

CONSERVATION AREA STUDY

Christ Church Road no.13 & East Sheen Avenue no.52



Well Lane looking east

Conservation areas were introduced in the Civic Amenities Act 1967 and are defined as areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Designation introduces a general control over the demolition of unlisted buildings and the felling or lopping of trees above a certain size.

The objective of a conservation area study is to provide a clearly defined analysis of the character and appearance of the conservation area, defensible on appeal, to assist in development control decisions. Further, to address issues, which have been identified in the character appraisal process, for the enhancement or preservation of the conservation area.

It is hoped that the process of the study and the finished document will stimulate public participation.

CHRIST CHURCH ROAD

Location, Landscape and Population

Christ Church Road is situated in East Sheen in the London Borough of Richmond upon Thames to the east of Richmond between Richmond Park and Upper Richmond Road West. It was first designated a conservation area on 14.1.69 and later extended on 7.9.82 to include:-

- The Victoria Inn, neighbouring lodge and the grounds of Sheen Mount Primary School
- The Mall
- part of Sheen Lane and Parkgate Gardens
- It was further extended on 14.6.88 to include Martindale

The area stands on the slope to the north of Richmond Park. The population is a complete mix owing to the variety of properties included in the conservation area, from tiny terraced cottages to large villas in their own generous gardens. There are two public houses but no shops. The proximity of Sheen Mount Primary School ensures that many young families live in the area.

Origins of Development

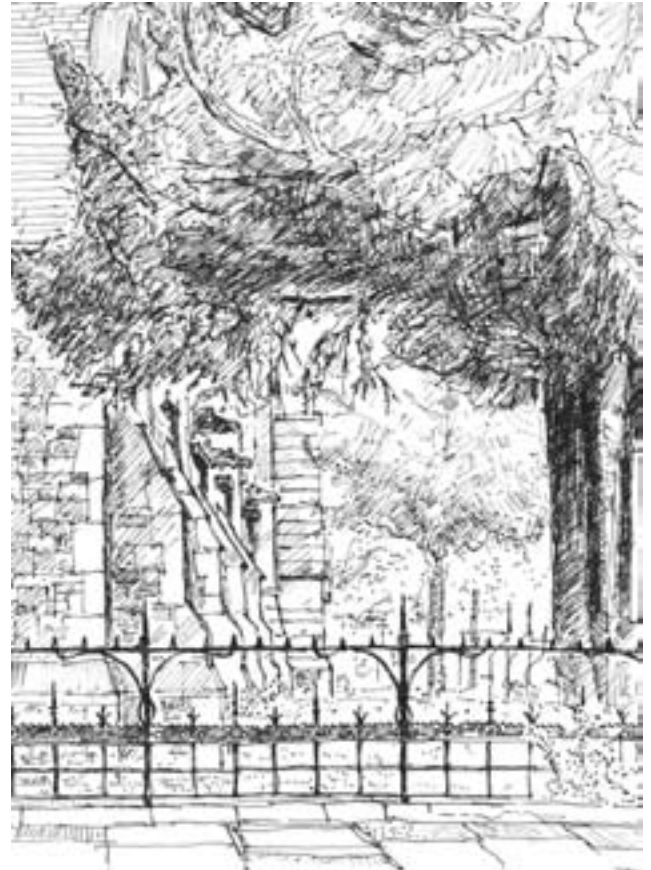
The first recorded mention of East Sheen dates from the C13 and refers to a subordinate manor within the manor of

Archaeological Significance

It is believed that part of the Upper Richmond Road West may be Roman in origin, and although several items of prehistorical and later origin have been discovered in Mortlake, no recorded finds of archaeological significance have been made in the area of East Sheen.

Architectural and Historic Qualities, and their Contribution to Special Interest

The oldest building in the conservation area is probably The Plough, which contains traces of a C15 wall. Its frontage, however, dates back to the C18, as do many of the surrounding buildings. Together with the adjoining cottages, and Percy Lodge opposite, they make a pretty group at the north east entrance to the conservation area, the route most commonly used when coming from the Upper Richmond Road Upper. The cottages, most of which are listed, are joined as a terrace, although they were not built at the same time and they display a variety of different features. They read in groups, nos. 44, 46 and 48, nos. 50 and 52, and nos. 58 and 60. The first two groups and the Buildings of Townscape Merit in between are modest two-storey buildings of stock brick with tiled roofs, while the last group are taller with whitewashed brickwork. They have a variety of boundary treatments, not all of which are in character; being mainly low brick walls with new railings. A little further down the road, another attractive row of early Victorian cottages at nos. 29-41 reinforces the gentle and modest character of this part of the conservation area. These cottages were originally known as 'Spencer's Cottages' after the family which owned the land on which they were built. The stock brick terrace with plain tiled roof is punctuated by small gables to the first floor windows and original



Christ Church railings

chimneystacks with their original buff pots. The boundary is of white painted low paling fences, and this, together with the pretty bargeboards and finial finish to the porches, and the fact that all have received the same treatment of white paint to matching doors and windows, gives the row a coherence and integrity which presents a very pretty picture and contributes greatly to the character of the conservation area.



The Plough and cottages in Christ Church Road

The houses beyond increase in size and status after, with large plots containing mature trees and shrubs. This area's essential character is that of quality individually designed houses set within large gardens, with well defined boundaries of fences, hedges and walls, and plentiful tree planting in both street and garden. Fife Road is of exceptional quality in this respect.

There is a notable lack of infill between the buildings resulting in continuity of the landscape throughout the area. The landscape quality is particularly fine and the wooded perimeter of the Park to the south and Palewell Common to the east provide a valuable connection with the open natural environment beyond the confines of the area. Christ Church itself is a listed building, and a key feature in the area, with its square tower punctuating the otherwise uniform two-storey (or two-storey and attics) height of the neighbouring houses.

Fife Road

Fife Road was named after the Duke of Fife, who was once a resident of East Sheen Lodge. It contains a number of Victorian, Edwardian and later houses, each individually designed, and set within large gardens. Notable houses include an Arts and Crafts style 'butterfly house' at no. 35, and timber-framed 'Tudor Cottage' at no. 23. Boundary treatments include tall fences or brick walls, with mature



36 Fife Road



Christ Church from the east

trees and shrubs visible over. While most are simple and restrained in design, some more recent fences and walls are considered to be too fancy; because the houses are well set back from the road, care needs to be taken over boundary treatments as these give much of the character to the area. There are some key trees of several different kinds on the boundary lines, including firs, chestnuts and limes. The south-facing houses have views from upper floors over the brick wall into Richmond Park. While many of the houses are Buildings of Townscape Merit, two which are considered to be of equal quality and interest have not been so designated and it is proposed to include these on the list. The houses affected are no. 36 'Parkgate' and no. 47 'End House'.

The road itself is an avenue, with traffic calming provided by road humps, which appear to be effective in slowing down traffic. This is particularly important here as the entrance to a popular tennis club, which leads off Fife Road, is well used by children, both as pedestrians and cyclists. The island bed outside the entrance to East Sheen Common contains an old yew tree, and would benefit from further planting. The island bed on the pavement at the junction with Christ Church Road contains well-tended rose bushes. Both make a positive contribution to the views up and down the roads. The gate, adjacent timber fence and wall alongside the entrance into the Common, however, require repair.

The Mall

Is a short close of attractive sylvan character containing neo-Georgian detached and semi-detached houses built in 1924 in the grounds of Percy Lodge. This estate was the work of Robert Atkinson, an important architect of the inter- and post-war years, who rescued Percy Lodge from the threat of demolition in 1926 and restored it for his own use. The group of houses comprises a good example of the period and compares well with The Grove in Teddington. The gated entrance gives it a private, safe and exclusive feel, and the approach lane is lined with trees and abundant vegetation under; its edges being gentle and undefined. On turning the corner; the attractive houses appear, set back behind wide grass verges, low wooden fences, and well planted front gardens. The low and informal boundaries of vegetation and fences between the properties makes them visually unobtrusive. The gardens contain a mix of trees and shrubs, including some fine specimens of copper beech, cypress, acacia and eucalyptus. No. 20 has a magnificent cedar in its front garden, no. 9 has a fine golden false acacia, and a healthy weeping willow stands outside no. 1. The two-storey houses are of brick with pantile roofs, and some have whitewashed elevations with shutters. The road terminates in a turning circle with an island bed containing a fir tree at its centre. This has the potential to be an attractive feature at the culmination of the road.

The atmosphere is of a quiet, green and secluded suburban garden close.

Christ Church Road

Starting at the west of the conservation area, the school lodge in West Temple Sheen is a charming little early Victorian brick building with slate roof and some ornate features; together with the church, The Victoria public house and the large houses with their mature trees opposite at nos. 67 and 69 Christ Church Road, it makes an interesting and attractive group. The generous grounds of Sheen Mount Primary School also contain some fine trees, all of which are important in the local townscape.

It should be noted that while many of the houses in the area, including those in Westhay Gardens and Temple Sheen, are not in the conservation area, they do represent a cohesive group of postwar buildings of good quality. They have, for the most part, brick and render elevations, semicircular bays, pilastered porches and distinctive brick and tile boundary walls, and because of their similar scale and form, make a coherent backdrop to the earlier buildings in the area.

The church itself, by Blomfield, is a listed building of mellow rag stone with ashlar facings, and has a tall, square tower. It is



13 Martindale

an important landmark in the conservation area and stands on an attractive site with many prominent trees in close proximity both in the school grounds and in the gardens of the large Victorian villas opposite. The boundary railings and gates, which are listed in their own right, are of very fine foliate design and appear light and transparent, a welcoming and lightly enclosing gesture.

Continuing along Christ Church Road, a small but important development to the south of five large villas of yellow stock brick, ornate details and substantial brick boundary walls, is screened to some extent from the road by mature trees. On the opposite corner, the three-storey villa known as 'The Cottage' at no. 53 and 55, which are Buildings of Townscape Merit, is prominent on approach from this direction. It is the house which Blomfield built for himself and has many decorative features including a glazed canopied entrance from the road. It is likely that the neighbouring house, no. 1 Fife Road, is also by the same architect. The 'Coach House' at no. 51 is also a very interesting structure and to be designated a Building of Townscape Merit.

Continuing up the road, the pretty group around the Plough public house consists of several listed buildings, including the cottages nos. 44-52 and 58-60 (evens), Percy Lodge at no. 15, West Lodge at no. 21, and the gates to Highgate House.

Well Lane

This road is of different character, being narrow and private, without pavements, and feels rather like a service road. It was previously known as Well Alley. It is bordered by some tall fences in poor condition, and the road surface is also in a poor state of repair following the interventions of service providers. The little Arts and Crafts style almshouses with Dutch gables, which stand at the junction with Christ Church Road, are to be added to the list of Buildings of Townscape Merit, and the conservation area extended to include them within its boundaries. These fascinating and charming single storey brick and tile cottages are known as Colston's Cottages, after the Bristol philanthropist who made his fortune from the slave trade. The pavement outside is patched and in poor condition, probably because of damage caused by lorries making deliveries to the public house opposite.

Martindale & Spencer Gardens

The interesting Edwardian terraced houses in these treelined roads present a variety of treatments both to building and garden. Basically two-storey cottages of brick and tile, they are in good condition, and have almost all been treated differently, some with original brickwork, others with pastel colourwashes of blue, pink, yellow, cream or white. The small front gardens have many different forms of boundaries, including hedges, fences, railings, low and medium height brick walls, and planting, from traditional privet and bedding plants to white pebbles and yuccas. Despite this, almost all the original doors and sash windows remain, and no attempts have been made to create hardstandings on the front gardens. A few Velux roof windows have been inserted, but no dormers are in evidence. An important feature of the roads is the coherence of the form of the buildings and alterations to the roofline would affect this adversely.

The views up and down Martindale are terminated by large trees; this adds to the suburban character of the road and helps to make it feel enclosed and safe. However, while the



Spencer Gardens, view to the south

view to the south of Spencer Gardens culminates in a pretty cottage, that to the north is less attractive, with an ugly concrete lamp post and new wooden fence predominant.

Key Strengths of the Area

- Large Victorian and C20 houses in large gardens
- Mature trees in front gardens and school grounds
- Pretty C19/C20 cottages with low fences and well planted front gardens

PROPOSALS

Various revisions to the conservation area boundary are considered appropriate, to include the following:-

- no. 29 Fife Road and Colston's Cottages
- nos. 36-40 (evens) Christ Church Road

The following are to be designated Buildings of Townscape Merit, due to their aesthetic value and contribution to the area:-

- nos. 36, 38 and 51 Christ Church Road (The Coach House)
- nos. 36 and 47 Fife Road

EAST SHEEN AVENUE

Location and Population

The conservation area contains the southern half of East Sheen Avenue, to the south of the Upper Richmond Road West. It is bounded to the north by Park Avenue and includes eight properties in that street. To the south is Vicarage Road. The conservation area was designated on 14.6.88 as an area of substantial late Edwardian semi-detached properties of similar design and includes All Saints Church. The population is varied, but the area is predominantly inhabited by families.

Development of the Area

The first house on the site was Palewell Lodge, which dated from the early C18 and was situated on Stonehill Shott, north of Palewell Common. East Sheen Avenue was first developed in 1896 with the sale of 50 acres of the Palewell Estate. The development, which was laid out over a wide area of meadowland, included Gilpin and Park Avenues and the first shopping parade in the Upper Richmond Road West.

Special Interest

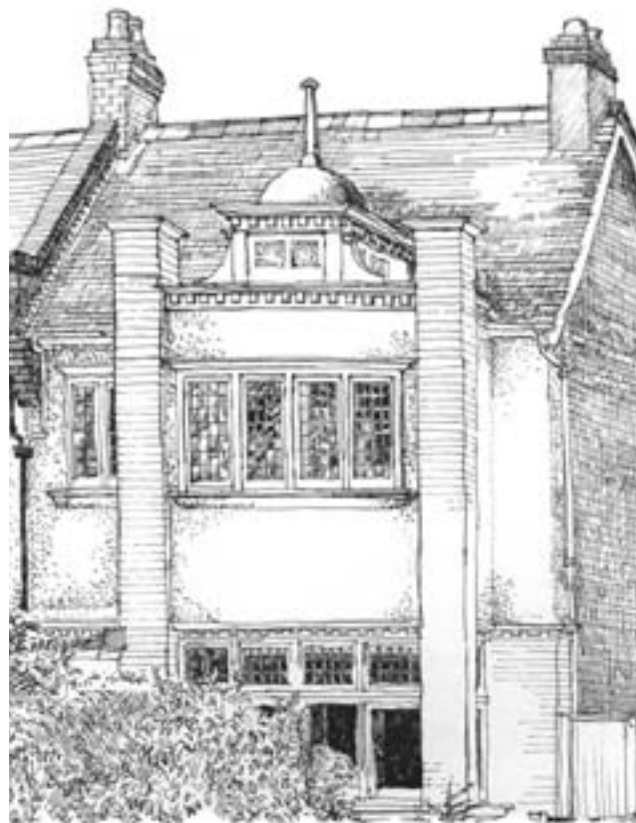
The avenue is on a slight slope, descending from north to south. The area has a defined character of peaceful suburbia



East Sheen Avenue looking north to All Saints Church

leading off the noisy and frenetic Upper Richmond Road West. The road is edged by wide gravel verges, where tall plane trees screen the houses from each other across the width of the road. There is a strong sense of architectural cohesiveness with a large number of good quality domestic buildings in a mature landscape. The street contains a mixture of eclectic Edwardian styles which range from Tudor Gothick, with projecting half-timbered gables, to properties which appear to have been influenced by the Raj, having Eastern domed features at eaves level. The properties have wooden bays and balcony details, ornate cornices at both ground and first floor and many have original glazing consisting of small panes of glass. Nos. 97-119 (odds) are particularly interesting, with square bays, and many decorative features including with timber mullions, balconies and porches. The plain roofs are predominantly red clay tile and are steeply pitched. A few have been altered to admit roof lights, which are not strong or dominant features, but the rooflines of some have been damaged by the insertion of dormer windows, which detract from the interesting elevations. The properties are mostly semi-detached, set in large gardens, which, together with the street trees, hedges and strongly defined front gardens, give the area a mature suburban feel.

The dark brick form of All Saints Church with surrounding copper-leaved trees terminates the view on approach from the Upper Richmond Road West to the south. It is set back slightly from the road in its own landscaped setting behind smooth lawns which slope upwards to show the church off to good advantage. It is simply built of brick, and loosely based on



76 East Sheen Avenue

the Early English style with triple lancet windows. The roof is crowned with a fleche. The foundation stone of the church was laid by Queen Elizabeth, the Queen Mother, as Duchess of York, in 1928. The church was damaged by fire in 1965, but reopened in 1967. The impact of its significant, if modest, appearance on the conservation area, makes it worthy to be considered for a Building of Townscape Merit status.

It is proposed to extend the conservation area to include the southern side of Park Avenue and all the properties to the north of the present conservation area, including the whole of East Sheen Avenue. This means it will almost double in size. It is considered that the northern half of the street is of equal significance to the south, as it contains many similar properties, being predominantly large two or three-storey semi-detached houses with prominent bays and gables with finials. While they are of brick and tile construction, some have a coarse pebbledash finish in the Arts and Crafts tradition, and have been colourwashed with cream, ivory or buff paint. Some of these have buttressing and may have been influenced by the work of Voysey. Many have ornate timber balconies, porches, and other decorative features. Most of the original chimneys survive, some in truncated form, and most of the rooflines are intact, although some rooflights have been added.

The creation of off-street parking in several front gardens is considered to be detrimental to the integrity of the front boundaries and has broken up the rhythm of the strips of



11 Park Avenue (detail)

roadside verge. It is therefore proposed to introduce an Article 4(2) Direction in order that further fragmentation of the street edges may be avoided.

There is no restriction to parking on both sides of the road at the moment, which narrows the route to a single lane, and undoubtedly assists in slowing the traffic.

Key Strengths of the Area

- Houses of similar type and similar scale presenting a coherent appearance
- Wide avenues lined by mature trees
- Abundant foliage in gardens
- The church standing on lawns with copper leaved trees matching the bricks

PROPOSALS

Detailed proposals for the preservation and enhancement of the character and appearance of the conservation areas are shown on the Proposals Map.

Revisions to the conservation area boundary are considered appropriate, to include the following:-

- 1-59 (odds) & 2-38 (evens)
- East Sheen Avenue
- 2-16 (evens) Park Avenue

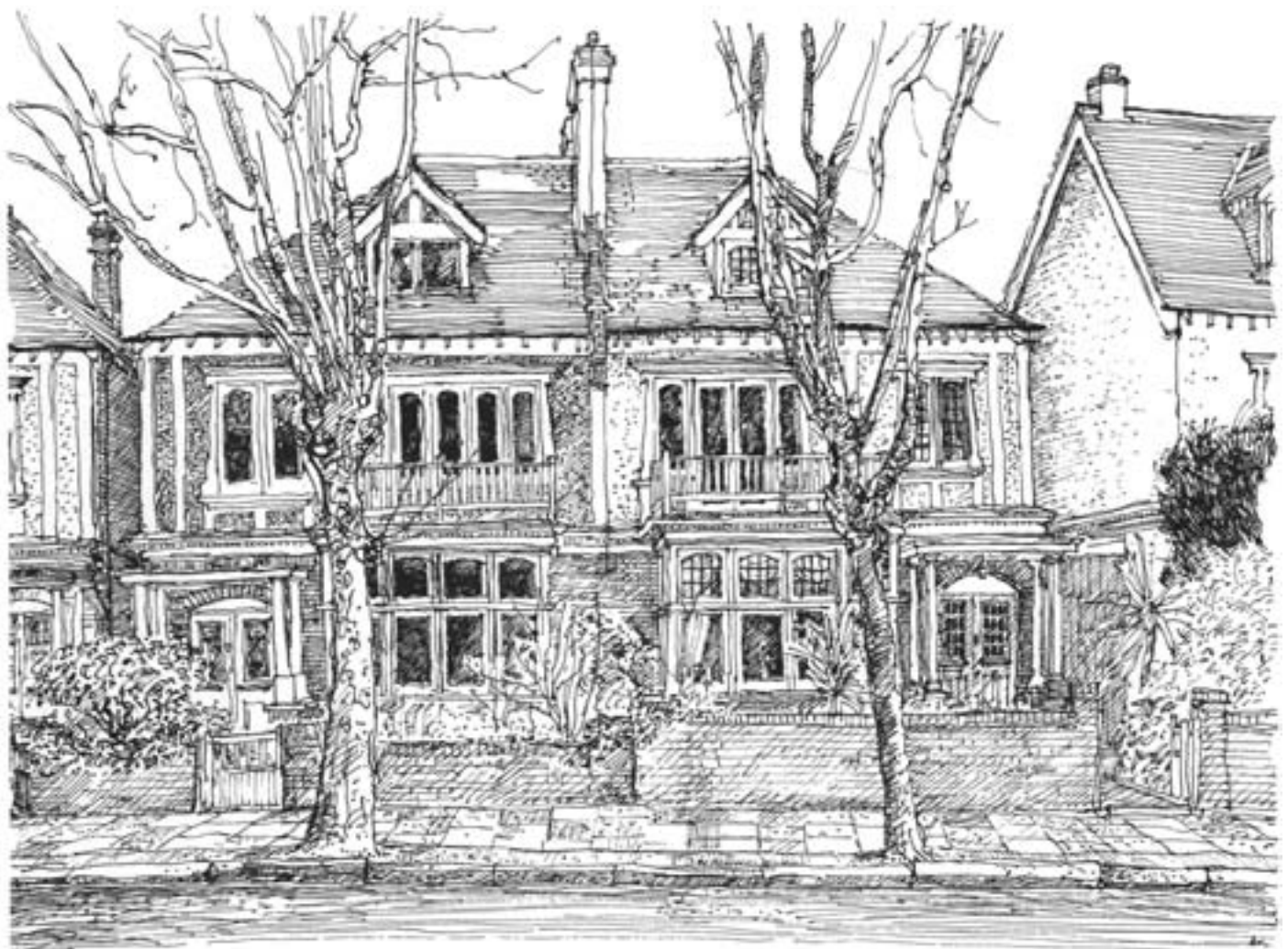
The following are to be designated Buildings of Townscape Merit due to their aesthetic value and contribution to the area:-

- nos. 1 & 33-59 & 93-95 (odds)
- & nos. 52-78, & 100-106 (evens)
- East Sheen Avenue
- no. 11 Park Avenue

all of which are considered to be good examples of Arts and Crafts style large suburban semi-detached houses.

- All Saints Church

It is considered desirable that an Article 4(2) Direction be introduced to the houses on the northern half of East Sheen Avenue to protect the wide gravel verges from the formation of cross paths to form hardstandings in front gardens. This will affect nos. 1-59 (odds) and 2-38 (evens) East Sheen Avenue.



117 - 119 East Sheen Avenue

GENERAL GUIDANCE

For the study to be successful everyone involved in property ownership, tenancy and management in both the public and private sector needs to contribute to achieving the implementation of the detailed proposals. The Council will strictly apply Unitary Development Plan Policies and, as opportunities arise, pursue the detailed proposals listed in the study in order to preserve, and where possible, enhance the special interest of the conservation areas.

The adjoining Proposals Map shows relevant UDP designations, identifies the problems and pressures the areas face and provides an urban design analysis of the area, identifying both positive and negative aspects of the areas' character.

This map is complementary to the study text and is important in identifying graphically the character of the area. This is an integral part of the study and will be taken into account by the Council when relevant to applications for planning permission. The Proposals Map also lists specific proposals for the preservation and enhancement of the conservation areas and shows the conservation area extensions, and Article 4(2) Directions now implemented as part of the studies.

The proposals generated by this study affect the following:-

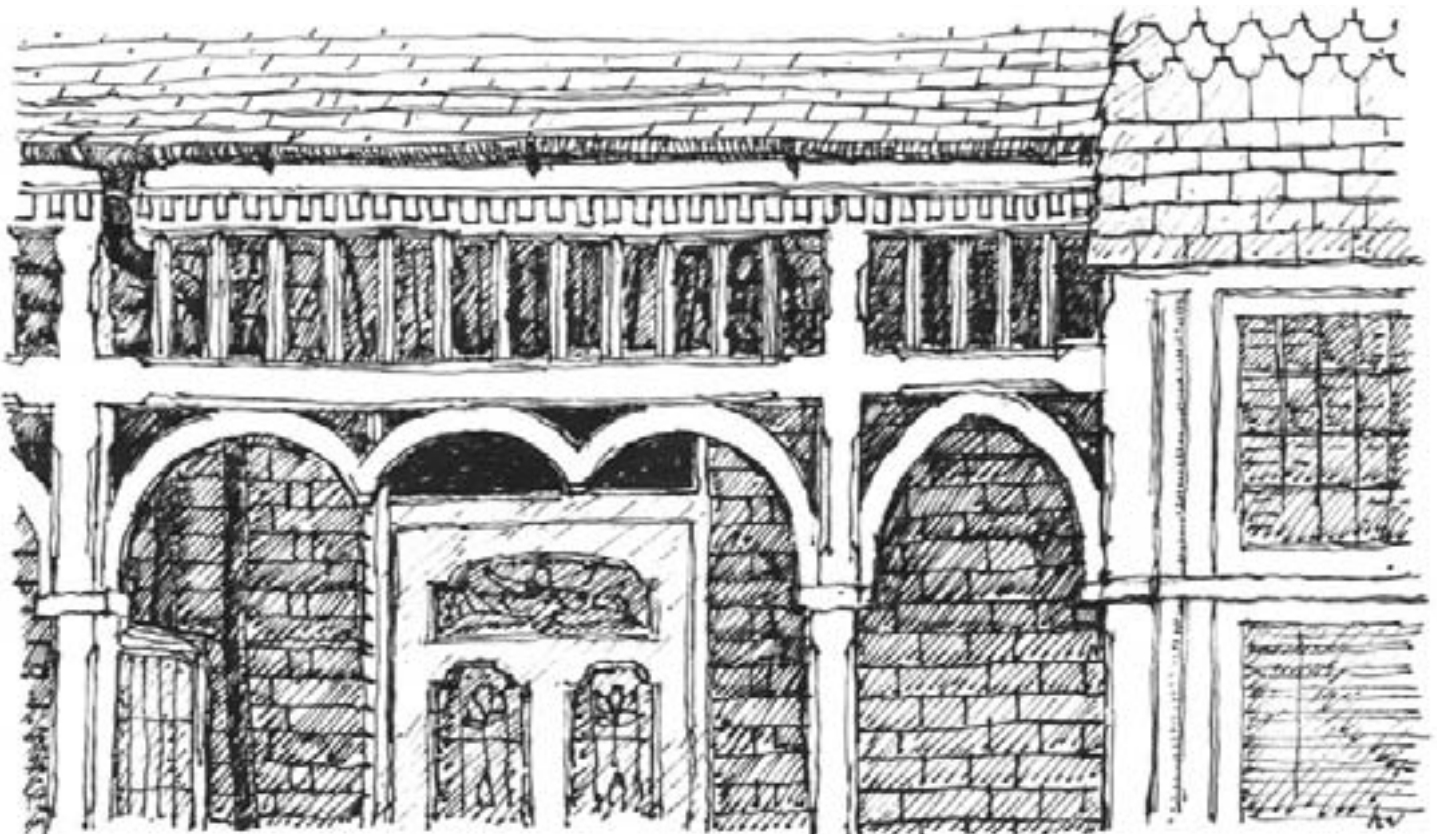
- Public areas including highways and paths owned by the Council.

- Private houses. The role of the Council, and Article 4(2) Directions.

THE ROLE OF THE COUNCIL AND ARTICLE 4(2) DIRECTION

The Council is able to control new development through its powers under the planning acts and is always willing to give advice to those who want to undertake new work. There is a range of guidance leaflets available regarding conservation areas, listed buildings and regarding the types of development requiring planning permission. If you are in doubt about the need to obtain planning permission for intended works, you should contact Environmental Protection at the Civic Centre.

Where a particularly good group of single dwellings would suffer if work, exempt from planning permission, were to be carried out (e.g. changing windows, demolition of front boundary walls etc.) then the Council may apply an Article 4(2) Direction after consultation with owners. Such directions mean that certain permitted development rights, as specified within the Direction, are removed and owners must then apply for permission to carry out such intended works. The object of Article 4(2) Directions is to control the gradual changes to houses which can occur over time without the need for planning permission but which could, if left unchecked, lead to an erosion of the character of a conservation area.



84 East Sheen Avenue (detail)



Percy Lodge, Christ Church Road is the only C18 building to survive in East Sheen

Permitted development rights which could be removed include:-

- (i) the enlargement, improvement or other alteration of a dwellinghouse
- (ii) any alteration to the roof of a dwellinghouse
- (iii) the erection or construction of a porch outside any external door of a dwellinghouse
- (iv) the provision and maintenance of any building or enclosure incidental to the enjoyment of the dwellinghouse
- (v) the provision of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse
- (vi) the installation alteration or replacement of a satellite antenna
- (vii) the erection, construction, maintenance improvement or alteration of a gate, fence, wall or other means of enclosure.

Article 4(2) Directions have been made affecting a number of properties in the study area. These are listed in the text.

NOTES TO OWNERS AND OCCUPIERS OF BUILDINGS

Under present legislation residents are entitled to carry out some minor works to their houses as 'permitted development'. This freedom places a great responsibility on owners to consider the overall quality of the street and the area when considering alterations to their property. There is plenty of opportunity to preserve or enhance the character of the conservation area by paying attention to small details on houses. Without care, even apparently minor alterations, accumulating over time can dilute the quality of the area. Examples of such changes include the installation of PVC-u windows, changes to roof materials, alterations to chimneys, rendering, painting or cladding in an otherwise brick faced street, removal of boundary walls and the use of front gardens for parking.

What constitutes 'permitted development' can be a complex matter and residents should contact the Council in the first instance if in any doubt. Importantly, local residents and local groups, in particular, can help preserve or enhance the conservation area by helping to record original features and passing on useful information about local crafts people and suppliers of local materials.

When considering undertaking works which do require planning permission, the best approach is still to contact Environment Protection for advice. Of particular concern are proposals for dormer windows (see below) and extensions, both of which can have a negative impact on the street scene. In this context it should be noted that rear elevations are also often visible from the public domain. Of equal impact is the breaking down of front boundaries and the destruction or adaptation of front gardens for car parking (see below). Design guidance leaflets are also available on these subjects from the Council and are free of charge.

DORMER WINDOWS

Dormer windows, if used inappropriately, can have a detrimental impact on a buildings original form, and collectively may affect the quality of the overall group. The use of dormer windows and rooflights to the front elevations both detract from the already intricate detailing of the façades and compete with the gable roofs. Flat roofed dormers are particularly unsympathetic when adjacent to the steep gabled roofs. If dormers or rooflights are to be built, they should be positioned to the rear of the roof.

FORECOURT PARKING

The creation of hardstandings is in many cases achieved without consideration for its effect on the surrounding environment. With a little thought the visual impact of such parking can be reduced. London Borough of Richmond upon Thames provide a leaflet entitled 'Design Guidelines for Car Parking in Front Gardens' upon request.

LANDSCAPE AND PLANTING

Trees above a certain size in conservation areas which are not already subject to a Tree Preservation Order, are protected automatically by the requirement that six weeks' notice must be given to the Council before any proposed work is carried out. Generally this requirement applies to trees with a trunk diameter greater than 75mm at a point measured 1.5m above ground level. The Council has published planning information and design guidance leaflets regarding landscape and trees which are available free of charge.

IMPLEMENTATION

The Council will implement those proposals under its control as opportunities arise and when funds become available, and will give advice on action that can be taken by other groups and individuals. The Council will monitor the effectiveness of any Article 4(2) Directions and will review the progress of enhancement proposals on a regular basis.



Colston's Cottages Well Lane

ACKNOWLEDGEMENTS

The co-operation and input of all individuals and organisations who took part in the consultation process for this study is gratefully acknowledged by the London Borough of Richmond upon Thames.

The illustrations used in this study were produced by Howard Vie for the London Borough of Richmond upon Thames.

This study was approved by the Council's Environment Committee 10.05.2002. The proposals for extensions to the conservation area, new Buildings of Townscape Merit, and Article 4(2) Directions have now been implemented.

OTHER PUBLICATIONS

The London Borough of Richmond upon Thames has also published the following information.

Supplementary Planning Documents

Borough Tree Strategy
Design Quality
Public Space Design Guide
Small & Medium Housing Sites
Sustainable Construction Checklist

Conservation Area Appraisals

Appraisals for the other conservation areas in the Borough are available or are in preparation.

Planning Information Leaflets

- no.1 Conservation Areas
- no.2 Listed Buildings
- no.3 Historic Buildings
- no.4 Maintenance and Repair
- no.5 Trees: Legislation and Procedure
- no.6 Buildings of Townscape Merit

Design Guidance Leaflets

- no.1 Shopfronts and Shopsigns
- no.2 Car Parking in Front Gardens
- no.3/4 External Alterations to Houses & House Extensions (combined)
- no.5 Trees: Landscape Design, Planting and Care
- no.6 Small Housing Sites
- no.7 Siting of Satellite Dishes and Other Communications
- no.8 Wildlife in Gardens
- no.9 Nature Conservation & Development
- no.10 Security by Design
- no.11 Shopfront Security

These leaflets and documents are available from the Environment Directorate reception on the 2nd floor of the Civic Centre.

Planning Information & Design Guidance leaflets can be viewed on the public website: www.richmond.gov.uk

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در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

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

Arabic

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੋਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

