

Amyand Park Road

CONSERVATION



AREA STUDY



LONDON BOROUGH OF
RICHMOND UPON THAMES
Environment Planning & Review

Area no.

48

Introduction

Conservation areas were introduced in the Civic Amenities Act 1967 and are defined as areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Designation introduces a general control over the demolition of unlisted buildings and the lopping of trees above a certain size.

The objective of a conservation area study is to provide a clearly defined analysis of the character and appearance of the conservation area, defensible on appeal, to assist in development control decisions. Further, to address issues, which have been identified in the character appraisal process, for the enhancement or preservation of the conservation area.

It is hoped that the process of the study and the finished document will stimulate public participation.

Location

Amyand Park Road Conservation Area is situated between the railway line and Richmond Road, to the north-east of central Twickenham. It was designated in 1988.

Origins of development

Before major development in the C19, large areas of Twickenham and Isleworth were covered with orchards. The nursery business was at its peak between 1760 and 1840 through a demand for fruits of all kinds, including the new and exotic, so an intensive method of farming was employed. Housing development took place on agricultural land in the mid-late C19 following the advent of the railway.

Prevailing former uses

The conservation area is linear in form, sited around Amyand Park Road, and the northern sections of Oak Lane, Victoria Road and Strafford Road.

The 1894 Ordnance Survey map indicates the abundance of nurseries and planting to the east of Amyand Park Road. Prior to the railway there were 184 acres of market garden in this area. There are however several properties of interest which have remained in the same use for over a hundred years.

Arragon House, named after Henry VIII's queen, built in c1600 and demolished in the 1850s, had extensive grounds, which stretched to the southern end of Amyand Park Road and Oak Lane. This estate was given to Helen Maria on her marriage to Charles I in 1625.

The house then passed to Charles II's queen and notable residents included Samuel Scott, the painter, in the mid C18. Devoncroft House, Royal Mews and Grove Cottage dating from c1700 are also sited within the original grounds of the estate.

Amyand House





Newland House

One of the last large C18 inland houses in Twickenham is Amyand House (1760) on Amyand Park Road, which is incorporated into the St. John's Hospital complex. St. John's Hospital opened in 1880 with extensions in 1932 and 1974. Following the arrival of the railway in 1848 schools were developed in the area and in 1863 St. Mary's Parochial School moved to its present site on Arragon Road / Amyand Park Road corner. The school was expanded and altered in 1931. Terraces along Amyand Park Road were developed from 1850 onwards following the route of the railway and Amyand Park Road, and by 1871 there were 94 railway employees living in the Twickenham area. In 1907 William Candler left a bequest for new almshouses which were built in 1935 by the Twickenham Charities and now provide a landmark in the conservation area.

Archaeological significance

Archaeological evidence indicates that a Roman farmstead was sited within the present area of St. John's Hospital. This may well have influenced the selection of Twickenham for settlement in the Anglo-Saxon period and the subsequent development of a medieval rural village close to the banks of the Thames.

Architectural and historic qualities, and their contribution to special interest

Amyand Park Road itself contains mainly three storey Victorian semi-detached villas interspersed with two storey late C19 terraces. Generally, materials are brown and gault brick with string courses of red brick.

Slate roofs, which originally would not have housed dormer windows, and bay windows to the upper ground floor are common elements. Three storey properties such as 51 - 77, 86 - 96 and 102 - 116 Amyand Park Road have access via steps with coping stones to the raised ground floor level. Basement bay windows are common along Victoria Road, 51 - 77 and the southern side of Amyand Park Road. Sash windows have predominantly been retained although some loss of original detailing is evident. Many roofs overhang, some with eaves brackets which are painted white and therefore a distinctive feature, window and bay surrounds are common and in larger properties, such as the semi-detached villas along Victoria Road and 60-62 Amyand Park Road, door surrounds have stuccoed hoods and pilasters. 24 Strafford Road contains lintels with decorative patterns cut into the stone and Corinthian corner pillars to the entrance porch.

Amyand House is now part of the complex of St. John's Hospital. The central dentilled and pedimented bay is visible with a one storey extension to the front elevation. The extension has a parapet roof with the terracotta name sign and architrave reinstated into the front wall. Devoncroft House (listed) occupies an important corner site between Amyand Park Road and Oak Lane. Dating from c 1700, it is stuccoed and roughcast, with flush frame sash windows. The entrance is of interest; it is square headed pilastered and corniced, and the interior retains the original turned baluster staircase and woodwork. The adjoining Grove Cottage is also listed and is structurally part of Devoncroft House. Again many of the internal features have been retained and date from the C18. Externally it is also stuccoed with flush framed sash windows. The buildings, which are now painted, act as a visual focus and a contrast to the prevailing scale and architectural forms.

Key unlisted buildings

Sir Robert Edis designed both St. John's Hospital and Newland House in about 1860. Newland House is approached by an elaborate doorway set in the brick boundary wall. Its Gothic arch, flanked by colonnettes, sits within a pediment of decorative banded brickwork. St. John's Hospital was designed as a single storey building with deep roofs and elongated windows,



Almshouses, Amyand Park Road



15 Devoncroft Gardens

surrounded by gardens with fruit trees, where patients could rest and recuperate. Recent additions have been designed in scale and proportion to the original building. St. Mary's Church School is a Building of Townscape Merit and although altered and adapted to modern school uses, retains the original design. The west elevation contains decorative brick soldier courses and the roof is constructed with a pattern of tiles. Several houses are recognised as Buildings of Townscape Merit, including the Almshouses. Single storey, dating from 1920, with a high pitch roof, they are designed in a crescent with windows and brickwork which are all typical of this period and fronted by a garden area. Devoncroft Gardens is an interesting group of small terraced cottages, with detailing such as timber porches, and bay windows to the ground floor. Victoria Road, a group of semi-detached and detached properties, which are designated Buildings of Townscape Merit, mainly retain their original features such as windows, unaltered facades and front gardens; this is a particularly important group within the conservation area.

Character and relationship of spaces

The meandering nature of Amyand Park Road offers a continuously changing series of views. This creates an enclosed environment with suspense and variety along the route, framing views such as Devoncroft House at the junction of Amyand Park Road and Oak Lane.

Oak Lane Cemetery is the most important walled open space in the area. It has a wild and overgrown quality with a walkway leading axially from the iron gates. Tombs line this walkway and gravestones are laid out in rows leading from the walkway. Many dating from 1850 have been overgrown by ivy and moss. The

collection of yew trees towards the western end of the cemetery forms a focal point.

Prevalent/traditional features

Bay windows are a prominent feature, as are basements and raised first floor levels with steps leading up to the raised floor. Basement windows are also a prominent feature at ground level. Sliding sash windows, an original feature of many of the C19 properties are sadly gradually being replaced with unsympathetic styles.

Local details

Boundaries in situations such as Victoria Road, and Strafford Road are defined by hedges, low walls and mature planting. Unfortunately the rise in the amount of forecourt parking is having a detrimental effect. The hospital and school also reflect this domestic image, with low walls, railings and planting.

Contribution of green areas, hedges, gardens and key trees

An abundance of shrubs, roses and creepers as would be expected within small gardens are very evident. The grounds of the almshouses and hospital contain large sycamore trees, which create a uniform scale between the tall three storey houses and one storey almshouses and hospital. Oak Lane Cemetery is contained by a high brick wall, gate piers and iron gates, providing a quiet contemplative environment and colour within the area. Mature trees include yews, oak, holly and chestnut.

The setting of the conservation area

The conservation area is in close proximity to the railway line and runs parallel to York Street and Richmond Road. Oak Lane Cemetery is visually a great asset and could provide much needed public open space, as a tranquil sitting out area.

Extent of loss, intrusion and damage

Loss of boundary treatment has a detrimental effect on the character of the area, where small, enclosed gardens are such an important feature providing colour and a uniform scale. Boundaries reinforce the tight winding nature of Amyand Park Road.

Alterations to the roof lines with unsuitable dormer windows, such as 102-124 Amyand Park Road, change the important scale of the buildings, and also alter the roofline, which should be consistent. Further, painting of the front elevations and alterations to windows are noticeable in the area as a whole and not only have a detrimental affect on individual buildings but also neighbouring properties. Further damaging treatments include pebbledash to the front elevations of properties, evident on Victoria Road.

The highly visible fire escapes between the semi detached properties along the eastern end of Amyand Park Road are obtrusive; more visually acceptable methods of escape should be looked into when conversions to flats are proposed.

The road barriers at the southern end of Amyand Park Road are not sympathetic to the approach to a conservation area. Replacements should enhance the environment by use of a suitable material, colour and design.

Concrete bollards are used along Amyand Park Road and concrete street lighting is used around the conservation area, which again are of unsympathetic material and design.

The off-street parking areas at the northern end of Victoria Road do not continue the sense of enclosure, which is so evident in this road.

Neutral Areas

Neutral areas are those which neither enhance nor detract from the character or appearance of the conservation area, but where there might be some potential for enhancement. The timber fence to the front of the almshouses does not enhance the conservation area; use of railings for the garden would enliven and improve the appearance of the almshouses.

The south end of Amyand Park Road, 24-46, is excluded from the conservation area thus isolating St. Mary's School. Inclusion would encourage improvement to the setting of the school and therefore improvement of the highway and footway.

Key strengths of the area:

- Domestic scale, greatly enhanced by front gardens, planting and low scale public buildings
- Narrow winding nature of Amyand Park Road, continuously changing and framing views
- Mature trees in the grounds of the almshouses and the hospital, and Oak Lane Cemetery
- Oak Lane Cemetery; a tranquil, peaceful area of open space



Devoncroft House, Oak Lane

Problems and Pressures

- Alterations to the roof-line along Amyand Park Road with dormer windows. This and alterations to other windows with the use of uPVC, although permitted development in houses, have a detrimental affect on the individual buildings and neighbouring properties
- The addition of rear roof extensions to Devoncroft Gardens should be restrained in size. Some extensions have dramatically affected the original form of the roof by their sheer size. Greater appreciation of the original roof would be allowed if the extensions were built to a minimal width within a suitable distance from the party wall parapets
- Visible fire escapes to converted properties detract from the buildings and consequently the area as a whole
- The street lighting in the area, bollards and road barriers at the junction of Amyand Park Road and Arragon Road are all unsympathetic to the conservation area

Proposals

The following proposals include suggested environmental improvements, some of which fall outside the Council's control. It should also be noted that current financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement. However the Council will continue to encourage improvements to the environment, in cooperation with local groups and businesses.

Environmental Improvements

Replace street lights, bins, bollards, and barriers with sympathetic designs and materials to ensure a cohesive, uncluttered environment.

LBRuT

A boundary treatment to the almshouses such as railings or planting with removal of the timber fence, would improve the appearance of the almshouses and enhance the conservation area.

Twickenham Charities

There is a long standing need for open space in the area and Oak Lane Cemetery has been identified in the UDP as a local strategy to be used for public open space. Open space is intended to provide a tranquil rest and sitting out area for local residents. Care will be taken to retain its peaceful and informal character, trees on the site and its nature conservation importance.

LBRuT/ Church

Provide seating inside the Oak Lane Cemetery, to enhance the enjoyment of the area for residents and visitors.

LBRuT

Improve road surface treatments, particularly along the southern end of Amyand Park Road. A change of road surface material would encourage care when driving vehicles along a route which is predominantly used by children; further, the traffic barriers at the junction of Amyand Park Road and Arragon Road are an ugly addition to the entrance of this conservation area, and this is an area where a tree planting scheme would be appropriate. A small grid of trees would act as a traffic barrier and a pedestrian entrance.

LBRuT

The junction of Beauchamp Road and Amyand Park Road is visually detrimental to the setting of the conservation area, with a group of garage doors looking onto the road and inappropriate concrete bollards. Again this is an area where a tree planting scheme would be appropriate.

LBRuT/ Private funding

The junction of Greville Close and Amyand Park Road has a wide footway which would also benefit from tree planting.

LBRuT/ Private funding

Dormer windows

The character of Amyand Park Road is threatened by the use of unsympathetic dormer windows to the front facing roofs. Many such as those towards the north end of the conservation area are excessively large. Flat roofed dormers are particularly detrimental. If dormer roof lights are to be used, the rear elevation would be a much more appropriate position with a traditional style dormer with a hipped or gable roof which would detract to a lesser extent from the roofline.

Extension of the conservation area

It is proposed to extend the conservation area to include 24 - 46 Amyand Park Road and the adjacent highway and footways of Amyand Park Road up to Arragon Road. The inclusion of these properties would provide a consistent 'experience' of walking through the conservation area and would link the currently isolated St.Mary's School to the conservation area.

It is also proposed to include the two properties, 14 - 16 Strafford Road, which contain features of similar date and period to that of Amyand Park and Victoria Roads; and 9 - 23, & 10 - 22 Oak Lane which also contain features and scale of special interest contributing greatly to the entrance to the conservation area.

Amyand Park Gardens, a group of large detached properties with little alteration, are also added to the conservation area.

The northern end of Amyand Park Road, from 143 - 207 and 1 - 10 Amyand Park Cottages will also be included into the conservation area.

Article 4 Directions

The Council is able to control new development through its powers under the planning acts and is always willing to give advice to those who want to undertake new work. There is a range of guidance leaflets available regarding conservation areas, listed buildings and regarding the types of development requiring planning permission. If you are in doubt about the need to obtain planning permission for intended works, you should contact the Environment Planning & Review Department at the Civic Centre.

Where a particularly good group of single dwellings would suffer if work, exempt from planning permission, were to be carried out (e.g. changing windows, demolition of front boundary walls etc.) then the Council may apply an Article 4(2) Direction after consultation with owners. Such directions mean that certain permitted development rights, as specified within the Direction, are removed and owners must then apply for permission to carry out such intended works.

Such an approach has been considered appropriate for the houses in Victoria Road, to restrict the carrying out, in relation to the elevation which faces the highway, of development in the following categories:

- (1) any alteration to the roof and the provision within the house curtilage of a hard surface
- (2) alteration of a gate, fence or wall within the curtilage
- (3) the painting of the exterior of any part of the dwelling (excluding surfaces already painted)
- (4) the demolition of all or part of a gate, fence, wall or other enclosure within the curtilage.

Detailed guidance notes

The proposals generated by this study affect the following: -

- Public areas including parks, gardens, highways and paths usually owned by the Council or other statutory bodies.
- Private property. Some alterations may require planning permission and are therefore ultimately controlled by the Council but some alterations will be classed as 'permitted development' and will be under the control of the householder.

For the study to be successful everyone involved in property ownership, tenancy, and management in both the public and private sector needs to contribute to achieving the proposals. The Council will strictly apply Unitary Development Plan policies and also the detailed proposals listed in the study in order to preserve or, where possible, enhance the special interest of the conservation area.

Proposals

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

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Conservation Area Study




Area no.

48




KEY

-  Conservation area boundary
-  Proposed extension of conservation area
-  Listed building
-  Building of Townscape Merit
-  Key tree groups

Proposals

-  Proposed Article 4(2) Direction
-  Proposed area for environmental improvement
-  Area identified for tree planting

UDP Designations

-  Other open land of townscape importance
-  UDP proposal site
-  Area of mixed use

scale 1:2500



Much minor work to private houses is 'permitted development'; as no planning permission is required, it is the responsibility of owners to consider the quality of the street and the area, when carrying out work. Often there are alternative ways of achieving the same end, which will not damage the character of the house and the street. Council conservation staff can give advice. When considering work's which may require planning permission, the best approach is to contact the Environment Planning & Review Department for advice.

Buildings of Townscape Merit

The Schedule of Buildings of Townscape Merit (BTMs) is a local list, adopted as supplementary planning guidance in 1983, compiled to recognise the value of those buildings which make a positive contribution to the streetscape but have not been included on the statutory list of buildings of architectural and historic interest. It is hoped that by drawing attention to the historic, architectural and townscape interest of such buildings, owners, developers and others will regard them more carefully when considering any proposals for alteration, extension or replacement. BTM status is a material consideration in all planning applications relating to such buildings. In a conservation area permission will not normally be given for the demolition of BTMs. The Council has produced a planning information leaflet on BTMs which is available free of charge.

Landscape and planting

Trees above a certain size in conservation areas which are not already subject to a Tree Preservation Order, are protected automatically by the requirement that six weeks' notice must be given to the Council before any proposed work is carried out. Generally this requirement applies to trees with a trunk diameter greater than 75mm at a point measured 1.5m above ground level. The Council has published planning information and design guidance leaflets regarding landscape and trees which are available free of charge.

Implementation

The Council will implement those proposals under its control as opportunities arise and when funds become available and will give advice on grants and action that can be taken by other groups and individuals. The Council will monitor the effectiveness of any Article 4(2) Directions and will review the progress of enhancement proposals on a regular basis.

Acknowledgements

The co-operation and input of all individuals and organisations who took part in the consultation process for this study is gratefully acknowledged by the London Borough of Richmond upon Thames. The illustrations for this study were produced by Howard Vie for the London Borough of Richmond upon Thames.

This study was approved by the Council Environment Committee in February 2001. The Article 4(2) Direction has been implemented.

Other Publications

The London Borough of Richmond upon Thames has also published the following information.

Planning Information Leaflets

- no. 1 Conservation Areas
- no. 2 Listed Buildings
- no. 3 Historic Buildings
- no. 4 Historic Buildings: Maintenance and Repair
- no. 5 Trees: Legislation and Procedure
- no. 6 Buildings of Townscape Merit

Design Guidance Leaflets

- no. 1 Design Guidelines for Shopfronts and Shopsigns
- no. 2 Design Guidelines for Car Parking in Front Gardens
- no. 3 Design Guidelines for External Alterations to Houses
- no. 4 Design Guidelines for House Extensions
- no. 5 Trees: Landscape Design, Planting and Care
- no. 6 Design Guidelines for Small Housing Sites
- no. 8 Design Guidelines: Wildlife in Gardens
- no. 9 Design Guidelines for Nature Conservation and Development
- no. 10 Security by Design
- no. 11 Design Guidelines for Shopfront Security

Street Design Guide

Tree Strategy

Conservation Area Studies

Studies for the other conservation areas in the Borough are available or are in preparation.

These leaflets and documents are available from the Environment Planning & Review Department reception on the 2nd floor of the Civic Centre

Front cover illustration of St. John's Hospital doorway.

If you would like a copy of this leaflet in Braille, large print, on audio tape, or in a community language, please contact the Communications & Media Unit on 020 8891 7162

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