

Burlington Avenue and West Park Road Conservation Area 73

Designation

Conservation area designated:
09.02.2017

Location

The Burlington Avenue and West Park Road conservation area lies within suburban Kew, to the north and east of Kew gardens Station. It is located between the railway line to the west, Mortlake Road to the north and east and High Park Road to the south. It adjoins Kew Gardens (15) conservation area.

History and Development

The area encompassing Burlington Avenue, Beechwood Avenue, West Park Road and part of North Road was one of the first areas of speculative development on the east side of the railway line in Kew in the 1900s. Built on what had been the West Park Estate, the land was sold by long-standing owners to developers following the arrival of the railway in 1869 and the development of Mortlake Road. There was a degree of bomb damage to the area during the Second World War, with a number of houses in Beechwood Road badly affected; this resulted in several being rebuilt after the war in a slightly later style.

Character

This area is largely composed of substantial and attractive Edwardian houses, with Beechwood Avenue and Burlington Avenue both being built on a slight curve. Both sides of the streets are densely lined with houses but are enhanced with small front gardens, low boundary walls and fences, and street trees. The houses have a remarkably consistent character and are all double storey semi-detached pairs with pitched roofs. The regularity of height, plot-size and variety of designs and palette of materials adds definition. Their elevations are typical of good quality suburban development of this period with many variations of detail which enliven the character, including decorative porches, glazing, bays, oriel windows, tile hanging, chimney stacks and gables. A reasonable number of original doors (sash and casement), windows and roof coverings survive but many have been changed to the detriment of the area. Several houses were rebuilt after the Second World War which has resulted in an interspersing of contrasting aesthetic and use of materials within the original rows.

In contrast, the small area around the east side of Kew Gardens Station is pedestrianised and surrounded by cafes and shops which create a positive arrival from the station. The vista from West Park Road towards North Road terminates with a side view of the concrete steps (with commemorative plaque) up to the Grade II listed Hennebique footbridge over the railwayline.

'West Park Exchange' in North Road is a row of shops with residential above, terminating in decorative curved gables and bauble finials. Unfortunately most of the original shopfronts have been replaced but the corbels and fascias with integral blind boxes and dentil detail remain, as do a number of timber casement windows above. The conservation area terminates at the brick arched and cast iron road bridge over the railway line.

Problems and Pressures and opportunities for enhancement

The adopted Village Planning Guidance SPD for Kew sets out potential opportunities for enhancement of this area as well as threats and development pressures to the area. The Village Planning Guidance SPD is available for download on the Council's website at

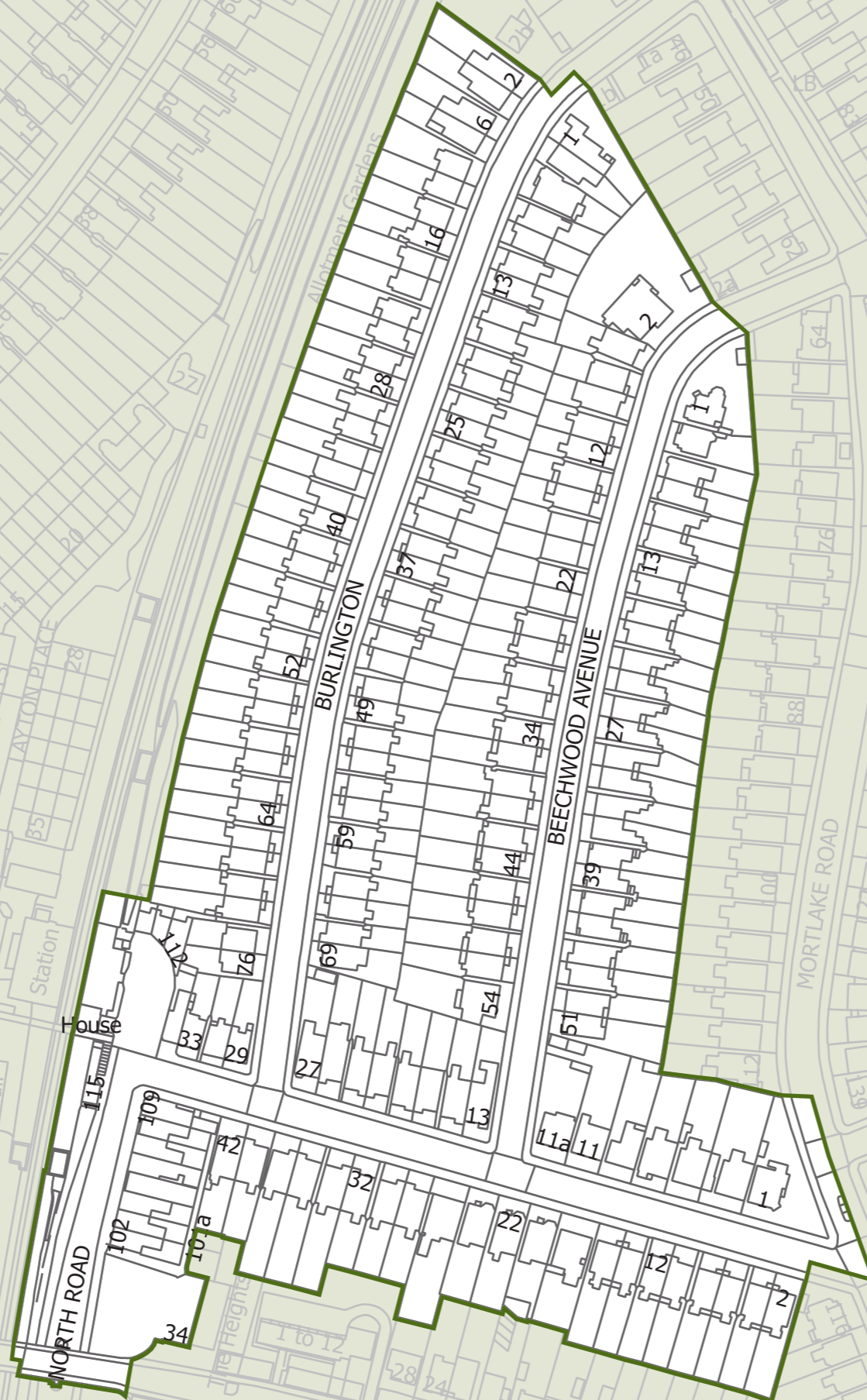
www.richmond.gov.uk/supplementary_planning_documents_and_guidance.htm In particular, see Character Area 13 of the Kew Village Planning Guidance SPD.

Scale: N.T.S.



**CONSERVATION AREA No.73
BURLINGTON AVENUE &
WEST PARK ROAD**

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