

King Edwards Grove Conservation Area 80

Designation

Conservation Area designated:
20.02.2019

Location

King Edwards Grove Conservation Area is confined to dwellings within King Edwards Grove and Broom Road, Teddington.

History and Development

OS Maps from 1870 show that King Edwards Grove was originally a field boundary that was to be the location of a road named Cornelius Road which was laid out in the 1880s. The road was re-named King Edwards Grove, which was likely to be in honour of the new King Edward VII 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 19th century and early 20th century, with surrounding Atbara Road, Munster Road, Broom Road and Holmesdale Road all being developed at the same time. Historic plans show two architectural practices designed a number of dwellings along King Edwards Grove; these were E & G Rice Architects of Teddington, and also Milestone Collis Engineers and Surveyors, who are still in operation today with premises in Twickenham. 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 aspirational gentlemen's residences were in demand as a result of greater prosperity of the early 20th 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.

Character

King Edwards Grove features a number of higher status dwellings; some are speculative whilst others have been individually and purpose designed for the plot of land. The development of the street was predominantly undertaken at the beginning of the 20th century and although there is a mix of terraced, semi-detached and detached dwellings, the street consists of 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 the inspiration for the development along this street was gained from the nearby development located within what is now 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.

The architectural style of dwellings in King Edwards Grove is quite different from the immediate area and 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 projecting timber balconies with very ornate detailing, particularly on the terraced and semi-detached properties. The terraces feature large chimneys, decorative ridge tiles and a mix of render and red brick to front facades with projecting bay windows. No.s 59-73 (odd) are semi-detached and also carry these design details; additionally, they retain decorative tiling to doorways with original doors in situ and front entrance paths, which are key to authenticity of the historic street scene. No.s 38-54 (even) are interesting examples of larger detached dwellings, with massing and form which contribute to their positive 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 with smaller summer house on a larger corner plot of land. The design has many elements in common with the Broom Water development nearby and also has feature timberwork and decorative ridge tiles with central belcote. The property has a particularly well landscaped setting and contributes positively to the street scene at this junction. This property is recommended as a 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. The detached and semi-detached properties in particular have also been placed in spacious surroundings, with set backs from front and side boundaries allowing a visual gap with glimpses to the vegetation behind, which is a key component of character of the area. 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 greatly disproportionate to the roof planes. The vast majority of properties along the street largely maintain their architectural integrity. Together with the large numbers of street trees, front gardens, and views to rear vegetation via visual gaps between properties, the street has a very high quality townscape which is a positive contribution to the surrounding area.

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

Opportunity for Enhancement

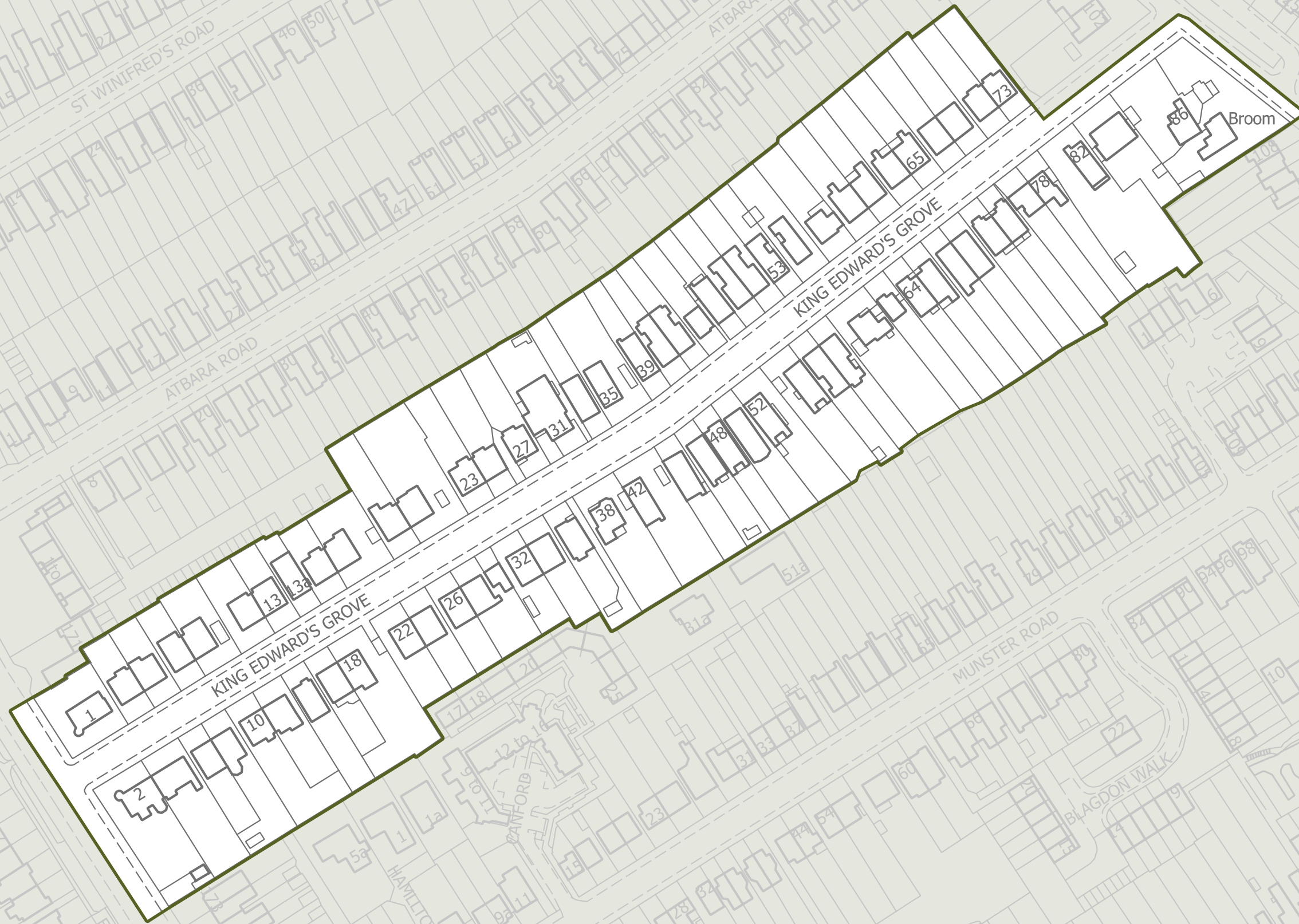
- Preservation, enhancement and reinstatement of architectural quality and unity that is preferably based upon historic evidence;
- Seek the reinstallation of front garden planting alongside planning applications for refurbishment and seek that any lightwells are placed to the side and rear of properties 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 good quality and proportionate design and better quality materials that are sympathetic to the period and style of the building.

Scale: N.T.S.



**CONSERVATION AREA No.80
KING EDWARDS GROVE**

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