

Conservation Area Designation, amendments and Review

Location: Bracken Gardens, Elm Grove Road, Glebe Road, Meredyth Road, Rectory Road, Bellevue Road, Glebe Road

Date Assessed: April 2017

Conservation Area (if amending boundary): Potentially Barnes Common or Barnes Green

Conservation Area's Significance (if amending boundary):

Barnes Green – Barnes Green represents a Conservation Area containing a number of elements; it's main focus on the green, the bank of the river Thames and the surrounding good examples of residential development which consists of predominantly Edwardian and Victorian styles.

Barnes Common – Barnes Common represents a conservation area which is tightly drawn around the Common, as well as surrounding dwellings which overlook the Common, such as Vine Road to the west, Beverley Brook to the north west, Ranelagh Avenue and the Rythe (a raised bank separating the Common from Barn Elms) to the north, a historic ditch separating it from adjoining Putney Lower Common to the east and to the south by the Upper Richmond Road. The buildings facing onto Barnes Common are grouped in small clusters of distinctive style and character. With few exceptions, the buildings date from the period between 1850 and 1914 and are predominantly well maintained with few modern alterations to their facades, boundary treatments and street scene.

Assessment:

Location & Setting	<i>General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity</i>
Comments:	The roads which make up the estate as a result of the demolition of Elm Grove House (Appendix 5) (Glebe Road, Rectory Road, Elm Grove, Meredyth Road, Cardigan Road, Bellevue Road) are a speculative development which form a very uniform and strong urban grain of larger Edwardian dwellings with ornate detailing which carry the grandeur and design from the larger 3 storey dwellings which overlook the Common. Roads such as Rectory Road, Bellevue Road, Glebe Road and Elm Grove Road enable views of the Common to be appreciated at the ends of the roads, whilst being designed around the Beverley Brook which runs through the development and contains ornate bridges, of which the bridge on Rectory Road is locally listed.
Historic Development	<i>Stages/ phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.</i>
Comments:	The entire estate was formerly the land which contained 4 large country houses and gardens, the majority of land however, was of Elm Grove House and its gardens, which contained the Beverley Brook, and a cottage and two coach houses and extended from Church Road to Barnes Common (Brown, 1997) (See historic maps at Appendix 4). According to Brown 1997, between 1826 – 1860, Elm Grove House was occupied by Baron Alexandre de Sampayo, an Ambassador of the Portuguese Embassy. The house was demolished in 1896, however its name was given to Elm Grove Road and sold off as a housing development in 1897. Nearby houses which also fronted Church Road were

	<p>Hillersdon House which was demolished and became Hillersdon Avenue and Glebe Road; and Priory House which was demolished and became Bracken Gardens just after the First World War. The roads which make up the estate were designed by different architects, however many of the roads are broadly similar in design merit. Plans for dwellings were predominantly approved between 1897-1903, with the commencement of Elm Grove Road being the earliest with 92 dwellings being approved in 1897. The dwellings were designed by Arthur Orsborn (who also designed dwellings on nearby Lyric Road) and constructed by H.C Wills (Appendix 7). An early photograph taken in 1924 of Elm Grove Road also shows some of the original historic details of the dwellings (Appendix 6). No.s 33-45 Meredyth Road were designed by Arthur I Quartermain in 1898 (Appendix 7) and two street views taken in 1907 (Appendix 6) show both sides of the road with largely historic features of the dwellings evident and timber fences which are no longer in situ. Historic plans (Appendix 7) show that 18-26 Bellevue Road were approved in 1903 for Messrs Ward and Budd, however there is no architect attributed on the plans. Glebe Road also had plans approved in 1901 for the construction of semi detached dwellings (Appendix 7); however the road was developed by a number of architects which is evident in the different building styles and design techniques which vary and add variety along the road.</p>
<p>Architectural quality and Built form</p>	<p><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, texture, colour etc</i></p>
<p>Comments:</p>	<p>Much of the estate is constructed utilising local London brick for side and rear facades, with front facades utilising a red brick. The Edwardian dwellings of Rectory, Bellevue, Cardigan, Elm Grove and Meredyth Roads are largely similar in design and style and carry the ornate detailing from the dwellings fronting the common, however they are much simpler in design, with forward projecting bay windows with a smaller feature gable roof (Appendix 3). Although most of the historic detailing is authentic and intact, unfortunately none of the original timber fences remain, however some timber fences of similar detailing and brick walls have been constructed which are sympathetic to the historic integrity of the area. Although the dwellings along Glebe Road were all constructed at the beginning of the 20th Century, the difference in construction techniques and building design is evident. Towards the Church Road end, one side of the road are more Edwardian in style with large forward facing gables, large segmented headed windows with stained glass and decorative stone fenestration surrounds alternating with brick, with many of the properties retaining historic character and detailing. On the opposite side of Glebe Road the dwellings carry more Arts and Crafts styling with the introduction of pebbledash and decorative mock Tudor boarding to the outside of the properties which adds an interesting contrast in building style and techniques, albeit constructed of a similar period. Many of the Glebe Road dwellings are also identified as Buildings of Townscape Merit. The dwellings along Bracken Gardens are predominantly Arts and Crafts in style, constructed of London stock brick, however carry unique detailing with small oriel windows, and larger bay windows, some of which retain original stained glass. Some of the dwellings contain accentuated red brick quoins and fenestration surrounds, large timber porches and the use of pebbledash for front facades</p>

	with feature plaster swags. Unusually, many of the original front boundary walls remain, which are of red brick piers with stone copings, with rubble stone infill. It is disappointing however that many of the dwellings in Bracken Gardens have quite large rear roof extensions which add clutter and are detrimental to the architectural integrity of the dwellings.
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:	The relationship with Barnes Common and Beverley Brook contribute to the experience and character of the estate by adding natural components to the setting of the conservation area and the larger houses fronting the Common; although the dwellings from Beverly brook are generally smaller in size and less ornate, they still maintain a sense of grandeur. The dwellings all have front gardens, many of which have not been converted to parking, and the large street trees maintain a leafiness which adds to the experience of the area. The brook itself carves its way through the estate creating a pleasant visual break between the dwellings with ornate bridge detailing which adds to the character of the area.
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:	The Elm Grove Estate which incorporates the Bracken Gardens development would also be attributable to the ornate residential development which was constructed around the Common and carry a very similar residential character zone as already present in the Conservation Area.

Conclusion: The speculative housing development which comprises Glebe Road, Rectory Road, Elm Grove, Meredyth Road, Cardigan Road, and Bellevue Road represents a homogenous Edwardian housing estate of high quality and of special interest which carries the ornate detailing already found within the Barnes Common Conservation Area. Although the additional area of Bracken Gardens is included, this is of later development, and is less of an influence upon the significance of the area due to the large roof extensions, however the front boundary walls as well as the dwelling design do contribute to the significance of the development of the area. The greater estate which incorporates the Edwardian, Arts and Crafts developments form a link between the Lion Houses and earlier development of the Barnes Green CA and the Edwardian development in the area of the Common. As such it is considered the estate represents an area of special architectural and historic interest.

Consideration of whether the adjoining conservation areas should be extended.

As demonstrated via the assessment above, the estate has a closer relationship with the Barnes Common and is essentially an extension of the housing development which is centred upon the common. The Barnes Green Conservation Area has less relationship with this development and is more focussed upon the Thames and the high street and associated green.

Recommendation

Extend Barnes Common Conservation area as indicated in Appendix 3.

References

Primary References

Photographs taken on 14/03/2017 by John Somers, JS Conservation Management & Town Planning Limited.

Secondary References

Brown, Maisie (1997) *'Barnes and Mortlake Past with East Sheen,'* Published by Historical Publications Limited, London

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 (May 2017) *'Barnes Common and Mill Hill Conservation Area Study'* Produced by Urban Design and Conservation and published by the London Borough Of Richmond Upon Thames, London. Available online at http://www.richmond.gov.uk/bcomm_millhill_web.pdf

London Borough of Richmond Upon Thames (Undated) *'Barnes Common Conservation Statement,'* undated, available online at http://www.richmond.gov.uk/conarea32_a3_rgb.pdf

London Borough of Richmond Upon Thames (May 2017) *'Barnes Green Study'* Produced by the London Borough Of Richmond Upon Thames, London. Available online at http://www.richmond.gov.uk/barnes_green_study.pdf

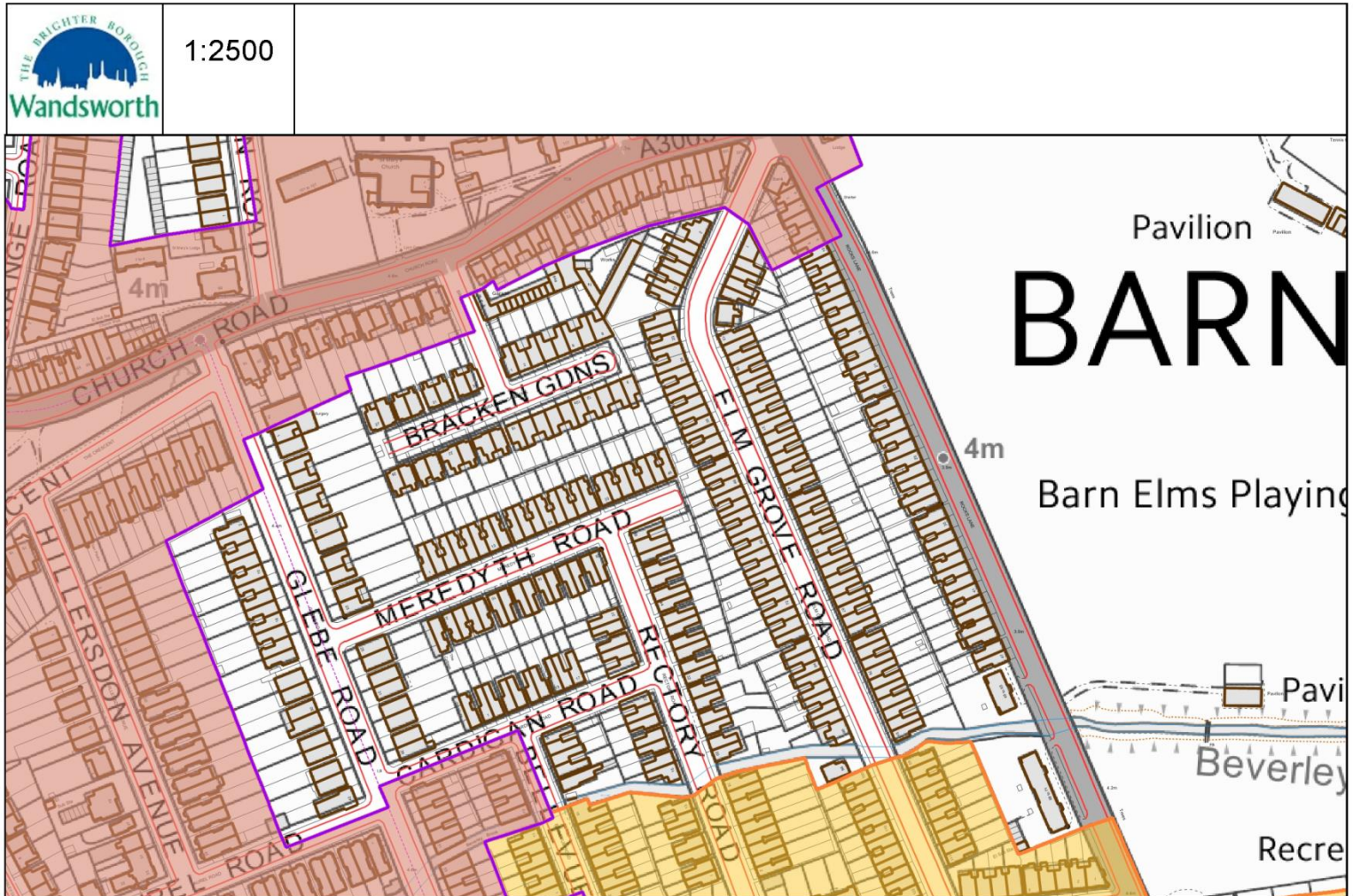
London Borough of Richmond Upon Thames *'Barnes Green Conservation Area Study'* Produced and Published by the London Borough Of Richmond Upon Thames, London, Available online at http://richmond.gov.uk/cas_1_barnes_green1.pdf

Websites

Barnes and Mortlake History Society <http://www.barnes-history.org.uk/> Accessed March/April 2017

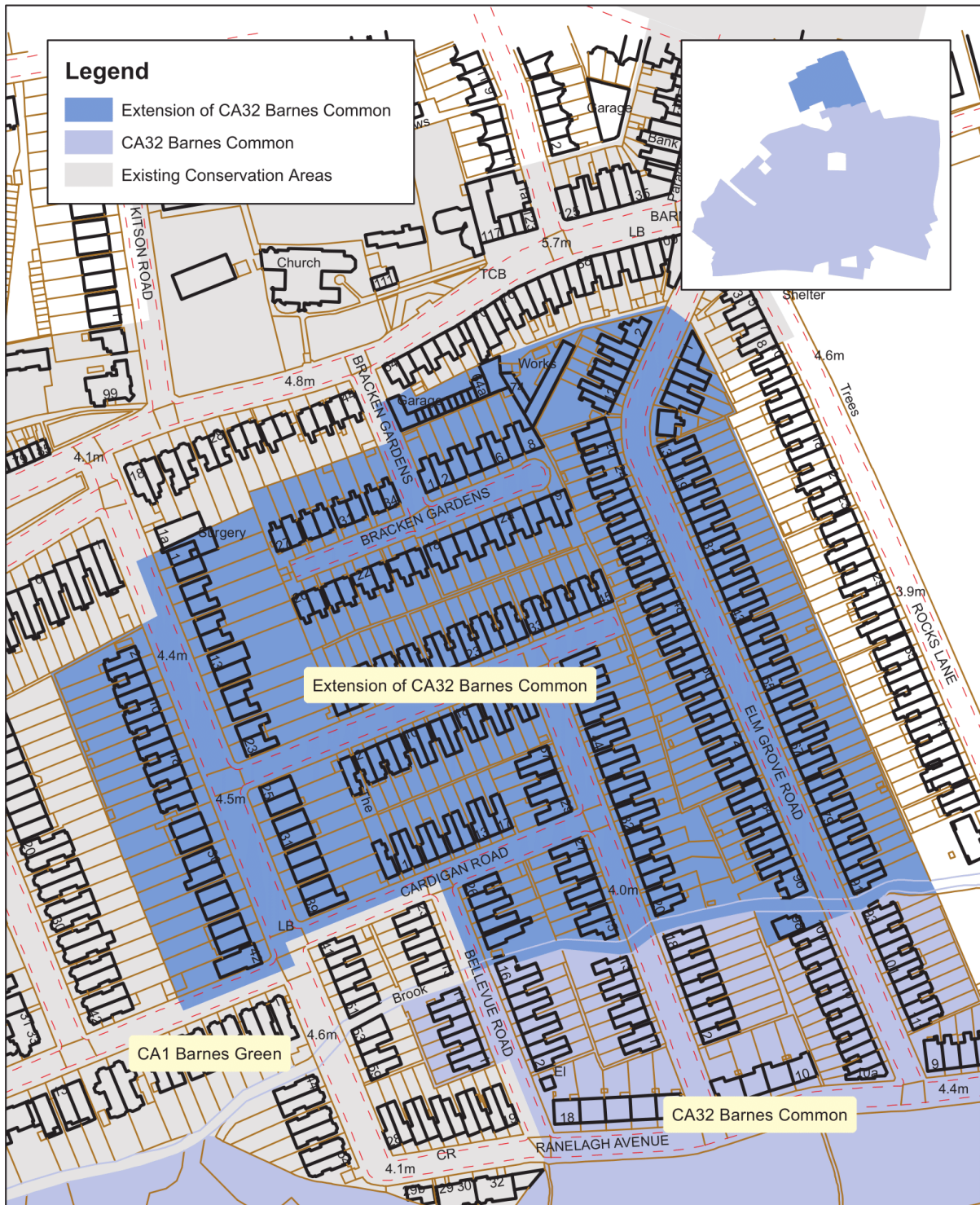
London Borough of Richmond Upon Thames Local Studies <http://www.calmview.eu/Richmond/calmview/> Accessed March/ April 2017

Appendix 1 - OS Map



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Appendix 2: Proposed boundary extension of Barnes Common conservation area



Proposed extension to Conservation Area 32 Barnes Common

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

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 Ordnance Survey 100019441

Printed: 21/07/2017

Scale 1:2,090



 LONDON BOROUGH OF
 RICHMOND UPON THAMES

Appendix 3 - Photographs of streetscenes

Glebe Road







Rectory Road





Cardigan Road



Bracken Gardens





Bellevue Road



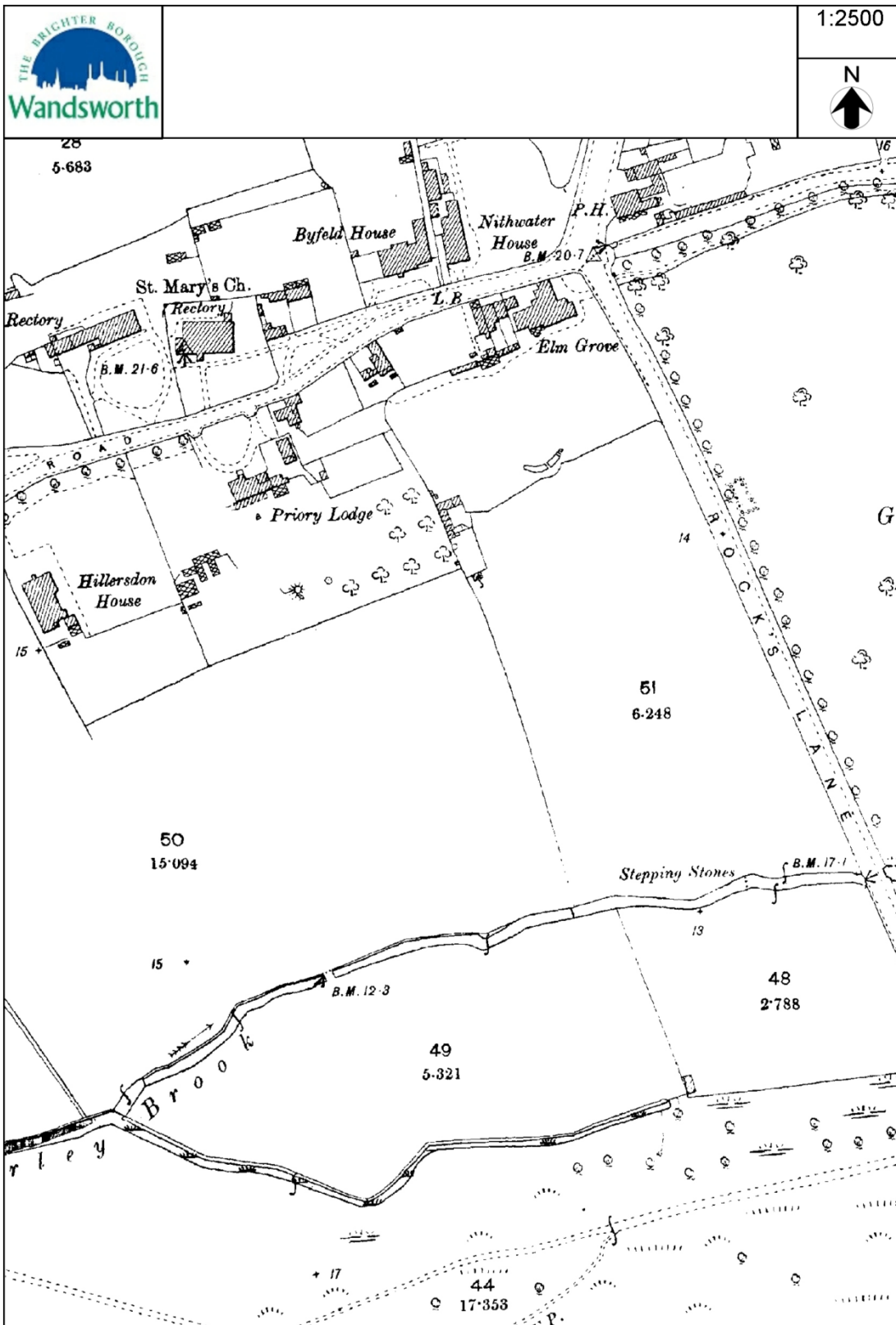
Elm Grove Road





Appendix 4 - Historic OS Maps

1890s



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1910s



1:2500



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1930's



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Appendix 5 – Elm Grove House



Appendix 6 – Historic photos of streetscenes

Meredyth Road, 1907



Source: <http://www.barnes-history.org.uk/>



Source: <http://www.barnes-history.org.uk/>

Glebe Road, 1907



Source: <http://www.barnes-history.org.uk/>

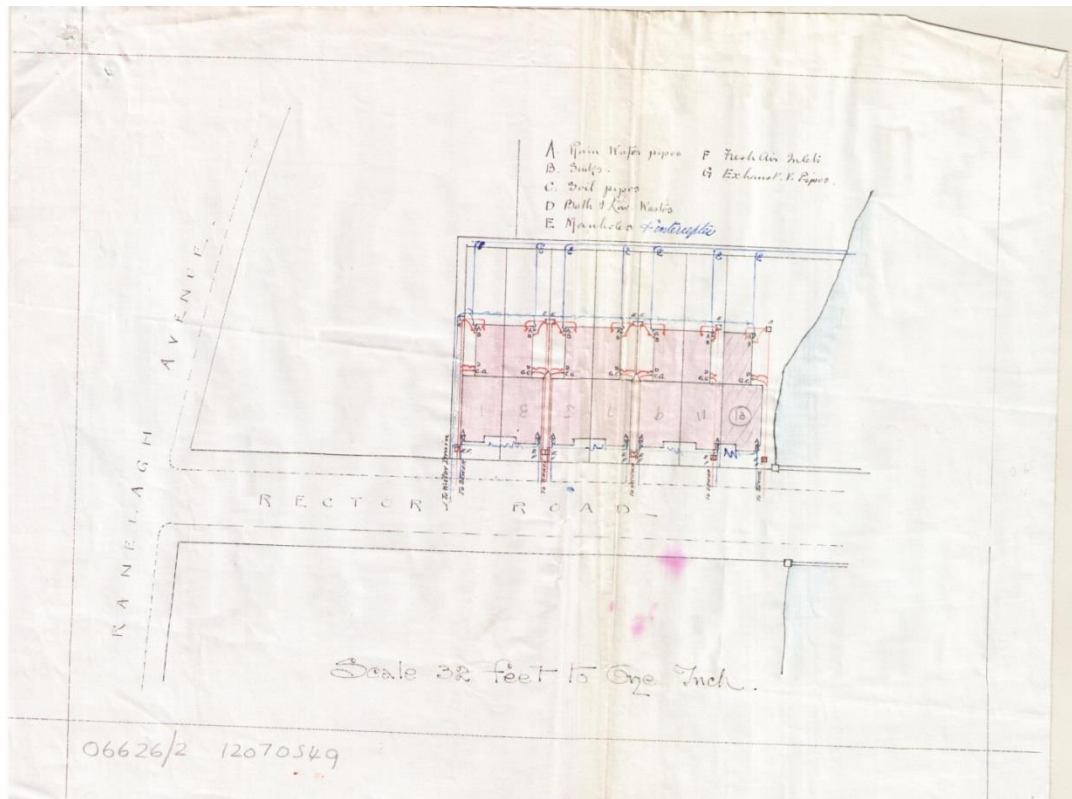
Elm Grove Road, 1924



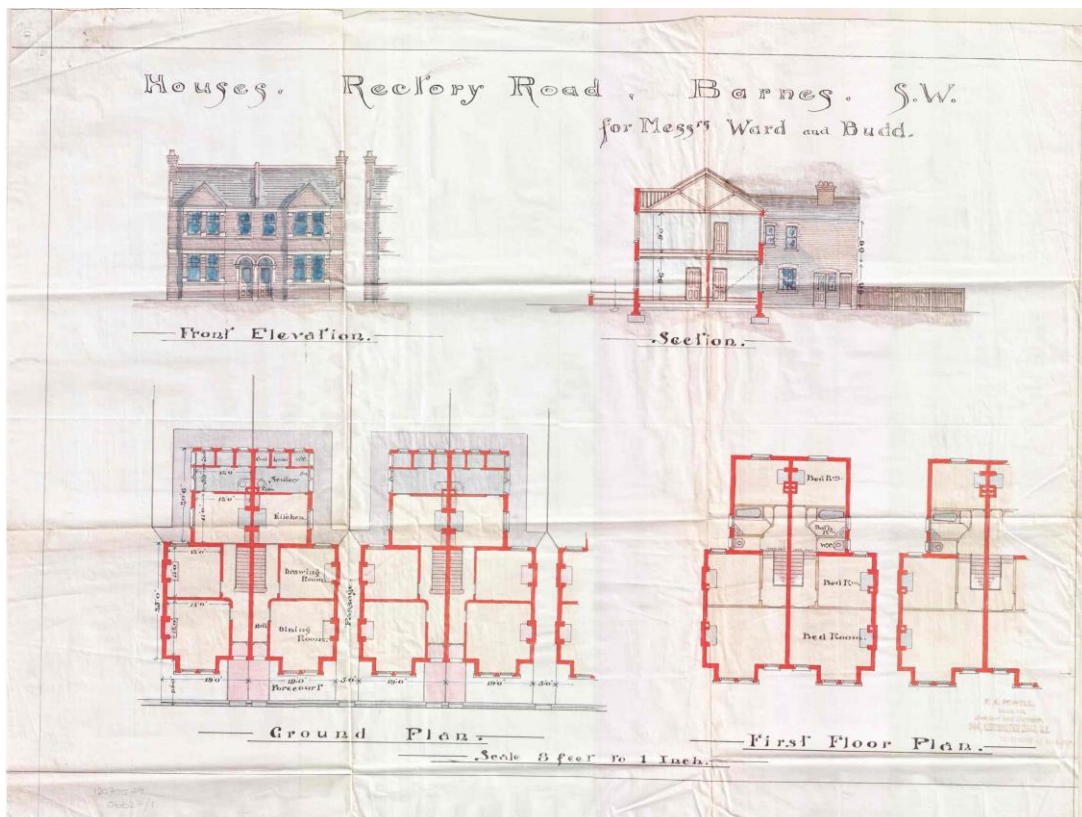
Source: <http://www.barnes-history.org.uk/>

Appendix 7 - Historic plans

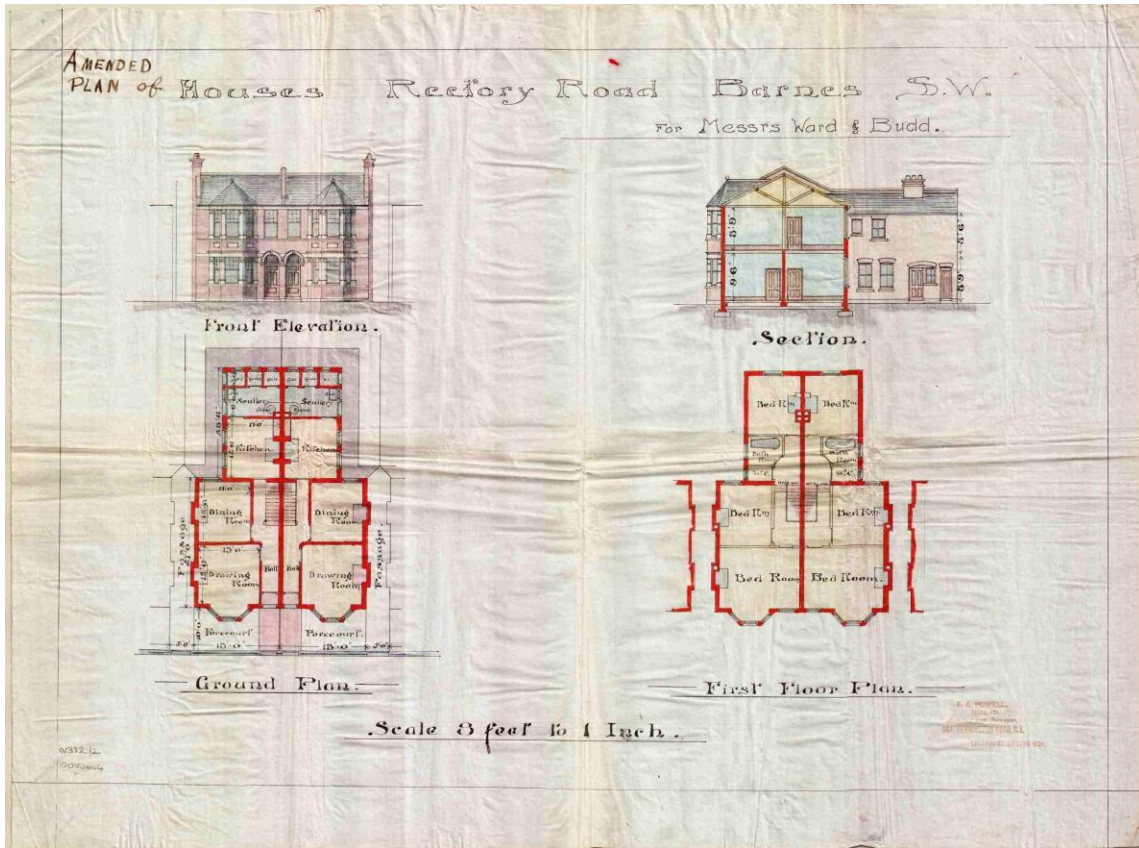
Rectory Road



Source: <http://www.calmview.eu/Richmond/calmview/>

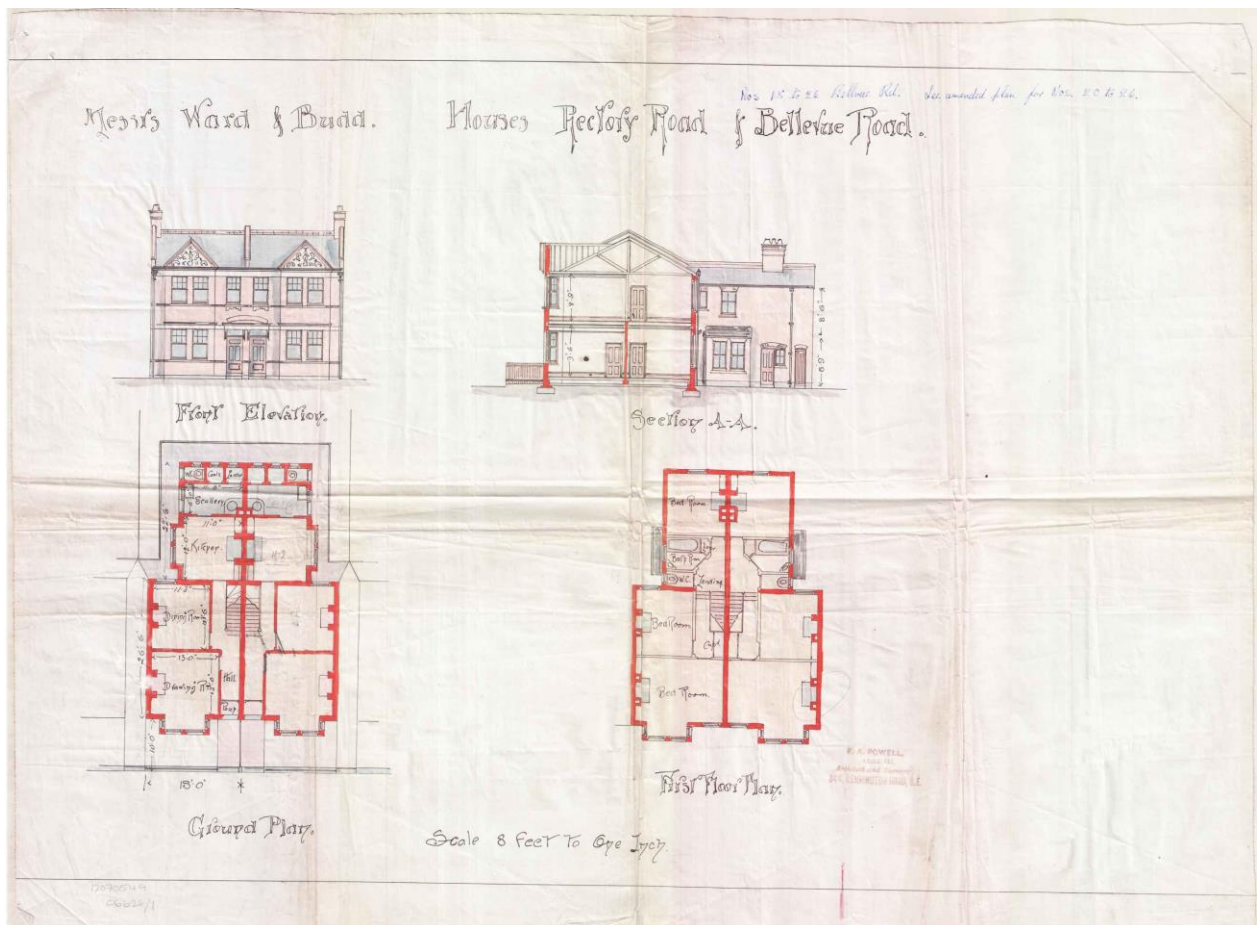


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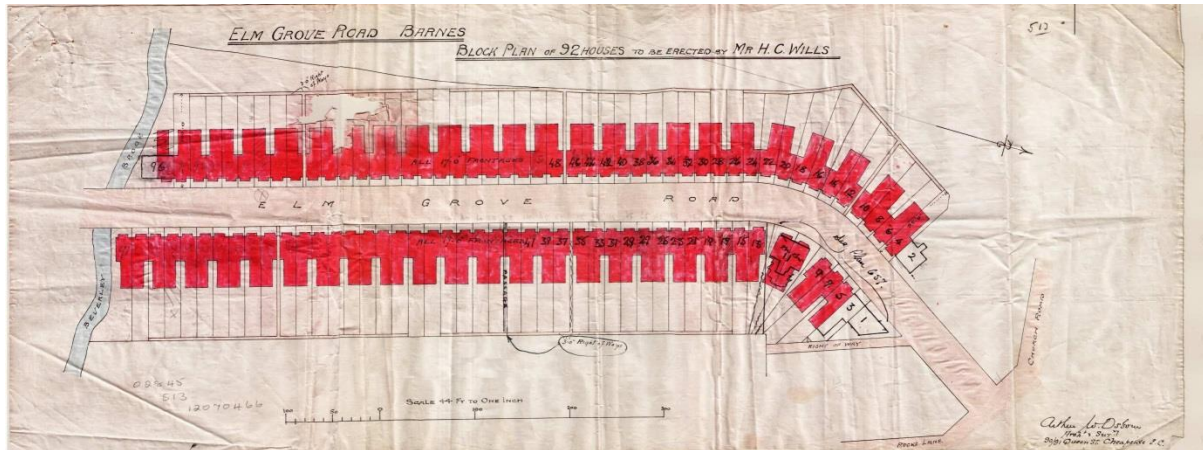
Source: <http://www.calmview.eu/Richmond/calmview/>

Rectory Road and Bellevue Road



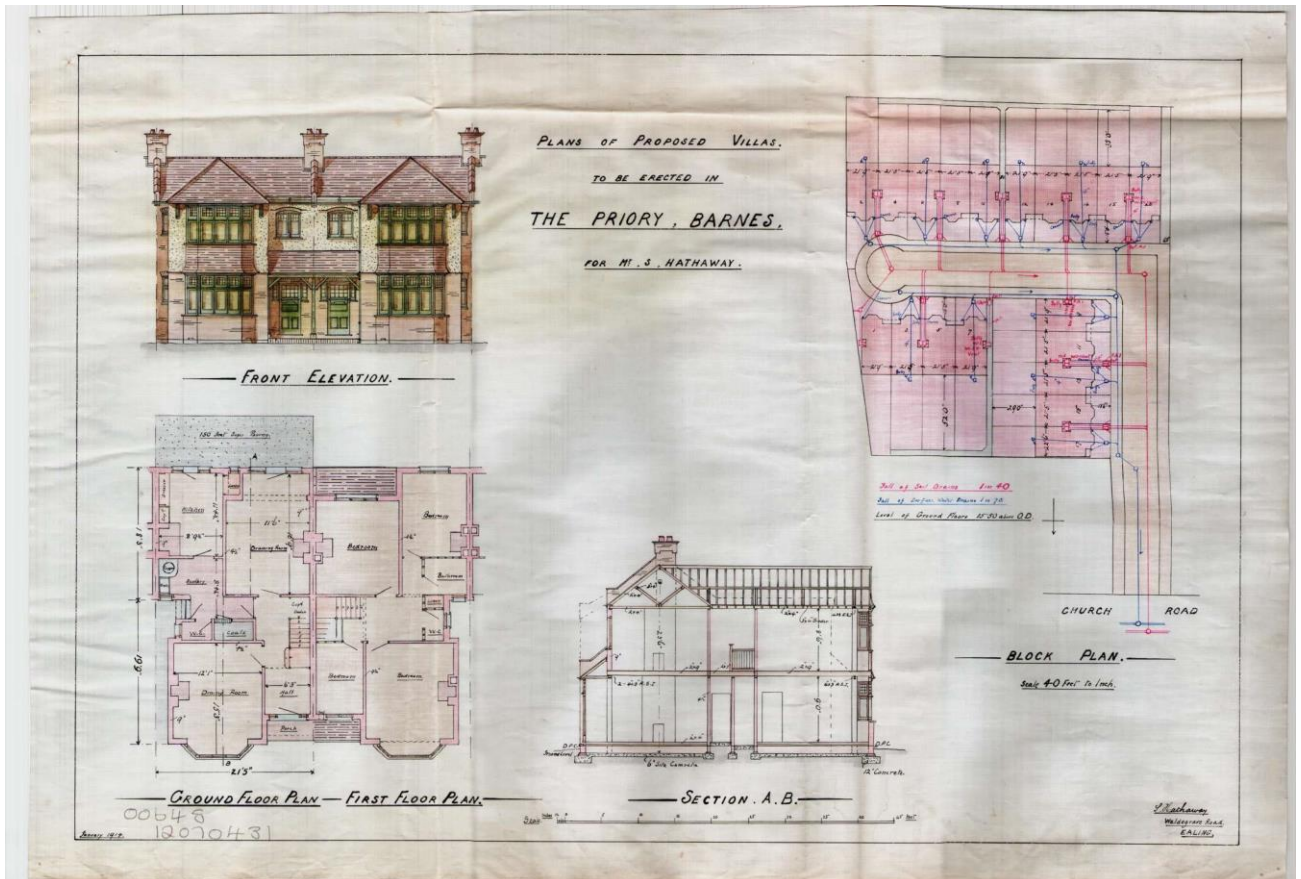
Source: <http://www.calmview.eu/Richmond/calmview/>

Elm Grove Road



Source: <http://www.calmview.eu/Richmond/calmview/>

Bracken Gardens



Source: <http://www.calmview.eu/Richmond/calmview/>