

Sheen Lane (Mortlake) Conservation Area 70

Designation

Conservation area designated:
13.01.2004

Location

OS Sheets: 2075

Sheen Lane (Mortlake) conservation area lies along the commercial stretch of Sheen Lane, between Mortlake and East Sheen. It runs between Mortlake Station to the north and including Milestone Green in the south. The conservation area adjoins Mortlake Green conservation area (no.51) to the north and Model Cottages (no.34) to the west.

History and Development

Sheen Lane is an ancient route that connects Mortlake village on the riverside and the market town of Kingston, beyond Richmond Park. At the junction of Upper Richmond Road and Sheen Lane lies Milestone Green, which once formed a centre of the medieval hamlet of East Sheen. Until the 19th century this area remained largely undeveloped, except for a number of large house dating back to the 17th and 18th centuries, since lost. The listed early 18th century house no.28 Sheen Lane survives from this period. The majority of the buildings that line the road date from the mid 19th century onwards, associated with the opening of Mortlake Station in 1846. St Leonard's Road was the first of the new roads to be laid out after this date. By the turn of the 19th century this part of Sheen Lane had been effectively enclosed on both sides by development. Post war a number of existing older properties along the road were replaced by new development. The Sheen Lane Centre was developed on the site the terraced cottages of William Street and Queen's Place in the 1970s.

Character

Sheen Lane (Mortlake) conservation area is a busy mixed commercial and residential area serving Mortlake and East Sheen. Sheen Lane links the two important open spaces of Mortlake Green and Milestone Green, guiding a sequence of views north and south along the gently winding lane and forming a gateway between these two areas. Mortlake Station forms the focal point at the north end of the lane, which provides both a gateway and a centre of activity for this area. The mid 19th century station and the later old waiting room, to the south, form a distinctive and historic group of buildings. Milestone Green marks the transition between the congested Upper Richmond Road to the north and the more sedate part of Sheen Lane leading south into suburban East Sheen. This pleasantly treed space is framed by a number of Edwardian shops and a pair of later Classically designed bank buildings. The focal point of this space is the 18th century milestone. Sheen Lane is enclosed by an eclectic mix of mid to late 19th century shops and cottages. The building line to Sheen Lane and the 2 to 3 storey scale of buildings on narrow plots provides the cohesiveness of this area. Further interest is provided by a diversity of building facades and roofscape, and many traditional shopfronts of importance. The skyline of the buildings along the lane is enlivened by a rich mixture of features such as the unusual stepped gable of nos.131-135 and corner towers to no.63 and no.40. Nos.39-41 is a pair of particularly impressive and contrasting facades. The more modest red brick façade of no.39 with its attractively decorated first floor window is set against the Classical grandeur of the former bank building of no.41. Other key buildings include nos.81-103, which is a charming terrace of modest 2-storey painted brick cottages dating from the first half of the 19th century retaining traditional sliding sash windows. To the rear of nos.105-129 survives an attractive row of contemporary brick workshops, originally built as stables. No.42 marks the gateway to St Leonard's Road from Sheen Lane with its groups of early and later 19th century terraced houses.

Problems and Pressures

- Loss of traditional architectural features and materials due to unsympathetic alterations
- Lack of coordination and poor quality of street furniture and flooring
- Domination of traffic and poor pedestrian safety leading to clutter of signage and street furniture
- Loss of original or quality shopfronts and unsympathetic alterations and advertisement

Opportunity for Enhancement

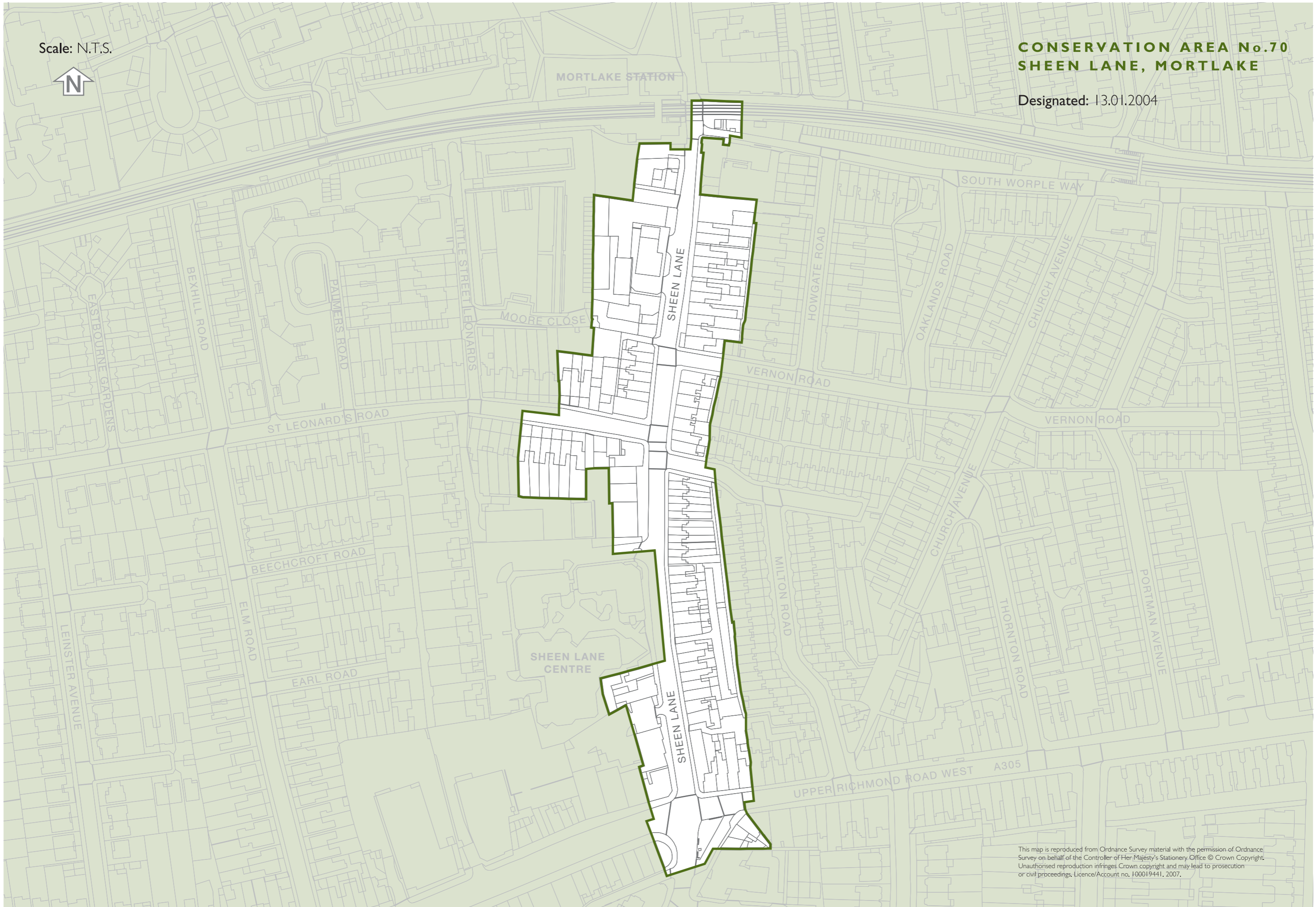
- Preservation, enhancement and reinstatement of architectural quality and unity
- Coordination of colour and design and improvement in quality of street furniture and flooring
- Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture
- Retain and improve the quality of shopfronts and advertisement
- Areas identified for environmental improvement include: Milestone Green, Sheen Lane Centre, Environs of Mortlake Station

Scale: N.T.S.



**CONSERVATION AREA No.70
SHEEN LANE, MORTLAKE**

Designated: 13.01.2004



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