

# STRAWBERRY HILL

## Village Planning Guidance

Supplementary Planning Document | January 2018



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# I. Introduction

**The purpose of this Village Planning Guidance Supplementary Planning Document (SPD) is primarily to establish a vision and aims for planning policy for Strawberry Hill village. It will assist in defining, maintaining and enhancing the character of Strawberry Hill, and provide guidance in this regard. The SPD forms part of the wider Village Plan.**

**By identifying key features of the village, the SPD clarifies the most important aspects and features that contribute to local character to guide those seeking to make changes to their properties or to develop new properties in the area, as well as being a material consideration in determining planning applications.**

The main part of this SPD is a series of character area assessments for the different areas of Strawberry Hill. The character areas have been identified through the similarity of key features that are deemed to define their individual local character. The assessments establish dominant features and materials as well as an overall description of the street pattern and housing types.

The London Borough of Richmond upon Thames has been divided into a series of smaller village areas. Each village is distinctive in terms of the community, facilities and local character – as are many sub areas within the villages.

The villages of the London Borough Richmond upon Thames are attractive with many listed buildings and conservation areas, the local character of each being unique, recognisable and important to the community and to the aesthetic of the borough as a whole.



Strawberry Hill Village Planning Guidance SPD area

The boundary for the SPD is based on:

- a review of how each area's design characteristics can best be grouped;
- taking account of physical and administrative boundaries, including conservation area boundaries to avoid these being split between village areas; and
- how local communities viewed their local areas when asked through the Council's 2010 'All-In-One' survey and subsequent consultations.

The boundary has been based on the Village Plan area to reflect the views of where people live, as well as practical considerations to support the local interpretation of planning policy, including how the boundaries of Conservation Areas are defined. In the case of the Strawberry Hill Village Planning Guidance SPD, the area covered does not include St. Catherine's School and Cross Deep, including Radnor Gardens. This is because these areas lie within the Twickenham Riverside Conservation Area, the vast majority of which lies within the Twickenham Village Plan area. From a Planning perspective it would be inappropriate to divide the Conservation Area across two Village Planning Guidance documents and so these areas have been included within the Twickenham Village Planning Guidance SPD.

This SPD has been produced by the Council working closely with the community. This has given an opportunity for local residents, businesses and stakeholders to be genuinely involved in defining the important features, as well as the opportunities and threats, that define their local area.

The community has been involved through:

- 'Drop-In' session - a drop in event was held in Strawberry Hill village at the Emmanuel Centre on Saturday 25th February 2017. Questionnaires were available for completion.
- A community walkabout was held on Sunday 26th February 2017.
- Online consultation and questionnaire from 23rd February 2017 and 31st March 2017 (informal consultation).
- Focus group sessions with members of the Fieldend Residents Association and a LGBT focus group.
- Strawberry Hill Leader's Question Time.
- Feedback at the Youth Crime Conference.
- Stakeholder Event at Strawberry Hill Golf Club on 15 May 2017.
- Online consultation and questionnaire from 16 June – 28 July 2017 (Statutory Consultation).
- 'Drop-In' Session at Strawberry Hill Golf Club, Strawberry Hill on 24 June 2017.

### **Wider Context (Village Plans)**

Village Plans have been developed for each of Richmond's 14 villages. Each Village Plan describes a vision for the village area and identifies what the Council will do and what local people can do to achieve the vision together. It sets out the key issues and priorities and provides background information on the village area. The Village Plans are maintained on the Council's website and are



Strawberry Hill House

updated as works are progressed. They cover a wide range of topics, including matters not within the remit of the SPD.

This Village Planning Guidance SPD forms part of the Village Plan by providing a formal planning policy document which can be used to guide new development. It has responded to residents' desire to have greater control and influence over planning and development decisions in their local area. The involvement of the local community in the production of the SPD has been essential in ensuring it is a genuine reflection of residents' priorities.

# 2. Planning Policy and Wider Context

## 2.1 Planning Policy Framework

### National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF provides the context for local planning authorities and decision takers, both when drawing up plans and making decisions about planning applications. It must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.

### Regional Planning Policy

At a regional level, the London Plan (revised in 2015) is the overall strategic plan for London setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. This document has been adopted to ensure that a longer-term view of London's development is taken when producing local plans, making planning decisions and investing in infrastructure.

Policy 7.29 in the London Plan refers to the Thames Policy Area stating that relevant boroughs, including Richmond, must designate a Thames Policy Area in their Development Plan Documents. The boroughs must define the boundaries by taking into account proximity to the Thames, contiguous areas with clear visual links between areas and buildings and the river and specific geographical features, areas and buildings which relate to or link to the Thames. The River Thames section of Strawberry Hill is designated in the Thames Policy Area in the London Plan.

### Local Planning Policy

The London Borough of Richmond upon Thames current statutory planning policy framework is set out in adopted Plans including the Core Strategy, adopted in April 2009, and the Development Management Plan, adopted in November 2011. There is an online proposals map and a range of guidance provided through Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPG) for the area.

This SPD will form part of the planning policy framework upon adoption and should be read in conjunction with the Council's suite of planning policy and guidance as applicable. There is also a range of evidence base studies that the Council has undertaken which help to guide policy making.

The Council has progressed its Local Plan and in December 2016 approved the "Publication" version of the new Local Plan. This is the version of the plan which the Council submitted to the Secretary of State for Examination in May 2017, following a 6 week period in early 2017 during which the public commented on the "soundness" of the plan. The Publication Local Plan takes into account responses made during public consultation in summer 2016. Throughout the rest of this document this is referred to as the "Local Plan".

The Local Plan has now reached a stage where it is given considerable weight in the decision making process, and is used in determining planning applications. It is expected that the Local Plan will be adopted in spring 2018, at which point it will supersede all existing policies in the Core Strategy and Development Management Plan.

Given the weight given to the Local Plan Section 2.2 summarises its policies whilst also making reference to the relevant Core Strategy and/or Development Management policies. Up-to-date information on the Council's Local Plan can be viewed at: [http://www.richmond.gov.uk/home/services/planning/planning\\_policy/local\\_plan.htm](http://www.richmond.gov.uk/home/services/planning/planning_policy/local_plan.htm)

## 2.2 Key Planning Policies

SPDs cannot create new policies but expand on policies set out in higher plans, notably the LBRuT Local Plan (2017).

This SPD relates to a considerable number of higher policies, notably:

### Policy LP 1 'Local Character and Design Quality'

Outlines the architectural and urban design expectations for development within the borough, and to maintain and enhance the high quality character and heritage of the borough and its villages when opportunities arise. It also sets out that the Council will resist the removal of shopfronts of architectural or historic interest together with guidance on illuminations, blinds, canopies and shutters, advertisements and hoardings.

Within the existing Core Strategy (2009) the equivalent policy is CP7 and in the Development Management Plan (2011) the equivalent policies are Policy DC1 and Policy DC7.

### Policy LP 3 'Designated Heritage Assets'

Outlines that the borough will conserve and enhance its designated heritage assets including Conservation Areas, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens. Within the existing Development Management Plan the equivalent policies are DM OS 1, DM HD 1 and DM HD 2.

### Policy LP 4 'Non Designated Heritage Assets'

The Council will seek to preserve and where possible enhance the significant and character of non-designated heritage assets. Within the existing Development Management Plan the equivalent policy is DM HD 3.

### Policy LP 5 'Views and Vistas'

Seeks to protect the quality of views, vistas, gaps and the skyline that contribute significantly to the character and quality of the local and wider area. Within the existing Development Management Plan the equivalent policy is DM TC 7.

### Policy LP 7 'Archaeology'

Seeks to protect, enhance and promote the borough's archaeological heritage. Within the existing Development Management Plan the equivalent policies are DM HD 4, DM OS 2, DM OS 3 and DM OS 6.

Further information regarding the borough's Archaeological Priority Areas can be found here: <https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>.

#### **Policy LP 12 'Green Infrastructure'**

Seeks to protect and enhance the borough's green infrastructure.

Within the existing Core Strategy the equivalent policy is CPI0 and in the Development Management Plan the equivalent policies are DM OS 2 and DM OS 3.

#### **Policy LP 13 'Green Belt, Metropolitan Open Land and Local Green Space'**

Seeks to protect and retain the borough's Green Belt, Metropolitan Open Land and Local Green Space.

Within the existing Core Strategy the equivalent policy is CPI0 and in the Development Management Plan the equivalent policy is DM OS 2.

#### **Policy LP 14 'Other Open Land of Townscape Importance'**

Seeks to protect their open use and enhance where possible. Within the existing Core Strategy the equivalent policy is CPI0 and in the Development Management Plan the equivalent policy is DM OS 3.

#### **Policy LP 16 'Trees, Woodland and Landscape'**

Requires the protection of existing trees and woodland in the borough as well as the provision of new trees, shrubs and other vegetation landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.

Within the existing Development Management Plan the equivalent policy is DM DC 4.

#### **Policy LP 18 'River Corridors'**

Seeks to protect and enhance the borough's rivers, their banks and surrounding environments that contribute to the special and distinctive character of the borough. The Council's requirements regarding the Thames Policy Area, River Thames public riverside walk and riverside uses, including river-dependent and river-related uses are also provided.

Within the existing Core Strategy the equivalent policy is CPI 1 and in the Development Management Plan the equivalent policy is DM OS 11.

#### **Policy LP 21 'Flood Risk and Sustainable Drainage'**

Outlines that all developments should avoid, or minimise contributing to all sources of flooding. The policy goes on to say that flood defences must be retained.

Within the existing Development Management Plan the equivalent policy is DM SD 6.

#### **Policy LP 28 'Social and Community Infrastructure'**

Outlines that the Council will work with service providers and developers to ensure that the adequate provision of community service and facilities, especially in areas where there is an identified need or shortage. It also sets out that the loss of social community infrastructure will be resisted.

Within the existing Core Strategy the equivalent policy is CPI6 and in the Development Management Plan the equivalent policies are DM SI and DM S 12.

#### **Policy LP 30 'Health and Wellbeing'**

Promotes and supports healthy and active lifestyles and measures to reduce health inequalities.

Within the existing Core Strategy the equivalent policies are CPI3, CPI7 and CPI8.

#### **Policy LP 31 'Public Open Space, Play Space, Sport and Recreation'**

Seeks to protect and enhance existing facilities and spaces.

Within the existing Development Management Plan the equivalent policies are DM OS 6, DM OS 7 and DM OS 8.

### **2.3 Planning Policy Aims**

This SPD reinforces the planning policy aims which have been established for Strawberry Hill which seek to achieve the following:

- Protect and enhance local shopping at Strawberry Hill Station.
- Ensure that local features and character especially for historic buildings and their settings are retained and enhanced including Strawberry Hill House and in the conservation areas at Mallard Place, Strawberry Vale, Strawberry Hill Road, Waldegrave Park and Fieldend.
- Protect existing public open space including Metropolitan Open Land and Other Open Land of Townscape Importance.
- Secure additional tree planting in areas of deficiency.
- Prevent any increase in unsightly car parking in front gardens where possible through planning powers and through publicising design guidance.
- Ensure that new development is appropriate in terms of scale and materials with priority to traditional design and including sufficient car parking.
- Reduce the impact of through traffic and congestion.
- Ensure that grass verges, street trees and other vegetation are retained and that front garden parking is limited.

# 3. Spatial Context

This section covers transport, green spaces, shops and services which are an essential part of the village's character. These are detailed below and, together with its heritage assets, are mapped on the following pages.

## Facilities in Strawberry Hill

- The main focus for local shops is around Strawberry Hill station on Wellesley Road and Tower Road. In addition, central Twickenham offers a wide variety of shops and services for the residents of Strawberry Hill.
- Schools in the area include St. James Catholic Primary School and the Archdeacon Cambridge's Church of England Primary School. There are also several independent schools.
- The area is home to St. Mary's University.
- Healthcare facilities within the area are primarily local doctor and dentist surgeries. The nearest walk-in NHS health centre and hospital is just to the south of the area in Teddington.
- Radnor Gardens is the main public open space serving the area. It offers a riverside park, children's play area, bowling green and cafe. St. Mary's University has a wide range of sporting facilities which are used by local sports clubs. Strawberry Hill golf course is also within the area.
- Local churches in Strawberry Hill include the Church of St. James.
- The area is home to the world famous Strawberry Hill House.

## Connectivity and accessibility

- Strawberry Hill station at the centre of Strawberry Hill village provides access to the mainline rail network.
- The key main roads serving the area are the A309 and A310, linking south to Teddington and Kingston respectively, and north to central Twickenham, and the A311 Hampton Road running along the western edge of the area.
- Bus services are focused along these two main routes (routes 290, 267, 281 and R70 along Hampton Road and R68 along Cross Deep/ Strawberry Vale) with a further route running along Waldegrave Road (route 33).
- A path exists along the River Thames at Radnor Gardens, however much of the river edge in Strawberry Hill is inaccessible to the public.
- There are currently no dedicated cycling routes through Strawberry Hill. However, there are on-road Local Cycle Network routes along Cross Deep / Strawberry Vale.

## Green Infrastructure

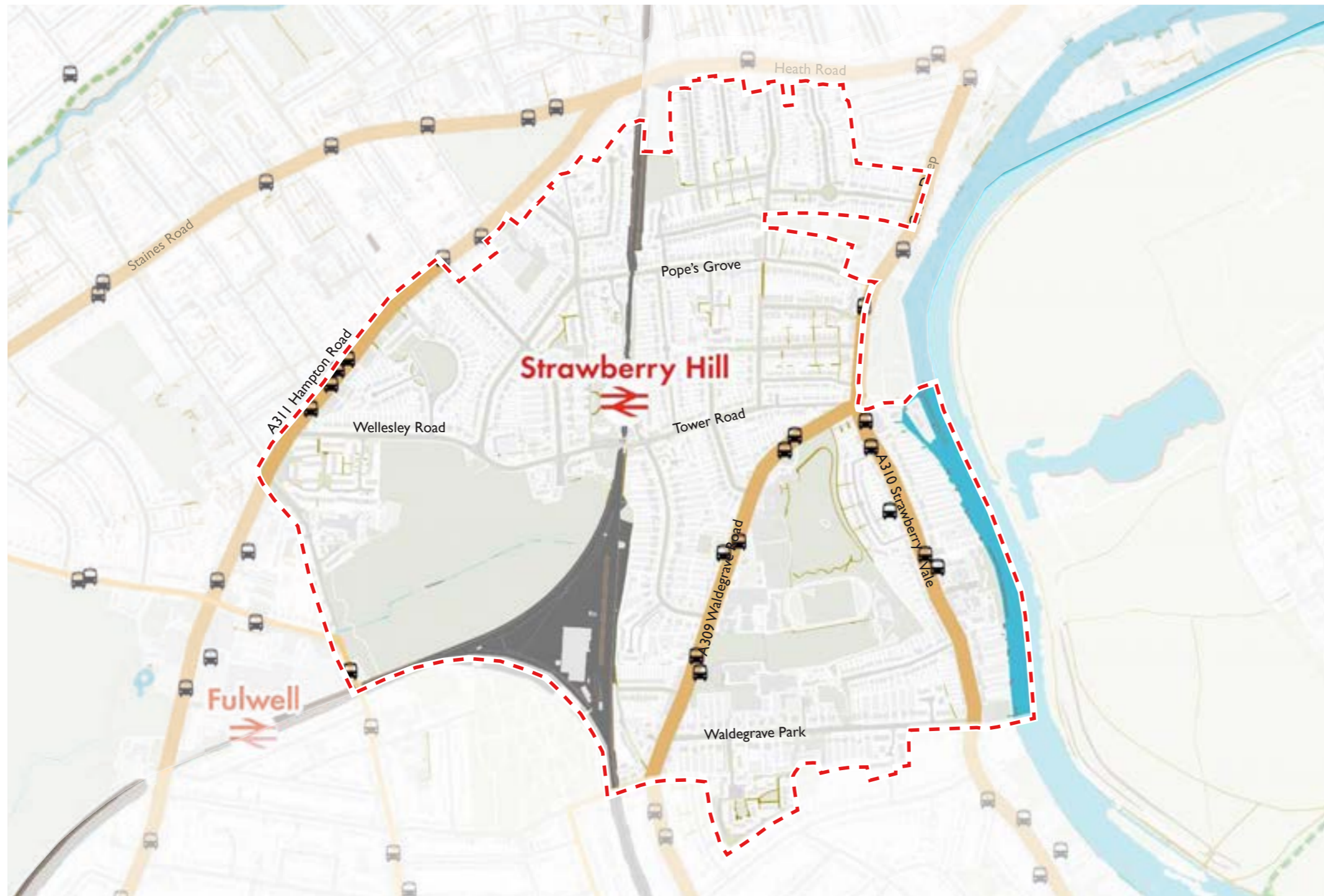
- Radnor Gardens forms the main public open space serving the area and also provides the main section of publicly accessible waterside along this stretch of the River Thames.
- The gardens of Strawberry Hill House are open 7 days a week and accessible free of charge, and form an important green lung in the heart of the area.
- Play areas are located at Radnor Gardens, Wellesley Road and Stanley Road.
- St. Mary's University Grounds represent a large green space in the area.
- The green corridor along the rail line provides a wildlife corridor, linking a range of spaces including Strawberry Hill golf course and Heath Gardens allotments.
- Strawberry Woods is a newly created natural woodland play area.

## Heritage assets

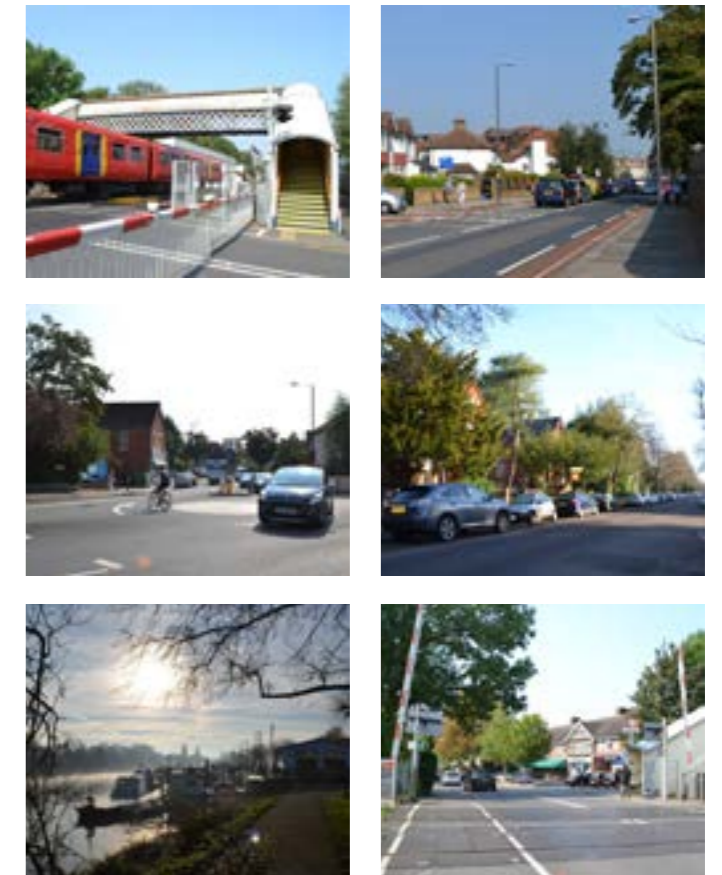
- There are several listed buildings / structures in the area - Strawberry Hill House, St. Mary's University Chapel, the underground passage at Radnor Lodge, and the 'Chapel in the Wood'. Strawberry Hill House is internationally famous as Britain's finest example of Georgian Gothic revival architecture. Its grounds are also designated as a Historic Park and Garden.
- A significant number of other buildings are designated as buildings of townscape merit reflecting the history and character of the area.



# Connectivity and accessibility in Strawberry Hill

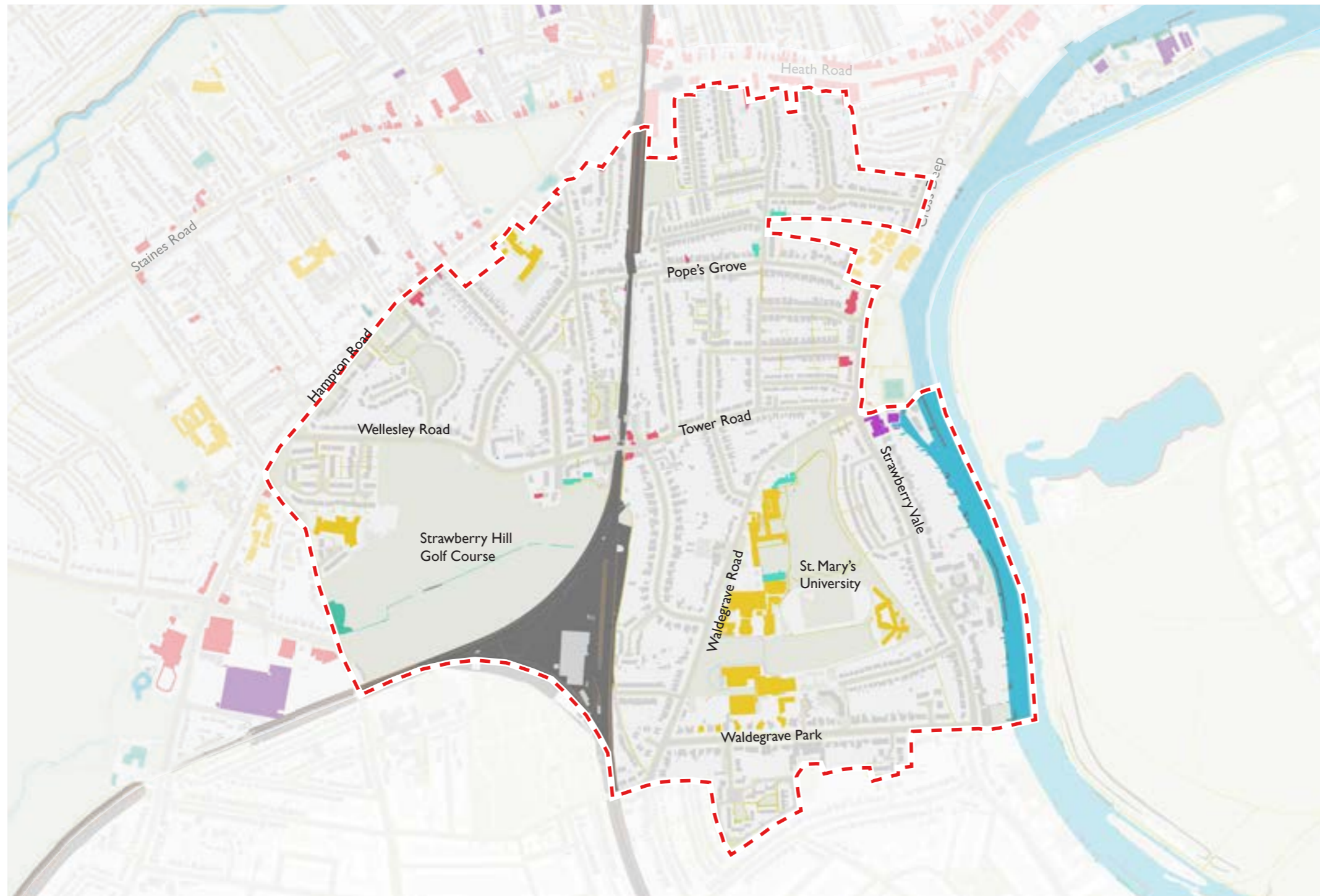


Plan showing the connectivity and accessibility in Strawberry Hill

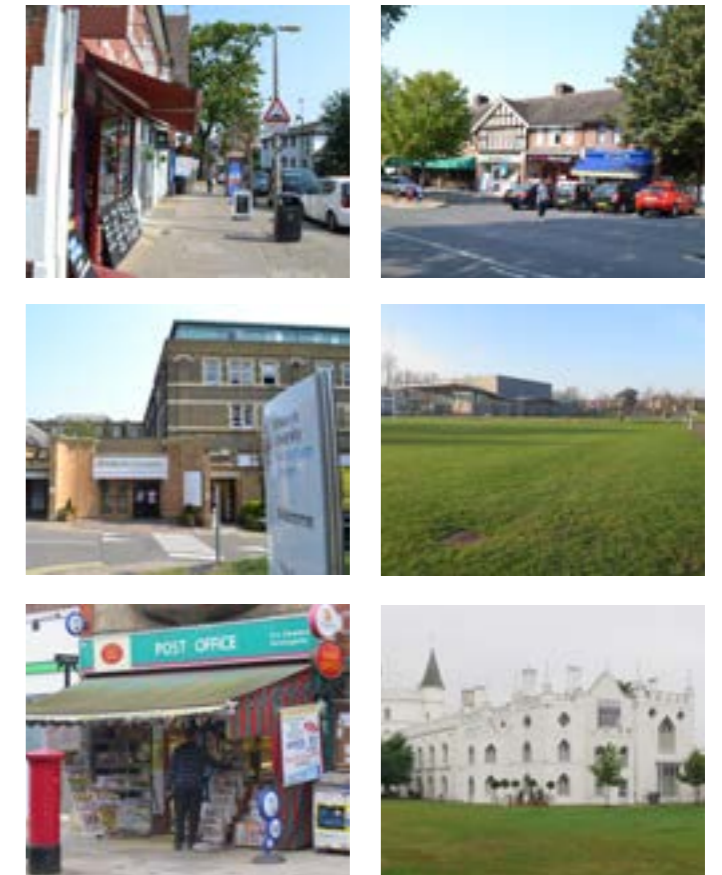


- KEY
- SPD boundary
  - Rail station
  - Bus stop
  - Dedicated cycle route
  - Main road
  - Local road
  - Minor road
  - London Loop walking route

# Facilities in Strawberry Hill



Plan showing the local facilities in Strawberry Hill



## KEY

- - - SPD boundary
- Local shops, facilities, restaurants, bars and cafés
- Community, leisure, culture and tourism
- Education
- Employment
- Healthcare

# Green Infrastructure in Strawberry Hill

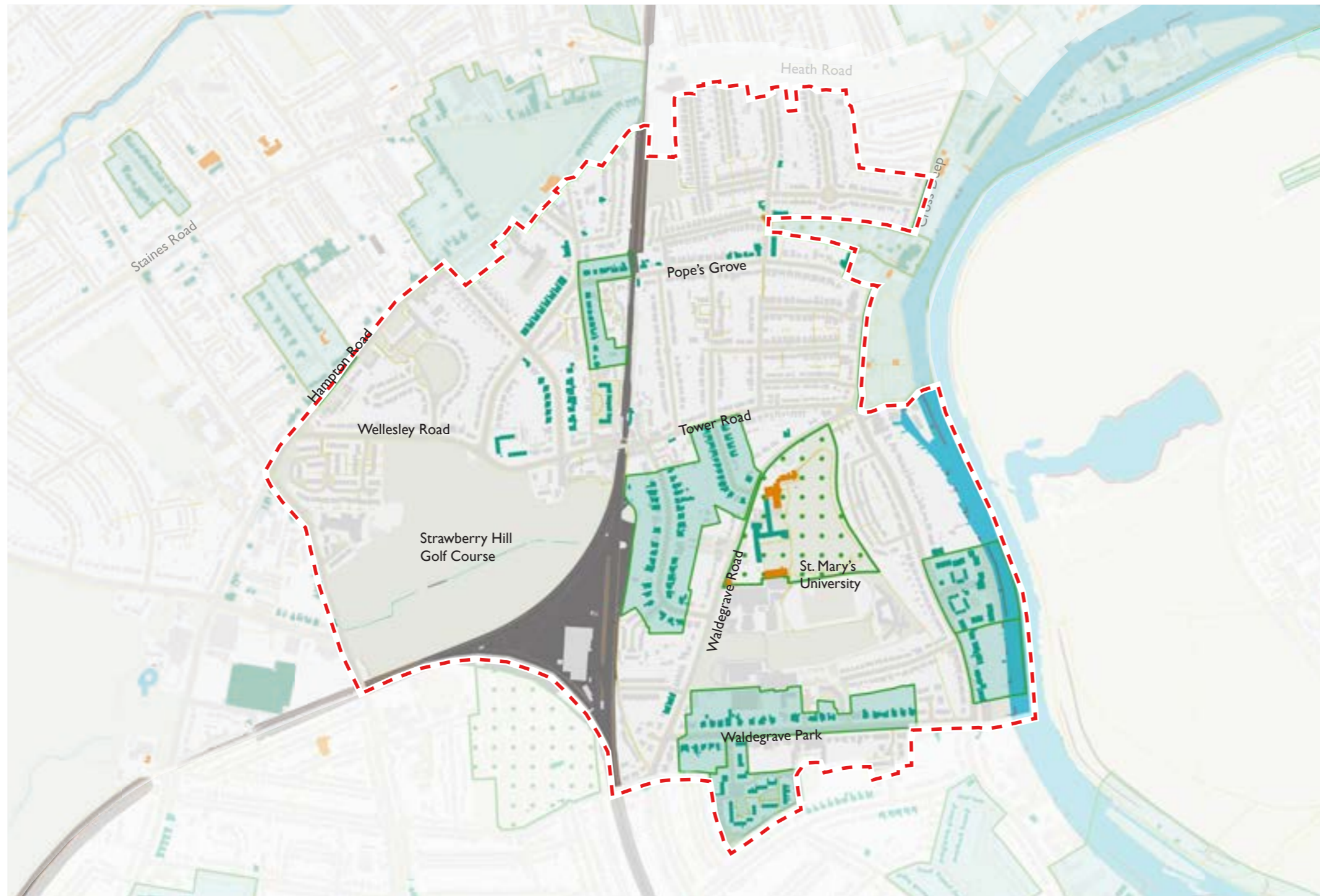


## KEY

- Metropolitan Open Land
- Other Site of Nature Importance
- Historic Parks and Gardens
- Other Open Land of Townscape Importance
- Other open land (non-designated)
- Landmark

Plan showing the green infrastructure in Strawberry Hill  
 The definitive boundaries in relation to the designations shown can be viewed on the Council's Proposals Map. The areas are correct at the time of publication.

# Heritage Assets in Strawberry Hill



Plan showing the heritage assets in Strawberry Hill

Note that Archaeological Priority Areas are recorded on the Council's Archaeological Constraints Map.  
Buildings of Townscape Merit are not designated and are locally listed. Listed Buildings are designated and recognised nationally.  
Please note that these are correct at the time of publishing this document. For the most up to date information please see the Council's website.



## KEY

- - - SPD boundary
- Listed building
- Building of Townscape Merit
- Conservation Area
- Historic Parks and Gardens

# 4. Vision for Strawberry Hill

The Vision for Strawberry Hill is that it will continue to be a safe and attractive family focused residential area. The local centre and railway station will be enhanced to create a real ‘heart’ to the area, whilst the contribution that its valued open spaces make to the area’s character will be protected. Parking will be managed to support the community and its facilities and to create a safer place for people to walk and cycle. The historic importance of Strawberry Hill House and its setting will be protected and promoted. St. Mary’s University will continue to contribute to the local community including through access to its sporting and education facilities, employment opportunities and provision of open space. The future needs of the University will be balanced against the effects on the local community and the character and appearance of the area.

Strawberry Hill is a leafy residential area with a mix of large older homes and twentieth century infill houses and flats with local shops close to the station. The Vision is that the area will continue to be a safe and attractive area with a focus on families.

The historic Strawberry Hill House and its grounds, together with open spaces in the area are important features which contribute to its character and will be protected. Opportunities to widen access to open space which is not currently accessible to the wider public will be encouraged to provide opportunities for all ages. The River Thames and Radnor Gardens, which is an attractive riverside open space, lie to the east of the area. St. Mary’s University is a major education institution located in the centre of the area.

The area around the station will be improved to create a ‘heart’ to Strawberry Hill and the impact of through traffic will be reduced where possible. The public realm in and around the station and the local centre will be enhanced to prioritise pedestrians and support the success of the centre and its role in the community.

Parking will be managed to balance the needs of residents and visitors, to allow residents to access local facilities and enjoy nearby open areas and the riverside. Cycling and walking will be encouraged, with the safety and attractiveness of routes improved and new cycle parking facilities provided at key points.

# 5. Objectives

The Strawberry Hill Village Planning Guidance SPD has been developed to meet the following objectives, which correspond to those in the Council’s Design Quality SPD.

**Identify local character** – to identify local character and heritage assets for enhancement or protection.

**Promote high standards of design** - through high quality illustrative material and simple guidance and advice to local residents and businesses.

**Development Management** – to set design guidelines for householders, developers and the Council (in relation to public realm) to encourage high quality development and, if possible, avoid the need to refuse development proposals.

**Implementation of schemes** – to provide advice for householders and businesses that will help them achieve repairs and modernisation which respects local character, and where possible restore original details which have been lost during earlier modifications.

**Design Review** – to provide a framework for the Council to use in reviewing the effectiveness of planning and other public realm decisions.

**Local Policy Context** - to identify those statutory Local Plan policies which are essential to addressing local issues. (See paragraph 2.3)

# 6. Character Area Assessments

The identification of local character is one of the primary objectives of the SPD.

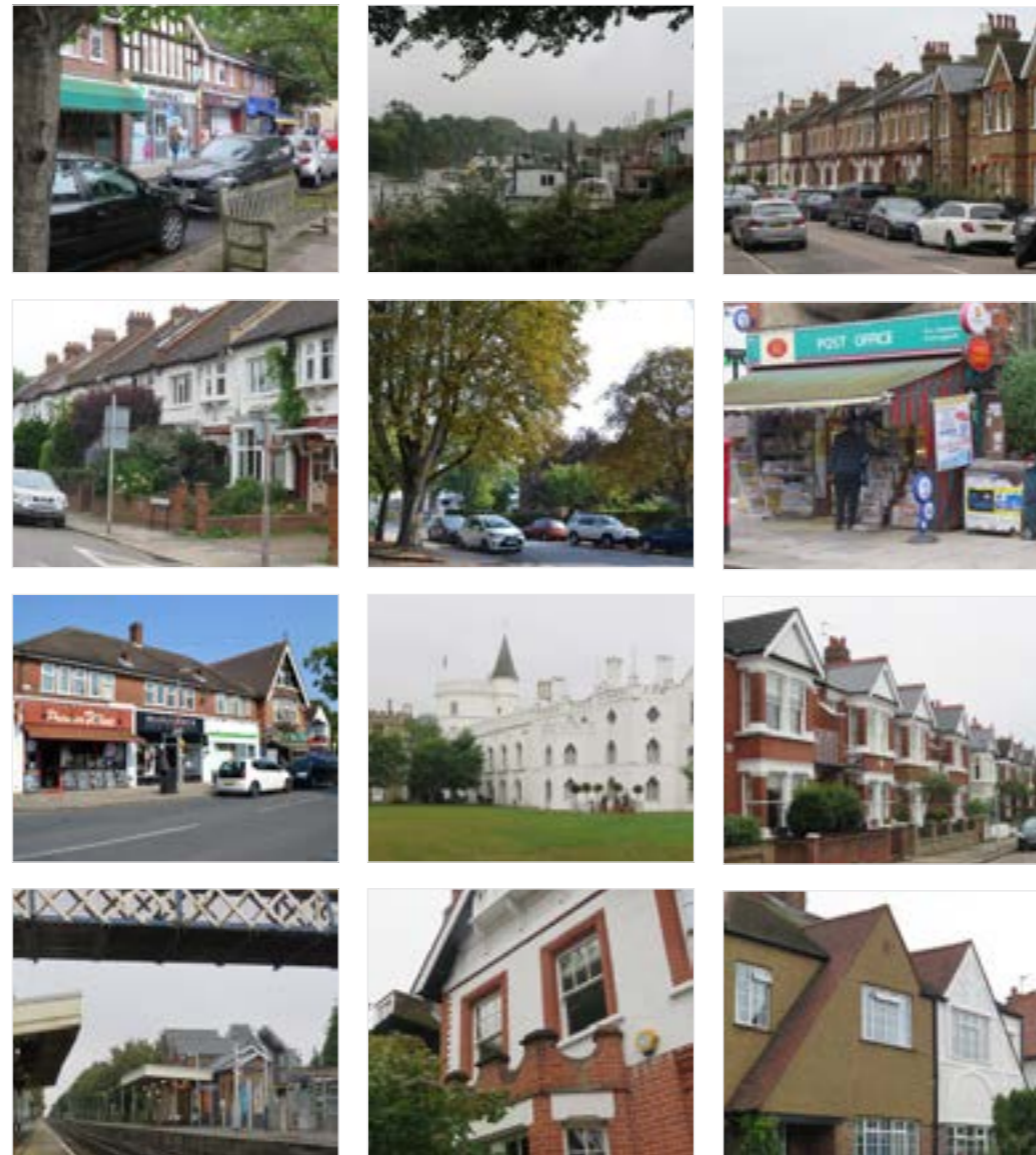
The character area assessments sub-divide the village into a smaller set of sub areas, some of which are further sub-divided.

Each area has been defined by grouping properties where a large proportion have similar characteristics, features and materials. These have been identified and recorded.

A number of the areas included within this Section are designated Conservation Areas. More information regarding Conservation Areas can be viewed at [http://www.richmond.gov.uk/home/services/planning/conservation\\_areas.htm](http://www.richmond.gov.uk/home/services/planning/conservation_areas.htm)

Some areas are the subject of what is known as an Article 4 direction. These remove certain Permitted Development Rights from properties. This means that if you want to extend or alter your home in a way that would normally be allowed under permitted development you will need to apply for planning permission to do so.

The fact that Permitted Development Rights have been removed does not automatically mean that planning permission will not be granted, but careful consideration will be given as to the effect that the proposal will have on the character and appearance of the local area. Information on Article 4 Directions can be viewed at [http://www.richmond.gov.uk/home/services/planning/conservation\\_areas/article\\_4\\_directions.htm](http://www.richmond.gov.uk/home/services/planning/conservation_areas/article_4_directions.htm)



Photographs from around Strawberry Hill



Character Area plan

#### Character Areas

- Character Area 1: South of the Green
- Character Area 2: Shaftesbury Way and surrounds
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- Conservation Area 14: Strawberry Vale

■ Conservation Areas

# Character area I:

## South of the Green

### Character Summary

This area is to the south of Twickenham Green Conservation Area and encompasses Vicarage Road, the northern end of Pope's Avenue, Grange Avenue, parts of Walpole Road, and the southern side of Hampton Road.

Originally developed in the early Victorian era, this area has seen significant redevelopment and now includes a variety of building types and styles. Walpole Road is a leafy tree-lined avenue dating to the late 19<sup>th</sup> century. Large semi-detached properties are set back behind front gardens, many of which are now used for off-street parking. The houses are of red brick laid in flemish-bond, with attractive turned wooden railings framing the porch entrance. The gables and prominent chimneys contribute to the uniformity of these Victorian houses.

The houses on Walpole Road contrast greatly with modern apartment blocks like Gifford Lodge on Pope's Avenue, replacing the original Gifford Lodge which was destroyed by a fire in 1963.<sup>1</sup> The block is three-storeys constructed in yellow brick and white render, with neoclassical detailing.

Houses at Vicarage Road and Grange Road are typically inter-war semi-detached pairs constructed in red brick and stucco, with hipped roofs, bow bay windows and gables with mock-tudorbethan detailing. The houses step back from

the road with car parking in front, enclosed by various boundary treatments, including hedges and low brick walls.

Pope's Avenue north of Spencer Road has a mix of properties in terms of age, style and form, including a pair of Victorian villas similar to those in the Pope's Avenue Conservation Area, inter-war semi-detached pairs, and post-war housing, for example Pope's Court which was laid out in the 1960s.

Kenliworth Court and Audley Court on Hampton Road are examples of inter-war housing, constructed in the 1930s, with a distinctive 'garden city' feel. The blocks are built in red brick laid in flemish-bond with a distinctive red brick band running across the middle, arranged around a central green space. They are set back from the road and enclosed by hedges and a low brick wall.

Carpenter's Court replaced the Carpenters Almshouses which had been built on land purchased in 1840 by The Carpenters Company, providing accommodation for ten people from the poorer members of the Company.<sup>2</sup> The Court was built in the 1950s and consists of 53 flats set within extensive grounds and hidden from the road by shrubbery and a high brick wall. The T-shaped block has a flat roof and consists of four-storeys of yellow brick with exterior entrances at each level accessed from balconies.

The area has maintained strong street patterns whilst the interior of blocks have been redeveloped, and many properties enjoy pleasant views north-west across Twickenham Green, particularly those along Vicarage Road. The majority of the area is residential, although there are a small number of shops and businesses fronting Hampton Road.

### Dominant Features and Materials

Key features include red brick, London stock brick and render, flemish-bond brickwork, large mature street trees, front gardens, wooden railings, prominent chimneys.

### Threats from Development

- Replacement of historic windows and doors with those of modern materials or designs that diverge from the original opening style and glazing type.
- Loss of front gardens for car parking.

### Opportunities

- Improve the public realm, especially the footpaths.
- Encourage the reinstatement of front gardens.
- Encourage the retention and reinstatement of original architectural details.
- Reinstatement of traditional shopfronts. Advice on replacing shopfronts is contained in the Council's 'Shopfronts' SPD (March 2010).



1912 Ordnance Survey

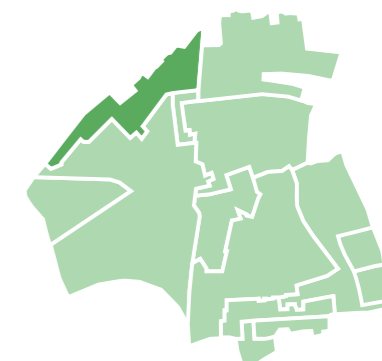


1973 photograph of 22-24 Walpole Road

<sup>1</sup> <http://www.twickenham-museum.org.uk/detail.php?aid=388&cid=40&ctid=4>

<sup>2</sup> <http://www.jakthehat.com/CCRA/Background.html>





Carpenters Court



View north along Pope's Avenue



Gifford Lodge



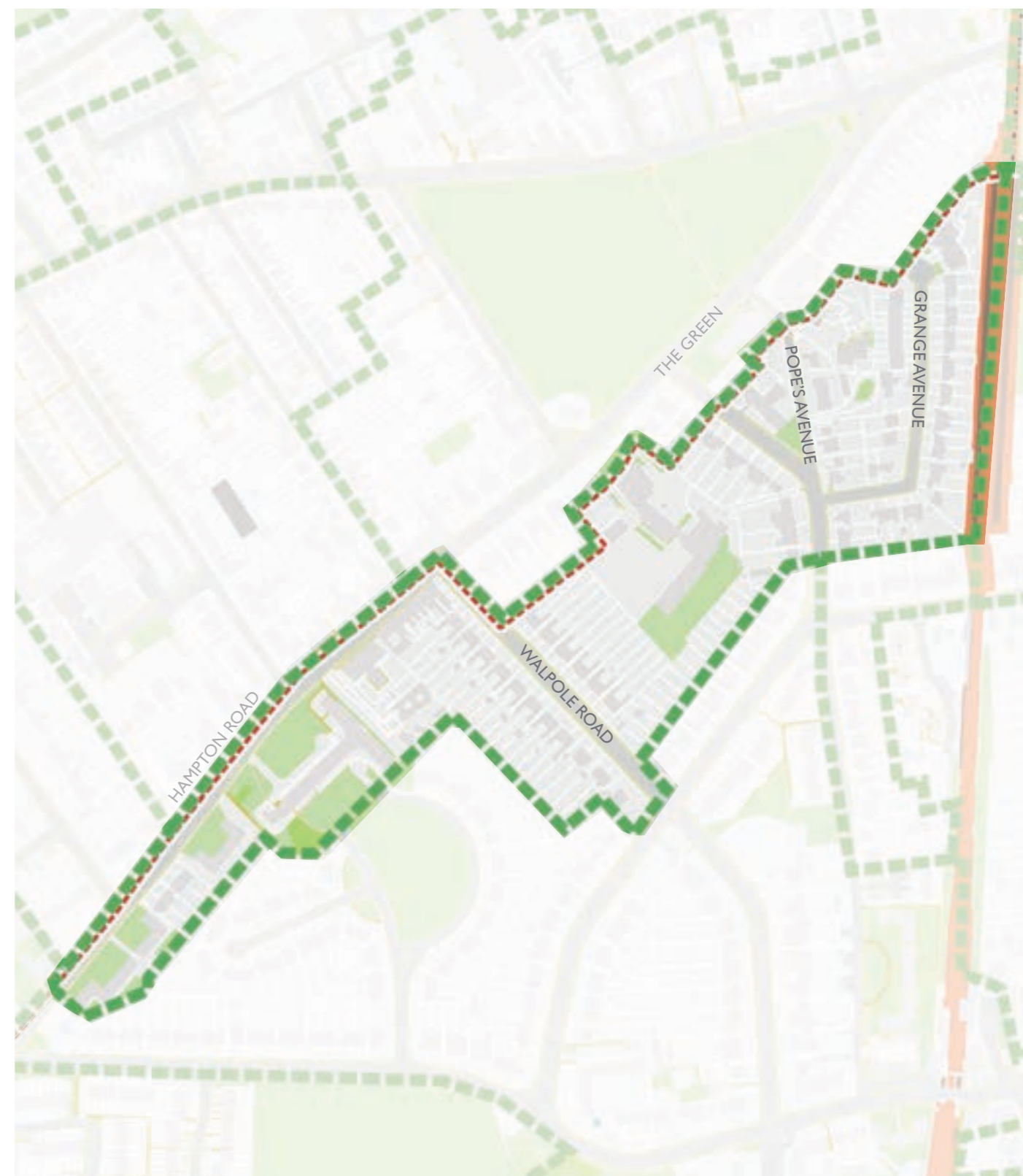
Pope's Court



View from the south towards the Green



Walpole Road



Character area boundary

# Character area 2:

## Shaftesbury Way and surrounds

### Character Summary

The character area is bounded by Hampton Road, with Stanley Road to the west, and Wellesley Road to the north with Strawberry Hill golf course forming its eastern edge.

The area was formerly home to Wellesley House, which was built c.1850, and later became the Metropolitan & City Police Orphanage in 1874.

<sup>1</sup> Between 1937 and 1971, the site was occupied by Fortescue House School, and many boys from the Police Orphanage stayed on and joined the pupils from Fortescue House. The main buildings were demolished and the land redeveloped with housing in 1971, known as Fortescue Park.<sup>2</sup>

Fortescue Park includes Shaftesbury Way, and is a residential cul-de-sac of three-storey townhouses, dating from the 1970s and accessed from Wellesley Road. It is enclosed and intimate, fostering a sense of community with bespoke three-storey town houses. The townhouses are laid in simple dark brick or yellow brick, contrasting with white windows and mouldings. Casement windows imitate sash windows, and curved door canopies are an interesting feature. The properties are accessed via exterior steps above garages and a plain brick parapet conceals a low pitched roof. Colourfully painted doors, large trees and extensive landscaping contribute to a pleasant street-scene.

<sup>1</sup> <http://www.childrenshomes.org.uk/TwickenhamPolice/>

<sup>2</sup> <http://www.twickenham-museum.org.uk/school-details.php?school-id=2>

On the former site of Fortescue House Schools is also St. James Catholic Primary School and grounds, a modern new school development with distinctive curved forms. A pavilion is located to the south, and the grounds are enclosed from Wellesley Road by a high green fence. On the eastern edge is Wellesley Road play area, open to the public.

The aptly named Golf Side is a small estate located on the north-western side of Strawberry Hill Golf Course. Laid out in 1968, it is comprised of three and four-storey double stacked maisonettes set back behind small front gardens. The trees, shrubs and planting are a welcome contrast to the concrete surfacing used for car-parking. The maisonettes are in red brick with weatherboarded panels and flat roofs.

### Dominant Features and Materials

Key features are casement windows imitating sash windows, distinctive curved door canopies, flat roofs, large trees and planting, dark brick, yellow brick, white stucco, sash windows and white mouldings, extensive grounds.

### Threats from Development

- Loss of street trees.

### Opportunities

- Selective tree and shrub planting to improve visual amenity and biodiversity, especially along the boundary of the playing fields.
- Improvements to the public realm within Golf Side.



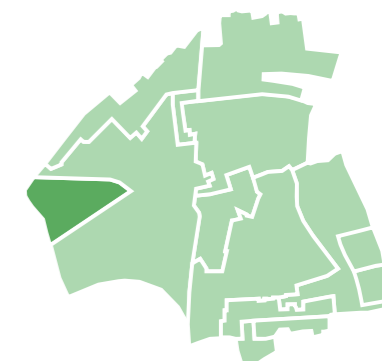
1912 Ordnance Survey



1880s photograph showing the Metropolitan and City Police Orphanage, Hampton Road



1880s photograph showing the Metropolitan and City Police Orphanage, Hampton Road



Shaftesbury Way



Golf Side



Back of Fortescue Park



Fortescue Park



St James Catholic Primary School



Playing fields at St James Catholic Primary School



Character area boundary

# Character area 3:

## Wellesley

### Character Summary

The area encompasses Strawberry Hill Golf Course, Wellesley Road, Wellesley Crescent, Spencer Road and Walpole Gardens. It also includes Strawberry Hill station and surrounds. The area has been divided into three sub-areas.

### Sub-areas

#### Residential areas

The residential area ranges from late Victorian to inter-war streets. Each street has a strong frontage but vary between Victorian terraces and villas, inter-war semi-detached and detached houses.

Wellesley Crescent fronts onto a green space and was built on the site of a former football ground, used by Twickenham football club in the early 1900s, made up of players from a number of public schools and locals.<sup>1</sup> The stadium had been constructed on a remaining piece of Twickenham Common, but moved in the early 1930s. The Crescent was laid out c1935 and is characterised by its enclosed curved shape. The properties are semi-detached pairs of houses with deep roofs, constructed in brick with stucco render and paired back tudorbethan features.

The earliest housing in the character area is located at Walpole Gardens which has a distinct character from its surrounding streets. Laid out in the late 19<sup>th</sup> century it is largely characteristic of traditional Victorian housing, although there are examples of modern infill development. The

large leafy mature trees that line the pavements contribute to the high quality streetscape.

The north-western strip of terraced housing along Spencer Road was laid out in the early 1900s and is in contrast with the three-storey red brick townhouses on the opposite side of the road which were constructed in the 1980s and which replaced tennis courts located on a triangular wedge between Spencer Road, Pope's Avenue and Walpole Gardens. Further south along Spencer Road beyond Walpole Gardens are inter-war semi-detached properties constructed in brick and stucco with bow and box bay windows.

The character of Wellesley Road changes along its length. The western end has a spacious feel, characterised by inter-war semi-detached properties behind generous front gardens, located opposite open green space. The road slightly narrows as it curves south-west towards the station, enclosed by mature trees on either side and which form the northern boundary to Strawberry Hill Golf Course. Blocks of flats step back from the road, including Thurnby Court, a Span development, constructed in c.1950s. Roymount Court, Milton Court, Berkley Close and Wentworth Court are other examples of flats along this stretch, constructed in red or grey brick and typically three to four storeys.

Wellesley Court on Pope's Avenue was also constructed in c1950s and is an impressive symmetrical block of flats, set back behind a neat green hedge and landscaped green space.

The buildings are characterised by white render, hipped roofs and bright blue shutters. Two archways connect the blocks and form the access through to the landscaped gardens to the rear.

#### Dominant Features and Materials

Key features are red brick, white render, London stock brick, red tiling and stucco, blue shutters, hipped roofs, plain clay or concrete tiles, bay windows with smaller upper windows and gabled door canopies.

#### Strawberry Hill Golf Course

Strawberry Hill Golf Course comprises 27 acres of open grassland and trees with a 9-hole course, and opened in 1902. It remains largely unchanged except a new clubhouse which opened in 1983.<sup>2</sup> The club is well hidden from the road by shrubbery and large trees. It is enclosed by playing fields and Stanley Road to the west and railway sidings that form its southern and eastern edge.

#### Dominant Features and Materials

Key features are grassland, mature trees and water features.

#### Strawberry Hill Station and surrounds

The sub-area is centred around Strawberry Hill station and the parade of shops, businesses and houses along Wellesley Road and Tower Road. The area forms the local centre of Strawberry Hill. A range of shops and businesses, as well



1912 Ordnance Survey



1905 photograph taken along Tower Road of the post office, Strawberry Hill's first shop and still there today

<sup>1</sup> <http://www.pitchero.com/clubs/twickenhamrfc/a/club-history-honours-38799.html>

<sup>2</sup> <http://www.shgc.net/shgc/the-club/history.htm>



as a post-office front Tower Road and provide amenities for local residents. A level crossing forms the intersection between Tower Road and Wellesley Road, allowing trains to pass through. The station opened in 1873, running on the Kingston Loop, and the booking office and platform canopies were modernised in 1935. Modern development with retail at ground and residential above characterise the buildings around the station, although the original Victorian post office building, and station buildings still exist.

#### *Dominant Features and Materials*

Key features are red brick, tudorbethan features, canopies, mature trees, hipped roofs, casement windows, white render, gables, picket fencing.

#### **Threats from Development**

- Loss of street trees.
- Closure of shops, specifically around Strawberry Hill station.

#### **Opportunities**

The area around Strawberry Hill station currently suffers from a number of issues. On-street parking creates a congested and car dominated environment. Open space within this area is limited. Land owned by Network Rail has been allowed to deteriorate and a number of station buildings are lying empty. The pedestrian footbridge over the railway lies in close proximity to the road and is a dominant feature within the area. Signage to key destinations such as

Strawberry Hill House, St Mary's University and Radnor Gardens is of a poor quality. There is a strong desire by the community of Strawberry Hill for these issues to be addressed and in doing so provide the context for creating a 'heart' to Strawberry Hill. This would be achieved through a range of initiatives, which in combination would support this desire. Some initiatives will need the support and co-operation of other 'players' such as Network Rail. Consideration will need to be given to balancing any public realm and car parking management initiatives against the operational needs of the local businesses that are located in the area. In addition some would need to be tested from a highway and pedestrian safety perspective, and in respect of the safe operation of the rail network. Nevertheless it is important to identify the opportunities that exist so that in the short, medium and long term these have a greater chance of being taken forward as and when circumstances and funding allow. The following initiatives would, in combination, contribute to creating this 'heart' for Strawberry Hill.



Looking west along Tower Road towards the station



Character area boundary

- Public realm improvements: potential to remove parking from outside the shops on Wellesley Road to provide outside seating to support the restaurant use, public seating, tree planting and soft landscaping and/or shared surface; improved signage.
- Parking and Traffic within the control of the Council: raised and paved carriageway to delineate the area; potential to increase the carriage width to allow passing cars; provision of loading and dropping off points; metered parking to support short stay visits to local businesses; improved pavements with bollard perimeter.
- Network Rail Estate: land to the east of the railway station – raised and paved forecourt area to marry with the public highway works; metered parking provision; cycle storage; waiting area; loading and dropping off points; extending the width of the level crossing to improve conditions for pedestrians.
- Station buildings/structures: using the Station House on the eastern platform for ticketing, toilets, waiting rooms and retail/food and drink concessions; provision of platform retail/ food and drink concessions in western platform buildings; provision of new platform canopies; provision of new footbridge set back from the street and provision of ramps up to the station platforms.

### Other opportunities

- Reinstatement of traditional shop-fronts. Advice on replacing shopfronts is contained in the Council's 'Shopfronts' SPD (March 2010).
- Explore with owners of private facilities with green space opportunities to increase public access and use.
- Increase planting along the boundary of Strawberry Hill Golf Club and Wellesley Road for enhanced biodiversity and visual amenity.



Houses on north side of Wellesley Road



Wellesley Road at junction with Spencer Road



Wellesley Road



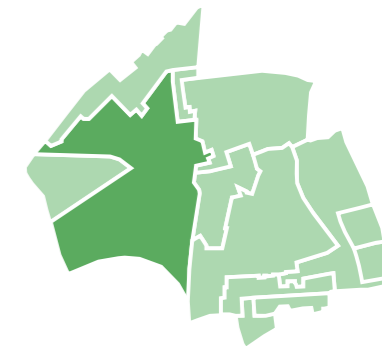
Spencer Road from Pope's Grove



Parade of shops on Wellesley Road by station



Thurnby Court



Wellesley Court

# Conservation area 4:

## Pope's Avenue

### Character Summary

This conservation area is to the south of Twickenham Green and to the north of Strawberry Hill Station, the railway line forming its western boundary. It includes houses on the eastern side of Pope's Avenue and on the north side of Pope's Grove. The area was designated in 1982.

Pope's Avenue is residential, characterised by villas built from the mid 19<sup>th</sup> century onwards. Initially, development centred around the junction of Pope's Avenue and Pope's Grove, but later spread south. The construction of Strawberry Hill Station in 1873 led to the rapid development of the surrounding area, changing the setting of the villas considerably.

The distinctive detached and semi-detached villas are set in substantial mature garden plots with well planted front gardens and consistent boundary walls to the street. The gaps between the buildings are an important characteristic of the conservation area. They are mostly two-storey properties, although some three-storey properties front Pope's Grove. These tend to be grander and more ornate, with moulded window surrounds, pilasters or quoins, and cornices. The variety of character along Pope's Avenue reflects the differences in early and later Victorian architecture and show the evolution of architectural taste in the 19<sup>th</sup> century,

### Dominant Features and Materials

Key features are stucco or brick façades, slate roofs, cornices, pilasters or quoins, street trees and generous gardens.

### Threats from Development

- 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 paving.

### Opportunities

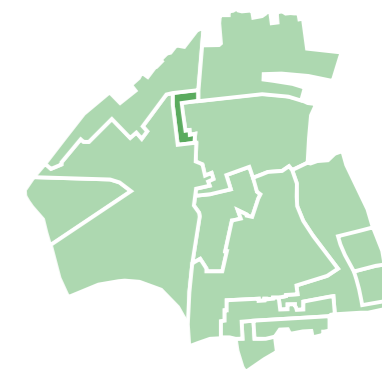
- Preserve or reinstate the architectural quality and unity.
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens.
- Coordinate colour and design of materials and features.
- Rationalise and improve the quality of street furniture and paving.

Link to full Conservation Area Statement:  
[http://www.richmond.gov.uk/conarea40\\_a3\\_rgb.pdf](http://www.richmond.gov.uk/conarea40_a3_rgb.pdf)



1864 Ordnance Survey





53-57 Pope's Avenue



11 Pope's Grove



7 Pope's Grove



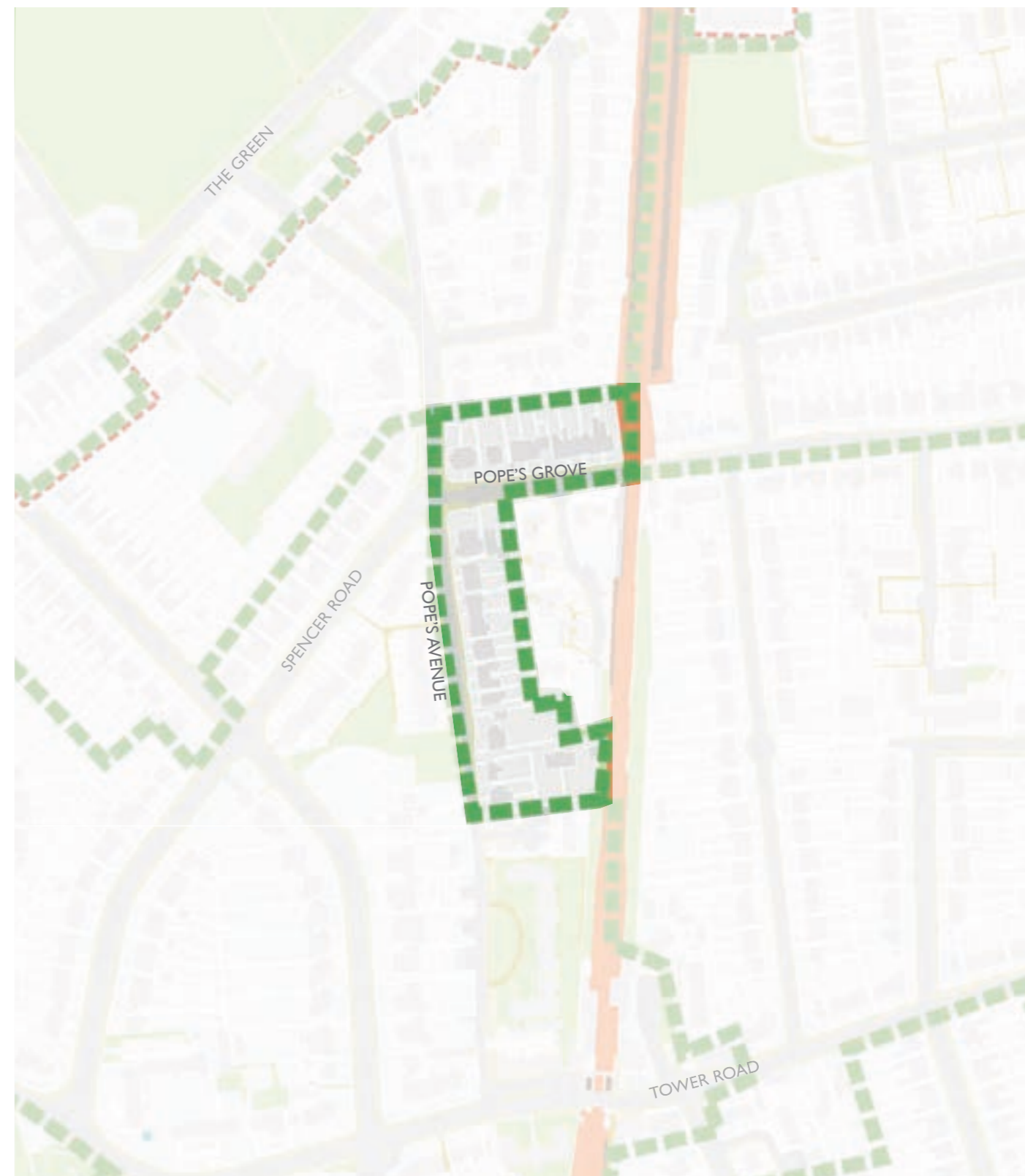
5-7 Pope's Grove



Looking east along Pope's Grove



5 Pope's Grove



Conservation area boundary

# Character area 5:

## Bonser Road and surrounds

### Character Summary

This character area takes in the central area of housing in Strawberry Hill south of Pope's Grove and east of the rail line. Pope's Grove was the earliest road laid out in the area, shown on Ordnance Survey maps in 1865. The rest of the land was farmland or extensive grounds belonging to Crossdeep House and Orchard Lodge. Radnor Road follows the line of a track shown on the 1865 map, perpendicular to Pope's Grove.

Cross Deep House was located at what is now the junction at Riverview Gardens and Cross Deep. The house was built in 1724 and demolished in 1906. By 1912, development to the east of the area was underway, and Holmes Road, Bonser Road and Riverview Gardens had been laid out with Edwardian terraces and semi-detached properties.

The terraces along Bonser Road to the east of Radnor Road are of red brick laid in flemish-bond, with gables and solid box bay windows, tudorbethan features and some have small wooden balconies. A few properties have balconies with ornate railings. The properties are enclosed by small front gardens set behind predominantly low brick walls, some of which have black railings. The Edwardian terraces contrast with later inter-war and post-war development on the western end of Bonser Road from Radnor Road. A small group of semi-detached inter-war houses with mock Tudor decoration share a more similar character to the Edwardian terraces but there is a distinct change

in character further west, with 1960s two-storey flats in red brick and white render that are part of the Abbottsmede Close cul-de-sac and have more in common with Alexander Close. Green verges line the pavement on either side and houses step back from the road behind front lawns or gardens, giving this stretch a more spacious character than at the eastern end. A path connects Bonser Road to Orford Gardens.

Pairs of semi-detached houses front Holmes Road, similar to Bonser Road with their gables and bay windows, but distinctive for their tile porch canopies and ornate pilasters on either side of the sash windows. Pockets of infill development along the roads disrupt the uniformity of character.

The Orford Estate was laid out in c.1920s, much later than roads to the east and north, and so has a typical inter-war character. Larger semi-detached properties are arranged along Orford Gardens, Waldegrave Gardens and Radnor Road, bounded by the railway line to the west, Tower Road to the south and Pope's Grove to the north. Prior to the development of this area, the land was occupied as a football ground, which may have been used when the Twickenham Football Club were no longer allowed to use Twickenham Green for matches and training.<sup>1</sup>

These larger pairs of semi-detached houses are set back from the road with varied boundary treatments, including low brick walls and hedges; most front gardens have been lost to off-street parking. The properties tend to be characterised by deep roofs, constructed in brick with stucco render and paired back tudorbethan features.

<sup>1</sup> <http://www.pitchero.com/clubs/twickenhamrfc/a/club-history-honours-38799.html>

The 1959 Ordnance Survey shows allotment gardens located between Orford Gardens and Radnor Road, with Waldegrave Gardens extending through the middle to Pope's Grove. This was later to be replaced by Abbottsmede Close in the 1960s, which consists of short red brick terraces with machine made pantiles and casement windows. The properties step back from the road at varying lengths, with garages, forecourt parking and short lawns adjacent.

Alexander Close was laid out around the 1960s and is comprised of three-storey blocks of flats set within landscaped gardens with large mature trees, lawns and hedges, which also frame the entrance to the Close. The blocks have a simple architectural design constructed in red brick with flat roofs and casement windows.

Streets in the area are predominantly rectilinear and the larger street blocks include large rear gardens. At the eastern boundary, Cross Deep draws its character from its riverside setting, with vistas from Cross Deep across Radnor Gardens to the river.

### Dominant Features and Materials

Key features are red and brown brick, single/double height bay windows, slate roofs, street and garden trees, white render, grass verges, mock Tudor decoration, wooden front doors, random rubble boundary walls on corners, low brick walls and railings enclosing front gardens.



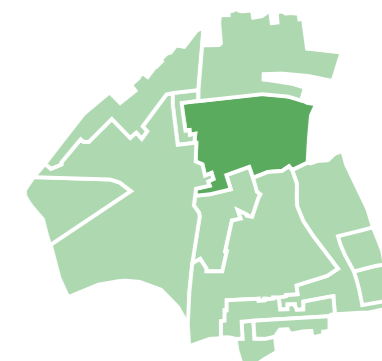
1864 Ordnance Survey

### Threats from Development

- Loss of front gardens and rear gardens.
- Removal of street trees.
- Loss of architectural detail.
- Domination from traffic.

### Opportunities

- Encourage the reinstatement of architectural features.
- Selective tree planting.
- Improvement of the footpath between Orford Road and Waldegrave Gardens.
- Improvement of site on Cross Deep at southern corner of Bonser Road.



Holmes Road looking west



Pope's Grove at junction with Cross Deep



Bonser Road



Cross Deep west side



Alexander Close



Radnor Road footpath looking north



Character area boundary

# Conservation area 6:

## Strawberry Hill Road

### Character Summary

The conservation area encompasses both Strawberry Hill Road and Waldegrave Gardens, connecting Tower Road and Strawberry Hill Station with Waldegrave Road. The area was originally designated in 1988 and later extended in 2005.

The roads were developed from the 1880s onwards, close to Strawberry Hill station which opened in 1873, and were formerly part of the Strawberry Hill estate. Generous private estates and the use of land for farming and horticulture, meant that development was very sparse at this time. However, the arrival of the railways accelerated development in the area.

The gently curved treed avenues allow for changing views along their lengths. The roads are lined with two and a half storey late Victorian houses set in large garden plots. A special feature of their character are the generous spaces in-between the properties. The houses step back from the street and are encased by varied front boundary treatments which provide a sense of enclosure to the street. The consistent use of red brick, bay windows and steeply gabled clay tile roofs unify the properties. Varied detailing in brick, terracotta, tile hanging and stone enliven the street-scene. A common feature in Waldegrave Gardens are Wyvern roof finials whilst a number of properties in Strawberry Hill Road are marked by their tall chimneys.

The south side of Waldegrave Gardens is characterised by a row of fine matching c.1900 properties. The semi-detached pairs are constructed in yellow stock brick with double-height canted bay windows and decorative red brick surrounds with scalloped tiles.

During the 20<sup>th</sup> century, a number of houses were demolished and redeveloped as modern blocks of flats and culs-de-sac with later infill development.

### Dominant Features and Materials

Key features are red brick with fine detailing in terracotta, tile hanging, stone and brick, balconies and porches, bay windows and timber sliding sash windows, steeply gabled clay tile roofs, Wyvern roof finials, prominent brick chimneys and mature planting including London plane trees.

### Threats from Development

- Loss of traditional architectural features.
- Loss of front boundary treatments and front gardens for car parking.
- Lack of coordination and poor quality of street furniture and paving.
- Domination of traffic, parked vehicles and poor pedestrian safety.
- Clutter of signage and street furniture.
- Loss of space between properties.

### Opportunities

- Preserve, enhance and reinstate architectural quality and unity.
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens.
- Encourage the coordination of colour and design of materials and features.
- Improvement in the quality of street furniture and paving.
- Removal of highways clutter.

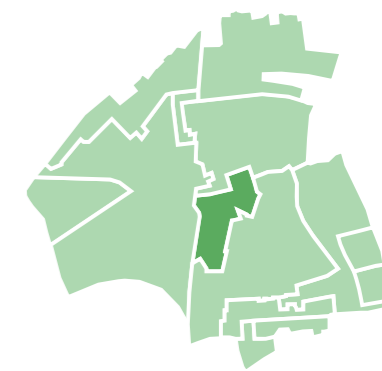
Link to full Conservation Area Statement:  
[http://www.richmond.gov.uk/conarea43\\_a3\\_rgb.pdf](http://www.richmond.gov.uk/conarea43_a3_rgb.pdf)



1894 Ordnance Survey



1907 photograph of Strawberry Hill Road



House on Strawberry Hill Road



Strawberry Hill Road



Strawberry Hill Road looking north



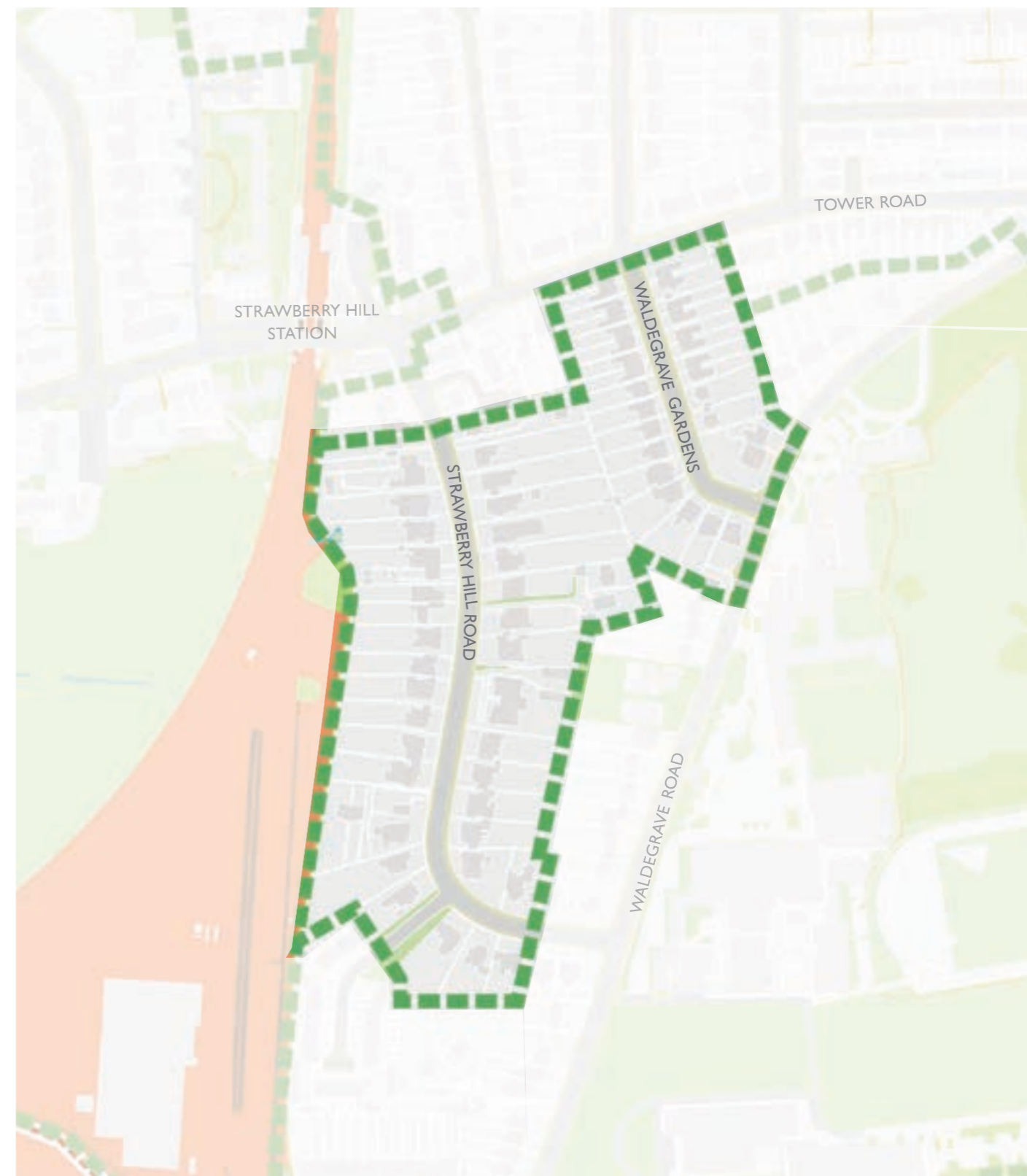
14 Strawberry Hill Road



House on Waldegrave Gardens



Waldegrave Gardens



Conservation area boundary

# Character area 7:

## Heath Road south

### Character Summary

The character area takes in the residential streets south of Heath Road and north of Pope's Grove. The area was developed through the late Victorian and inter-war periods and has a strong rectilinear street pattern.

Pope's Grove was the earliest road laid out in the area, shown on Ordnance Survey maps in 1865. The rest of the land was farmland or extensive grounds belonging to Heath Lodge, Crossdeep Lodge and Twickenham and Saville House.

By 1912, development to the west of the area was underway. Heath Gardens, Radnor Gardens and Upper Grotto Road were the first parts to be developed and are attractively detailed and varied late Victorian streets. The semi-detached properties are of London stock brick, with sash windows and decorative red brick surrounds, and a combination of box bay and semi-hexagonal bay windows. The hipped roof properties are interspersed by taller three-storey houses with gable roofing. The properties boast small front gardens behind brick walls, fences and hedges.

Saville House was built in the early 1700s on the south side of Heath Road and was demolished in 1913 and replaced by semi-detached properties laid out in the inter-war years on Saville Road. Some of the pairs have garages on either side. The houses are characterised by gables, red tile hanging, stucco, render and red brick laid in flemish-bond, and their character is varied by a combination of semi-hexagonal and curved bay windows.

The 1912 Ordnance Survey shows Frederick Gardens and Maitland Gardens in construction, later to become Cross Deep Gardens and Tennyson Avenue. Although the roads had been built in the early 1900s, the properties were developed during the inter-war years in a range of semi-detached styles.

A common feature is the half-stucco or rendered, and half-brick exteriors. The properties tend to be characterised by gables and box bay windows, some with mock-Tudorbethan features and red tile hanging. The front boundary treatment is varied, including brick walls, hedges and fences enclosing front gardens. Some front gardens have been lost to off-street car-parking.

Radnor Road is of a similar character, comprising pairs of semi-detached properties with stucco and red brick exteriors. There is the occasional variation, such as the mock-Tudor herringbone brickwork shown here (see 1993 photograph). Street trees and planting in front gardens contribute positively to the streetscape, although the varied boundary treatments and concrete surfaces for off-street parking detract from this.

The Catholic Church of St. James is sited on the corner of Radnor Road and Pope's Grove and is a building of townscape merit. The church was opened in 1885 and was paid for by James de Lacy Towle. King Manuel II of Portugal and his wife were regular worshippers and donated a number of items to the church during their lifetime.<sup>1</sup>

<sup>1</sup> <http://stjamestwickenham.org.uk/about-us/>

Hollies Close is the most recent development in the area, dating from the 1970s and characterised by short brick terraces with curved door canopies, casement windows and small front lawns.

Grotto Road is a historic narrow lane with no pavement, enclosed on the northern side by garages to the rear of properties on Cross Deep Gardens. On both sides, trees, shrubbery and historic boundary walls add to the sense of enclosure. The walls form the boundary on the southern side to what was Pope's Garden, a Grade II Listed Registered Historic Park and Garden which falls just outside of the SPD area. This listing is for archaeological recording purposes only as the garden no longer exists. An 18th century underground passage/grotto, which is Listed Grade II\*, runs diagonally under the junction of Radnor Road and Grotto Road from the playing fields of St Catherine's Independent School (which lies in the Twickenham SPD area) to the garden of Radnor Lodge.

### Dominant Features and Materials

Key features are red brick, London stock brick with red detailing, casement windows, render and roughcast clay tiles and Welsh slate, terracotta/slate tiles and bay windows, mock Tudorbethan features.

### Threats from Development

- Loss of architectural detail.
- Over-painting of façades.
- Loss of consistency through inappropriate side extensions.



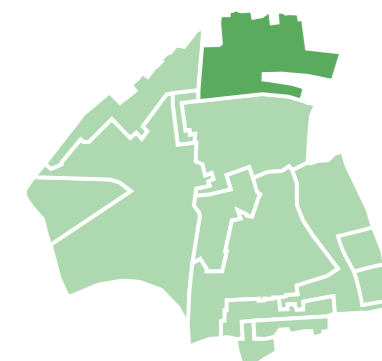
1894 Ordnance Survey



1993 photograph of house on Radnor Road, showing mock-Tudor herringbone brickwork.

### Opportunities

- Encourage the retention and reinstatement of original doors and window patterns.
- Encourage the retention and reinstatement of front gardens.



Upper Grotto Road looking west



Radnor Road looking north



Tennyson Avenue



St James Parish Hall at Radnor Road



Radnor Road



Grotto Road north side



Character area boundary

# Character area 8:

## Michelham Gardens

### Character Summary

This residential character area is on the east side of Strawberry Hill, including Michelham Gardens, Clive Road, houses along Strawberry Vale and Hawkesley Close off Waldegrave Park.

The area's character is influenced by its location adjacent to the river and along Strawberry Vale, connecting Teddington with Twickenham. It also backs on to Strawberry Hill House and St. Mary's University campus.

The majority of the area was developed in the inter-war period. The detached and semi-detached houses on the eastern side of Strawberry Vale are set back further from the road than those on the west, are enclosed by shrubbery and trees, and have much larger back gardens which edge the riverside. However, they share similar features with the smaller semi-detached properties on the western side, which are characterised by stucco, gables, curved bay windows, red tile hung, protruding chimneys and tudorbethan features. Brick walls front the street, creating a sense of privacy. The housing dates generally to the inter-war years, although there are a few exceptions, including a modern 21st century development and set of terraces with neo-classical features.

Michelham Gardens has a distinctly more intimate character than houses along Strawberry Vale. The 'garden city' character is enhanced by the abundant planting of trees, flowers and shrubbery along the street and as part of front-gardens. The

houses form short terraces, laid out in the inter-war years and characterised by half-render and half-red brick exteriors, with mock-tudorbethan features dominant. Gables and large bay windows provide uniformity, and the curved brick arches framing the porches add to the special character of houses along this road. Many front gardens have been retained, but some have been lost to car-parking, and many cars encroach on pavement space as the road width is narrow. Some properties have garages adjacent. The west side backs onto the Strawberry Hill House Historic Park and Garden which lies within the grounds of St. Mary's University.

Vale Close is located on the corner of Strawberry Vale and Clive Road and is comprised of two-storey inter-war moderne-style blocks built in red brick with a flat roof and parapet. The houses are enclosed by a low stone wall and dense planting.

Clive Road has links to Kitty Clive (1711-1785), the leading actress of her day who was given a villa by Horace Walpole in Twickenham for her retirement. Originally named Clive's Den, it was later known as Little Strawberry Hill.<sup>1</sup>

Clive Road has a varied character, with a small number of Edwardian properties alongside pairs of semi-detached houses and 1970s detached homes, contrasting greatly in scale. Towards the west are a small number of detached properties with unusually large roof gables and which are tile hung. Part of the north side of the no-through road backs onto the Metropolitan Open Land of St. Mary's University.

<sup>1</sup> The Twickenham Museum, *Kitty Clive*. Available at: <http://www.twickenham-museum.org.uk/detail.php?aid=100&cid=14&ctid=1>

Hawkesley Close is located off Waldegrave Park and is a cul-de-sac of neo-Georgian townhouses, built in c.1970s.

Swan Island is located to the north and is a small privately owned island, connected to the mainland by a small bridge. The island has a considerable amount of commercial activity, as well as residential moorings, providing its own unique character within the wider area. It comprises part of Newmans Shipyard and Business Park, which fronts Strawberry Vale and includes a mix of industries and businesses. A local newsagents serves local workers, as well as residents living in the area, and is sited in a detached red-brick property fronting Strawberry Vale.

### Dominant Features and Materials

Key features are red brick and render, tudorbethan style features, bay windows, gables, casement windows, curved brick arches, mature street trees, front gardens and low brick walls.

### Threats from Development

- Loss of front gardens for car parking.
- Loss of architectural features.
- Pavement damage from vehicles.

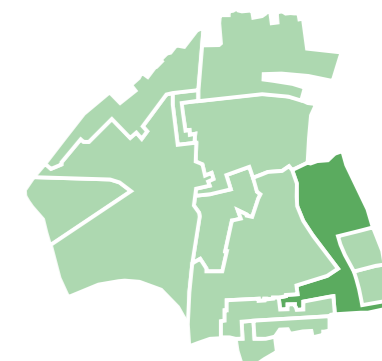
### Opportunities

- Encourage the retention and reinstatement of front gardens.
- Encourage the retention and restoration of architectural details.



1868 Ordnance Survey





Terraced housing along Michelham Gardens



Clive Road



Michelham Gardens from Strawberry Vale



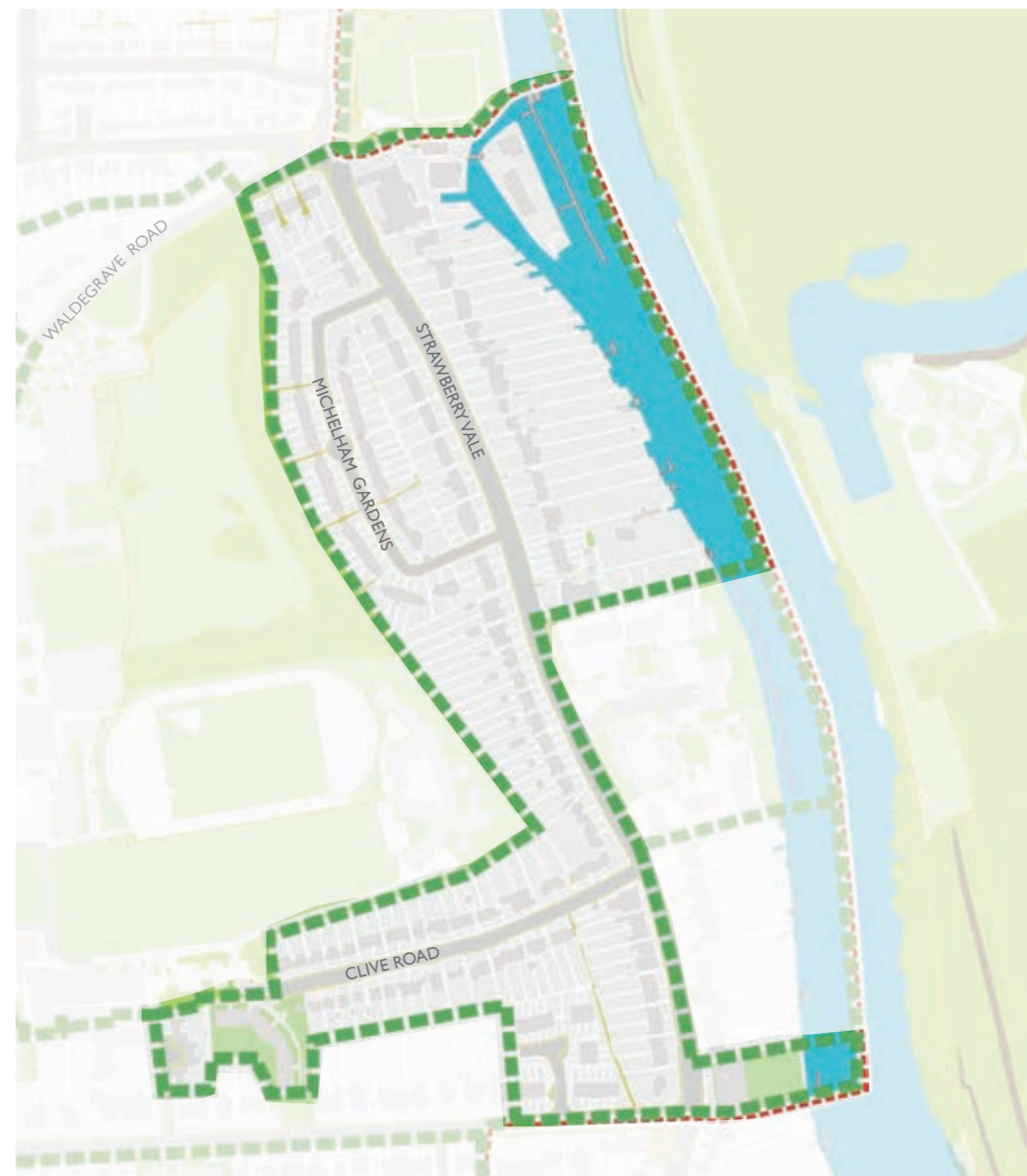
Swan Harbour



Strawberry Vale



Hawkesley Close



Character area boundary

# Character area 9:

## St. Mary's University and surrounds

### Character Summary

This area includes the buildings and associated grounds of St. Mary's University, and encompasses the housing along Waldegrave Road to the west, and the residential areas of Southfield Gardens and Strawberry Hill Close. The area has been divided into two sub-areas, Strawberry Hill House and St. Mary's University and the residential roads to the west / south-west of the University.

### Sub-areas

#### Residential roads

Outside the university, the streets are predominantly residential roads dating from the late Victorian and inter-war period. Southfield Gardens was laid out in the early 1900s as Edwardian terraces, with brick exteriors, box bay windows with red brick surrounds, gables and wooden white-painted railings enclosing the porch. Small front gardens with shrubbery and planting add character to the street-scene and are enclosed behind low brick walls or fences. Large leafy trees line the street. A number of larger Edwardian detached properties were laid out on Waldegrave Road at the same time, and share similar features, although are more ornate in character, with decorative white surrounds, pilasters and gable detailing.

House plots on Waldegrave Road are much larger, and detached properties front the road, many with extensive front and back gardens. Large 21<sup>st</sup> century detached properties and mock tudor-

bethan houses also front the road. Many of the houses on Waldegrave Road are well-hidden from the street, with extensive front gardens, high brick walls and mature trees providing enclosure.

A small number of staggered terraces front onto a historic path, Strawberry Hill footpath, linking Southfield Gardens and Waldegrave Road and are located close to the railway line. The properties were built in c.1960s / 1970s.

Accessed from Strawberry Hill Road is Strawberry Hill Close, an attractive cul-de-sac laid out in the late 1960s. Groups of two-storey terraces front lawns with abundant planting, trees and shrubs. The houses are constructed in pale grey brick, some with weatherboarded panels and small balconies enclosed by black or white metal railings.

At the southern end of Strawberry Hill Road on the west side are a small group of modern semi-detached houses built in the early 2000s which lie outside of the Strawberry Hill Conservation Area. Built on generous plots in red brick they respect the scale and character of the late Victorian properties within the conservation area.

#### *Dominant Features and Materials*

Key features are red brick, London stock brick and red detailing, bay windows, large front gardens and strong boundary treatments.

#### **Strawberry Hill House and St. Mary's University**

Waldegrave Road follows a major route shown in the 1868 Ordnance Survey, marking the landscape

prior to much of the area's development. Walpole Lodge and Strawberry Hill House with their extensive land adjacent were the only properties in the area at this time. The original Grade I Listed Strawberry Hill House still remains at the northern tip and is a pioneering example of Georgian Gothic Revival architecture, recently restored and a nationally important landmark. Spacious grounds and mature trees are an important part of its setting.

The original college was developed in the 1920s on land previously attached to Strawberry Hill House, and provided accommodation for 150 students. Now greatly enlarged, the university offers halls of residence on site, a Students Union building, chapel, sports centre, athletics track, tennis hall, library and refectory. The focus of built development is located along Waldegrave Road. The buildings within this area are varied in character and include the original 1920s four-storey blocks in London stock-brick (which are Buildings of Townscape Merit), a 1960s Grade II listed chapel designed by Sir Albert Richardson, halls of residence, teaching blocks and ancillary development built at various times during the 20<sup>th</sup> century and 21<sup>st</sup> century developments such as a new sports centre that opened in 2011 (which is separate from the main group of buildings). The buildings range from one to five storeys in height. The buildings that form the core of St. Mary's create a strong campus character surrounded by open playing fields and an athletics track which are designated as Metropolitan Open Land. The northern half is also a Grade II\* Historic Park

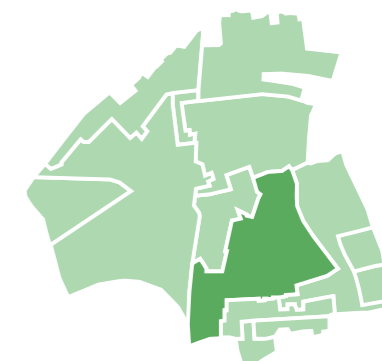


1868 Ordnance Survey



St. Mary's College, Strawberry Hill, c.1907

and Garden. The playing fields separate an area of student accommodation located to the south east of the site from the main campus area. This was built in the 1960's and extended in the early 2000's, and ranges in height from three to four storeys.



The site is also home to the Grade I Listed 'Chapel in the Wood'. The Chapel was originally built for Horace Walpole and lay within the grounds of Strawberry Hill House. However, the subsequent building of St Mary's University resulted in the relationship being severed.

The University Estate has an extensive frontage with Waldegrave Road, the character of which is varied. The main entrance provides open views into the site and a number of the main University buildings. Moving south the boundary is formed by a high brick wall with attractive tree planting behind, which provides both a greening effect to Waldegrave Road and acts as a screen to the Estate beyond, although some glimpses to the Historic Park and Garden can be viewed alongside the Chapel. Further south the wall is replaced by wooden fencing with evergreen tree planting behind. Whilst this provides an effective screen to the University buildings behind, it overly dominates the eastern side of Waldegrave Road at this point because of the species of tree planting. The trees are now at a mature stage and would benefit from replacement with more appropriate species that would provide a benefit in street scene terms as well as supporting biodiversity. Any replacement would need to be undertaken in a phased way in order to maintain effective screening to the buildings behind. Beyond this the boundary is formed by iron railings with a wildflower meadow behind which creates more open views into the site.

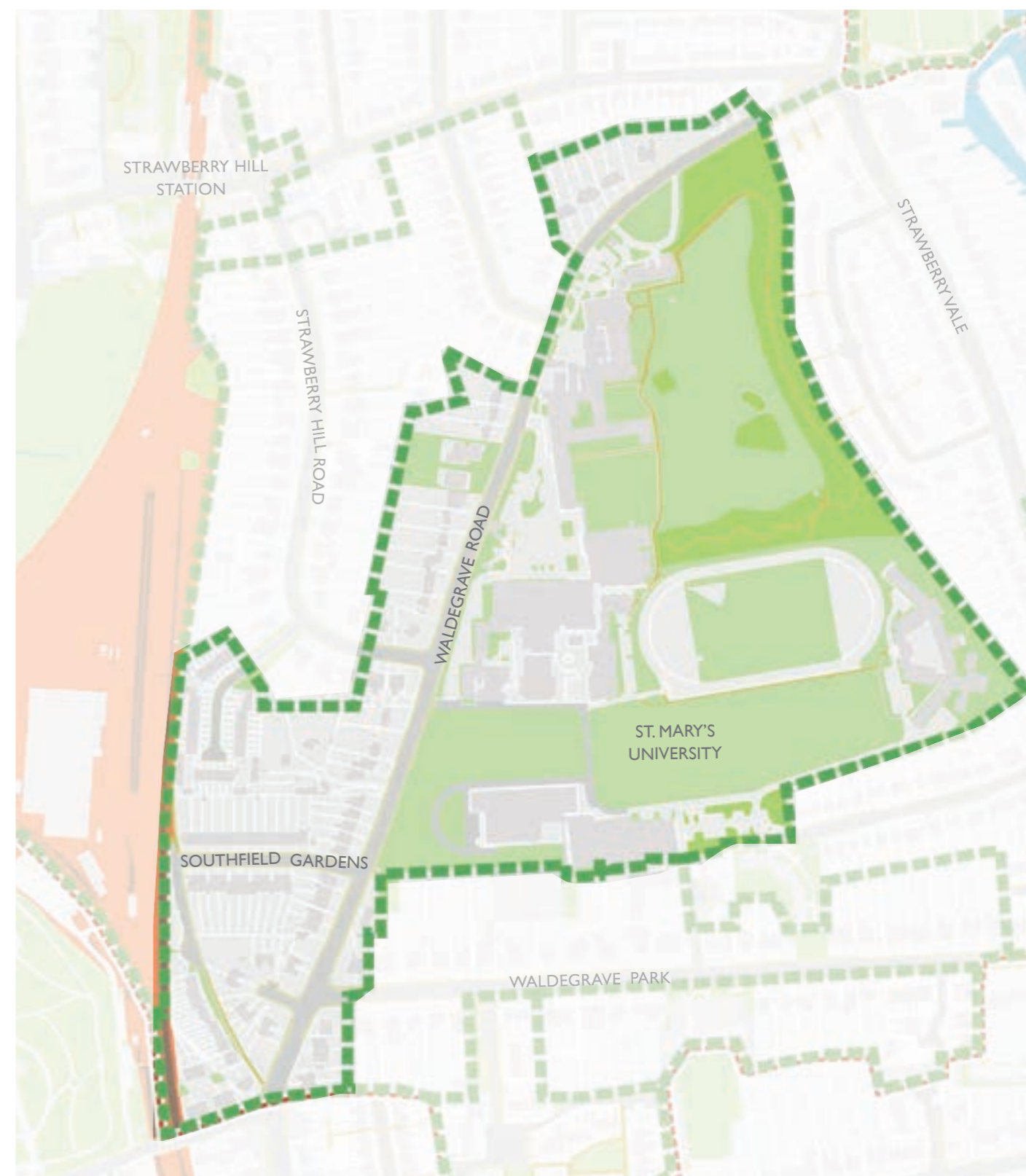
### *Dominant Features and Materials*

Key features are London stock-brick, decorative stone surrounds, open green spaces, mature trees and hedges, and concrete surfaces. The boundary with Waldegrave Road is varied between brick walls, tree planting, fencing and iron railings with views into the site at key points. The university buildings vary in design and form, but are all of a campus style ranging in heights from five storeys to single storey.

The University has developed in a piecemeal way over the last 100 years. Any future proposals for refurbishment, adaptation, extension and new build will need to have regard to London Plan and Local Plan policy, including Policy SA 8 which relates specifically to St Mary's University, as well as this SPD. The Council's Local Plan 2017 and the London Plan can be viewed at [https://www.richmond.gov.uk/planning\\_policy](https://www.richmond.gov.uk/planning_policy)



Strawberry Hill House



Character area boundary

**Any future development proposals will need to consider, amongst other things:**

- The need to respect the special and unique location and setting of the University within Strawberry Hill.
- the highly significant designated heritage asset of Strawberry Hill House which is a Grade I Listed Building, and to the 1960's Chapel which is a Grade II Listed Building, together with their setting.
- the opportunity to enhance the setting of the highly significant Grade I Listed 'Chapel in the Wood'.
- the relationship between any future development and Waldegrave Park Conservation Area including its high quality Edwardian villas and to residential properties that adjoin, or are located opposite, the site.
- the need to respect the innate character of the site which comprises a significant level of open space which is designated as Metropolitan Open Land and part of which is designated as a Historic Park and Garden.
- the need to improve and enhance the Metropolitan Open Land, including views and vistas.
- that the former Estate ran north-south along the eastern side of the site and has been largely preserved to date.

- the value to local residents, and to the character of the site, of the open view east – west across the site between the main college buildings and the newer sports facilities which was created following the change of the boundary treatment from fencing to railings.
- the effects of traffic and parking for residents from any future development.
- the provision of any additional floodlighting with respect to its relationship with the designated heritage assets within the site and on the amenity of local residents living in close proximity to the site.
- the opportunity to enhance the visual appearance of some of the buildings within the site through their refurbishment or redevelopment;
- the opportunity to re-provide boundary screening along Waldegrave Road with more appropriate tree species to improve the street scene and biodiversity, and where appropriate create the opportunity to increase views into the site, for example alongside the 1960's Chapel; and
- the provision of landscaping where this provides appropriate screening to adjoining residential properties, and enhancing the character and biodiversity of the site whilst responding to the need to maintain important views into and across it.



Southfield Gardens



Strawberry Hill Close



Entrance to St. Mary's University



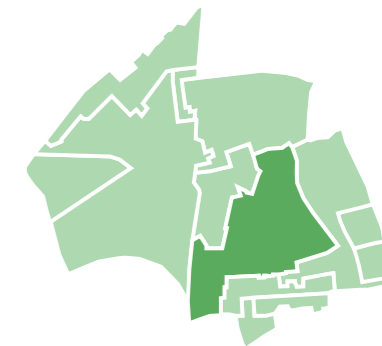
South along Waldegrave Road



University signage



Looking towards Strawberry Vale along Waldegrave Road



# Conservation area 10:

## Waldegrave Park

### Character Summary

Waldegrave Park is a wide and straight Victorian residential avenue, developed in the late 19th century on land originally part of the Strawberry Hill estate. The conservation area was originally designated in 1988, and later extended in 2005. The estate is similar in age and character to Strawberry Hill Road and Waldegrave Gardens.

The houses are generous detached two and a half storey properties with large garden plots with mature planting and trees. The ample space between buildings is an important feature. Although each house has been individually designed, the properties are unified by the use of red brick with rich detailing in brick, terracotta, tile hanging and stone. Balconies, porches and bay windows further add to the character of the properties. Steeply gabled roofs, hips with integral dormers and prominent chimneys contribute to a distinctive roofscape.

The road's spaciousness and abundance of trees are in contrast to the two busy roads on either side, and distinguishes the road as an impressive avenue. The houses are set well back from the road with large front gardens and varied boundary treatments, providing a sense of enclosure.

Although most have survived on the northern side, a number of houses originally part of the estate were demolished in the 20th century and redeveloped for smaller housing plots and cul-de-sac. Some have also been converted to flats.

From 1975, St. Mary's University expanded its student accommodation in Waldegrave Park, and some properties are now used for educational purposes.

### Dominant Features and Materials

Key features are red brick, terracotta and tiles, stone surrounds, white-painted window frames, timber balconies, large ground floor bays, gabled eaves with dentilled brick detailing and attractive large front gardens.

### Threats from Development

- Loss of traditional architectural features and materials.
- Loss of front boundary treatments and front gardens for car parking.
- Lack of coordination and poor quality of street furniture and paving.
- Domination of traffic, parked vehicles and poor pedestrian safety.
- Clutter of signage and street furniture.

### Opportunities

- Preserve, enhance and reinstate architectural quality and unity.
- Retain and enhance front boundary treatments and discourage any increase in the amount of hard surfacing in front gardens.
- Encourage the coordination of colour and design of materials and features.

- Improve the quality of street furniture and paving.
- Improve highways conditions and pedestrian convenience, and rationalise existing signage and street furniture.

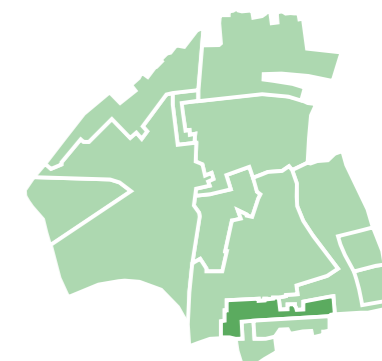
Link to full Conservation Area Statement:  
[http://www.richmond.gov.uk/conarea54\\_a3\\_rgb.pdf](http://www.richmond.gov.uk/conarea54_a3_rgb.pdf)



1895 Ordnance Survey



Waldegrave Park in 1890



Waldegrave Park



Waldegrave Park



Waldegrave Park



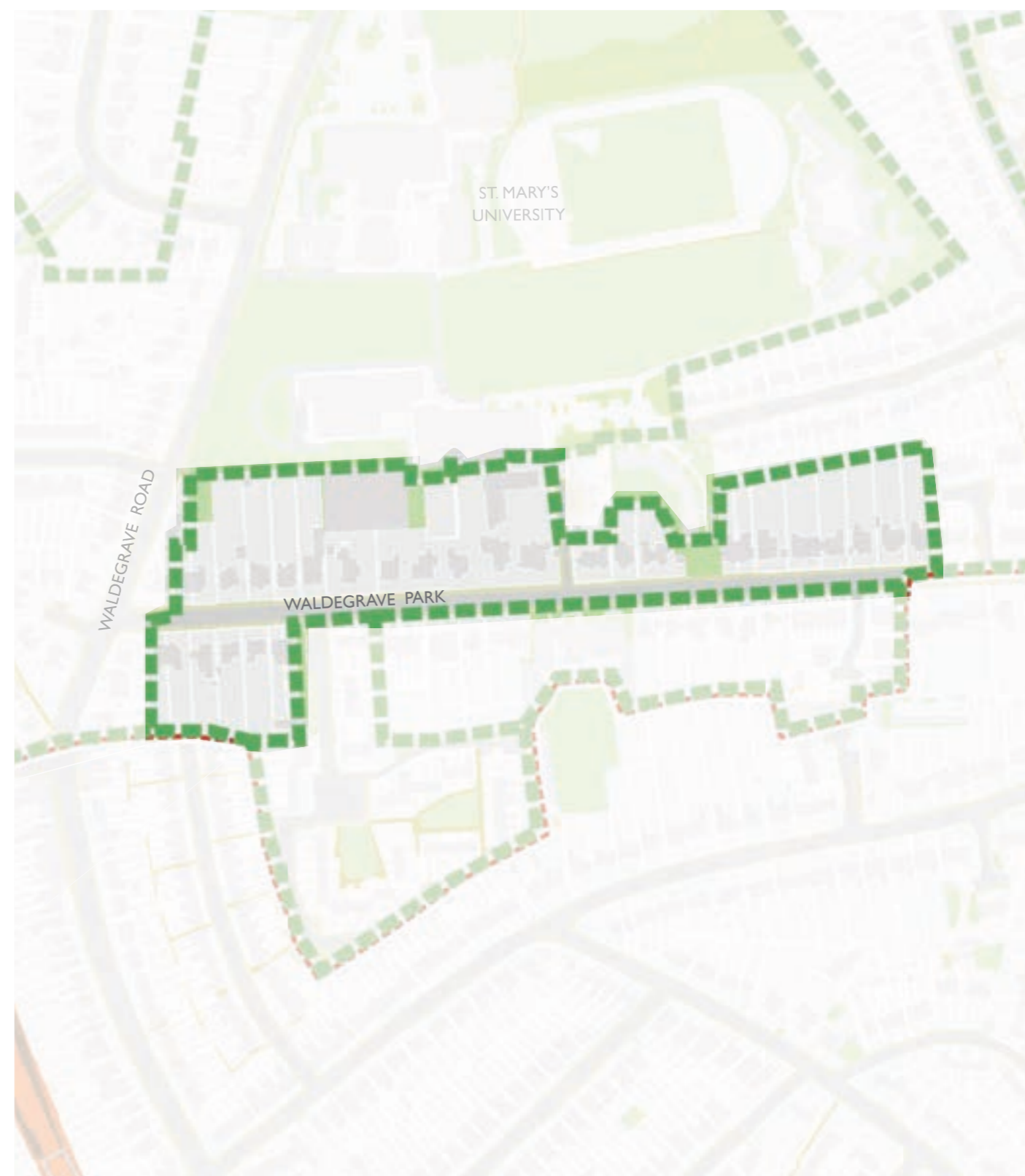
Waldegrave Park



Waldegrave Park



Looking east along Waldegrave Park



Conservation area boundary

# Character area 11:

## Clavering Close and surrounds

### Character Summary

This is a small character area that includes Clavering Close, and the buildings along the southern edge of Waldegrave Park that are outside of the Waldegrave Park Conservation Area.

Development here is of varying styles, contrasting with the unified detached Victorian houses further down the avenue in the Conservation Area. Houses on the southern side of Waldegrave Park were built in the 1920s on plots defined by the Strawberry Hill estate.

The detached properties are all closer to the pavement edge, and the majority of front gardens have been given over to car-parking, providing less enclosure from the street. Front boundary treatments vary, although some boast attractive decorative metal railings.

A mix of red brick, stucco and pebbledash characterise the exterior of these properties. Other features include gables, mock tudorbethan detailing, box bay windows, bow windows, tall protruding chimneys and interior porches. The properties have garages attached.

The southern side of Waldegrave Park is also characterised by educational uses and Newland House School is located here, which moved to its site in 1944. At this time the school was also known as Twickenham Grammar School.

A recent modern extension of the school in c.2016 joined together the schools' two

Waldegrave Park buildings, one of which is an adapted Victorian building the school has used since 1974.

Towards the western end of Waldegrave Park are short terraces of three storey town-houses, with exterior steps leading to entrances on the first floor, well set back from the road. These contrast greatly with the Victorian villas on the opposite side of the road, and the properties within the Fieldend conservation area adjacent. Features include mock classical detailing around the doors, casement windows, black railings and multi-coloured brickwork. Off-street car parking in front is in contrast to the strong front boundary treatment on the opposite side of the road.

Clavering Close was built around 1970 on the site of former Victorian terraces. The close comprises a mix of three-storey and two-storey town-houses with garages at ground level and are neo Georgian in style. The town-houses are of white stucco and red brick, and curved black railings are a typical feature at first floor level.

### *Dominant Features and Materials*

Key features are brown brick with red brick dressings, bay windows, street/front garden trees, pilasters, stucco, mock tudorbethan features, prominent chimneys, hipped roofs, casement windows.

### Threats from Development

- Loss of street trees

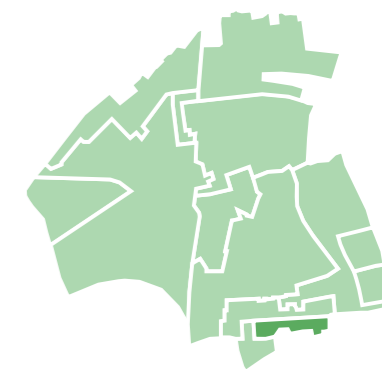
### Opportunities

- Selective tree planting
- Paving improvements



1960 Ordnance Survey





Small row of terraced housing at east of Waldegrave Park



Newland House School



Remaining detached 19th century red brick house adjacent to terraced housing



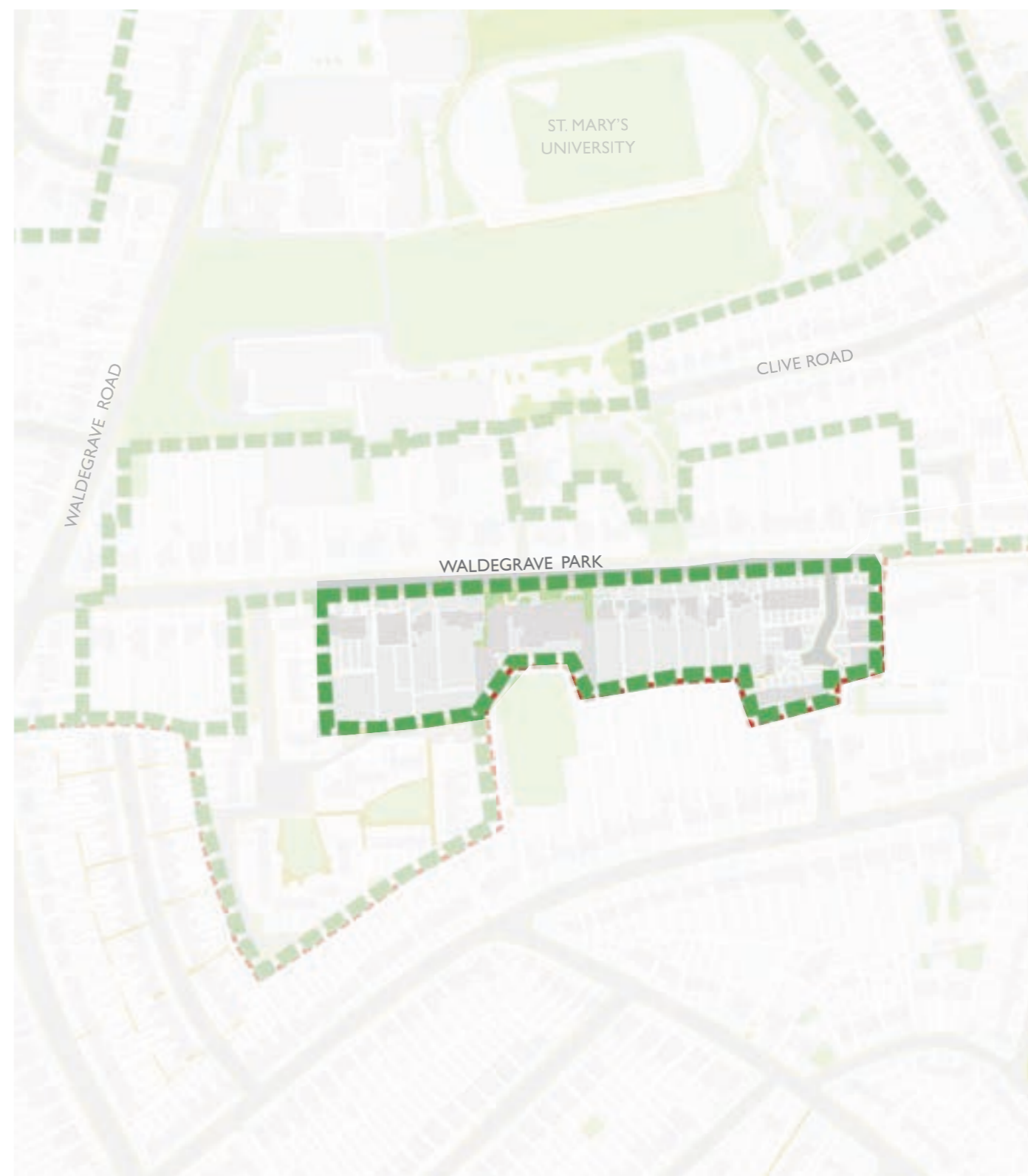
Clavering Close



Utilitarian flat design at odds with 19th century red brick house adjacent



Clavering Close



Character area boundary

# Conservation area 12:

## Fieldend

### Character Summary

The conservation area is located on the south side of Waldegrave Park and is a cul-de-sac residential estate comprised of 51 houses set within five acres of landscaped gardens. The conservation area was designated in 2005.

The land was formerly open fields until the late 19th century when it was the site of a nursery garden and glasshouses, later to become a gravel pit and rubbish dump after bomb damage during WWII.

The cohesive estate was developed in 1960-61 by Span Development Ltd. It is an exceptional example of early 1960s speculative housing designed by Eric Lyons, and has been awarded both a Housing Gold Award and Civic Trust Award on completion in 1961.

Span developments are characterised by well-designed, economical low-rising housing, that aim to foster a sense of community in their layout. Terraced houses are generously laid out in straight and staggered rows well integrated with the landscape. The houses comprise a modernist utilitarian design. They are of two-storeys, constructed in stock brick built with weatherboarding and painted timber framed picture windows.

The houses have a positive relationship with their surroundings, and are set within a distinctive network of linked squares, paths and smaller spaces, including two shared green spaces and a parking square. Although the properties have

no front gardens and small private rear gardens, emphasis is placed on the informal shared landscape which is densely planted with abundant mature woodland, plane trees and groves of silver birches.

The design, layout and landscaping of Fieldend has helped foster a strong sense of community and place.

### Dominant Features and Materials

Key features are mature communal gardens, shiplap boarding-clad houses with stock brick exteriors, fully glazed front porches.

### Threats from Development

- Incremental changes, for example the loss of period architectural features and materials.
- Maintenance of the balance between the amenity of residents and the mature landscape.

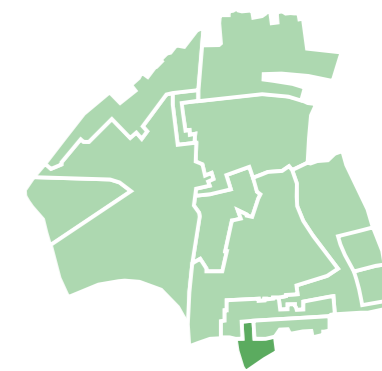
### Opportunities

- Preserve, enhance and reinstate the architectural quality and unity.
- Improve and preserve the landscape setting.

Link to full Conservation Area Statement:  
[http://www.richmond.gov.uk/conarea71\\_a3\\_rgb.pdf](http://www.richmond.gov.uk/conarea71_a3_rgb.pdf)



1912 Ordnance Survey



Entrance to Fieldend



Two storey uniform terraced housing



Main road into the estate



Planting at the entrance to the estate



Closely planted birch trees characterise the landscape



The houses are built of stock brick and have two-tone painted timber windows



Conservation area boundary

# Conservation area 13:

## Mallard Place

### Character Summary

Mallard Place is a cluster of town-houses and flats to the west of the River Thames, on the eastern side of Strawberry Vale and to the north of Strawberry Vale Conservation Area. The conservation area was designated in 1988.

The southern area was the former site of the 19th century villa Beacon Lodge, later replaced by Radnor Works, a small industrial site. The advert adjacent is for Arthur L. Gibson shutters who were located at Radnor Works in the early 1900s.<sup>1</sup>

The well preserved estate was developed from 1977 to 1984 and opens out onto the river bank. It is an exemplar example of housing from this time period, which was generally characterised by more complex exteriors. Designers successfully explored how to deliver moderately dense housing whilst retaining a spacious feel. It was the last project to be built by the partnership that had created the Span Development Ltd, and was awarded a Civic Trust Award and Housing Design Award in 1983 and 1985 respectively.

The estate comprises two courtyard blocks of fifty-seven flats and forty-five terraced houses. The high density development of two and three-storey houses are of deep red brick and with recessed pointing. Distinctive features include orange clay tile hanging and projecting balconies with decorated balustrades. The houses have steep pantile roofs with expressed gable end walls.

<sup>1</sup> [http://www.gracesguide.co.uk/Arthur\\_L\\_Gibson\\_and\\_Co](http://www.gracesguide.co.uk/Arthur_L_Gibson_and_Co)

The picturesque riverside setting and the well conceived relationship of buildings and spaces is an important characteristic of this enclave. There are generous landscaped gardens and mature trees which slope down to the river and private moorings. From here, there are stunning views from the grounds towards the river and Radnor House at Cross Deep, as well as to the opposite river bank. The landscaping includes quality hard surfacing, lighting and signage of the period.

### Dominant Features and Materials

Key features are deep red brick with recessed pointing, orange clay tile hanging, steep pantile roofs with expressed gable end walls, projecting balconies with decorated balustrades, generous landscaping and mature trees

### Threats from Development

- Loss of traditional architectural features and materials.
- Maintenance of the balance between the amenity of residents and the mature landscape.

### Opportunities

- Preserve, enhance and reinstate the architectural quality and unity of the site and its landscape setting.

Link to full Conservation Area Statement:  
[http://www.richmond.gov.uk/conarea44\\_a3\\_rgb-2.pdf](http://www.richmond.gov.uk/conarea44_a3_rgb-2.pdf)



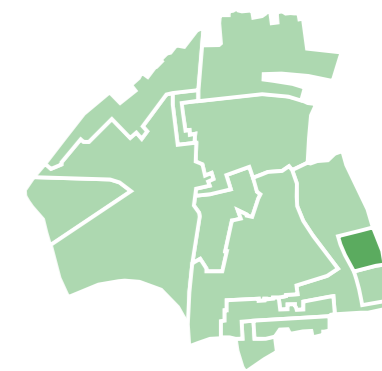
1959 Ordnance Survey



Mallard Place in the 1990s



1922 advert for Arthur L. Gibson shutters at Radnor Works, Strawberry Vale  
Source: Grace's Guide to British Industrial History



Entrance to Mallard Place



Mallard Place



Mallard Place



Landscaped gardens to the rear



Mallard Place



Views of the river



Conservation area boundary

# Conservation area 14:

## Strawberry Vale

### Character Summary

The area encompasses the houses to the east of Strawberry Vale edging onto the River Thames and to the south of Mallard Place. The conservation area was designated in 1988. The rear gardens are designated as Metropolitan Open Land within the Local Plan. The designation seeks to protect the character and openness of the rear gardens.

The houses were developed on former riverside meadows from the mid 19th century onwards. Today the houses are surrounded by 20th century housing and front a connector route between Twickenham, Teddington and Kingston-upon-Thames.

Architecturally, the properties vary in scale and character, from two storey cottages to four storey villas, and are a mix of well-preserved detached and semi-detached Victorian riverside houses. Generally, the properties are characterised by stucco and brick exteriors, timber sliding sash windows and a complex and varied steep slate roofscape with prominent chimneystacks.

The area has a strong urban character; the tight knit groups of houses are in close proximity to the road. The houses boast strong front boundary treatments, for example brick walls and gateways to the street, which enclose well-planted front gardens from the road.

The urban character of the frontage to Strawberry Vale is in contrast to the long private garden plots that slope down to the river, which offer a more informal and picturesque riverside setting. Occasional gaps between the properties give glimpses of the river behind, and the houses themselves can be glimpsed from the Surrey bank towpath. By the riverside are an array of boathouses and landing stages.

### Dominant Features and Materials

Key features are brick and stucco with some classical enrichment, steep slate roof-scape, prominent chimney stacks.

### Threats from Development

- Loss of traditional architectural features and materials.
- Loss of front boundary treatments and front gardens for car parking.
- Lack of coordination and poor quality street furniture and paving.
- Domination of traffic and poor pedestrian safety.
- Clutter of signage and street furniture.

### Opportunities

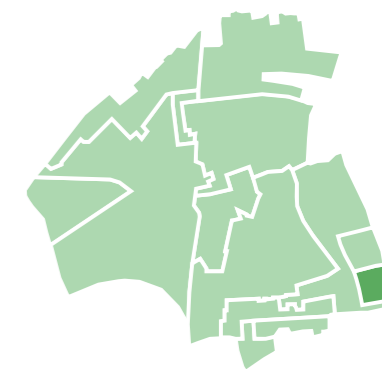
- Preserve, enhance and reinstate the architectural quality and unity.

- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens.
- Encourage the coordination of colour and design of materials and features.
- Improvement of the quality of street furniture and paving.
- Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture.



1868 Ordnance Survey

Link to full Conservation Area Statement:  
[http://www.richmond.gov.uk/conarea45\\_a3\\_rgb.pdf](http://www.richmond.gov.uk/conarea45_a3_rgb.pdf)



97-99 Strawberry Vale



107-109 Strawberry Vale



105-107 Strawberry Vale



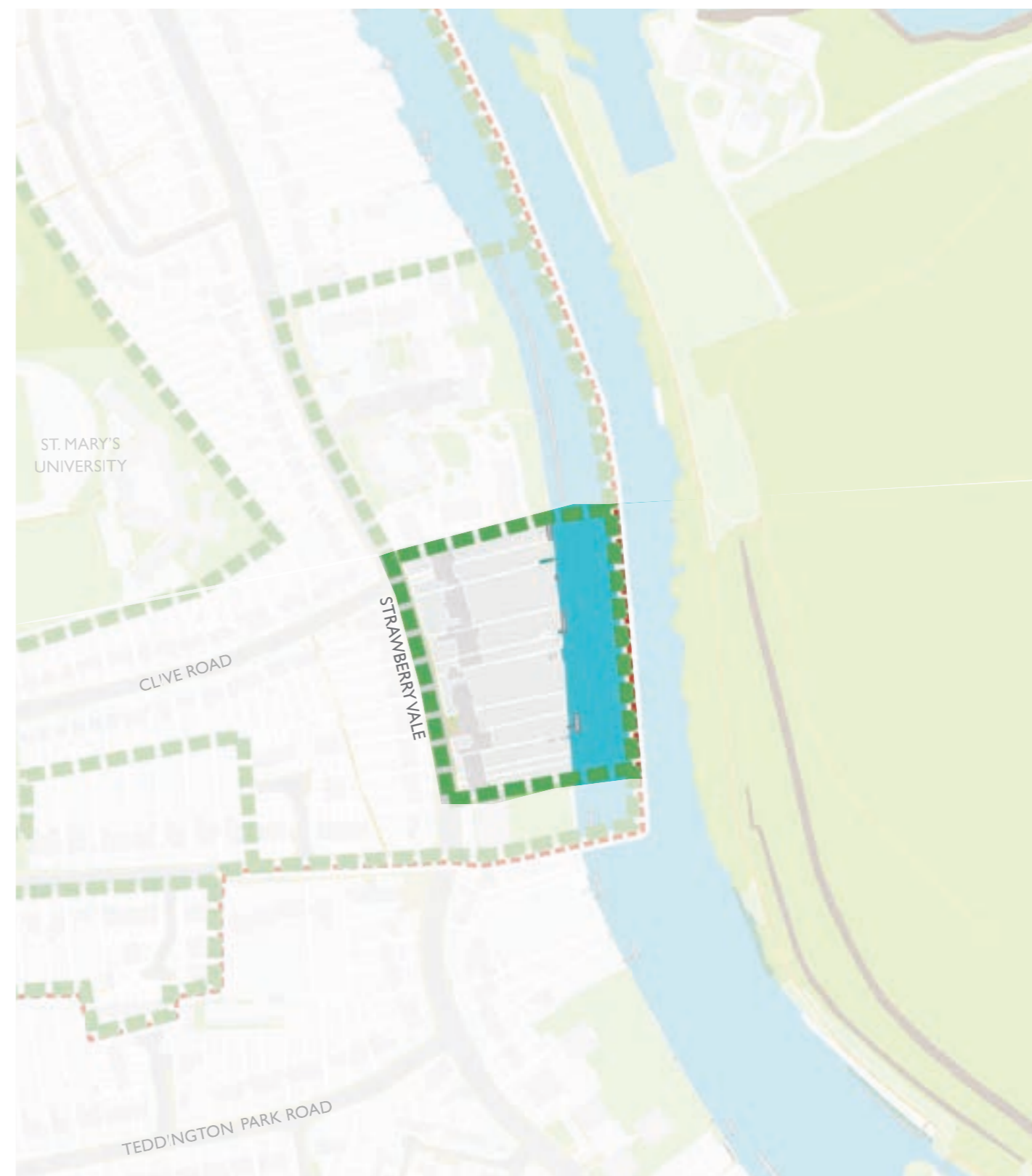
97-99 Strawberry Vale



109 Strawberry Vale



109 Strawberry Vale



Character area boundary

# 7. Features and Materials

**The architectural features and palette of materials used in the construction and decoration of buildings are a large part of what makes up the character of an area. They vary depending on when and where a building was constructed. Even for buildings of the same period, subtle differences in construction materials can be what distinguish buildings in one part of the country from another, contributing to local distinctiveness.**

## Materials

Strawberry Hill includes a wide variety of historic buildings that define the character of the area, but are mostly from the mid-late nineteenth and twentieth century. The area utilises a palette of similar materials which predominated in house building.

Using the correct materials (such as stock and red brick, clay tiles, slate and timber) is important for any repairs, alterations or extensions to existing buildings but also should be a consideration for any new development if it is to respect the context and character of the area. This is also important as traditional materials allow a building to 'breathe' (allow air to circulate and the materials to both absorb water when it rains and subsequently dry out).

Using modern, impervious materials can trap water and cause damp. Sourcing materials is very important, and it is always advisable to ask for samples that you can look at on site and compare with the palette of existing materials. In the context of historic buildings it is useful to look at the directory of specialist professionals on [www.buildingconservation.com](http://www.buildingconservation.com).

## Features

**Georgian:** The term 'Georgian' usually covers buildings constructed between 1714 and 1837, during which time there were numerous stylistic developments. As a general rule however houses conform to a Classically derived idea of proportion which dictated how an elevation should be arranged.

The most important floor, with the grandest rooms, was the first floor (the piano nobile) which externally was expressed with the tallest windows. The height of the windows decreases from the first floor to the top of the house. In the early eighteenth century the construction of the terrace house as we know it today became widespread through London. Houses were flatfronted (rather than jettied), constructed from brick, with the main decorative emphasis on the front door and windows (see subsection on windows).

Later in the eighteenth and early nineteenth century, render and stucco painted in imitation of stone was commonly applied to the exterior or part of the exterior of houses. With the innovation of Coade Stone in the second half of the eighteenth century decorative elements around doors and windows became more common.

One of the most important examples that survives in the Strawberry Hill village area is Strawberry Hill House.

**Victorian:** The Victorian period (1837-1901) saw an explosion of different styles and technological innovation. House building increased at a great rate to deal with the surge in population. The terraced house continued as the most popular and proliferate form of housing but mansion blocks of flats became increasingly common in London through the nineteenth century for all classes of people.

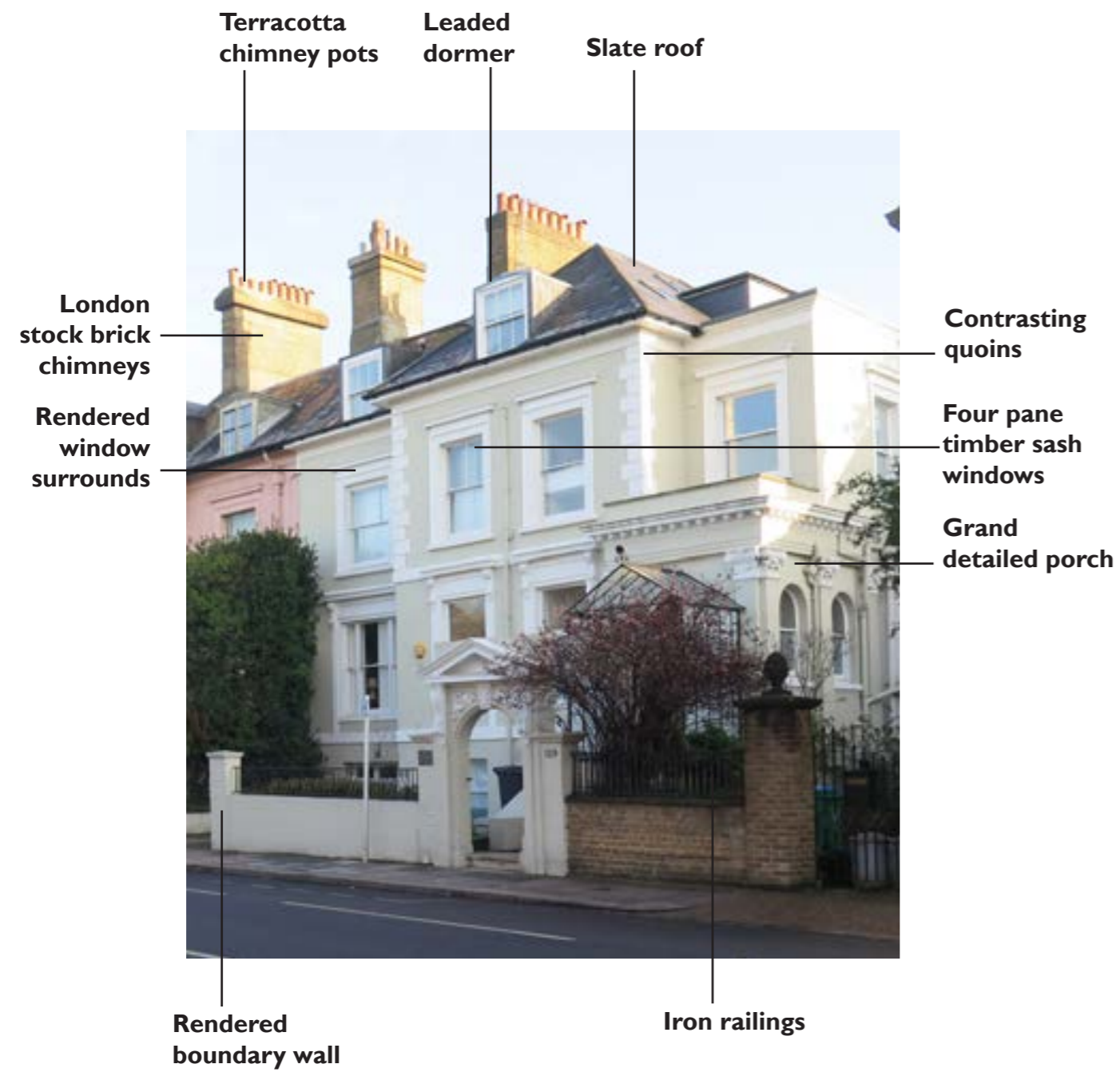
Whilst Classicism retained a strong foothold through Queen Victoria's reign and the simple, brick terraced house persisted, particularly as the most basic form of housing, the Gothic Revival is most commonly associated with this period and was popular as a way of enlivening houses.

Brick was still the basic load-bearing material for most buildings during this period though decorative coloured detailing became more popular. Renders and ornament (the latter usually made from artificial stone) also become more widespread. The borough hosts a wide array of quality Victorian housing of all scales, styles and forms, from terraced mews to large detached villas.

Strawberry Hill village has a number of examples of Victorian streets and buildings. Good examples include the grand riverside houses along Strawberry Vale. Walpole Road is also a good example of semi-detached Victorian housing.



## VICTORIAN



## EDWARDIAN



**Edwardian and Late Victorian:** The Edwardian period was a high point in traditional construction and late-Victorian architecture is often indistinguishable from that of this period. The architecture of this period confidently mixes features from numerous styles.

The work of Norman Shaw and the Arts and Crafts movement had a profound effect on house-design that was to dominate for decades to come with features of vernacular architecture becoming much more common.

The residential areas of Strawberry Hill were developed extensively during this period and therefore there are a number of neighbourhoods dominated by this architectural era. Examples include terraces on Heath Gardens, Radnor Gardens and Upper Grotto Road, as well as larger properties on Walpole Gardens, Strawberry Hill Road and Pope's Grove.

**Interwar housing:** Interwar housing can be found across the Borough. The vernacular semi-detached houses that became popular pre-WWI became regularised into the standardised designs of the 'Mock-Tudor semi' but has many forms due to the variety of construction through this period.

Extensive areas of inter-war housing are found south of Heath Road on Tennyson Avenue, Cross Deep Gardens, Saville Road, and across the residential streets east of Strawberry Hill station such as Orford Gardens, Waldegrave Gardens and Radnor Road.

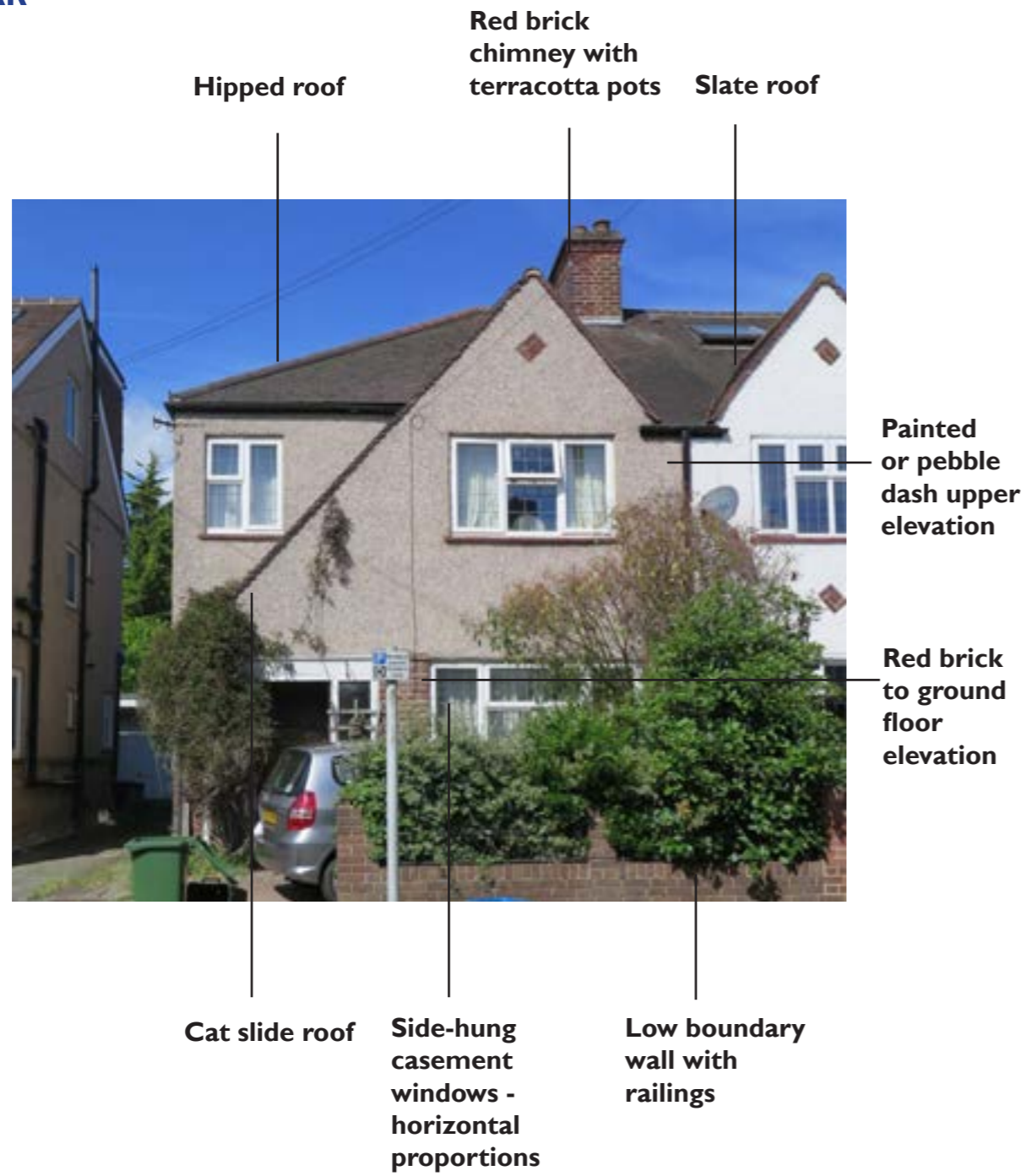
**Post war (1960s and 1970s):** A radical shift away from the traditional styles of the past century occurred with modernism and a new attitude to architecture and placemaking. Blocks of flats were seen as the ideal solution to increasing density, though the regular terraced house and low rise blocks of flats and maisonettes persisted.

There are some good examples of post-war housing in the area. The Span housing development of Fieldend is an important example of a 1960s typology. From the 1970s, the cul-de-sac of Clavering Close and the town houses of Fortescue Park on Shaftesbury Way are strong examples.

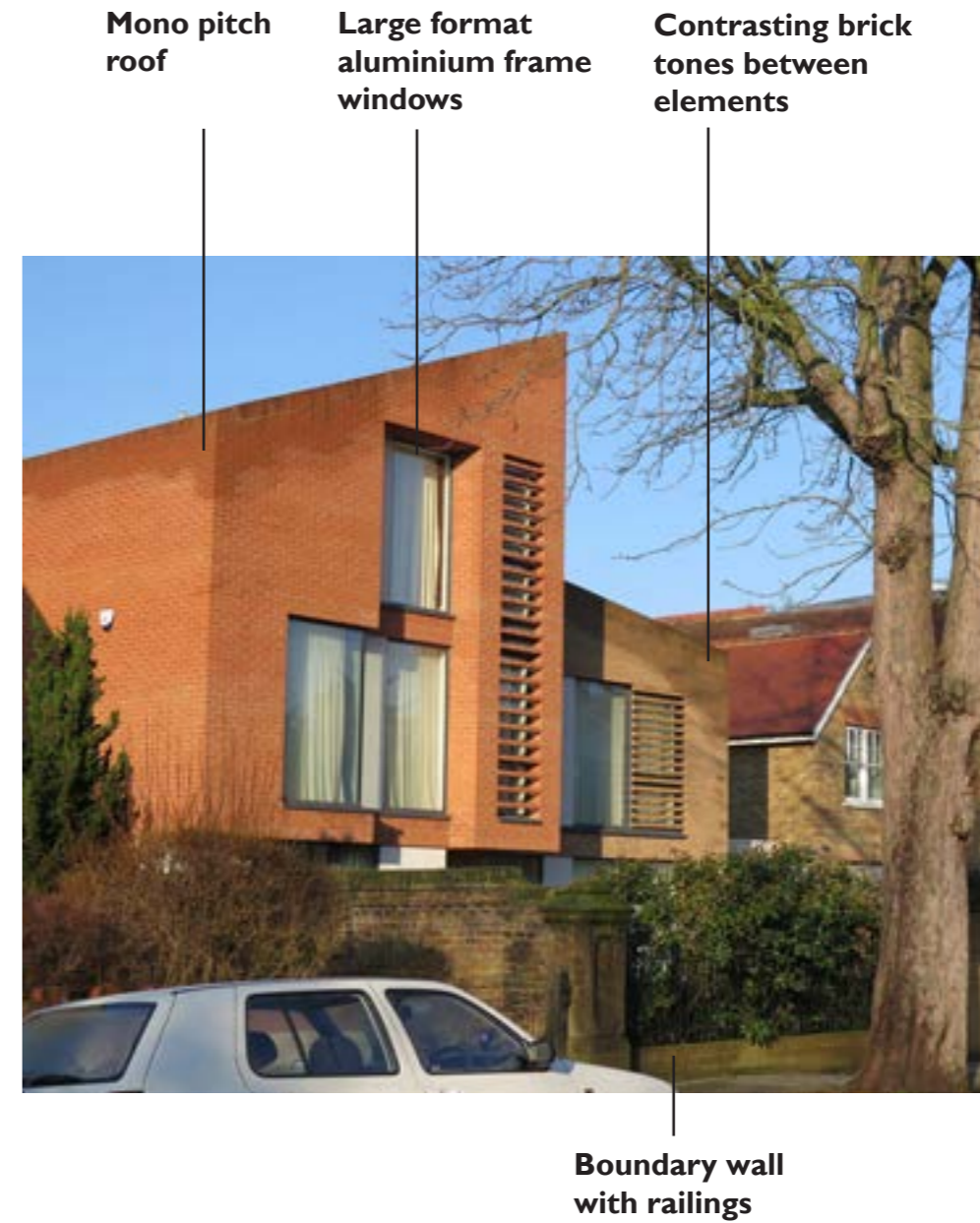
**Contemporary:** There is a variety of more modern development across the area, including some infill and some more substantial developments. Recent development less rigorously conforms to a particular style or ethos. Pressure for higher density developments is emerging, but relatively few developments have occurred to date in this area.

Hollies Close represents one of the most recent housing developments, but this was before the millennium. Developments since 2000 have generally been confined to non-residential sites and as extensions to schools such as the Newland House School extension and the new sports facilities at St. Mary's University.

**INTER-WAR**



**CONTEMPORARY**



## Windows

Windows are key features in all the buildings in Strawberry Hill irrespective of the construction period. The location of the windows, their proportions, the number of glazing bars, the use of coloured glass, or the presence of old glass and the decorative treatment around the windows, all give each building its special character. The diversity of window types across the area add to its character and reinforce the distinctiveness of the different styles. Therefore, if houses or flats have original windows they should be restored or, if necessary, replaced like with like. Along with the promotion of character, sustainable materials should also be prioritised, through the use of environmentally friendly materials and also improving the energy efficiency of buildings.

### Timber windows:

- Historic timber windows are made from more durable timber than modern, softwood timber. Repairing them is therefore often a more durable as well as sustainable option.
- Timber windows were always meant to be painted to protect them from the elements. Keeping them painted will help prevent them from rotting. If maintained, they can last indefinitely.

### Window details:

- Original leaded lights can add character to the street and be an important aspect of the design of the buildings. If the original windows have leaded lights they should be replicated if repairing them is not possible.
- Stained glass should be retained or incorporated in replacement windows.

### Double-glazing and thermal efficiency:

Improving the thermal efficiency of historic windows is a common reason for replacing them with double-glazing. If you are considering replacing your timber windows with uPVC bear in mind that the embodied energy lost by disposing of your windows and replacing them with uPVC, which have a limited life-expectancy, can be less sustainable than repairing them or installing secondary glazing. Traditional internal shutters are also very effective means of improving thermal efficiency so if your property once had shutters, restoring them can be a sensible option.

There are a number of options to consider if the installation of double-glazing is pursued:

- Have existing windows adapted by inserting an additional pane of glass within the existing frame to improve sound and thermal insulation. This is only really possible with unlisted buildings with deep window profiles.

- Timber double-glazing is now a good option with improving technology that can achieve very slim window profiles that compare with Victorian and Edwardian single-glazing.
- Thin profile double glazed acoustic glass is available that can be fitted into existing timber frames. This can be a way of upgrading the sound and insulation performance of windows without the need for total replacement.
- Install secondary glazing which is very effective in improving thermal and sound insulation. They can often be removed in the summer months when less needed.

uPVC is often considered as it is seen as a cheaper option than most timber double-glazed units. However, it is not authentic and cannot achieve the same detailed mouldings or appearance and is therefore discouraged. If you feel that this is your only option you should bear in mind:

- the materials, design, proportions and the means of opening (sash/casement) of the existing windows and try to faithfully replicate them. This will not only help with maintaining the character of the building but also maintain the amount of light going into a room (which can be affected if thicker frames are used).
- the proportions of the glazing bars should replicate those on the original windows.
- glazing bars should be integral to the structure of the window and not applied to the outside of the glass and should be raised rather than flat.

- top-hung casements are not a good substitute for sliding sashes.

Historic England provide guidance on sensitive alterations to enhance environmental performance in historic buildings: <https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/>



Double bay windows



Double hung sash windows



Sash windows



Shop by Strawberry Hill Station



St. Mary's University



Hipped dormers

# 8. Forecourt parking

**The Council has an existing Supplementary Planning Document (SPD) covering ‘Front Garden and Other Off Street Parking Standards’ (adopted September 2006). This document provides detailed advice on the legal and design issues when creating a parking area in your front garden and access to it from the highway. The Council’s Local Plan (2017) Policy LP 45 also establishes the principle approach to Forecourt Parking, notably that it will be resisted.**

The Strawberry Hill Village Planning Guidance SPD draws upon the 2006 SPD, providing updated and specific information for Strawberry Hill Village. It is important that the 2006 SPD is read in conjunction with the guidance below.

It is also advised to refer to the Council’s Supplementary Planning Document on ‘Design Quality’ and ‘Public Space Design Guide’.

In Strawberry Hill, as in other areas of Richmond and across London as a whole, increases in population and car ownership have resulted in greater demand for car parking spaces. Where houses are not able to have garages, or where there is insufficient on and off street parking, this can lead to increased demand for front garden parking.

Conversion of front gardens for car parking can individually and cumulatively adversely impact on the appearance of an area and detract from its overall character if undertaken without careful consideration. The Council is keen that where front garden parking does occur, it is done in the best possible way, by following the guidance given in this and the 2006 SPD.

## Planning Permission

In some cases alterations to front gardens fall within the terms of ‘permitted development’, in which case planning approval is not required and therefore the Council has little or no control over the creation of forecourt parking.

You will not normally need planning permission outside of a Conservation Area, if a new or replacement driveway of any size uses permeable (or porous) surfacing which allows water to drain through, such as permeable concrete block paving or porous asphalt, or by directing rainwater to a lawn or border to drain naturally.

If the surface to be covered is more than five square metres planning permission will be needed for laying traditional, impermeable driveways.

It is important to note that in Conservation Areas, planning permission is required for demolition of boundary walls, fences and railings over 1m in height. Article 4(2) Directions can also restrict the removal of structures such as those that would be required to allow access for parking (see the 2006 SPD for details).

The Council’s Local Plan (2017) Policy LP 45 seeks to resist front garden parking because of the impact on the appearance of the street and loss of vegetation and biodiversity.

It is generally considered that additional forecourt parking would not significantly reduce parking congestion.

## Important features in Strawberry Hill

Many front gardens and frontage features in Strawberry Hill contribute significantly to the overall character of the area and local street scene both within and outside of the Conservation Areas. These include:

### Boundary walls

Boundary walls are perhaps the most important and defining feature of a street scene, and their preservation and uniformity adds considerably to an area’s character. They enclose front gardens and define public and private space. Low walls create this space without reducing visibility. Increasing the height of walls can impact on the character of the street. Conforming traditional brick types and brickwork along a street is an important characteristic. Many Strawberry Hill streets retain their original brickwork which dates back to the nineteenth century. Typical examples include Heath Gardens and Walpole Gardens where many properties have retained their low brick boundary walls with iron railing and shrub planting behind. Plots on the streets developed in the inter-war period tend to have solid brick boundary walls such as in Radnor Road. For the above reasons the gap in the boundary wall should not exceed

that needed for the passage of a car. This also reduces the loss of parking space in the road outside.

### Iron railings and gates

Eighteenth and nineteenth century iron railings (and gates) are a traditional feature found at some of Strawberry Hill’s houses. Typically these are embedded into a lower boundary wall, enclosing the front garden whilst keeping visual obstruction to a minimum.

### Hedges

Hedges enclose front gardens and define public and private space. They provide an attractive green feature to the streetscape therefore it is important for them to be retained as frontage features either on their own or in combination with walls or railings.

### Guidance on front garden parking

The following key considerations should be made where residents do feel an imperative to replace front gardens with car parking:

#### Retention of existing features

The general aim of any design for car parking in front gardens should be to retain as much of the existing features as is practical – such as existing walls, railings or hedging. Where an opening has to be made in an existing wall, railing or fence, it should be made good at both ends to match existing materials and details, and should be no more than a car-width wide.

#### Enclosure

Retaining a form of enclosure of front gardens and forecourts is an essential part of retaining local character and maintaining the street scene. Partial loss of existing structures is inevitable to allow vehicle access but as much of the structure should be retained. Inward opening gates help to complete a defensible line.

#### Permeability

The base and finished surface should be laid at a slight gradient and be of a permeable material, to allow the satisfactory drainage and absorption of rainwater. Water should not drain from the property onto the footway. A length of drain or soak-away may be required at the site boundary to prevent this or a connection to a surface water sewer can be established with the agreement of the Water Authority. Use of loose gravel should be avoided.

### Green features

Loss of existing green space may be inevitable however retaining and / or replacing some planting in as generous a manner as possible helps to maintain the area character, screen vehicles and create a more pleasant natural environment by absorbing local exhaust fumes.



Boundary wall



Hedging boundary

**ACKNOWLEDGEMENTS**

All historic maps have been taken from the National Library of Scotland website: <http://maps.nls.uk/>

All historic photographs are from the London Borough of Richmond Local Studies Collection:

[http://www.richmond.gov.uk/local\\_studies\\_collection](http://www.richmond.gov.uk/local_studies_collection)





