

## Conservation Area Designation, amendments and Review

Location: Elm Bank Gardens, Barnes

Date: April 2017

Conservation Area (if amending boundary): Potentially Barnes Green CA 1,

Adjoining Conservation Area's Significance:

- 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.

Assessment:

Location & Setting	<i>General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity</i>
Comments:	Elm Bank Gardens represents a small triangular wedge of infill residential development between the larger mansion houses and terraces which overlook the Thames to the west, the compact Little Chelsea Estate to the South and the railway line to the North (See Appendix 1). The street was developed in a number of phases, with much of the development occurring in the late 19 <sup>th</sup> Century with larger semi-detached Edwardian dwellings which continued the high quality of development seen along the Thames (See Appendix 4). There was further infill in the 1920s-1930s with a Vicarage added, a scout hut relocated to the street as well as some 1930's development. Elm Bank Gardens does have a sense of enclosure which although has a variance of uses and character, maintains a homogenous collection of buildings which presents a strong character and appearance.
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 releasing of the site for development would appear to have been in association with the demolition of a large house called 'Elm Bank' which was on Historic OS Maps dating from 1860 (Appendix 4). The maps show the dwelling with a number of buildings to the rear including a pump house. The 1880 OS Map shows the house having been demolished and a new road called St. Michael's Road which leads towards the new St. Michaels and All Angel's church which was constructed around this time as a Church School (now solely used as a Church) for the Little Chelsea Development adjacent (Brown 1997). The late 19 <sup>th</sup> Century also saw the considerable redevelopment of the area with the road for Elm Bank Gardens gaining consent in 1885, and the development of many of the semi-detached dwellings which were designed by W. Newton Dunn Architects. Where the previous St. Michaels Road was, a considerable Mansion House designed by Overton Architects and called Elm Bank Mansions gained consent in 1907. During the 1920's and 1930s the area saw the development of land adjacent the Church for more ancillary facilities such as a Vicarage designed by Giles, Gough and Trollope Architects gaining consent in 1921 and in 1939 the relocation of a scout hut from Railway Street, Barnes to Elm Bank Gardens which became the St. Michael's Church Hall (Appendix 5). During the 1930's further land adjacent the church was sold for residential development as well as the remaining parcels of land located

	beside the Vicarage.
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, texture, colour etc</i>
Comments:	Historic searches show that the majority of the estate was designed by W. Newton Dunn who is known as <i>'an early advocate of reinforced concrete and his practice was involved with designing competent Arts and Crafts vernacular-revival buildings and Classicism, with a notable example being the Scottish Provident Institution's Building, 16-17 Pall Mall'</i> (Curl & Wilson 2015). The dwellings are constructed in groups of four, themselves all similar in design however there is some variation between styles. No's 2 – 40 and 21-27 which maintain large protruding canted bay windows with a steep pitched hipped roof to the ends with the dwellings in the centre having a feature gable over the bay windows. No's 5-19 have large gables fronting the street with 5-11 finished in a red brick and 13-19 the same design but finished in a London stock brick. All of the dwellings designed by Newton Dunn are of a high quality, most of which maintain original features and materials such as doors and windows and tiled porch/doorway surrounds. Many of the front boundaries are also intact with dwellings set back with front gardens and dwarf brick boundary walls with copings. The 1930's developments such as the vicarage, Church Hall and 1930's dwellings also add visual interest into the estate and have more of an arts and crafts influence with the use of pebbledash to front facades, and timber porches under projecting bay windows. Unfortunately there has been some unsympathetic introductions such as the erection of dormer windows and roof lights, predominantly into the 1930's properties. The estate in its entirety does represent a good collection of buildings which is considered to retain special character and appearance.
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:	Much of the greenery comes from vegetated front gardens and hedges over dwarf walls which is a pleasing aspect of the street along with large street trees which does contribute to the experience of this street.
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:	Although quite a small area, Elm Bank Gardens has a number of discernable character zones which would complement the greater Barnes Green Conservation Area. Given that the Church was the first building constructed, the area has developed more uses associated with faith such as St Michael's Church, Church Hall, Vicarage, as well as the surrounding residential development which consists of the 1890's buildings and the second phase of residential development during the 1930's. Each of these areas would contribute to the development of the Edwardian and Art/Crafts Estate of the greater Barnes Green Conservation Area (Appendix 3).

## Conclusion

*Potential for extension of Barnes Green CA Boundary*

The Elm Bank Gardens development is a high quality development which extends from Elm Bank Mansions and the larger riverside properties along the Thames. There is an element of similarity in significance which continues from the Barnes Green Conservation Area to Elm Bank Gardens, particularly the high quality Edwardian residential areas. As such it is considered logical to extend the Barnes Common Conservation Area boundary to encapsulate the Elm Bank Gardens Estate which is considered to be an area of special architectural and historic interest (See Appendix 2).

## 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

Curl, James Stevens & Wilson, Susan (2015) *'The Oxford Dictionary of Architecture'* Published by Oxford University Press, Oxford

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](http://www.richmond.gov.uk/barnes_green_study.pdf)

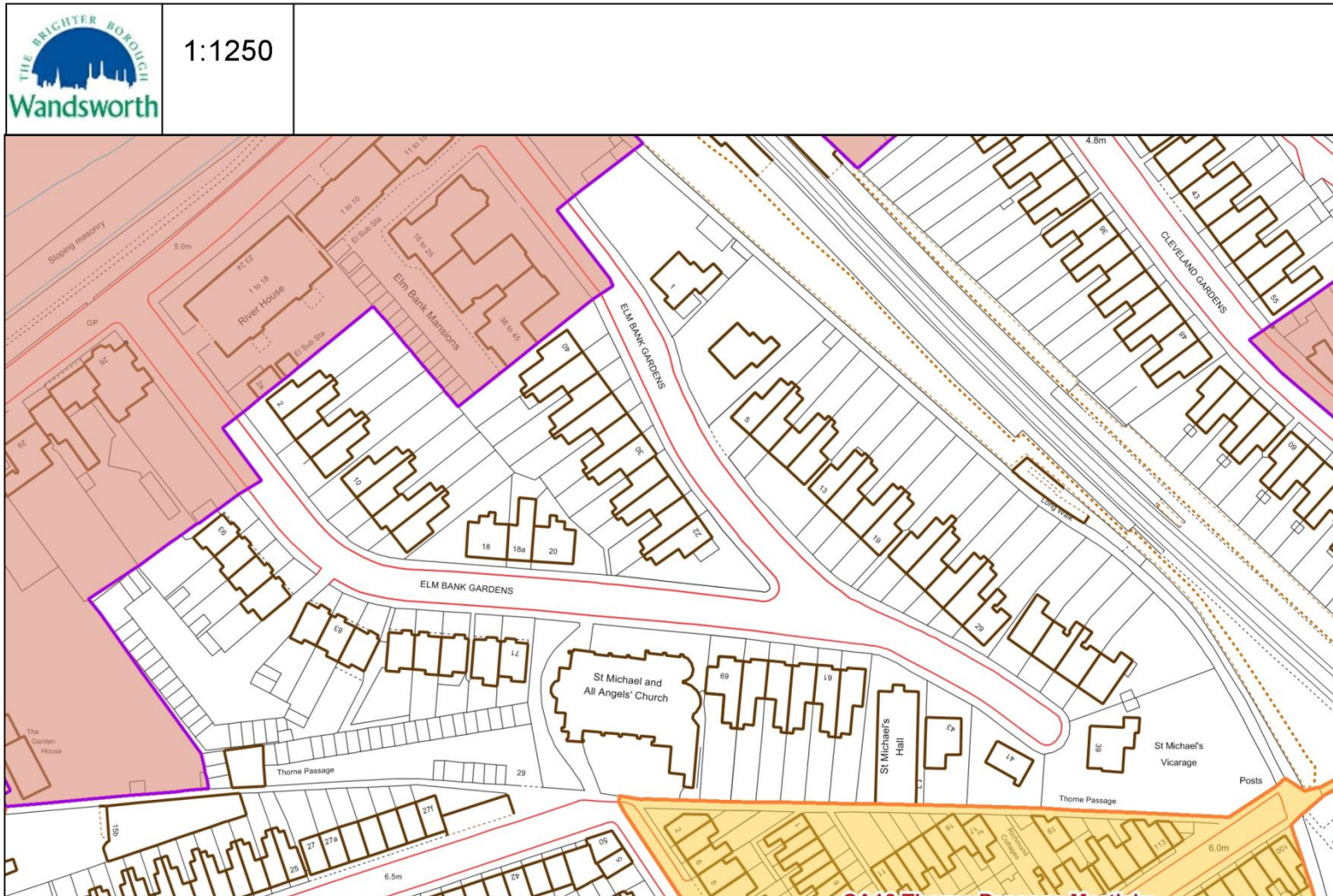
London Borough of Richmond Upon Thames *'Barnes Green Conservation Area Study'* Produced and Published by the London Borough Of Richmond Upon Thames, London, Available online at [http://richmond.gov.uk/cas\\_1\\_barnes\\_green1.pdf](http://richmond.gov.uk/cas_1_barnes_green1.pdf)

### Websites

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

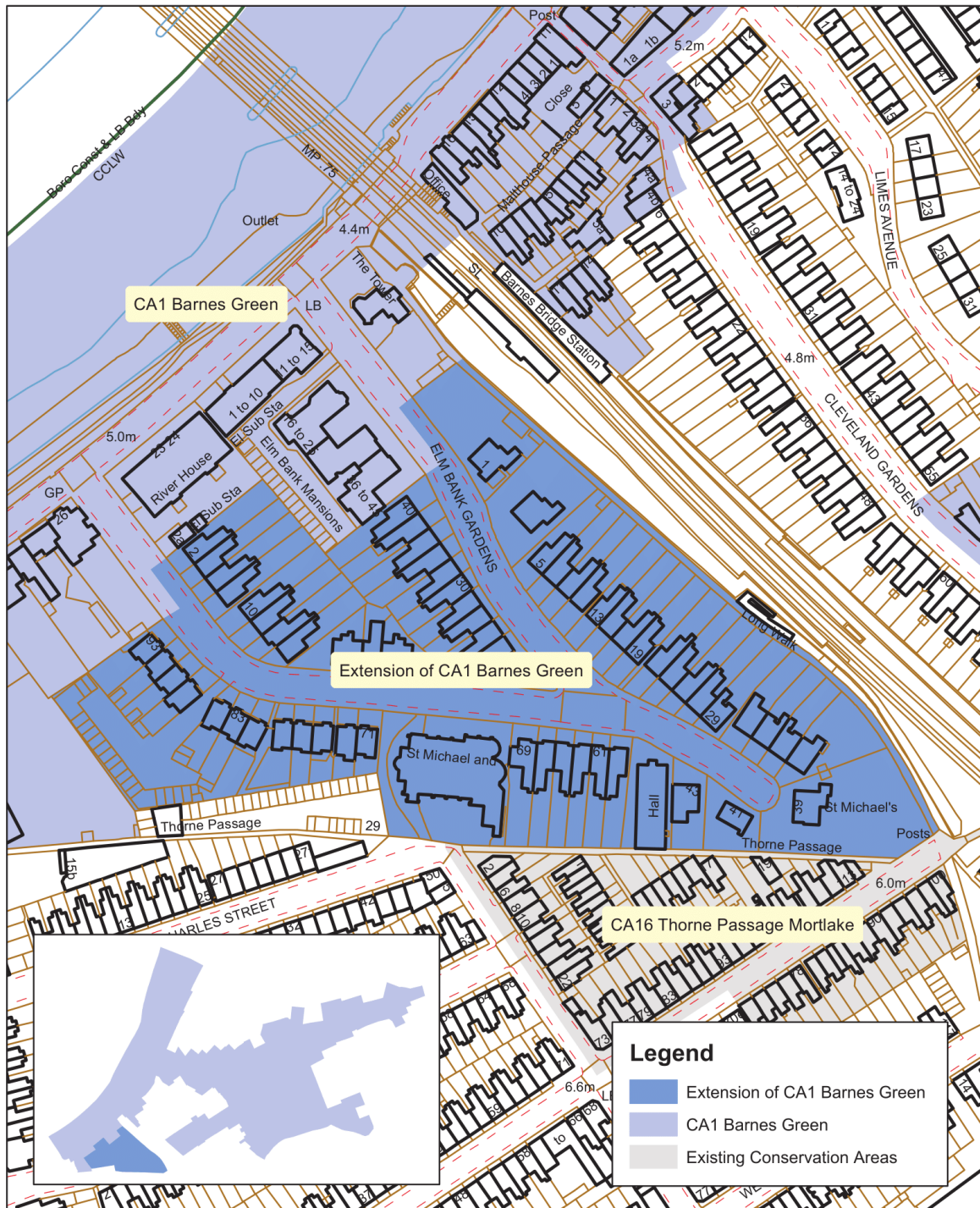
London Borough of Richmond Upon Thames Local Studies <http://www.calmview.eu/Richmond/calmview/> Accessed March/ April 2017

# Appendix 1: Elm Bank Gardens OS Map



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## Appendix 2: Recommended Conservation Area Extension



### Proposed extension to Conservation Area 1 Barnes Green

Civic Centre, 44 York Street  
 Twickenham TW1 3BZ  
 Tel: 020 8891 1411  
[www.richmond.gov.uk](http://www.richmond.gov.uk)

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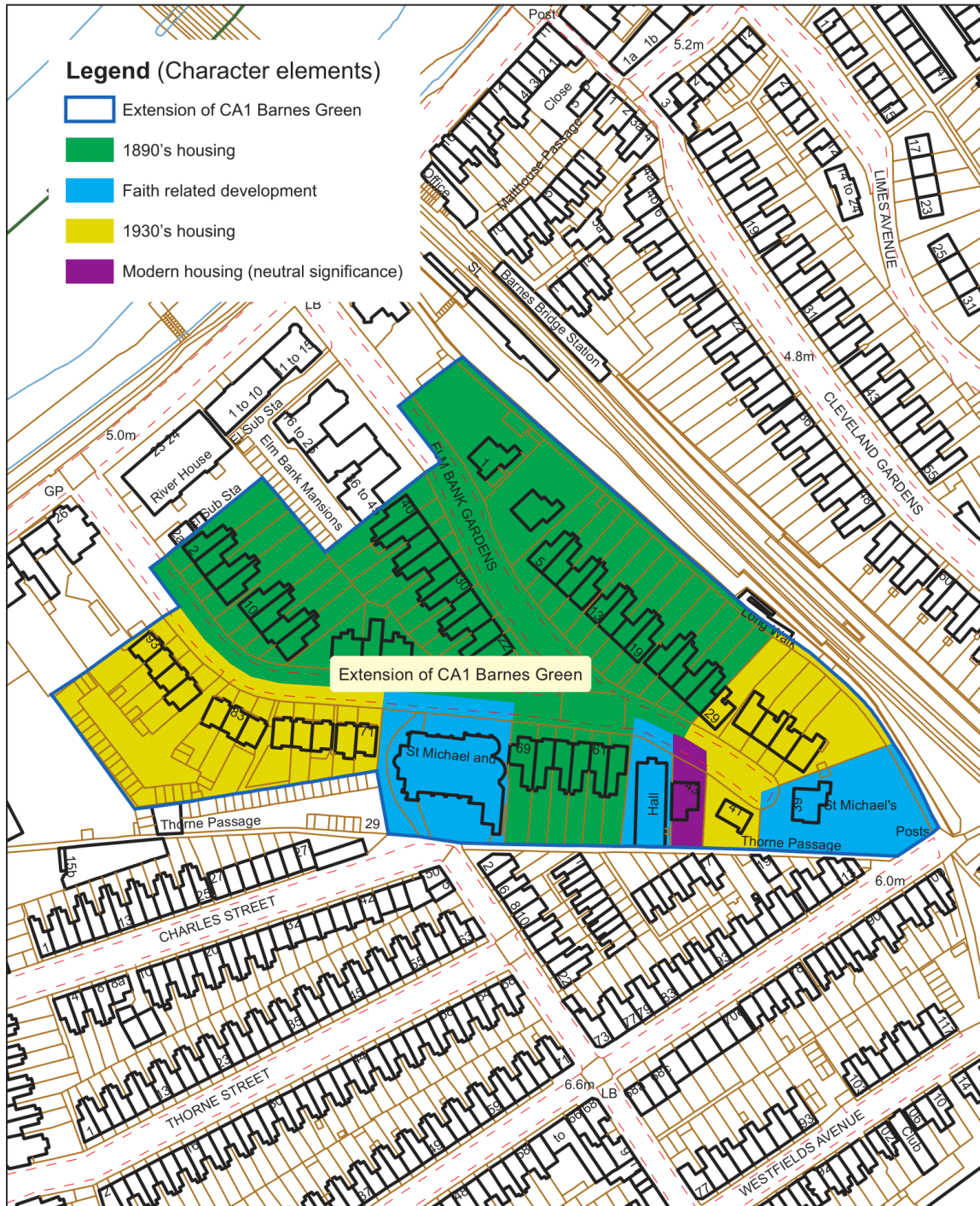
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Scale **1:1,554**



# Appendix 3: Recommended Conservation Area and character elements



## Proposed extension to Conservation Area 1 Barnes Green

Civic Centre, 44 York Street  
 Twickenham TW1 3BZ  
 Tel: 020 8891 1411  
 Textphone: 020 8891 7120  
 www.richmond.gov.uk

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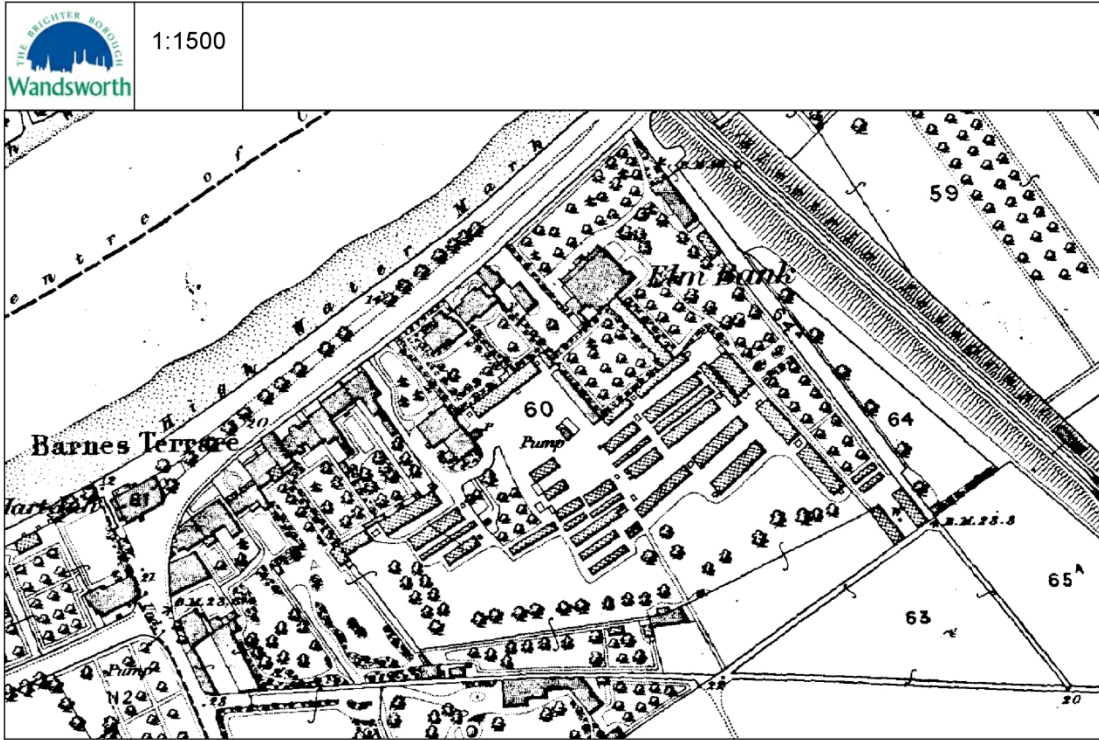


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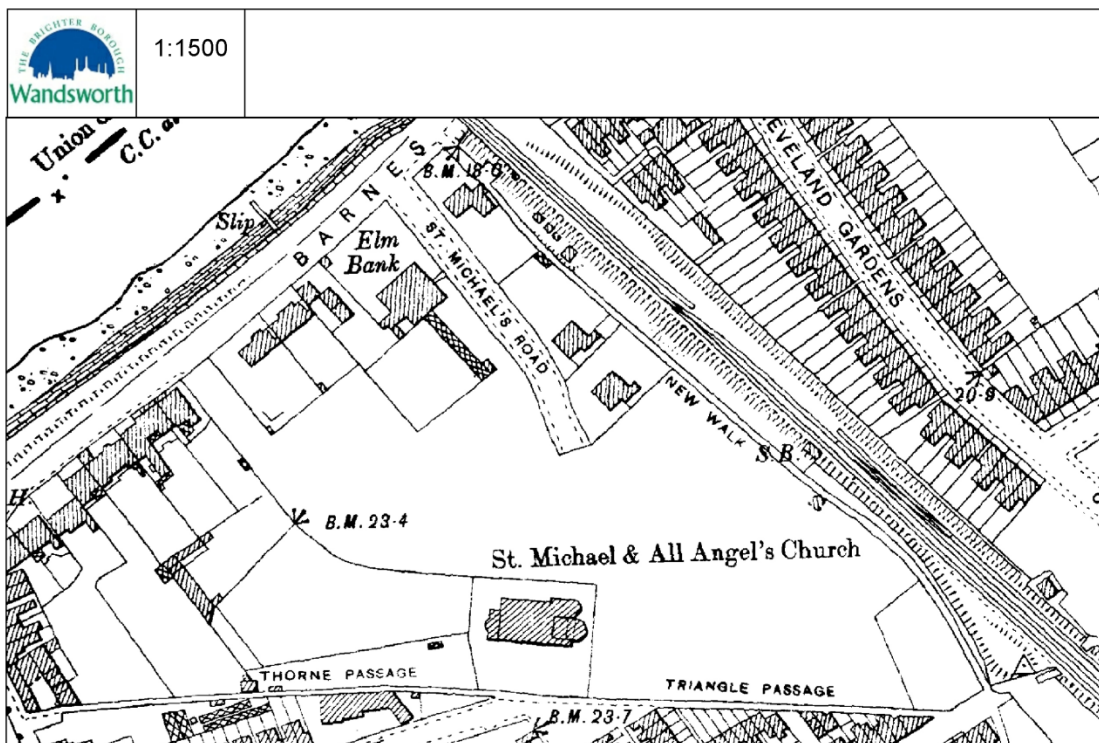
# Appendix 4 – Historic OS Maps of Elm Bank Gardens

1860's



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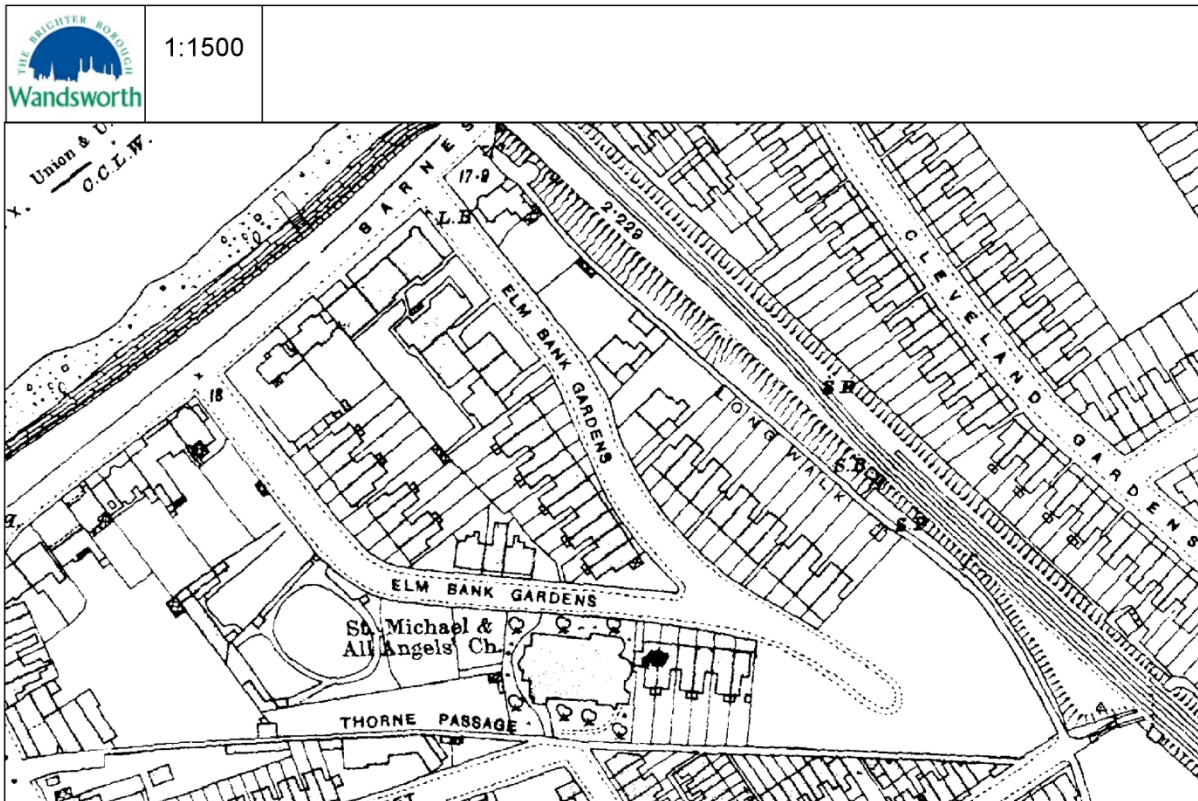
1880's



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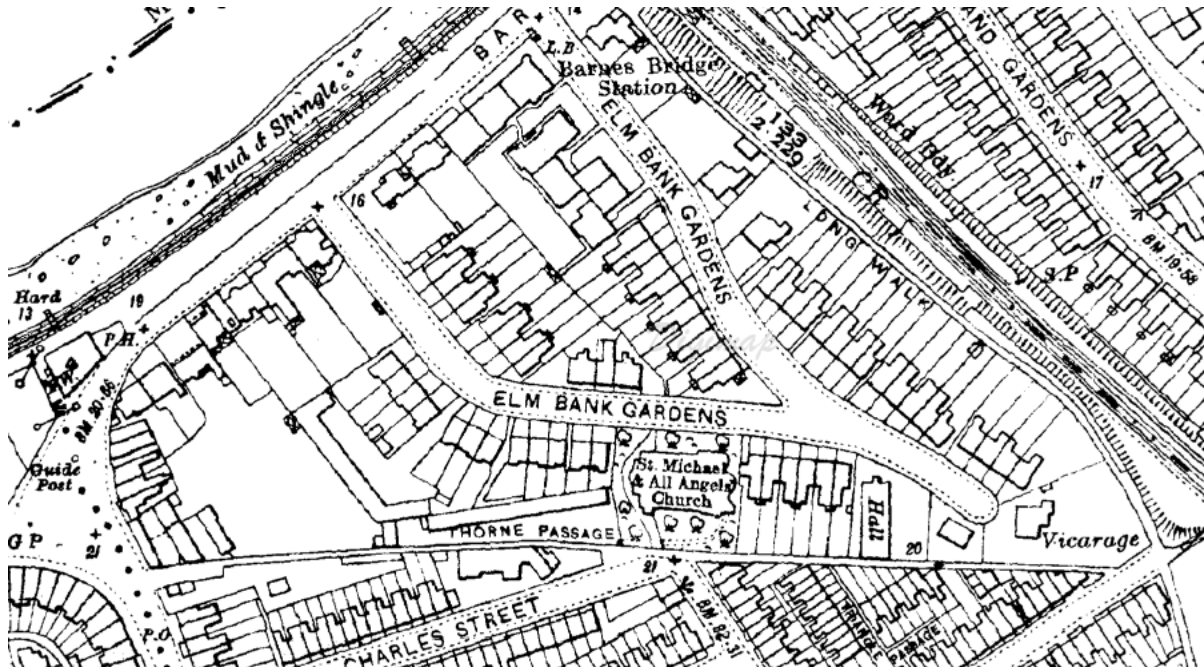


## 1910s



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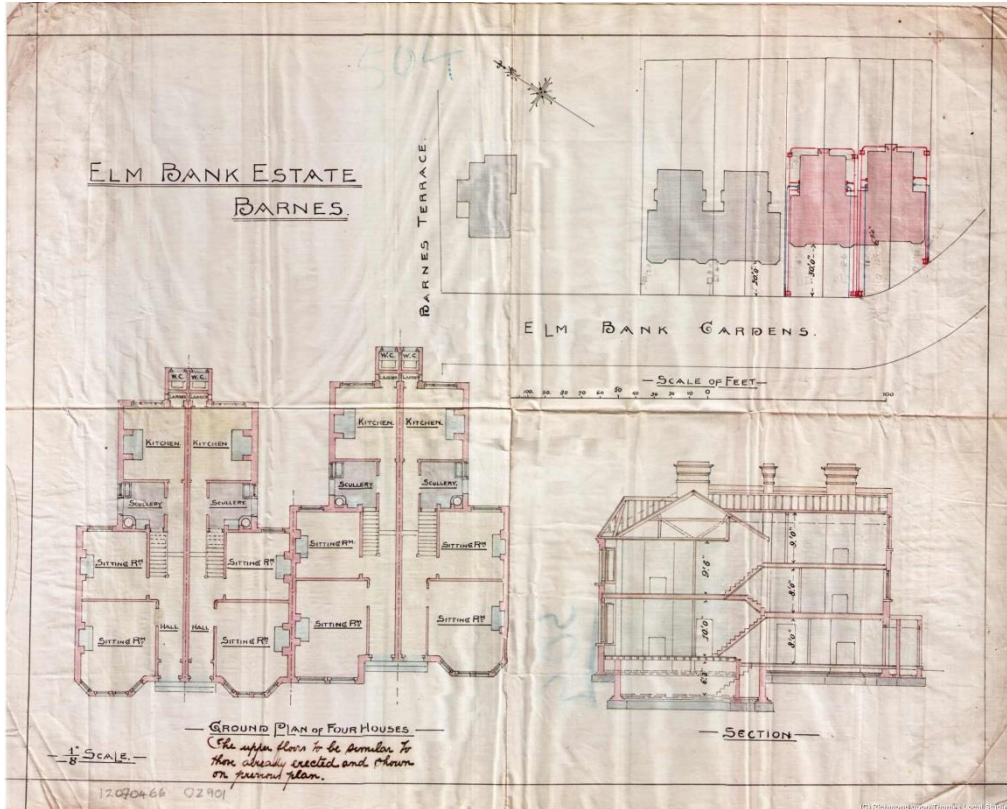
## 1930's



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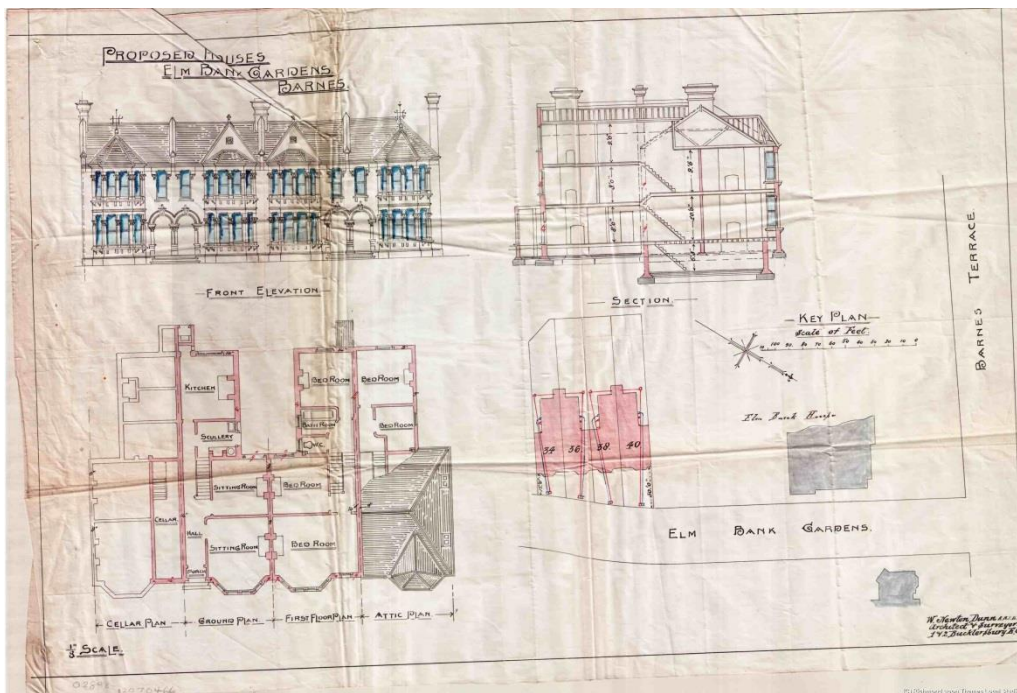
# Appendix 5 – Historic planning applications for Elm Bank Gardens

## No's 10-16



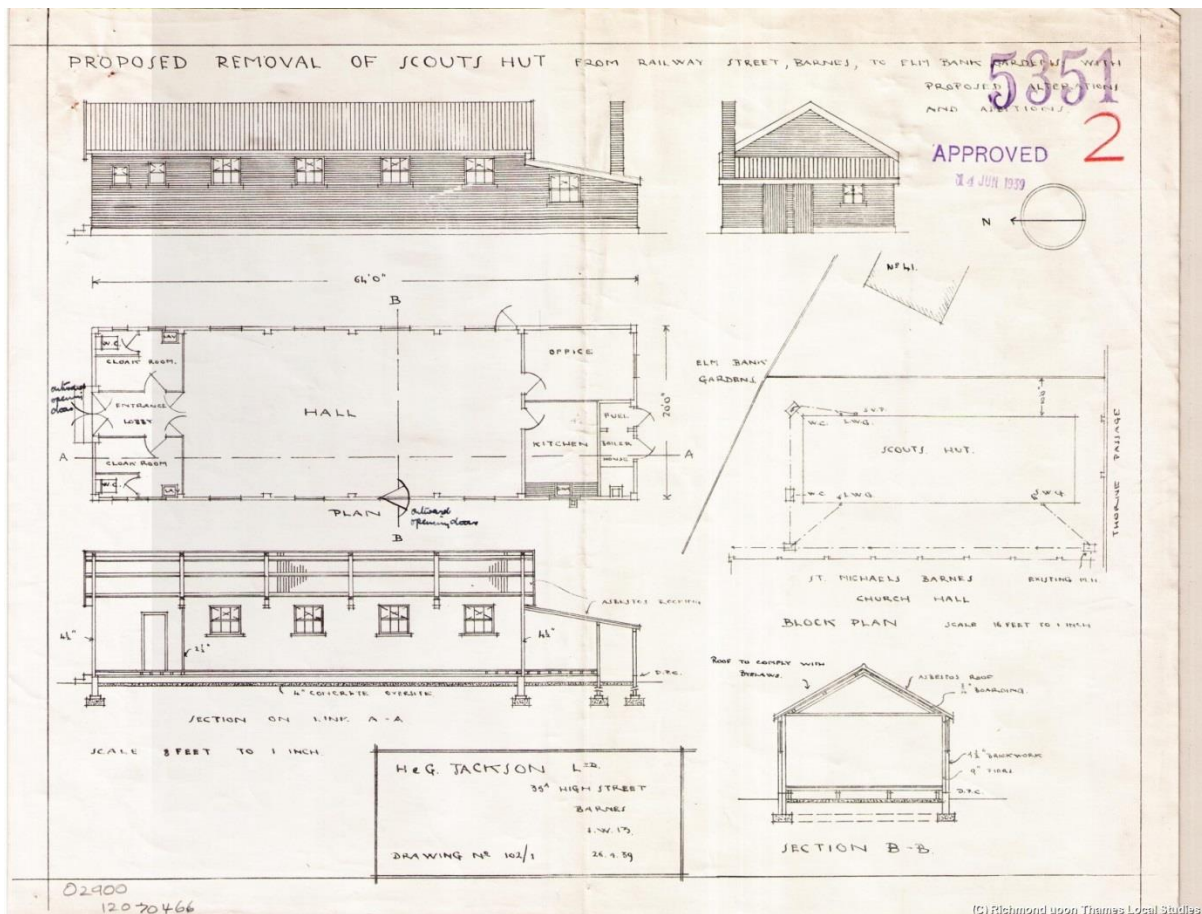
Source: <http://www.calmview.eu/Richmond/calmview/>

## No's 34-40



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

# Relocation of Scout Hut



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



## Appendix 6: Elm Bank Gardens street scenes



street scene along Elm Bank Gardens



1930's dwellings to the left leading to St. Michael's Church



Details and design of 19<sup>th</sup> Century construction along Elm Bank Gardens



View from St. Michael's Church towards 1930's housing



Photo by John Somers, London Borough of Richmond Upon Thames



Photos of dwellings towards Elm Bank Mansions



Streetscene along Elm Bank Gardens



Difference in late 19<sup>th</sup> Century design with some dwellings having feature gables





The former Vicarage which lies to the end of the Cul-de-sac



St. Michael's Church Hall, which was a former scout hut relocated in the 1930's



Dwellings adjoining St. Michael's Church.