

Queens Road (Mortlake) Conservation Area 35

Designation

Conservation Area designated:
07.09.1982

Conservation Area extended:
26.01.1998

Location

OS Sheets: 2075, 2175

The conservation area lies immediately south of the railway line and to the west of Mortlake Cemetery.

History and Development

The area was developed in the latter half of the 19th century.

Character

Mortlake is a good example of a Victorian cemetery with some fine mature trees. The adjoining terraces of small Victorian cottages, some of which face onto narrow alleyways and have unusual embellishments, possess a charming sense of space. This area forms one of the earliest settlements in Mortlake, evidenced by the historic street pattern. The area was extended to include properties in Trehern Road, Prince's Road and Queen's Road and the disused graveyard at the end of Prince's Road. The disused graveyard is a historically significant remnant of non-conformist worship in the area.

The character of the area is determined by its long streets of terraced cottages, (with corner pubs forming intermittent foci) contrasted with the secluded greenery of the cemetery with Lodge Avenue as its western boundary.

Queen's Road's original architectural character was of simple slate roofed houses with brick detailing some cottages have sash windows with red brick flat arches and doors with red brick round arches; pairs of houses share a stack. There are some dentil eaves detailing. Many houses have had features added and the proportions and glazing pattern of their windows changed which has affected the area's consistency and detracted from its simple unaffected character. Small pubs and shops, often at corner sites, focus interest and the Queen's Arms has a fine ceramic tiled frontage with lettering and decorations also in ceramic. The small shops opposite the Queen's Arms are also very important in providing points of interest in the street and have retained good shop-fronts.

Lodge Avenue in the cemetery has more decorative features than the surrounding streets, as befits its position. This, together with its single sided layout opposite the cemetery's eastern boundary and pedestrian only access, gives it its unusual character. The terrace is double storey with central doors, having open triangular pediments in red brick, paired sash windows with ornate mullions and a dogtooth stringcourse.

An attractive group of three roughcast cottages at nos. 67-71 Queen's Road, remain virtually unaltered and relate more to the properties to the north than those to the south outside the conservation area. The properties in Trehern Road and Prince's Road continue the form of long terraces of modest cottages containing a number of interesting architectural details, including a continuous ground floor porch to the properties in Trehern Road.

Problems and Pressures

- Development pressure which may harm the balance of the landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks
- 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, clutter and poor quality of street furniture and flooring

Opportunity for Enhancement

- Improvement and protection of landscape setting
- 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, rationalisation and improvement in quality of street furniture and flooring

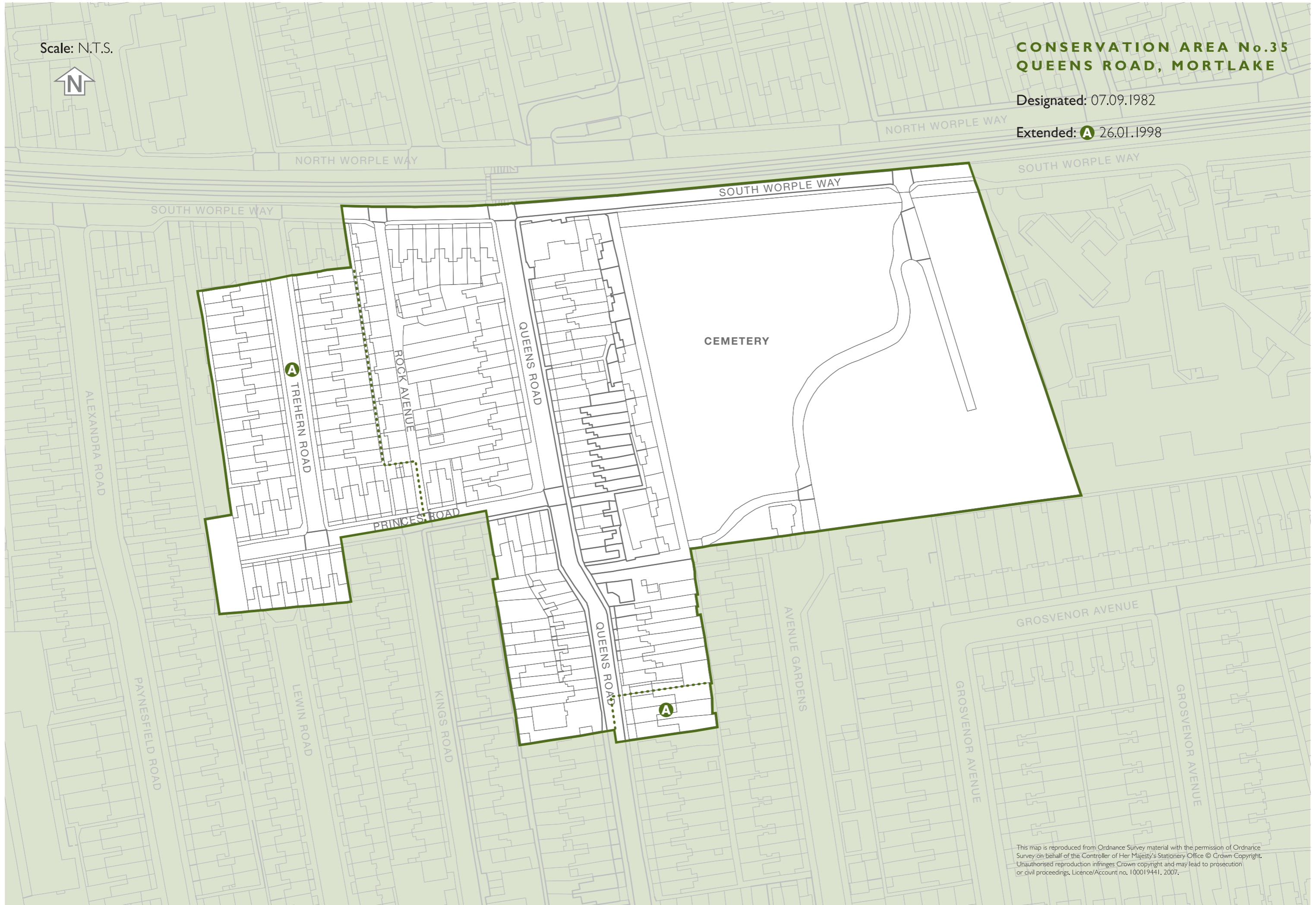
Scale: N.T.S.



CONSERVATION AREA No.35 QUEENS ROAD, MORTLAKE

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