



KING EDWARD'S GROVE

CONSERVATION AREA NO.80

Consultation Draft, November 2020

Note: Every effort has been made to ensure the accuracy of this document but due to the complexity of conservation areas, it would be impossible to include every facet contributing to the area's special

interest. Therefore, the omission of any feature does not necessarily convey a lack of significance. The Council will continue to assess each development proposal on its own merits, on a site-specific basis. As part of this

process a more detailed and up to date assessment of a particular site and its context is undertaken. This may reveal additional considerations relating to character or appearance which may be of relevance to a particular case.

Introduction

PURPOSE OF THIS DOCUMENT

The principal aims of conservation area appraisals are to:

- describe the historic and architectural character and appearance of the area which will assist applicants in making successful planning applications and decision makers in assessing planning applications.
- raise public interest and awareness of the special character of their area
- identify the positive features which should be conserved, as well as negative features which indicate scope for future enhancements.

This document has been produced using the guidance set out by Historic England in the 2019 publication titled Understanding Place: Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1 (Second Edition).

This document will be a material consideration when assessing planning applications.

WHAT IS A CONSERVATION AREA?

The statutory definition of a conservation area is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The power to designate conservation areas is given to local authorities through the Planning (Listed Buildings and Conservations Areas) Act, 1990 (Sections 69 to 78).

Once designated, proposals within a conservation area become subject to local conservation policies set out in Chapter 4 of the Council's Local Plan and national policies outlined in part 12 of the National Planning Policy Framework (NPPF). Our overarching duty which is set out in the Act is to preserve and/or enhance the historic or architectural character or appearance of the conservation area.

BUILDINGS OF TOWNSCAPE MERIT

Buildings of Townscape Merit (BTMs) are buildings, groups of buildings or structures of historic or architectural interest, which are locally listed due to their considerable local importance. The policy, as outlined in the Council's Local Plan, sets out a presumption against the demolition of BTMs unless structural evidence has been submitted by the applicant, and independently verified at the cost of the applicant.

Locally specific guidance on design and character is set out in the Council's Buildings of Townscape Merit Supplementary Planning Document (2015), which applicants are expected to follow for any alterations and extensions to existing BTMs, or for any replacement structures.

CONSERVATION AREA APPRAISAL

A conservation area appraisal aims to describe the special historic and architectural character of an area. A conservation area's character is defined by a combination of elements such as architecture, uses, materials and detailing as well as the relationship between buildings and their settings.

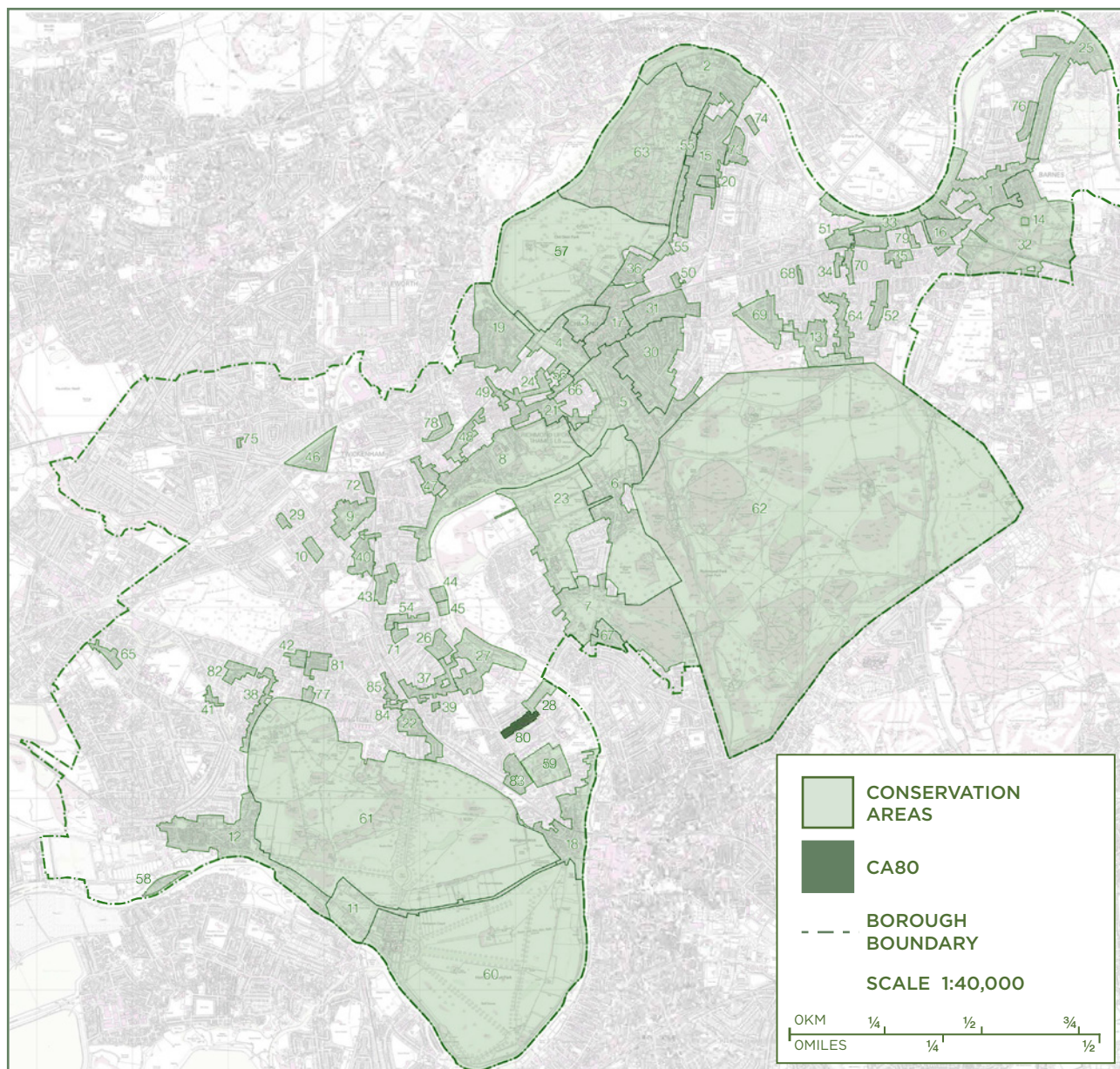
Many other elements contribute to character and appearance such as the placement of buildings within their plots; views and vistas; the relationship between the street and the buildings and the presence of trees and green space.

The conservation area appraisal is an evidence base rather than a planning policy document. This means that it is the main document for recording what is of principal importance in terms of character and appearance of each conservation area.

However, the relevant policies are contained within the Borough's Local Plan, specifically Chapter 4 'Local Character and Design'. Refer to the council's website for the latest Local Plan.



CONSERVATION AREA APPRAISAL
LONDON BOROUGH OF RICHMOND UPON THAMES



Map showing Richmond Conservation Areas. Conservation Area 80, King Edward's Grove, highlighted.

- | | | | |
|----------------------------|---------------------------------|------------------------------|------------------------------------------|
| 1. Barnes Green | 23. Ham House | 45. Strawberry Vale | 67. Parkleys Estate (Ham) |
| 2. Kew Green | 24. Twickenham Park | 46. Rosecroft Gardens | 68. Holmesdale Avenue |
| 3. Richmond Green | 25. Castelnau | 47. Queens Road (Twickenham) | 69. Sheen Common Drive |
| 4. Richmond Riverside | 26. The Grove | 48. Amyand Park Road | 70. Sheen Lane (Mortlake) |
| 5. Richmond Hill | 27. Teddington Lock | 49. Crown Road | 71. Fieldend (Twickenham) |
| 6. Petersham | 28. Broom Water | 50. Sheendale Road | 72. Hamilton Road |
| 7. Ham Common | 29. Belmont Road | 51. Mortlake Green | 73. Burlington Avenue and West Park Road |
| 8. Twickenham Riverside | 30. St Matthias | 52. East Sheen Avenue | 74. Defoe and Ruskin Avenue |
| 9. Twickenham Green | 31. Sheen Road | 53. White Hart Lane | 75. Oaklands Estate |
| 10. Trafalgar Road | 32. Barnes Common | 54. Waldegrave Park | 76. Madrid Road |
| 11. Hampton Court Green | 33. Mortlake | 55. Kew Road | 77. Bushy Park Gardens |
| 12. Hampton Village | 34. Model Cottages | 56. Beresford Avenue | 78. Cole Park Road |
| 13. Christ Church Road | 35. Queens Road (Mortlake) | 57. Old Deer Park | 79. Cowley Road |
| 14. Mill Hill | 36. Kew Foot Road | 58. Platt's Eyot | 80. King Edward's Grove |
| 15. Kew Gardens | 37. High Street (Teddington) | 59. Normansfield | 81. Royal Road |
| 16. Thorne Passage | 38. Hight Street (Hampton Hill) | 60. Hampton Court Park | 82. St James's Avenue |
| 17. Central Richmond | 39. Blackmore's Grove | 61. Bushy Park | 83. Wick Road |
| 18. Hampton Wick | 40. Pope's Avenue | 62. Richmond Park | 84. Broad Street |
| 19. St Margarets | 41. Joanna Southcott Chapel | 63. Royal Botanic Gardens | 85. Church Road |
| 20. Lawn Crescent | 42. Mays Road | 64. Sheen Lane (East Sheen) | |
| 21. Cambridge Park | 43. Strawberry Hill Road | 65. Hanworth Road (Hampton) | |
| 22. Park Road (Teddington) | 44. Mallard Place | 66. Richmond Road | |

Statement of Significance

Summary of special architectural and historic interest of conservation area.

- The use of design, detailing and materials along King Edward's Grove exemplifies high-quality craftsmanship, with the vast majority of properties along the street maintaining their original architectural integrity.
- Good examples of Edwardian housing with high-quality detailing such as decorative timberwork to balconies, verandahs and bargeboards.
- Examples of a new type of Edwardian suburban development of early 20th century.
- Examples of buildings by local architecture practices.
- Roofs in the area also feature high-quality architectural elements such as large chimneys, decorative ridge tiles and finials.
- Broom House (BTM) is a significant high-status property that contributes positively to the character of the area.



Location and Setting

General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity.

King Edward's Grove includes a number of higher status houses; some are speculative whilst others have been individually designed for the plot of land.

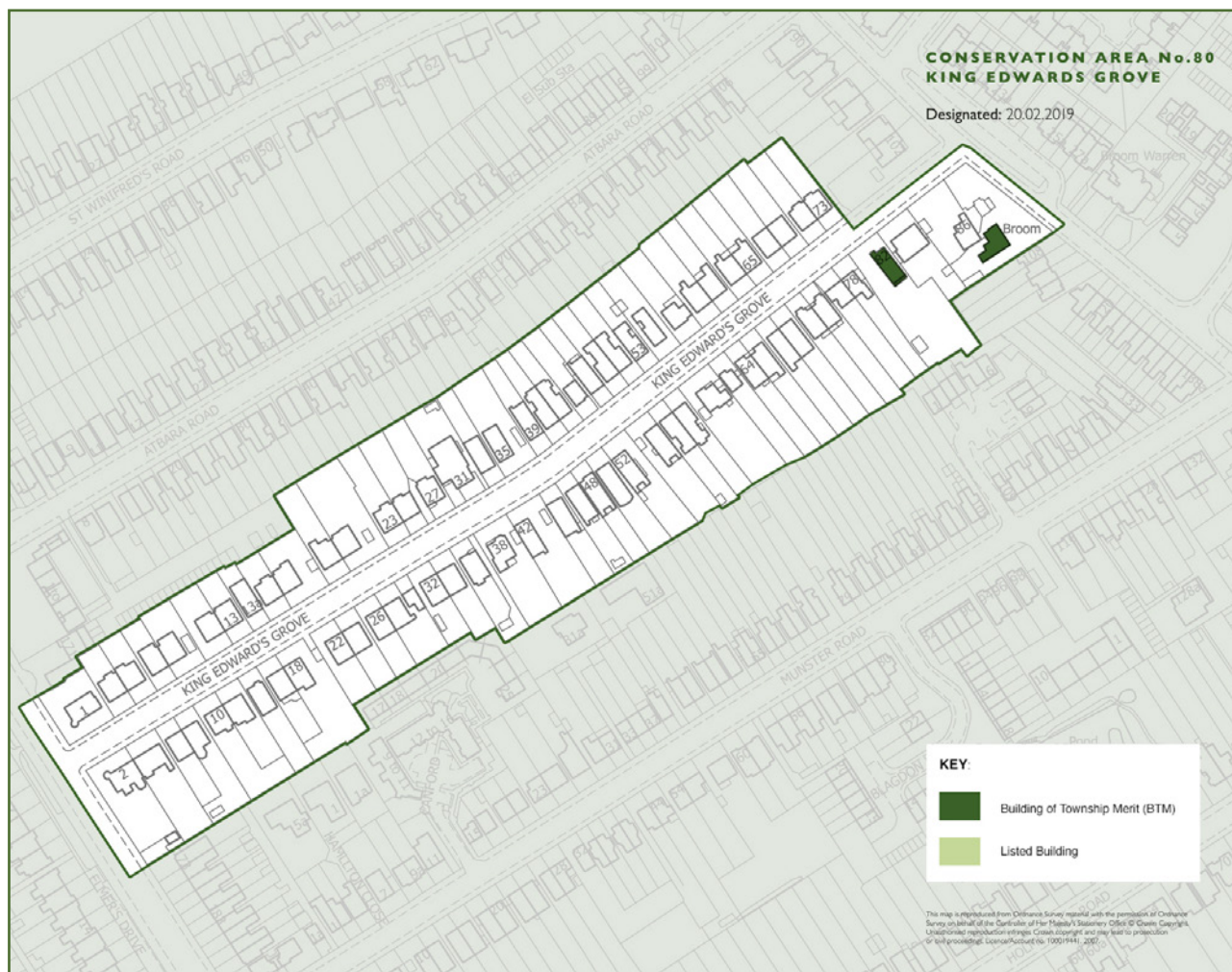
The development of the street was predominantly undertaken at the beginning of the 20th century.

Although there is a mix of terraced, semi-detached and detached dwellings, the street displays many more elaborate designs than others nearby, including Atbara, Munster, and Holmesdale Roads.

Inspiration for the development along this street may have been gained from the nearby development found within the Broom Water area nearby, where there are a variety 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, make a key contribution to the character and experience of the street.

Together with the substantial number of street trees and green front gardens, the street has a very high-quality townscape which in turn makes a positive contribution to the surrounding area.



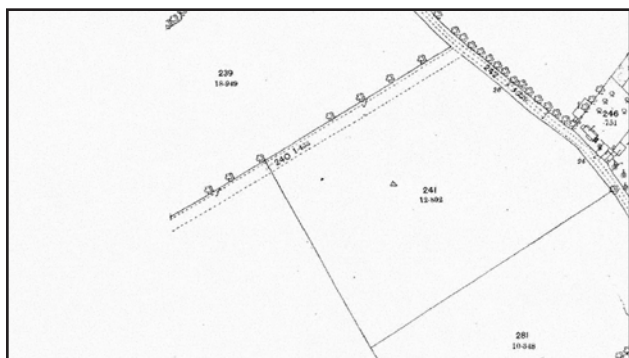
Historical Development

Stages/ phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.

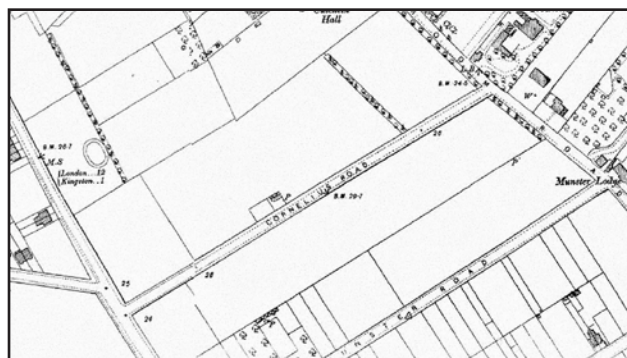
OS Maps from 1870 show that King Edward's Grove was a field boundary which was to be the location of a road named Cornelius Road - laid out in the 1880s. The road was re-named King Edward's Grove,

most likely in honour of the new King Edward VII, who had come to the throne in 1901.

The area of land south of Teddington saw a great deal 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.



1870s



1890s



1910s



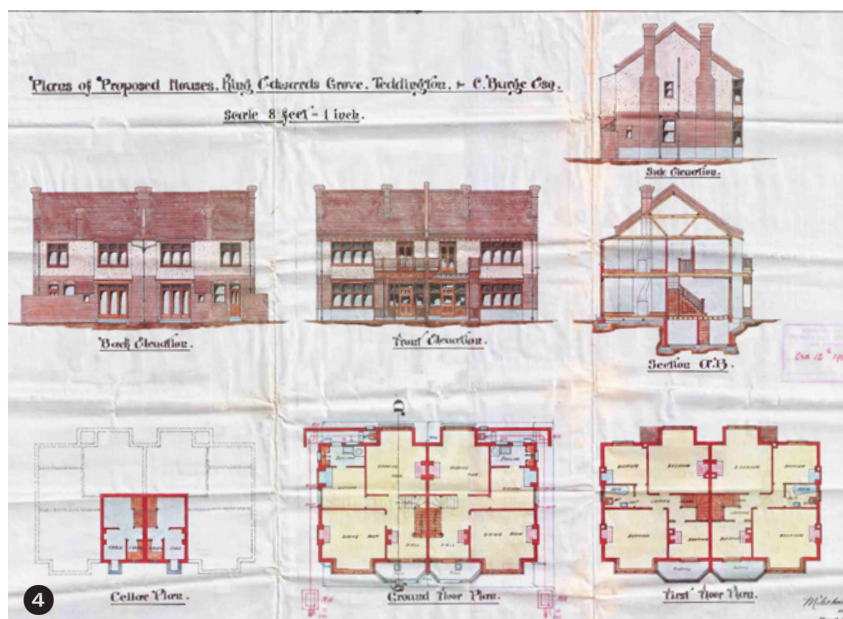
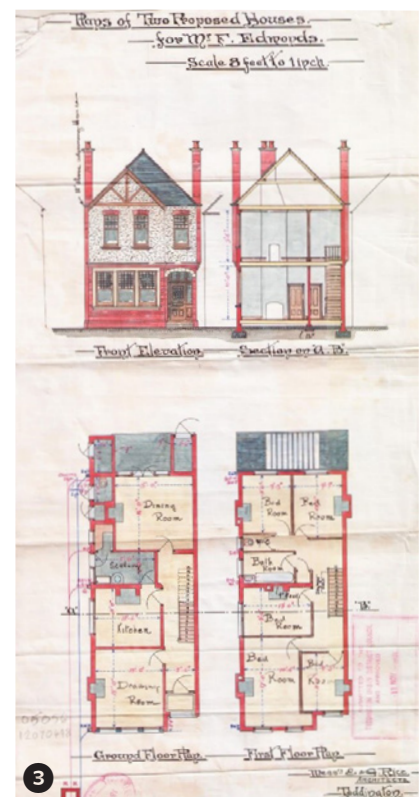
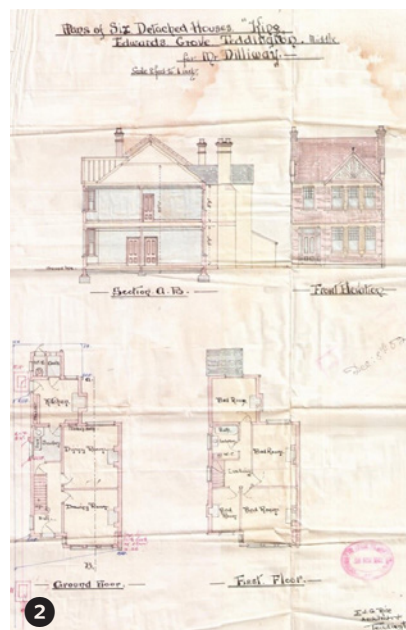
1930s

Historical Development

Historic plans show two architectural practices, E & G Rice Architects of Teddington and Milestone & Collis Engineers and Surveyors, as the authors of various houses along King Edward's Grove.

No details were found with regards to other developments designed by these firms, who appear to have only worked in the local area.

These buildings illustrate a time when the development of comfortably sized residences were in demand because of greater prosperity of the early 20th Century.



1. 4-bed, 2-storey detached house, 1903.
2. 4-bed, 2-storey detached house, 1902.
3. 5-bed, 2-storey detached house, 1901.
4. 4-bed, 2-storey semi-detached houses, 1904.

(Source: Richmond Local Studies Library)

Architectural Quality & Built Form

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, texture, colour etc.)

The architectural style of dwellings in King Edward's Grove is quite different from the immediate surrounding area. However, it

does have some similarities to the Broom Water development nearby. Design tends to be predominantly Edwardian in style, with a lighter feel, in contrast to Victorian developments of a few years earlier. The detailing is of high quality with decorative timberwork to balconies, verandahs and bargeboards on the front façades of many of the houses but particularly on the terraced and semi-detached properties.

The roofs of the terraces also feature large chimneys, decorative ridge tiles,

finials, and a mix of render and red brick to front façades with projecting bay windows.

Numbers 59-73 (odd) are semi-detached and carry these design details, but retain decorative tiling to doorways, original front doors and front entrance paths. Numbers 38-54 (even) are interesting developments of larger detached dwellings, with massing and form contributing to their presence within the street scene.



Decorative timber entrance porch with verandah above.



King Edward's Grove streetscape.



Row of houses with ground floor bays and timber balconies above, oriel windows and well greened front gardens.



Detached house with bay window and balcony above, inset porch, oriel window and gable detail.

Architectural Quality & Built Form

Broom House, which sits on the corner of King Edward's Grove and Broom Road, is of particularly high quality in its design, being the main dwelling with smaller summer house on a larger corner plot of land. The design has many elements in common with the Broom Water development nearby, exhibiting high-quality Edwardian design with feature timberwork, decorative ridge tiles and central belcote.

The garden setting is particularly well planted and contributes positively to the street scene at this junction. This property is a Building of Townscape Merit.

The use of design, detailing and materials along King Edward's Grove exemplifies high-quality craftsmanship as evidenced by the quality of the highly ornamented facades, elaborate tiled entrances and doors with decorative glazed panes.

As there are larger front gardens, many of the boundary walls are not original and have been altered in order to allow vehicular access. However, historic detailing of houses in the area is largely intact, and although there are dormer window extensions which are visible from a public domain, these are currently on a minority of properties and not disproportionate in size to the roof planes. The vast majority of properties along the street maintain their architectural integrity.



Houses with half-hipped gables, balconies, bay and oriel windows.



Houses with gabled projecting bays, inset porches and oriel windows.



Semi-detached houses with ground floor bay windows and balconies above.



Houses with double height bay windows and decorative timber verandahs.

Architectural Details



Open Space, Parks, Garden & Trees

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.

King Edward's 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.



Street trees and front gardens along King Edward's Grove.



Street trees and front gardens along King Edward's Grove.



Broom Lodge at the corner of King Edward's Grove and Broom Road. Mature trees sit within the property and line the corner around it.



Street trees and front gardens along King Edward's Grove.

Management Plan

PROBLEMS AND PRESSURES

- Loss of traditional architectural features and materials due to unsympathetic alterations and extensions;
- Loss of boundary walls and garden space in residential areas for hard standing, vehicular parking, front lightwells and hard surfacing;
- Loss of visual gap between properties;
- Lack of coordination and poor quality of street furniture and paving;
- Poor quality and disproportionate roof additions;
- Use of poor quality products in building works such as uPVC, roofing felt and GRP products.

OPPORTUNITIES FOR ENHANCEMENT AND RECOMMENDATIONS

- Preservation, enhancement and reinstatement of architectural quality and unity that is preferably based upon historic evidence;
- Seek the re-installation of front garden planting alongside planning applications for refurbishment, seek that any lightwells are placed to the side and rear of properties, and that hard standing is reduced;
- Preservation of visual gaps between properties;
- Coordination of colour and design and improvement in quality of street furniture and paving;
- Improvement of highways conditions and pedestrian crossings, and rationalisation of existing signage and street furniture;
- Seek to encourage excellent and proportionate design and good-quality materials that are sympathetic to the period and style of the building.

Streetscene:

- Retain/ reinstate traditional paving slabs, granite kerbs and channels;
- Lamp columns to have a green-black finish;
- Other measures should accord with the guidance in the Public Space Design Guide.

References and contributions

Text prepared by John Somers
JS Conservation Management
and Town Planning Ltd. in
conjunction with L B Richmond
Urban Design and Conservation.

All site photographs by J Somers
and LB Richmond Council.

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LONDON BOROUGH OF RICHMOND UPON THAMES

Environment Directorate
2nd Floor Civic Centre
44 York Street
Twickenham
Middlesex
TW1 3BZ

Tel: 020 8891 1411

Email: richmondurban.design@richmondandwandsworth.gov.uk

www.richmond.gov.uk

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Farsi

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:

Arabic

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Punjabi

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।

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audio tape, or another
language, please
contact us on
020 88917322

Civic Centre
44 York Street
Twickenham TW1 3BZ

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