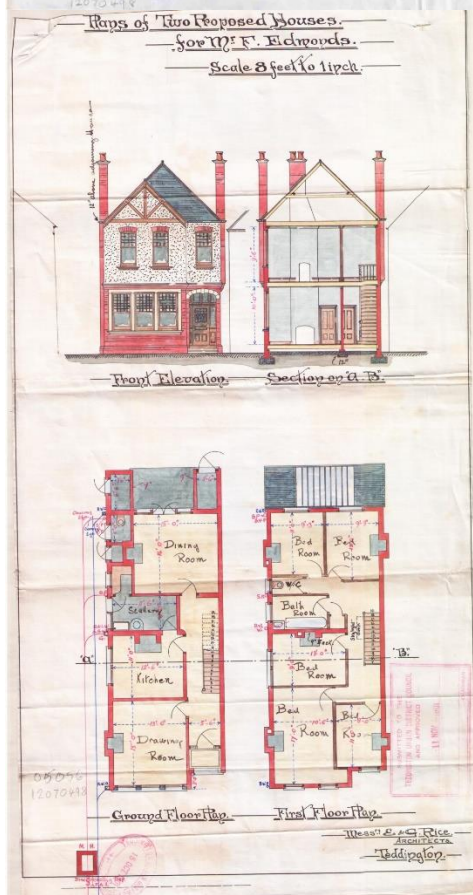
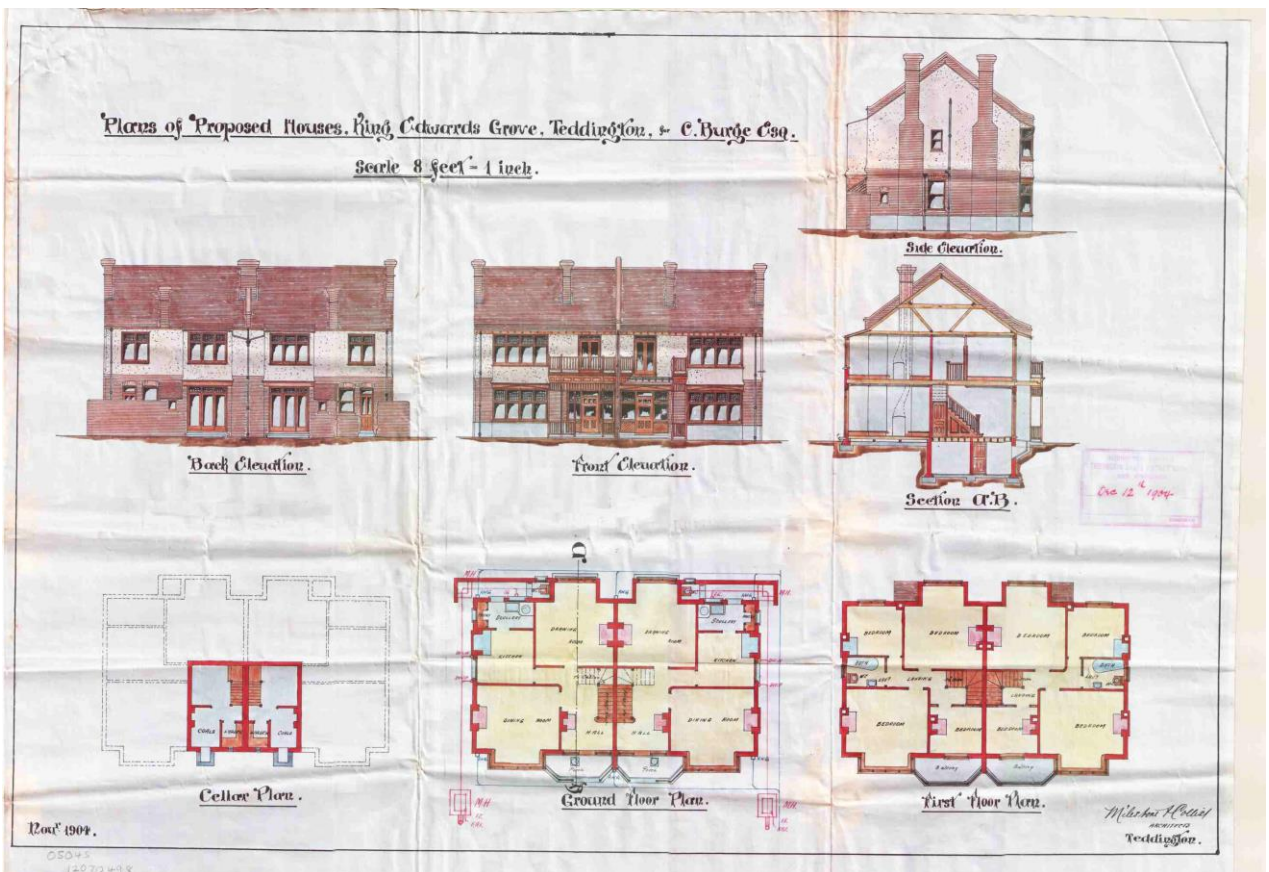
Ground Floor.

First Floor.



J. A. Rice
 Architect
 Seattle, Wash.

05046
 12.10.47



Source: <https://richmond.spydus.co.uk>