

## **Oaklands Estate Conservation Area 75**

### **Designation**

Conservation area designated:  
09.02.2017

### **Location**

The Oaklands Estate in Whitton, accessed via Oaklands Drive which was created for the development, is approached from Constance Road to the south. Tranmere Road lies to the north, the High Street to the east and Mayfair Avenue to the west.

### **History and Development**

Oaklands was designed in 1946 and completed in 1948. The architects were Eric Lyons with Geoff Townsend who were both local to the area and had set up a practice in East Molesey. The four blocks of flats were built on what had previously been back gardens of buildings facing the High Street.

The enclave's combination of modern-style buildings set in a designed landscape, looked after by a residents' association, is considered to be the first Span development. However, although these features encompassed the Span ideals, the use of the word Span did not come into being until 1957 when Parkleys (CA67) was completed in Ham. The word was chosen for its contemporary sound.

### **Character**

The self-contained estate is composed of four blocks with a communal landscape setting which is an important and integral part of the overall design of the development. The buildings combine a simple modernist design with attention to detail. Features include T-shaped double storey blocks with rendered facades to front and rear and red brick facades facing the gardens, inset glazed entrances with porch roofs supported on metal posts, metal framed windows, concrete flower boxes and glass bricks beneath windows facing the living areas, flat roofs, and brick chimney stacks. Many of the original metal window frames have now been replaced with other materials which has affected the character of the estate.

The landscape setting forms a visual link between the four blocks and now mature hedging defines and separates the communal garden areas from the road. Individual utility allotment space is provided to the rear of the blocks on the east side and to the north east of the property.

### **Problems and Pressures and opportunities for enhancement**

The adopted Village Planning Guidance SPD for Whitton 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](http://www.richmond.gov.uk/supplementary_planning_documents_and_guidance.htm)

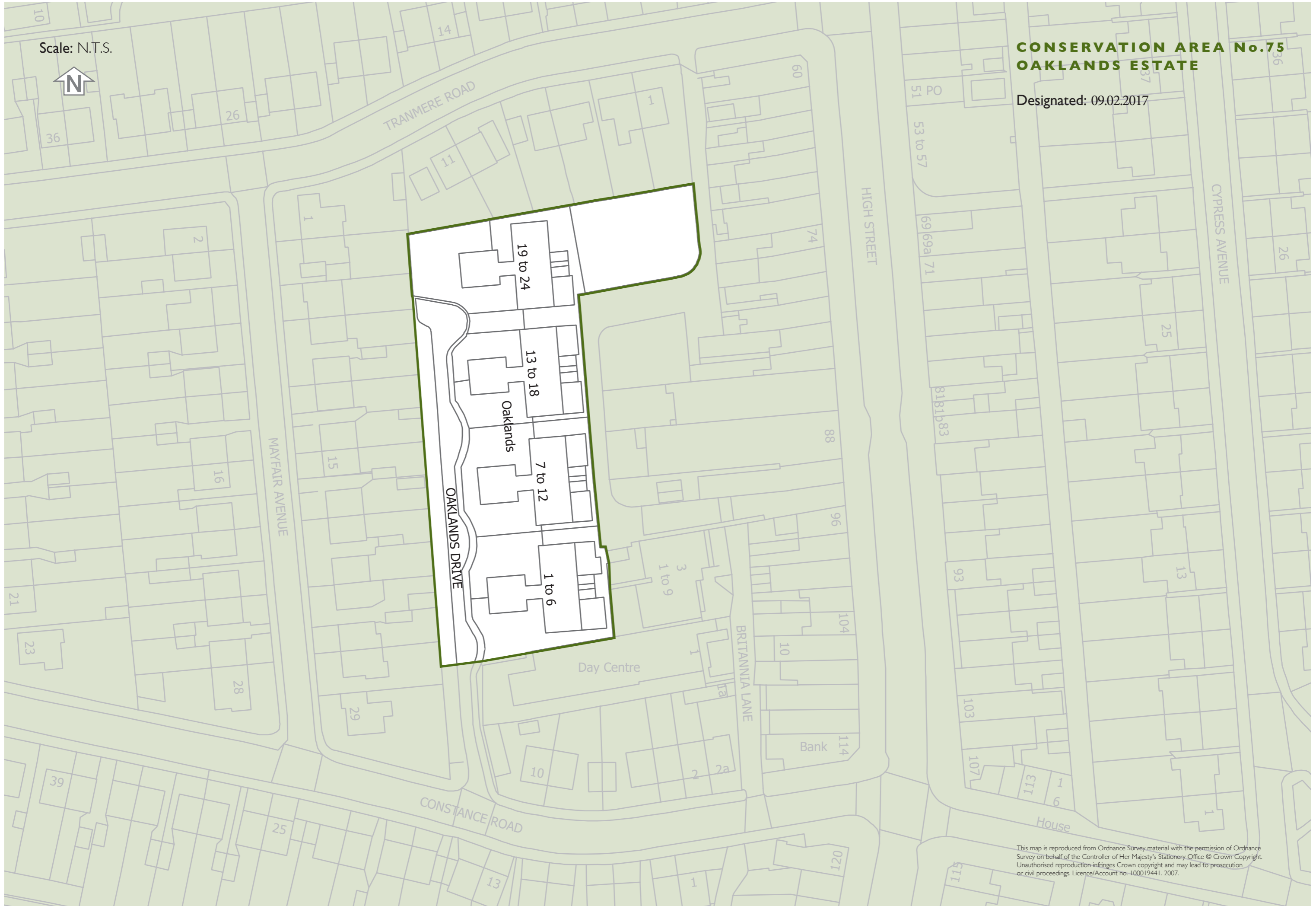
In particular, see Character Area 7 of the Whitton and Heathfield Village Planning Guidance SPD.

Scale: N.T.S.



**CONSERVATION AREA No.75  
OAKLANDS ESTATE**

Designated: 09.02.2017



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