

East Sheen Avenue Conservation Area 52

Designation

Conservation area designated:
14.06.1988

Conservation area extended:
10.05.2002

Location

OS Sheets: 2074, 2075

East Sheen Avenue conservation area lies within the wider suburban area of East Sheen, stretched along East Sheen Avenue between the Upper Richmond Road to the North and Vicarage Road to the South.

History and Development

East Sheen Avenue was developed as a distinctive part of the suburban expansion of East Sheen from the late 19th century into the Edwardian period. It was built on meadowland, formerly part of the Palewell Estate. All Saints Church was completed in 1929 by Newbury and Fowler, reopened following a fire in 1967.

Character

East Sheen Avenue conservation area is a peaceful residential area of predominately large semi-detached houses lining a wide avenue of mature trees on the gentle slope between the busy Upper Richmond Road and Vicarage Road. It retains unusual gravel verges from Park Avenue northwards. The houses are set in large garden plots with spaces between buildings and well planted front gardens defined by boundary walls, fences and hedges to the road, all contributing to the pleasant suburban character of this area. There is a coherent and distinctive character to these houses. They are of a similar type, two-storey scale, under steeply pitched plain tile roofs with chimneys. Architecturally there is an eclectic mix of Edwardian styles, from Tudor Gothic with projecting half-timbered gables to properties influenced by the Raj with an Eastern domed feature at eaves level. The houses at the North end of East Sheen Avenue and Park Avenue are of brick and tile construction, some with a roughcast finish in the Arts and Crafts tradition. Some have distinctive buttressing and may have been influenced by the work of Voysey. Houses are enlivened with timber bays, balconies, porches and ornate cornices at both ground and first floor level. Many have original glazing consisting of small panes. Nos.97-119 are a key group richly detailed with square bays and many original decorative features such as timber mullions, balconies and porches. The later All Saints Church is a key building at the junction of Park Avenue and East Sheen Avenue. It has a somewhat restrained presence being set back from the road in its own mature landscape. It is simply built of brick with triple lancet windows and a plain tile roof crowned by a fleche, in the early English style.

Problems and Pressures

- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front boundary treatments and front gardens for car parking
- Lack of coordination and poor quality of street furniture and flooring

Opportunity for Enhancement

- Preservation, enhancement and reinstatement of architectural quality and unity
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens
- Coordination of colour and design and improvement in quality of street furniture and flooring

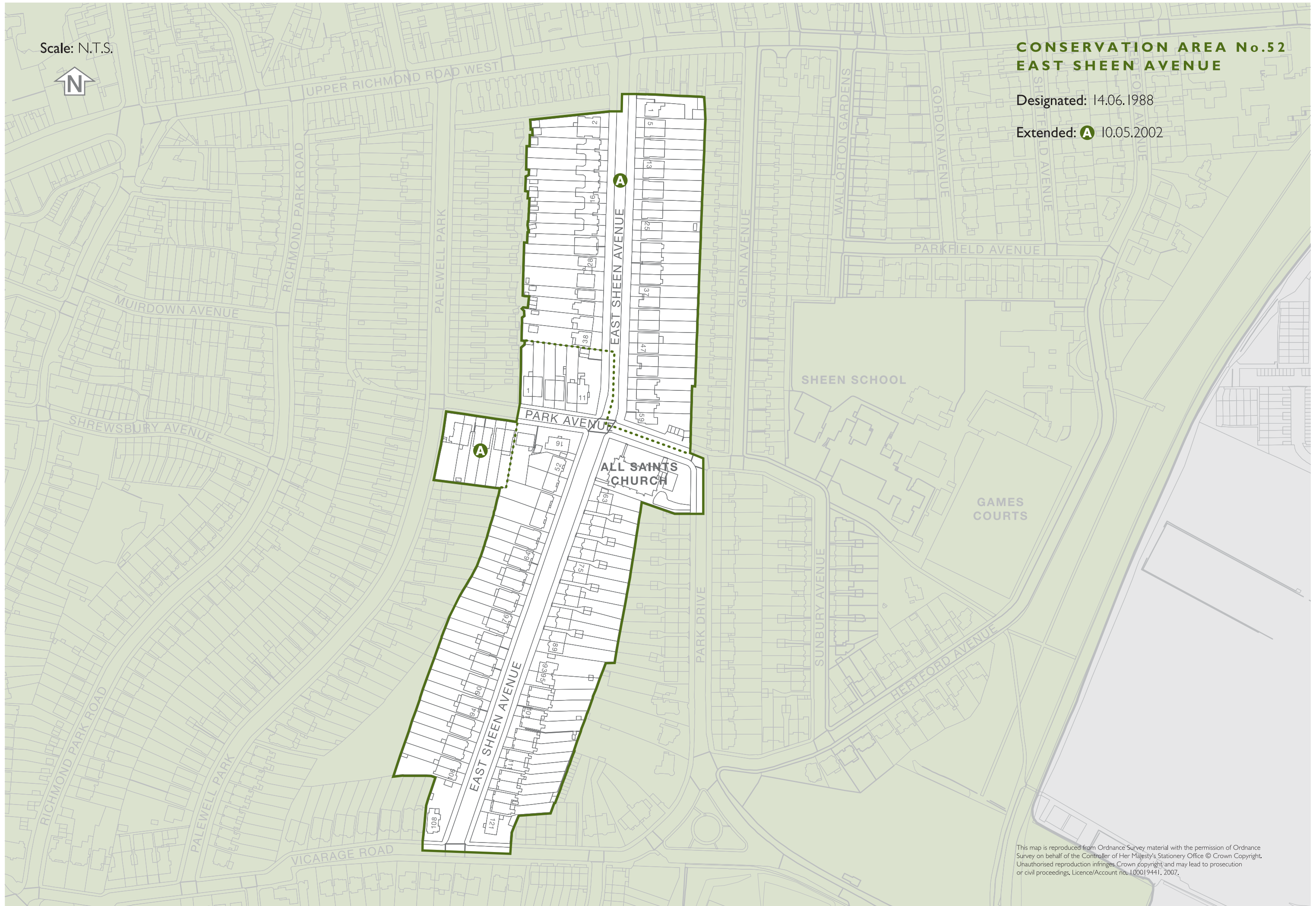
Scale: N.T.S.



CONSERVATION AREA No.52 EAST SHEEN AVENUE

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