



Brewery chimney from Mortlake Green



St. Mary's churchyard



No. 43 Queen's Road

**a Mortlake - Problems and pressures**

- The area suffers from a loss of 'sense of place' with the significant history of the area largely unmarked or interpreted.
- Traditional river uses have declined and no other uses have replaced them to enliven the riverside spaces.
- Some of the walled and gated boundaries of gardens onto the river have become rather eroded.
- Views of St. Mary's are threatened by re-development of vacant and derelict riverside sites.
- Under used riverside spaces which are not exploited to their full potential exist at Tapestry Court, Jubilee Gardens and Bull's Alley.
- The towpath becomes impassable at certain tides and the vegetation is overgrown in places making passage difficult. The condition of the embankment requires costly repairs in places. Recent improvements have proved difficult to maintain.
- There is pressure to redevelop vacant riverside sites with high value uses at the expense of uses which provide some activity along the river edge and the High Street.
- The connections between the riverside and the village have become eroded by the ever increasing traffic using the High Street.
- Redevelopments along the High Street have tended to reinforce the separation and present rather a drab appearance.
- Pedestrian linkages between the village and river are poor across the High Street because of high volumes of traffic. Routes between the two are poorly defined.

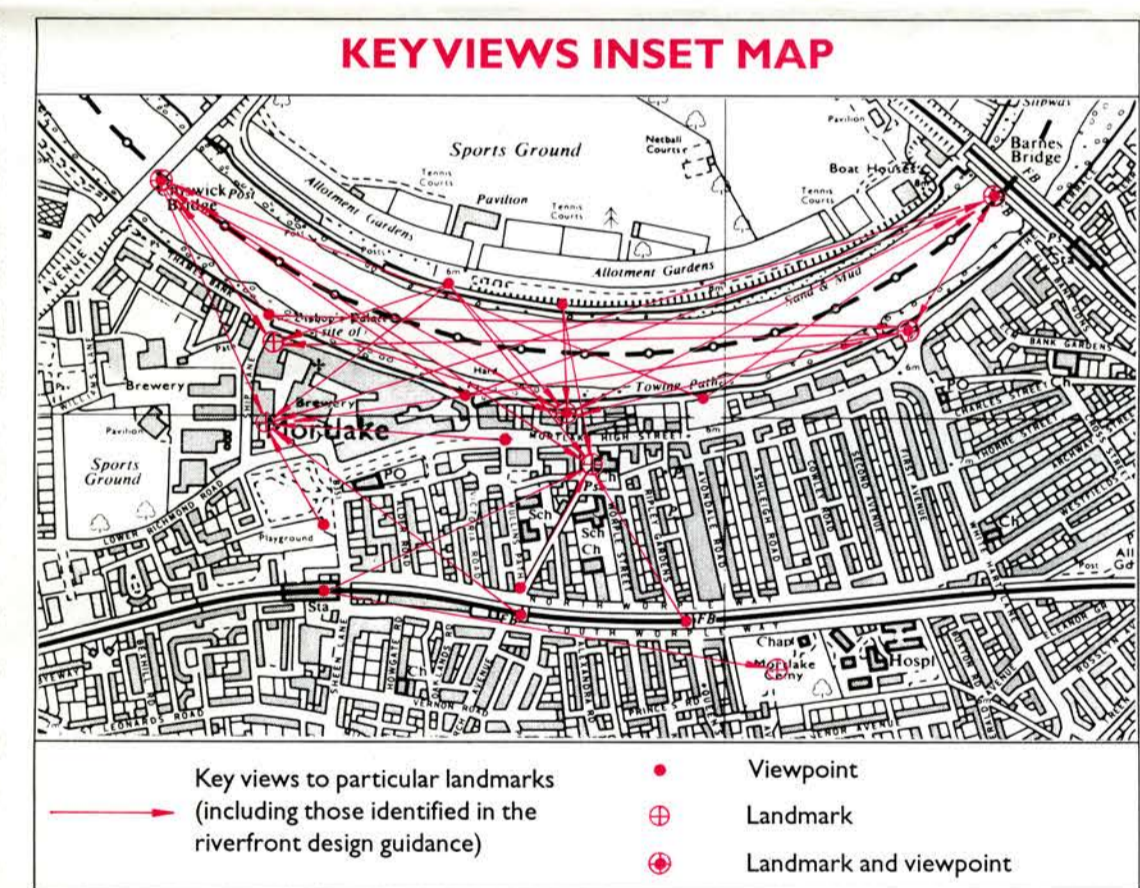
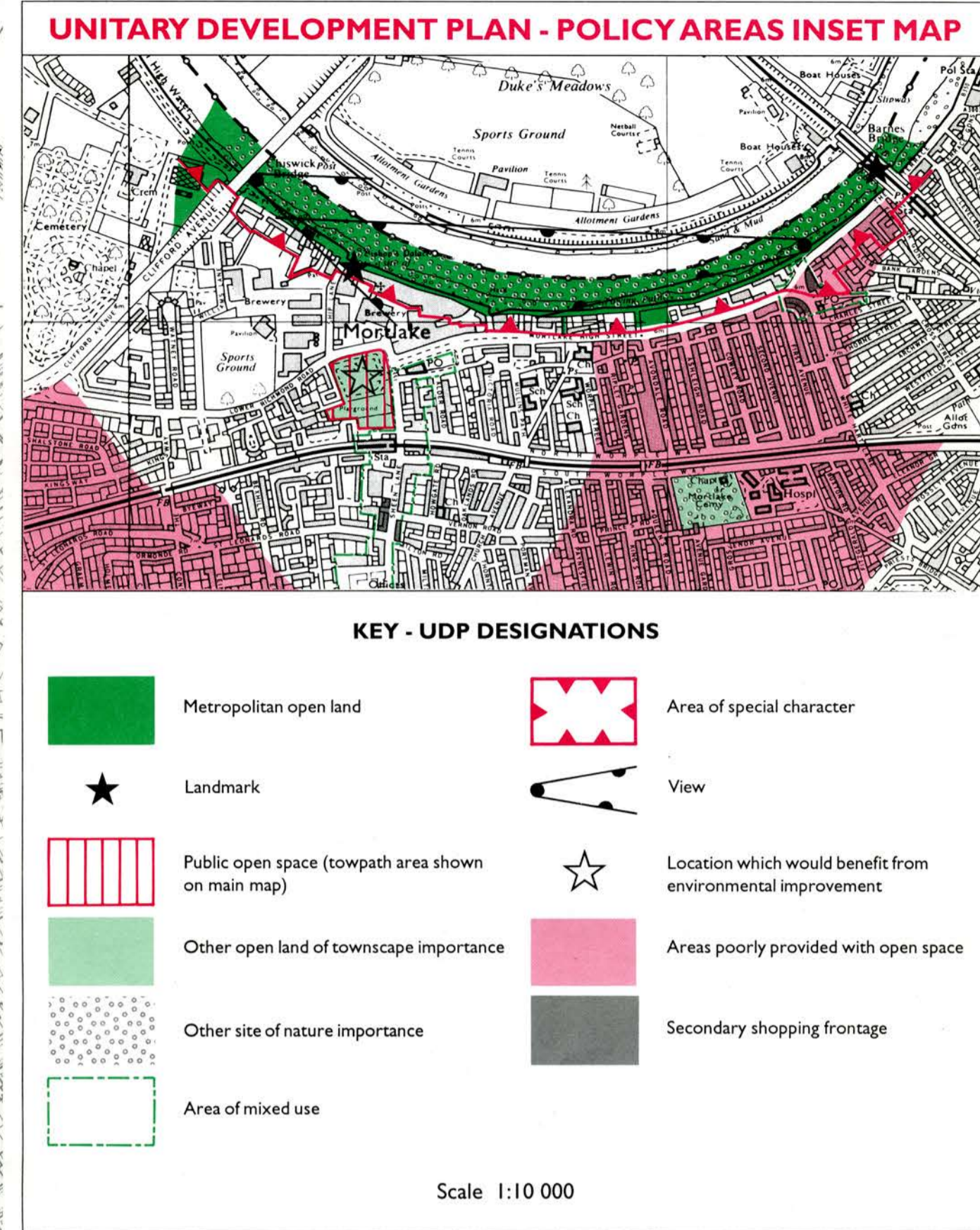
- The presence of the Post Office and office buildings at 2-14 High Street have a significant negative effect on the character of the conservation area.
- The appearance of the large blocks of flats along the High Street is dominating and the lack of interest in their elevations emphasises their large scale.
- The spaces to the front and rear of the post-war flats on the High Street are bleak and unappealing.
- Lack of street trees at the western end of the High Street.
- Weak boundary definition onto the High Street between Afon House and The Old Power Station.
- Boundary treatments are poor, particularly those to the railway line and houses adjacent to Mullin's Path.
- Paths in the village are generally poorly signed and in need of surface treatment.

**b Mortlake Green - Problems and pressures**

- Surrounding development faces the Green but does not address it to its full potential and the Green lacks real Mortlake identity.
- The Green lacks a strong focus, boundary definition is weak in places and there is a lack of paths giving access to the heart of the Green.
- The low walls on the Green create three rather isolated spaces, diluting its coherence and inhibiting free movement throughout the space.
- Some access points to and from the Green are not well defined.
- The station buildings, although not unattractive, are somewhat shabby and the interface between the station and its environs is weak and poorly defined.
- The children's playground is very hard in appearance with no planting or vegetation.
- The large advertisement hoardings affixed at high level to the gable at no. 33 and in front of no. 9 Lower Richmond Road are eyesores and present a poor image at this entry point into Mortlake.
- The disused but visually interesting social club opposite the Jolly Milkman pub, Lower Richmond Road is an eyesore due to its derelict state.
- The ground floor extension to 39 Lower Richmond Road containing an office is an eyesore.
- The small water tower to the rear of Rosemary Gardens is in poor condition.
- The blocks of flats either end of Rosemary Gardens detract from the character of the Almshouses because of their appearance and scale. The rear elevations are particularly poor.
- Front boundaries to Waldeck Terrace have been weakened and a few houses have lost their original windows.
- A number of chimney pots to ornate stacks on Rosemary Gardens have been lost.

**c Queen's Road - Problems and pressures**

- The heavy use of the highway and footway for parking has diminished the quality of the tight knit pattern of roads, the vehicles distorting the proportion of the vista and distracting attention away from the buildings. Well intentioned but often unsympathetic and inappropriate home 'improvements' have in a number of cases seriously damaged the simple form of buildings.
- Narrow roads and high levels of car ownership result in the dominance of parked vehicles over pedestrian convenience.
- The recreational potential of the cemetery is not fully exploited.
- Poor boundary treatment to railway line and bridges in need of redecoration.
- Ill considered alterations to many of the houses.
- Derelict site on the northern end of Rock Avenue requires attention.
- The tarmac path fronting Rock Avenue could benefit from an appropriate gravel dressing to complement the surviving granite sets.
- Some adjoining areas are now considered of sufficient character to justify conservation area status.
- The use of asphalt as a paving material in Queen's Road is out of character.

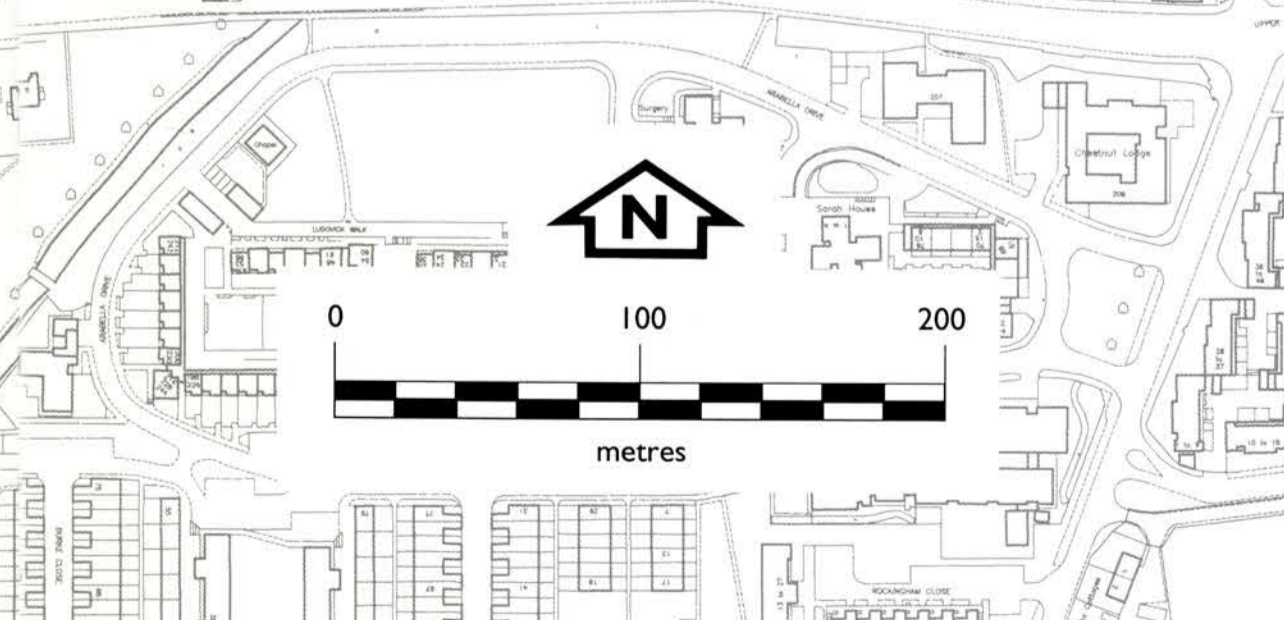


**KEY**

**Designations (Statutory & Other)**

- |  |   |  |  |
|--|---|--|--|
|  | Listed buildings  |  | Derelict or unused sites and buildings |
|  | Buildings of Townscape Merit                              |  | Community severance                    |
|  | Public Open Space (towpath only - see also UDP inset map) |  | Strong gateway/entry point             |
|  | Conservation area boundary                                |  | Key links to River Thames              |
- Analysis**
- |  |  |  |   |
|--|--|--|---|
|  | Linear green space which would benefit from environmental improvements or better maintenance |  | Area under environmental or townscape stress due to parking or traffic levels and/or intensity/conflict of uses |
|  | Centres of activity  |  | Frontages/corridors with poor surveillance/lack of activity   |
|  | Local landmarks (including those shown on UDP inset map)                                     |  | Buildings with positive townscape frontage/good surveillance  |
|  | Local eyesores   |  | Landscape areas/open space which would benefit from enhancement   |
|  | Key views from railway   |  | Significant buildings of poor/neutral townscape/architectural quality   |
|  |  |  | Community edge  |

Note: for clarity, key tree groups are shown on the Topography Map



Conservation Areas  
**Analysis**  
Map

This map outlines the key problems & pressures and provides an urban design analysis of the conservation areas