

CHARACTER APPRAISAL & MANAGEMENT PLAN

Conservation Areas – Petersham no.6, Ham Common no.7, Ham House no.23 & Parkleys Estate no.67

These character appraisals and management plans were adopted by the council on 30th March 2007 following public consultation.



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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 felling or lopping of trees above a certain size.

It is a formal requirement that the ‘special interest’, which justifies designation, is defined by the local planning authority through a detailed character appraisal of each conservation area. The objective of a conservation area appraisal is to provide a clear and comprehensive analysis of the character and appearance of the conservation area, and assess the vulnerability of this character to unsympathetic change. This provides a sound basis for development control decisions within these areas.

It is also a requirement that a management plan is produced for each conservation area, which sets out proposals for the preservation and enhancement of the character and appearance of a conservation area, as identified during the character appraisal process.



Ham House Gardens

This character appraisal and management plan has been produced in consultation with the local community and it is hoped that this process and the publication of these documents will further stimulate public participation in safeguarding the future of these areas. This document comprises the character appraisals and management plans for four neighbouring conservation areas in Petersham and Ham. These conservation areas are: No. 6 Petersham, No. 7 Ham Common, No. 23 Ham House, and No. 67 Parkleys Estate.

No. 6 Petersham Conservation Area

Petersham conservation area includes the historic core of Petersham village, located between Richmond Park and the River Thames, on the route between Richmond and Kingston. It adjoins the conservation areas: No.5 Richmond Hill to the north, No.23 Ham House (no.23) to the west, and No.62 Richmond Park to the east.

This conservation area was first designated on 14.01.1969 and later extended on 07.09.1982 to include Petersham Road south to Sandy Lane.

No.7 Ham Common Conservation Area

Ham Common conservation area is centred on the green of Ham Common between Ham Street and Upper Ham Road. This area includes those buildings that fringe the common and also along Church Road and part of Petersham Road and Ham Gate Avenue. It adjoins the conservation areas: No.23



Ham Common Pond



Ham House Tow Path

Ham House to the north, No.62 Richmond Park to the east, and No.67 Parkleys Estate to the south.

This conservation area was first designated on 14.01.1969 and later extended on 05.07.1977 to include the gardens of properties on the south west side of Ham Common and the northern end of New Road. And extended on 07.09.1982 to include the southern end of Petersham Road just north of Ham Common. And extended on 19.10.1992 to include the grounds of St Michael's Convent. And again extended on 13.01.2004 to include Church Road from St Andrew's Church to Latchmere House.

Ham House Conservation Area No. 23

Ham House conservation area is located on the Surrey bank of the river Thames, opposite Marble Hill House, and comprises the estate of Ham House. It adjoins the conservation areas: No.5 Richmond Hill and No.6 Petersham to the east, No.7 Ham Common to the south, and No.8 Twickenham Riverside to the north.

This conservation area was first designated on 16.09.1975 and later extended on 07.09.1982 to include Wiggin's and Pointer's Cottages.

Parkleys Estate Conservation Area No. 67

Parkleys Estate conservation area comprises the modern residential estate of Parkleys and Ham Farm Road. It lies within Ham, between Upper Ham Road and Ham Common to the north and suburban Kingston to the south. It adjoins the conservation areas: No.7 Ham Common to the northwest, and No.62 Richmond Park to the northeast.

The conservation area was designated on 02.12.2003.

SPECIAL INTEREST

In defining the special interest of these four conservation areas it is important first to set out the broader trends of history and development, location and context, settlement form, architecture, topography and landscape setting, and activity and former uses for Ham and Petersham. This will be followed by a more detailed character appraisal of each conservation area and sub-areas.

Please refer to enclosed Location and Setting Map.

HISTORY AND DEVELOPMENT

The earliest evidence of human habitation in this area is from Mesolithic or hunter-gatherer finds in Ham and later Neolithic or early farmer finds on Ham Fields. The historic centres of Ham and Petersham villages, parkland and riverside lands are all recognised as priority one areas of archaeological potential.

Ham and Petersham began as ancient villages along the river Thames, between the larger settlements of Shene (now Richmond) and Kingston. The manor of Petersham was granted in the C7 to the Abbey of St Peter in Chertsey and a church has stood here since Saxon times. Part of the C13 chancel of St Peter's Church survive, now enlarged many times in the following centuries. The village was recorded



Sudbrook Park (Richmond Golf Club), Sudbrook Lane

as Piterichesham in the 1086 Domesday Book, which may mean homestead of Patricius or Patrick. Ham is not mentioned, but may derive its name from the literal meaning of a meadowland in a river bend or Hamms. Ham first gained a parish church in 1831 with the construction of St Andrew's by architect Edward Lapidge.

In 1637 King Charles I created a vast royal deer park called New Park (now Richmond Park). Much private and common land in the area was enclosed to form this park. At this time the leasehold of the royal manors of Ham and Petersham were granted to William Murray 1st Earl of Dysart. The Earl was a childhood friend and later adviser to the King and had resided at Ham House since 1626. Ham House was originally built in 1610 for Sir Thomas Vavasour, Knight Marshall to James I. Then a H-shaped mansion with a formally laid out garden. The Earl's daughter, the beautiful and ambitious Elizabeth Countess of Dysart married Sir Lionel Tollemache in 1647 and it is from this union that the subsequent Earls of Dysart of Ham House are descended. Following her second marriage to the Earl of Lauderdale (later Duke) in 1672 the country house was enlarged and remodelled in the latest classical style by William Bruce and William Samwell. The exceptional interiors of the house are a remarkably rare surviving example from this period. During the Restoration period Ham House became a centre of political intrigue and the activities of the notorious CABAL or Committee of State to King Charles II. The date of the famed lime tree avenues of the estate is uncertain, however they do appear on a 1671 estate plan and the Great South Avenue was formed by at least 1679. They are an exceptional landscape survival from this period. During the C18 the layout of the formal gardens finally were completed, however it was not long before the growing popularity of the Picturesque movement in garden design led to attempts to naturalise the appearance of the grounds. Ham House was presented by Sir Lionel Tollemache Bt and Mr Cecil Tollemache to the National Trust in 1948 and much land



Garden building, Ham House Gardens

subsequently sold off. The Trust leased the house to the Ministry of Works. Its contents were entrusted to the care of the Victoria and Albert Museum, which administered the house until 1990 when it was returned to the National Trust. The avenues came into the ownership of the London Borough of Richmond shortly in 1952; by this time many of the trees were in an advanced state of decay. In 1975 a large private donation enabled the restoration of the gardens back to the more formal C17 style.

The C17 and C18 were a golden age for Ham and Petersham, as they were elevated to the status of a fashionable rural retreat for the rich, aristocratic and influential. In the 18th century Horace Worpole was a frequent visitor to the area from his home Strawberry Hill across the river, Catherine Hyde Duchess of Queensbury patronised the playwright John Gay who first rehearsed his *Beggar's Opera* at Douglas House, and the maritime explorer Captain George Vancouver is said to have written his famous *Voyage of Discovery* at Glen Cottage on River Lane. Ham House and estate has strongly influenced the historic development and plan form of both Ham and Petersham. This prestigious location and idyllic riverside setting has resulted in the development of a remarkable number of elegant mansions within these once rural villages, in this period.

Large expanses of parkland and river meadows acted to constrain the growth of the settlements of Ham and Petersham, preserving their distinctive rural character well into the C20. Development occurred only gradually through the C19. Unlike Richmond, the railways never reached these villages and they did not experience a rapid expansion during the Victorian period. At this time the charms of the area continued to attract leading figures such as Charles Dickens, who wrote and set part of *Nicholas Nickleby* at Elm Lodge, and the architect George Gilbert Scott of Manor House in Ham, whose son is buried in a tomb designed by him in St Peter's churchyard. In 1902 the Richmond Petersham and Ham Open Spaces Act was passed by Parliament to safeguard the open land and so preserve the famous view from Richmond Hill. The impressive All Saint's Church was built in the early C20 by architect John Kelly and son in readiness for an expected expansion of Petersham that never came.

During the 1930s large scale residential development began, along Sandy Lane and to the west of Ham Street, on land sold off by Ham House, effectively linking Ham and Petersham for the first time. During WWII the villages experienced some bomb damage, the campanile of All Saint's Church being used as a RADAR training centre. During the 1960s large-scale development continued west of Ham



Ham House

Street with the Wates estate on former flood meadows and gravel works. Smaller scale and more inspired developments were also completed post war such as Langham House Close off Ham Common and Parkleys.

Following the acquisition of the former Ham Farm Nursery (south of Church Road) the development of the Parkleys estate began in 1954. Thirteen houses on individual plots were also developed as part of this scheme along Ham Farm between 1955 and 1956. Parkleys was the first large scale residential development by the pioneering SPAN Developments Ltd. of Eric Lyons and Geoffrey Townsend. This was a new model of well designed modern, economical, low-rise, medium density housing for first time buyers, set within a well planned landscape intended to foster a sense of community. It revolutionised people's attitudes to speculative housing and featured an innovative resident controlled company to manage the landscape and the maintenance and alteration of buildings. It offered an attractive alternative to the many often lower standard speculative developments at this time, and demonstrated that a private speculative venture could be both successful commercially and in terms of its design quality. With Parkleys Span has left a legacy of superior planning and design, which continues to influence residential development in this country.



Ferry crossing to Twickenham and Teddington



Parkleys Estate road sign

LOCATION AND SETTING

Location and Context

These conservation areas include part of the settlements of Ham and Petersham, and Ham House, at the centre of the London Borough of Richmond. These settlements are relatively small in size compared to that of the larger neighbouring towns of Richmond to the north and Kingston to the south, and Twickenham across the River Thames. Ham lies just to the southeast of Petersham, with Ham House and estate in between. These two settlements are connected by the main Petersham Road and Upper Ham Road (north-south) and Sandy Lane (east-west).

Settlement Form and Character

Ham and Petersham are relatively isolated and distinct from the nearby towns of Richmond and Kingston. The railway never came to Ham or Petersham and there exists no road bridge connecting these villages to Twickenham town centre to the north. There are, however, pedestrian crossings by ferry and footbridge to Twickenham and Teddington respectively. The historic villages of Ham and Petersham have been supplemented by C20 development, Ham much more so than Petersham, and they are now joined. However, the well-defined form of the traditional village cores are still apparent. There is a clear distinction in character between the historic centres of these villages and later suburban development. Ham and Petersham also enjoy their own very individual characters.

Petersham clings to the main Petersham Road connecting Richmond and Kingston, forming the spine of this village. A number of smaller residential roads lead off Petersham Road including Sudbrook Lane, Sandpits Lane, Cedar Heights and River Lane, which winds gently down to the riverside connecting the village to the Thames. Away from the busy traffic of Petersham Road there is a greater sense of tranquillity.

Within the built form of Petersham there is relatively little public space. Footways along Petersham Road are narrow and the enjoyment of the village is somewhat compromised

by heavy traffic. There are generous areas of private green space and many mature trees mostly contained within the grounds of the village's larger houses and schools. The secluded churchyard of St Peter's is one important open space with mature trees and many fine tombstones belonging to important figures in the history of Petersham. Petersham Avenue is an exceptional and well-used public route from the centre of the village towards Ham House. An important feature of Petersham is its network of ancient footpaths and alleyways, which run through the village linking roads and important buildings and spaces. These routes create a very permeable and connected village for the pedestrian, away from the busy main road.

Ham village is mostly set away from the busy main Upper Ham Road; its historic centre is stretched along the southern half of Ham Street and the western edges of Ham Common. The other key routes of Ham Street, Ham Common and Sandy Lane are far less busy. Peace and quiet can be found in the number of residential streets served by these roads, both to the east and west of Upper Ham Road. Ham Street winds northwards from the west corner of Ham Common down to the River Thames. This is the main route connecting Ham House to the neighbouring settlement to the south.

Unlike the tighter village form of Petersham, Ham has a wealth of open space at its centre. A large level triangle of grass fringed by mature trees lies at the heart of the village. This distinctive space has the character of a traditional village green, with a pond at its northwest corner. This space forms the western tip of the larger Ham Common, which stretches across Upper Ham Road towards Richmond Park. Generous private gardens, particularly those of the larger houses on Ham Street and around Ham Common, and the



The Cassel Hospital, Ham Common

historic landscape and avenues associated with Ham House, and the number of trees contained within them, reinforce the distinctive green and spacious character of this village. Further areas of open space, including Ham Close (outside the conservation area) and the grounds of Cassel Hospital also make an important contribution to the character. The good permeability of this area is provided by the many paths, which cross and penetrate Ham Common, including the informal ride of Ham Gate Avenue, the key route of the Great South Avenue that links Ham Common and Ham House, the towpath, and alleyways such as Cut Throat Alley and The Bench within the village.

Ham House and its historic landscape stands at the centre of this area, located on the riverside between the villages of Ham and Petersham. The presence of Ham House has strongly influenced both the historic development and the form of both settlements. The famous Ham House Avenues radiate out from the landmark Ham House to connect to Ham and Petersham. This landscape provides an important network of routes and spaces, which unite the form of these two settlements and also provides open space between them.

Architecture

Ham and Petersham represent one of the best collections of C17 and C18 mansions within such a small rural area. This includes the remarkably complete C17 country house of Ham House with its historic landscape and avenues. The richness and grandeur of the architecture of Petersham is exceptional within such a modestly sized village setting. The predominately C17 and C18 cores of these villages are



St Peter's Churchyard, Petersham Road

supplemented by later development on infill plots or on the edge of the settlements as they have grown. Ham and Petersham enjoy a variety in the style and age of its buildings, including examples from the Medieval, Restoration, Georgian, Victorian and Edwardian periods and also some excellent examples of Modernist development. Both settlements retain an overall cohesive village character. There is a high quality of architecture within this area, including a large number of listed buildings and BTMs. Remarkably a great number of buildings within these villages retain the use of original or traditional materials and details, unspoilt by insensitive alterations. This provides a distinctive and immensely rewarding experience for both resident and visitor. It also provides for some interesting contrasts, such as the striking bright red All Saints Church set against the more rustic and modest parish church in Petersham. Or the Classical elegance of Langham House set against the uncompromisingly Brutalist flats next door on Ham Common.

Topography and Landscape Setting

Ham and Petersham sit within the level flood plain of the River Thames. To the east land rises steeply to Richmond Hill, a distinctive hillock of glacially deposited London Clay raised over the gravel beds of the surrounding landscape.



St Peter's Church, Petersham Road



Petersham Lodge, River Lane

Petersham nestles at the base of the scarp slope of Richmond Hill. The River Thames is an important part of the landscape setting of Ham and Petersham.

The famed view from Richmond Hill and other panoramic views gained from high ground within Richmond Park (including the view west from King Henry's Mound) give the impression of Petersham and Ham as distinct almost rural villages nestled in an expanse of trees and open green space within the river valley bottom. Throughout the year the riverscape and treed landscape dominate the view of the conservation areas from higher ground. The buildings forms tend to appear subservient in this landscape. However, within these views the distinctive settlement form and roofscape of Petersham, and to a lesser extent Ham, can be appreciated. Key landmarks, which define this view, include Petersham Lodge, the tower of St Peter's Church, Petersham House, the campanile of All Saint's Church and Ham House. In autumn and winter, when the trees are not in leaf, the form and roofscape of these landmarks and other buildings within the villages can be discerned even more clearly.

Large areas of open green landscape frame the settlements of Ham and Petersham. These spaces include the former parkland and gardens of Ham House and the Ham House

Avenues, Orleans Gardens and Marble Hill Park on the opposing Twickenham riverside, Petersham Meadows and the Thames itself all to the north, Petersham Park within Richmond Park, Sudbrook Park and Ham Common to the east, and Ham Riverside Lands to the west. This landscape, both surrounding and within these settlements, and the river, provide a major area of Metropolitan Open Land and Public Open Space within the Borough. The built edges of Petersham village and the larger settlement of Ham (much of this outside the conservation area) are clearly defined by the surrounding open space. However, modern Ham now adjoins suburban Kingston to the south. This exceptional and picturesque landscape and riverside setting contributes greatly to the distinctive semi-rural character of Ham and Petersham. From within the conservation areas the surrounding verdant treed backdrop of surrounding riverside land, parkland and common land, in particular the higher ground of Richmond Park to the east, can be appreciated. Views out from Ham and Petersham and the riverside are characterised by a number of landmark buildings in the wider area. These include the distinctive terrace of buildings on Richmond Hill, the Star and Garter Home, Petersham Hotel, Pembroke Lodge, Sudbrook Park (Richmond Golf Club), the Octagon of Orleans House and Marble Hill House.

The landmark country house of Ham House lies at the centre of a formal landscape of gardens, parkland and avenues. This landscape is integral to the historic and aesthetic interest of the house. It is considered to be the most complete Carolean landscape in England and is included in the Register of Historic Parks and Gardens at Grade II*. Ham House occupies an important strategic position within the Borough. The historic landscape of the estate acts a key link in a chain of historic houses and landscape along the River Thames, connecting Twickenham riverside (including Marble Hill Park, Orleans House Gardens, Eel Pie Island and Radnor Gardens), Petersham Meadows, Glover's Island, Ham Common and ultimately Richmond



Ham House Avenue

Park. Ham House forms the first and key part of the world famous idealised landscape of The Arcadian Thames. The famed Ham House Avenues, centred on Ham House, create a formal radiating network of framed vistas and routes, which provide both the framework for this wider landscape and connect Ham House with surrounding landmark buildings and neighbouring villages. These include Petersham Avenue, Melancholy Walk and the Great South Avenue. The relationship between Ham House and the river is particularly strong, having been designed to be approached from the riverside along a short tree lined avenue. There exist important views of Ham House and its riverside landscape from the opposing Twickenham bank of the river (outside the conservation area). There are also important views from the Ham bank to Twickenham riverside and the landmark Octagon of Orleans House and Marble Hill House. There exists an interesting and contrasting relationship between the sober Palladian villa of Marble Hill House and the earlier Jacobean country house across the river.

The river and landscape within and surrounding the conservation areas is of great nature significance within the Borough. It includes a diverse range of habitats (including grassland, woodland, and river meadows and banks), which support a diverse mix of plant and animal life unique in London. This network of river and green space provide an important corridor for wildlife to travel. Much of this area is designated as a Site of Nature Importance and links to Richmond Park, which is a Site of Special Scientific Interest.



Petersham Meadows

Activity and Former Uses

These conservation areas are now largely residential in use, with little local employment. The villages of Ham and Petersham were originally served by a number of local shops, many now converted to houses. In the C20 new shopping facilities were established on Upper Ham Road and Richmond Road in Ham, but in Petersham local shops have disappeared. Small but important clusters of shops exist on Back Lane and Ham Street. The number of historic public houses, which have survived within these villages, contribute greatly to the vitality of the area. Activity is also generated by a number of primary and secondary schools on Petersham Road and Ham Street, on land formerly part of the Ham House estate. The already busy traffic along Petersham Road and Upper Ham Road is supplemented by activity at the start and end of the school day. Valued institutional uses within this area include the Cassel Hospital, St Michael's Convent, St Thomas Aquinas Catholic Church on Ham Common, Ham Library on Ham Street, Latchmere House Remand Centre on Church Road, and the parish

churches of both villages. The churches, parish halls and other community spaces, which remain in use within this area, provide an important resource for local residents.

No longer a country retreat for the nobility, Ham House is now maintained by the National Trust and attracts a substantial number of tourists mainly during the summer months. The presence of grazing cattle and horses on Petersham Meadows reinforces the semi rural character. The large areas of open space within and surrounding the conservation areas provide an excellent opportunity for sport and recreation. Activities including walking, jogging, cycling, horse riding, polo, shooting, tennis, golf, team sports, allotment gardening or the simple enjoyment of this landscape. These spaces, Ham House Avenues, footpaths and the towpath are an invaluable resource for both residents and visitors. The river is used not only to ferry foot passengers to Twickenham but also for fishing, watersports and by pleasure boats.



Latchmere House, Church Road

CHARACTER APPRAISALS

For the purposes of this document a more detailed character appraisal has been undertaken of each conservation area and those sub-areas within these areas, each with its own distinctive character. Also it is important to remember that the whole area of Ham and Petersham is unified by its relationship to the river Thames and the escarpment of Richmond Hill, the historic landmark of Ham House and the Ham House Avenues, and its remarkable landscape setting and semi rural-like character.

These five areas are

- Petersham Conservation Area No.6
- Ham Common Conservation Area No.7
- Ham House Conservation Area No.23
- Ham Street Sub-Area
- Ham House Estate Sub-Area
- Parkleys Estate Conservation Area No.67

Please note that these areas and sub-areas correspond to the amended boundaries of these four conservation areas as proposed in the management plans.

Please note that this appraisal cannot realistically cover every aspect of quality and the omission of any particular building; feature or space should not be taken to mean that it is not of interest.



Statue in Ham House Gardens



Petersham Meadows

Petersham Conservation Area no.6

Petersham Road (North) and River Lane

Petersham is dominated and fed by the busy Petersham Road, with the distinctive dogleg of the road sending traffic sharply south at the junction with River Lane. The experience of this village is enlivened by constantly changing views, which reveal themselves in stages as we follow the winding route of Petersham Road.

The historic parish Church of St Peter is set away from Petersham Road within its more secluded churchyard, yet occupies an important position within the village. Glimpsed views of the tower and cupola of the church can be gained from this road. Key buildings, listed grade II or II* and Buildings of Townscape Merit, include numerous grand C17 and C18 mansions. The character of this area is dominated by large detached mansions of two to three storeys boldly addressing the road and set in individual large well-planted grounds with mature trees and generous spaces between buildings. These mansions dominate the streetscene and other buildings such as those former stable blocks to Petersham House and more modest cottages or houses within the village adopt a more subordinate role and scale. There is a varied building line to the road, however the larger buildings tend to be set back further from the road behind front gardens or driveways. Houses are set behind distinctive continuous high brick walls and elegant cast iron railings and gates. Mansions, and trees in their gardens, remain perceptible over and through these boundaries from the street. However, these boundaries do enclose the narrow Petersham Road and so create a tunnel-like environment, wherein the pedestrian feels at the mercy of busy traffic.



The Dysart Arms public house, Petersham Road

These mansions have a grand formal character with Classical proportions and detailing. The dominant facing material is red or plum brick with a use of red brick to highlight openings and frame principal façades. They are characterised by ordered rows of tall timber sliding sash windows and doorways with ornate surrounds and porches. The lesser use of materials such as a yellow stock brick or stucco render is also evident; representing changing fashions in architectural taste. Larger houses tend to hide their roofs behind parapets, whereas more modest houses adopt hipped roof forms to eaves, utilising traditional clay pantiles or slates, and with prominent chimneys. The roofscape of these buildings is particularly important given views of the profiles of individual buildings from the road set against a backdrop of sky and trees in rear gardens. The Dysart Arms public house has a prominent position announcing entry to the village from Richmond, however this early C20 building adopts a very different Neo-Vernacular style and use of materials, in contrast to the more sober Georgian houses.

Away from Petersham Road the scale and character of buildings tend to be more modest. The historic properties of River Lane occupy smaller plots and are only one or two storey in height, with of course the exception of the landmark 18th century mansion Petersham Lodge, marking

the northern gateway to the village. Limited respite can be found from the busy traffic of Petersham Road down River Lane, Church Lane, and alleyways and footpaths. These routes provide important connections between the village, the riverside and surrounding open spaces. River Lane is an important link between the village and the river. There are enjoyable views from the bank to Twickenham riverside and towards the renowned skyline of Richmond Hill and the landmark Star and Garter Home. Later modern developments within this area are discreetly located on backland sites, such as the Three Houses, Tree Close and Rutland Drive.

Petersham Road (Centre) and Petersham Avenue

At the geographic centre of the village the enclosure of Petersham Road lessens as the space opens out at the gateway to Petersham Avenue and the forecourt of the Fox and Duck PH. Groups of modest cottages and Russell School sit behind well planted front gardens and low or more permeable boundaries to the street edge. Here the centre of the village bleeds out into the surrounding landscape to the west. Just north of Petersham Avenue lie the exceptional Douglas House and the Deutsche Schule building. The contrast between the listed grand Georgian mansion house and its hi-tech neighbour (Building of Townscape Merit) is

particularly stimulating. A boundary wall encloses Douglas House and formal gardens, and both these buildings enjoy generous open grounds. Like the Russell School campus, these buildings are located where the former parkland of Ham House meets the built edge of the village.

Arched Lodge in a Neo-Jacobean style together with the pair of C17 lodges (to the now lost house Petersham Park), either side of Petersham Road, echo the distinctive Dutch gables of each other. This is a special group of buildings, which contain a space at the important meeting point between the village and the Ham House estate. These buildings frame the vistas along Petersham Avenue towards Ham House west, and Richmond Park to the east. The Fox and Duck public house occupies an important location within the village, replacing an earlier foundation the Horse and Groom public house. Beside this public house survives a small timber-boarded structure, the unique and listed C18 Watchman's Box and Village Lock-up, which has an important role in the history of Petersham. The local landmark building No.208 terminates the view south along this part of Petersham Road. Its distinctive form marks the fork in the road separating Petersham Road and Sudbrook Lane.

The dominant material here is brick, predominantly brown brick for older buildings and red for the more modern. Buildings adopt a modest scale on small plots, generally two storeys in height and simply detailed. Roof forms are hipped or pitched in slate or clay pantiles. The larger scale and contrasting use of materials of the modern flats of Meadow Close fail to respect the more modest character of buildings fronting Petersham Road.



C18 Watchman's Box and Village Lock-up, Petersham Road



Typical mansion set back from Petersham Road

Petersham Road (South)

Petersham Road continues south towards Ham. Buildings line the road on both sides, however there is general contrast between the character to the east and that to the west. The east side enjoys a continuous high boundary of brick wall or close-boarded timber fence to the street edge with a number of large detached mansions and houses set in spacious gardens behind. These houses shy away from the busy road but remain visible in glimpsed views over boundaries. Mature trees in these gardens rise over boundaries and soften the character of this street. This character group also includes Cecil House, on the west side of the road near the junction with Sudbrook Lane, which is a large house similarly shielded from the road by high brick walls and set in substantial mature grounds. These C18 or later houses are two storeys in height and adopt a formal design in plum or brown brick, and some stucco render, and ordered rows of tall timber sliding sash windows. Brick detailing and other decoration enhance the elegance of these houses. Roofs are either hidden by parapets or hipped forms in slate. Although of a similar scale and setting to its to this group, Whomes Place has a very different style. This house was built in 1925 by architect Blunden Shadbolt, from salvaged materials of a Medieval Kentish house.

Buildings on the west side of this part of Petersham Road have a greater presence on the street. They occupy smaller plots, enjoy some space between buildings, have short front gardens and are of a more modest scale than houses on the east side. There is an important definition of front boundaries to the street. Boundaries are varied in height and materials. Houses follow a general building line but vary in their form, style and use of materials. The forms of No.173 and No.185 (a former Mission Hall) have a particular presence on the street.

Forming the southern gateway to Petersham village is a tight group of brick built terraced houses on the west side of Petersham Road. This is a change to the character to the north. This important historic group is tight knit on narrow plots and form a continuous frontage to the street. The terrace enjoys short front gardens, well planted with a number of front boundary walls, railings or fences still providing an edge to the street. Change has occurred to these properties, however a number of the older cottages in this group remain remarkably unspoilt by insensitive alteration.

There is variation in the form, fenestration and use of materials within this group. However, the terrace can be separated into smaller more cohesive groups of houses. Nos.209-217 include some of the smaller and older cottages. Their modest scale and traditional use of materials contributing to the traditional village character of Petersham. Nos.219-225 are a uniform group of four two storey cottages with shallow slate hipped roof and brick chimneys, rendered fronts, timber sliding sash windows and trellis porches. Nos.227-233 make their presence felt within the terrace standing taller than their neighbours at two storeys raised over a basement. No.237 is a particularly charming house within this group, but stands apart prominently marking the junction with Sandy Lane. At

the southern part of the village, streets are linked by narrow footpaths and alleyways, which provide escape from the busy Petersham Road leading to Sandpits Road to the north behind these cottages or to Sudbrook Lane along Hazel Lane.

Sudbrook Lane and Bute Avenue

Away from the traffic of Petersham Road the quiet charms of Sudbrook Lane come as a relief. Bute Gardens in a short terrace of matching red brick and slate roofed houses from the early C20, forming the gateway to this lane with the older Random and Chestnut Cottage opposite. This narrow lane winds south enclosed on both side by high brick walls, fences and gates, the view terminated by the elegant Classical gate lodge of Sudbrook Park (Richmond Golf Club). Sudbrook Park (listed grade I) was built in 1726 by architect James Gibbs in the latest Palladian style, for John Campbell 1st Duke of Argyll (outside the conservation area). Houses are detached and occupy substantial garden plots with mature planting. Houses generally adopt a formal Georgian character, including original C18 buildings. They are of plum or brown brick with tall timber sliding sash windows and parapeted roofs. However, these houses do adopt a more modest two storey scale and enjoy less space between buildings, in comparison to the grander mansions further north.



Sudbrook Park Lodge (Richmond Golf Club), Sudbrook Lane

At the junction with Bute Avenue the style and materials of buildings changes markedly. Here an exceptional and cohesive group of buildings worship the landmark All Saints Church, with its distinctive 118ft campanile topped by a bronze figure of Christ. This church has a green and secluded setting, visible in occasional views from Petersham Road. The church, village hall and vicarage adopt a distinctive beautifully detailed Byzantine style in rich red brick and terracotta. Other buildings surrounding this group adopt a similar use of materials and/or of a similar age, in contrast to the more sober Georgian houses nearby. The trees and dense planting stretch out into the wider landscape setting of the village. The Church was originally intended to be approached from Petersham Road to the north, via a driveway through the former grounds of Bute House (now severed by later C20 development). The gate lodge survives as No.182 Petersham Road.

Sandpits Road

Sandpits Road forms another gateway to the village centre from the west. The buildings here display a variety of ages, styles and materials. The predominant material is brick and buildings adopt a two storey scale on modestly sized plots. There are three main groups of houses. The tightly packed terrace of Nos.11-29 and Poole's Cottages stand on the street edge or behind tiny front gardens enclosed by paling fences. They are of stock brick with red brick detailing under distinctive and unspoilt pitched slate roofs with gable ends to the street. The originally timber casement windows have unfortunately been much altered. More modern houses face



All Saints Church, Bute Avenue

each other on the north and south side of the road, built with stock brick and tile hanging against painted brick. On the south a neat uniform terrace of Modern houses retains a continuous brick boundary wall to the street, however the northern group provides a more varied and broken enclosure. The cul-de-sac part of Sandpits road contains a variety of building ages, styles and use of materials. These houses are detached or semi-detached and occupy more substantial gardens plots with space between buildings.



Petersham Village Hall, Bute Avenue

Key Strengths of Petersham

- Well defined and distinctive village form
- Semi rural character and treed landscape setting
- Strategic location within views from Richmond Hill and Richmond Park
- Strategic location on Petersham Avenue as part of Ham House Avenues
- Collection of exceptional Georgian mansions set in mature private gardens
- Predominant use of traditional brickwork for buildings and walls
- Network of alleyways and footpaths

Please note that identified key strengths do not cover every characteristic of interest and the omission any such characteristic should not be taken to mean that it is not of interest.



Ham Common Pond

Ham Common Conservation Area no.7

Ham Common

Ham Common is a distinctive public space, which forms the centrepiece of Ham village. Unlike the more urbane greens of Richmond or Kew, the grassed triangle of Ham Common has a more informal village green character, which also contributes to the semi rural feel of this area. Ham Street, Petersham Road and Upper Ham Road access the triangle at each of its three corners. This part of the common is anchored on each of these corners by a group of shops and public house, public house and a church respectively, which provide activity at each of these nodes. This green space is fringed by a varied collection of detached mansions, houses and groups of houses or cottages. There is a more open aspect to this space to the east, where the tamed village green meets the more naturalistic woodland of the common across Upper Ham Road. Ham Common has two distinctly different sides to its personality.

The scale of surrounding buildings range from three storey mansions with substantial frontages to more modest single

or two storey cottages. There is a distinct contrast and relationship between those grand architect designed houses on large garden plots and their neighbouring more modest vernacular houses and cottages on much smaller plots. The variation of building profiles, as seen against a background of sky and trees, switching between impressive mansions enjoying wide garden plots and single or groups of smaller houses and cottages on narrower plots, is a distinctive characteristic. Although the architecture of Ham Common is dominated by a remarkable collection of Georgian mansions, these building do not succeed in containing the green, nor do they dominate the view from this space. Thanks to this large expanse of green space, its edging of mature trees and the trees of private gardens; it is this greenery that provides the real sense of enclosure to this space and dominates the view. Buildings tend to be subservient to greenery. The large grounds of the bigger houses and generous spaces between buildings and building groups allow the mature planting of private rear gardens to also contribute to the scene, helping to create the green backdrop to the silhouette of buildings. The wider landscape setting of this space, the verdant Ham Common woodland, Richmond Park and the Great South Avenue, is perceptible from this space and contributes to the semi rural feel of this area. The informal arrangement of building around the green space has resulted in a varied

building line. Larger buildings enjoy deeper and well planted front gardens whereas smaller houses and cottages present smaller front gardens or open directly onto the footway. The impressive architecture of Ham Common is characterised by a number of individual mansions and houses. These key buildings are supplemented by more recent architect designed buildings of quality such as the Neo-Classical Forbes House and the contrastingly Brutalist Langham House. Close flats, by the renowned partnership of Stirling and Gowan. No one building dominates the common. The Catholic Church of St Thomas Aquinas nestles quietly in the trees by the village pond, however it also occupies an important position terminating the view south down Ham Street and announcing entry to the common. Helping to enclose the space to the northwest of the church is a uniform group of unspoilt houses (Nos. 1-9 Ham Street) of red brick with brick and tile detailing, timber sliding sash windows and porches, set behind well planted front gardens and timber paling fences. The Great South Avenue enters the green of Ham Common from the north, framed by a pair of picturesque C17 brick lodges with distinctive Dutch gables. This tree-lined avenue links Ham House and Ham Common, and once extended across the green as far as Upper Ham Road. Sudbrook Lodge together with New Inn public house, and Park Gate House and lodge, mark important gateways to Ham Common from Petersham, and Richmond Park, respectively. Many of the buildings on Ham Common are listed grade II or II*, supported by a number of Buildings of Townscape Merit. The impressive early C18 mansion of Ormeley Lodge occupies a prominent position commanding the west end of Ham Gate Avenue, on the approach to Richmond Park.



C17 brick lodges with distinctive gable



Langham House, Ham Common

Brick tends to be the predominant facing material for buildings with traditional timber sliding sash windows. There is a mix in the colour and texture of brickwork, also including some lesser use of stucco render and painted brickwork; representing changing fashions in architectural taste. The grander the building the more elaborate the decoration and creative use of materials. The late C17 Ormeley Lodge displays outstanding brickwork and brick detailing, and this contrasts with the later Victorian South Lodge, which uses a rich Italianate style and crowning cupola to attract attention. Many of the mansions on the common adopt a sober yet elegant Georgian style, however there is no strict uniformity of architectural style. The roofscape of buildings is particularly important given the views of the profiles of individual buildings gained from the central green space. There is a variety of roof forms and shapes and distinctive chimneys remain. The eclecticism of building characters is softened and unified by the area's green semi rural setting. Continuous boundary treatments to Upper Ham Road and Ham Common road are an important feature, which provides a line defining the edge. There is a mix of materials including brick, stone also railings, paling fences and hedges for these boundaries, relating more to the character of individual buildings rather than any overall trend.

There exists greater consistency of form, architectural detailing and use of materials within those groups of semi-detached or terraced cottages and houses around the common, such as Sudbrook Cottages on Ham Gate Avenue and Nos. 1-9 Ham Street. Within the setting of Ormeley Lodge, Sudbrook Cottages are a small uniform terraced group of two storey brick built houses on narrow plots, which remain remarkably unspoilt. They share a shallow slate hipped roofs with brick chimneys, timber casement or sliding sash windows and distinctive trellis porches. Later additions

to the original roofscape are not evident from the avenue. These cottages enjoy short front gardens, well planted and enclosed by rustic timber paling fences. Their modest scale and a traditional use of materials contribute to the traditional village character of Ham.

Petersham Road

The group of terraced cottages and houses along the west side of Petersham Road forms the gateway or approach to Ham Common from the north. Unlike the later and more spacious suburban development in the surrounding area (outside the conservation area), this is a tight knit group of buildings occupying long narrow plots, forming a near continuous frontage to the street. These houses are terraced in small groups of three to five with only modest spaces between these groups. The scale of these houses is modest, predominantly two storeys, however, some of the houses are raised over basements. There is a consistent building line to each terrace within the larger group, however No.291 stands out on the footway edge, forming the northern terminus of this group. Importantly the majority of these buildings present front boundaries to the street, enclosing small some well-planted front gardens and providing definition to the street. Change has occurred to these

properties, however a number of the older cottages in this group remain remarkably unspoilt by insensitive alteration. The later addition of front and rear roof extensions and rooflights are rare. There is variation in the form, fenestration and use of materials within this group, reflecting the slow development of this group over time. However these buildings are unified by their modest scale and character. The predominant facing material is brick, with traditional timber sliding sash windows under slate roofs. There is a variety in the tone of brickwork and some stucco render or painted brickwork is also evident. These buildings are predominantly in residential use with only a handful of shops remaining, many buildings no longer in their original uses.

New Road and Lock Road

At the western edge of Ham Common there is another group of more densely developed cottages and houses. Away from the common, Lock Road and New Road contain a varied collection of modest predominately two-storey houses, either arranged as terraced groups or detached houses on small garden plots. There is a mix of materials and detailing, however, brick remains the predominant material with slate pitched or hipped roofs and traditional timber sliding sash windows. The enclosure of front gardens, and



Ormeley Lodge, Ham Gate Avenue

the continuity to the street edge provided by front boundary walls and fences, is an important feature of this area. This area provides an important transition between the more spacious character of the common and the more uniform housing development to the west. As one leaves these streets of houses eastwards, wide views open up across the common.

Church Road

Church Road runs parallel with Ham Gate Avenue, both routes plunging into the wilder treed landscape of Ham Common. Unusually the village church does not lie at the centre of the older settlement, but was instead founded on common land as St Andrew's Church in 1830 (once Ham had gained parish status). St Andrew's occupies a secluded position as part of a larger historic group of buildings including the vicarage, a coach house and more modern church hall. The church was built in a Gothic style in grey brick by architect Edward Lapidge and overlooks the important secluded public space of the churchyard, which is enclosed by iron railings and a charming lychgate. This well tended space contrasts with the wider woodland setting of the common. The two local landmarks of the church and Latchmere House (HM Remand Centre) mark gateways to the common at either end of Church Road. Between these buildings, on the south side of the road facing towards the common, there is a group of large detached or semi-



St Andrew's Church, Church Road



New Inn Public House, Ham Common

detached houses set in generous mature gardens, and also more modern suburban cul-de-sac developments. There is variety in the style, use of materials and detailing of these houses. There is a strong boundary treatment to Church Road, reinforced by mature hedges and trees. Trees, both within the common and private gardens, contribute to the semi rural character of this area. Church Road is wide with a broad grass verge on the south side, however, this tended space is rather at odds with the more naturalistic character of the common.

Key Strengths of Ham Common

- Public open space of Ham Common with the character of a village green
- Semi rural character and treed landscape setting
- Collection of exceptional historic buildings set in mature private gardens, fringing Ham Common
- Prevalent use of traditional brickwork for buildings
- Ham Common and Great South Avenue as part of the historic landscape of Ham House

Please note that identified key strengths do not cover every characteristic of interest and the omission any such characteristic should not be taken to mean that it is not of interest.



Ham House

Ham House Conservation Area no.23

HAM STREET SUB AREA

Ham Street

Ham Street winds lazily between Ham Common, Ham village, and the River Thames. It is the main access to Ham House, terminating at the visitors car park on the riverside. It runs parallel with the Great South Avenue of the house. Importantly the historic Cut Throat Alley runs between high brick walls, linking Ham Street and this avenue. Ham Street is both a key north south route and the transition line between the core of the former Ham House estate and Ham village, and the more modern development to the west. The character of these two parts of Ham are clearly discernable from each other. The wide road of Sandy Lane also provides an important and historic route, linking Ham Street and Petersham Road, connecting Ham and Petersham. Even with the influence of substantial later C20 development Ham Street still retains a sense of its original village character, closely related to Ham House and the river.

The village development is aligned along the southern half of Ham Street, predominately with buildings or boundary treatments enclosing this route on both sides. However, the Grey Court School within its spacious well-planted campus and the open space of Ham Close (outside the conservation area) opposite weaken the enclosure and continuity of Ham Street at this point.

The large scale and utilitarian design of Ashburnham Parade (outside the conservation area) makes an unsympathetically dominant impact on the character of this part of the street. At the north end of this development, an important triangular green space opens out alongside the street, framed by the high brick walls to the east. From here views can be gained of the wider landscape of Ham Riverside Lands. At its southern end, Ham Street joins Ham Common and opens out to form a small public space overlooked by the local landmark, St Thomas Aquinas Catholic Church.

Buildings adopt a variety of forms, scale, style, detailing and use of materials. Although the predominant facing material is brick, which is also evident in a number high boundary walls which edge the street. Ham Street has acquired its character over a long period of infill development and redevelopment. Boundaries are generally varied in scale and treatment.

They provide an important role defining the street edge and enclosing the generally well-planted gardens of terraced cottages or detached houses. Trees and planting within private gardens, and existing views between buildings and building groups out to the wider green landscape, contribute to the distinctive semi rural character of Ham.

In the north at the junction with Sandy Lane, a cluster of elegant listed Georgian mansions sit back from the street in spacious gardens plots. Mature trees within these gardens provide a soft green backdrop to the profiles of these grand buildings. The historic Royal Oak public house also occupies a prominent position at this junction. Neighbouring houses adopt a much smaller two storey scale and modest garden plots compared to the mansions. The Manor House, Beaufort House and Newman House are of three storeys, brick built with characteristic rows of timber sliding sash windows and Classical detailing. Important high brick walls enclose the mansion plots and continue north along the east side of the street to Ham House Stables. These provide a strong edge and enclosure to this part of Ham Street and contain the former Ham House estate to the east.

Although varied in character along its length, Ham Street does contain a number of important and individually more cohesive groups of houses and cottages. These include the Algernon Tollemache Almshouses, which are a distinctive single storey group dating from 1892. Their vivid materials and rich detailing, in red brick, tile hanging and terracotta, and characteristic gabled roofs with decorative chimneystacks ensure that these modest houses stand out in the street. This group is remarkably unspoilt, retaining original materials, leaded casement windows, and low red brick walls with



The Manor House, Ham Street

gates to the street enclosing small cottage gardens. They are unencumbered by unsympathetic roof extensions or other such alterations.

The southern end of Ham Street is enclosed by terraces of tight knit houses and cottages of a modest scale on narrow plots, which form a continuous frontage to the street. This includes a terrace of recent houses (nos.13-23), which adopt a somewhat vernacular style (outside the conservation area). Importantly these terraces enjoy well-planted front gardens enclosed by timber paling fences, which define the street edge. On the east side of the street, two terraced groups of cottages adopt an almost uniform character with mostly white rendered or painted brick frontages with timber sliding sash windows and doors under shallow pitched slate roofs with brick chimneys. They are traditionally brick built and predominately of two storeys in height. These cottages are remarkably unspoilt by insensitive alteration. Later roof extensions and rooflights are not visible. However, unsympathetic modern materials have replaced a number of traditional timber sliding sash windows. The historic terrace of nos.12-36 includes some of the oldest cottages in Ham. Their modest scale and traditional use of materials contribute to the distinctive village character of this area.

Evelyn Road is unified group of simple modest two storey stock brick terraced houses, which enclose this short street on either side. Alterations over time have resulted in a mixture of front boundary treatments to the street, however, the continuity of this boundary does remain. Replacement of original timber sliding sash windows and roof slates has occurred, however these cottages remain unspoilt by roof extensions.



Algernon Tollemache Almshouses, Ham Street

Wiggins Lane

In a secluded location off Ham Street is the enclave of Wiggin's and Pointer's Cottages. This unified and tightly packed group of modest terraced cottages are clearly distinguishable from the more modern development that almost surrounds them. This cohesive group of traditional two storey brick built cottages have white rendered frontages, with timber sliding sash windows and doors, timber and slate roofed porches, all under shallow pitched slate roofs and brick chimneys. Importantly, these cottages enjoy well-planted front gardens enclosed by timber paling fences which define these plots. These cottages remain generally unspoilt by insensitive alterations. Later alterations or extensions to roofs are not evident from the road or footpaths. These cottages retain a modest charm, which reflects the traditional village character of Ham.

HAM HOUSE ESTATE SUB AREA

Ham House is a scheduled ancient monument and listed grade I. It is of profound national importance architecturally and historically. It is unique in England as the most complete surviving example of C17 fashion and power.

This large house is a Classically proportioned three-storey brick built building with ordered rows of mullioned or timber

sliding sash windows, stone dressings and a hipped roof with modillion cornice.

This Stuart country house lies at the centre of a formal landscape of gardens, parkland and avenues, which is integral to the historic and aesthetic interest of the house (See 'Topography and Landscape Setting'). John Evelyn in 1678 praised Ham House and its gardens "which are indeed inferior to few of the best villas in Italy itself, the house furnished like a great Prince's; the parterres, flower gardens, orangeries, groves, avenues, courts, statues, perspectives, fountains, aviaries and all this at the banks of the sweetest river in the world". Within the setting of the house there is high brick walled garden to the south with an elaborate gateway framing the Great South Avenue, also the wilderness and a rose garden (within the former kitchen garden). To the east of the house is a formal cherry tree garden and a line of iron railings which allow views out to the lime tree avenue of Melancholy Walk, a short avenue connecting the Great River and Petersham Avenues. To the west the paired dairy and lodge frame this approach to the house from this direction and there is a nearby icehouse. Ham House was designed to be approached from the river, along a short treed avenue to the north. Here a gateway leads to the dramatic north front of the house, with a



Pointers Cottages, Wiggins Lane

circular forecourt surrounded by walls displaying classical heads in niches and a central coade stone statue of Father Thames. Within the former estate of Ham House survive a number of historic buildings closely related to the architecture and history of this building. These include an 18th century orangery, Old Ham Lodge and the set piece Ham House Stables, framing the western approach. These buildings are set within the open landscape and form part of the formal layout of this historic estate.

Key Strengths of Ham House Estate and Ham Street

- Special architectural and historic interest of Ham House
- Historic landscape of Ham House, including Ham House Avenues, gardens and other open green space
- Semi rural character, and exceptional treed landscape and riverside setting
- Strategic location of the landmark Ham House as part of a wider chain of landscape and riverscape
- Collection of exceptional historic buildings along Ham Street
- Prevalent use of traditional brickwork for buildings
- Network of alleyways and footpaths
- Habitats of nature importance

Please note that identified key strengths do not cover every characteristic of interest, the omission any such characteristic should not be taken to mean that it is not of interest.



Parkleys Estate

Parkleys Estate Conservation Area no.67

Parkleys

The pioneering Span estate of Parkleys is listed grade II, in recognition of its excellent design and planning. It is a distinctive and cohesive residential development, which continues to influence architects and developers in this country. It consists of blocks of flats of either a three-storey H-plan with a central entrance stairwell or two-storey terraces around shared courtyards. The flats are in a simple yet bold Modernist style of brick construction with concrete slab floors and flat roofs. They have large timber picture windows and concrete tile hanging. The mixing of modern architectural design and the use of more traditional style materials has allowed these buildings to age gracefully and reflect the distinctive semi-rural character of this part of Ham. The original external appearance of Parkleys has been little altered. The estate also includes a parade of six shops with maisonettes above. This parade adopts a more Modernist design than the neighbouring flats, and commands the entrance to the more secluded estate farther east.

The carefully designed layout of buildings and spaces of the estate, incorporating existing mature trees and new



Wiggins Cottages, Wiggins Lane



Marlowe Court, Parkleys Estate

planting, is one of its most successful features. The high standard of hard and soft landscape and the well-conceived shared spaces for residents is a crucial element of the overall design. The uniform buildings are absorbed into, and softened by, the more informal landscape. This intimate relationship between built form and shared spaces and the effective operation of the residents association have helped to foster a strong sense of community. This has become a hugely successful and desirable estate in which to live. There is an important network of pedestrian courtyards enclosed by blocks and linked by archways and to the wider landscape. This offers a positive experience of routes and views through these spaces. These intimate spaces have an individual character for each court.

A small grass space at the entrance to the estate includes a sculpture by Keith Goodwin (Pastorale) on the theme of homemaking. Rows of garages at the perimeter hide many cars from view and prioritise the pedestrian experience at the centre of the estate. One of the great joys of the estate is its quiet seclusion from the busy Upper Ham Road nearby.

Ham Farm Road

Ham Farm Road has a less dense character than Parkleys with a number of substantial detached houses running mostly along the south side of this road. This is a diverse collection including some original houses from the 1950s. No.5 is a more traditional house, which may retain at its core the remains of the old Ham farmhouse. These houses are individually designed in a predominantly Modernist style and form part of the wider Parkleys development. Several distinguished architects, such as Leslie Gooday, Bernard Kreeger and Eric Lyons himself, were commissioned to design the original houses.

Span maintained control over the general layout and approved the final designs of these houses. This strict control has created a sense of consistency to the character of this road, but without undermining the individuality of each house. The form, detailing and use of materials of the houses are varied, however, all occupy generous garden plots including mature trees with low front boundaries to the street.

Well-planted private gardens, together with the woodland setting of Ham Common to the north reinforce the distinctive semi-rural character of this area. Ham Common touches Ham Farm Road and there is a useful footpath through woodland connecting to Church Road. Ham Farm Road offers an important transition between the higher density estate to the south and naturalistic landscape of the common to the north. On leaving Ham Farm Road westwards there is a wide view across both the tame and wilder parts of Ham Common.

Key Strengths of Parkleys Estate

- Pioneering example of a Modernist residential estate
- Unity of architectural design and original materials and detailing
- Set-piece landscape and trees, as an integral part of the estate
- Semi-rural landscape setting of the estate

Please note that identified key strengths do not cover every characteristic of interest and the omission any such characteristic should not be taken to mean that it is not of interest.



Ham Farm Road



View at the rear of Ham House

PROBLEMS & PRESSURES

A number of key problems and pressures have been identified for these four conservation areas, which threaten their special interest. The distinctive character of this area is particularly vulnerable to inappropriate change.

Landscape, Views and Vistas

- There is a risk that the distinctive semi rural character of this area would be undermined through the further urbanisation of Ham and Petersham. Continuing development pressure, if not managed property, will harm the existing balance of the river and landscape dominated setting of these villages, and may also result in the obstruction or spoiling of key views and vistas, and skylines and landmarks within these views, from both within this area and from vantage points outside this area. The visual impact of heavy traffic, parked cars along streets and in car parks, and light pollution can also have an inappropriate and harmful urbanising effect on the distinctive character of this area.
- The character is derived from large areas of managed landscape, and overgrown trees and scrub have undermined views and vistas along the historic Ham House Avenues, the riverside and of the landmark Ham House.

Townscape

- The general condition of buildings and the townscape within Ham and Petersham is good, and property has been well maintained by residents. However, the listed Watchman's Box and Village Lock-up in Petersham

is on English Heritage's Register of Buildings At Risk. This historic structure is in need of repair and enhancement of its setting.

- The majority of buildings within the villages of Ham and Petersham retain the use of original or traditional materials and details. However, there is a concern that continuing ill considered home improvements may lead to the loss of original or traditional architectural features, detailing and materials (including chimneys, porches, windows and doors). Unsympathetically positioned, scaled and designed roof or house extensions and other alterations to existing buildings, particularly where these are visible from the street and other vantage points, is also of concern. Such change within this area would detract from the character and appearance of individual buildings, the unity of cohesive groups of buildings and the townscape as a whole. Unified groups of cottages or houses, especially where these groups remain unspoilt from the original, are under particular threat from insensitive change.
- The use of unsympathetic modern interventions such as concrete roof tiles or imitation slates, a profusion of modern rooflights, prominent satellite dishes, modern

uPVC or aluminium framed windows and doors, enclosed external porches, the painting of walls in harsh bold colours other than the existing more neutral tones, the painting of existing unpainted brickwork, and the rendering or cladding of walls in pebble-dash or imitation stone, can all be detrimental to the character.

- The erection of new unsympathetic boundary treatments can be harmful. The demolition of existing front boundary walls, fences or hedges and the laying down of extensive hardstanding within front gardens to provide car parking can be harmful. This can result in the loss of the existing harmony and continuity of boundary treatments edging the street and the loss of attractive greenery and trees within gardens, with added disadvantage to local wildlife and increasing flood risk.
- There is concern with regard to the poor design quality of some recent development, which has not made a positive contribution to the distinctive character and appearance of this area. This includes the installation of poor quality shopfronts, a visual clutter of advertisement signage and unsympathetic external roller shutters, such as at the Back Lane, Ham Street and Ashburnham Road, and Ham Parades (outside the conservation area), which



Grey Court Cottage, Ham Street

detract from the character and appearance of these buildings and the surrounding area.

Streetscape and Accessibility

- A clutter and poor quality of signage, lighting and other street furniture, and a lack of coordination, in some areas, has led to an unattractive public realm that does not relate to the distinctive semi rural character of this area and provides a poor pedestrian experience. In some cases this also detracts from the setting of prominent buildings, distracting from or obscuring views to these buildings.
- A use of inappropriate hard surfaces and markings for some roads and footways, footpaths and the towpath, shop forecourts and other spaces has also proved harmful to the character. Often this has been caused by the highway demands of the motor vehicle.
- A number of alleyways and footpaths within this area suffer from poorly maintained surfaces, graffiti, litter and a fear of crime by pedestrians. The accessibility and way finding of some public routes and spaces is also in need of improvement.



Hammerton's Ferry crossing



Cut Throat Ally

- Busy traffic along key routes, including Petersham Road and Upper Ham Road, and vehicular parking within views from Richmond Hill, across public open spaces, the river Thames and its banks, all detract from the distinctive village and semi rural character of this area.
- Traffic congestion and parking issues are exacerbated at the drop off and pick up times for pupils at local schools. There are related issues of poor pedestrian safety along narrow footways, pollution and the danger of collisions with historic boundary walls. There are concerns with regard to pedestrian safety crossing the busy Petersham Road, north and south of the only existing pedestrian crossing by the Fox and Duck public house, and in crossing the busy Upper Ham Road and Petersham Road, south and north of the existing pedestrian crossing by the New Inn public house.
- This area is one of the least accessible in terms of public transport. This problem is exacerbated by the fact that a significant number of households within this area do not have a car or van.
- Access to Hammerton's Ferry from Ham House and Ham is considered to be difficult.



Ham Avenue

MANAGEMENT PLANS

A number of management proposals and policies, have been identified for these four conservation areas, to preserve or enhance their character and appearance. More specific management proposals and environmental improvements have been identified for each conservation area. A general timescale has been suggested for the implementation of these management proposals. This is (L) Long Term, (M) Medium Term and (S) Short Term.

Please note that these conservation areas correspond to the amended boundaries of these four conservation areas as proposed in this management plan.

These proposals will be achieved through the application of UDP policies, Supplementary Planning Guidance and Supplementary Planning Documents within the planning, enforcement and appeals processes. Key documents and guidelines published by the London Borough of Richmond upon Thames, in support of these management proposals, are listed in the Further Information section at the end of this document.

Please note that the following proposals include suggested environmental improvements, some of which may 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 co-operation with local groups, residents and businesses.

MANAGEMENT PROPOSALS AND POLICIES

Landscape, Views and Vistas (L)

- Protect the distinctive semi rural character of Ham and Petersham and resist its urbanisation.
- Ensure the protection and improvement of the river and landscape setting of this area.
- Protect all important views and vistas within and to Ham and Petersham. Protect those views of this area from the surrounding landscape, including from Richmond Hill, Richmond Park and the River Thames.
- Protect the landmark status of key buildings and skylines within this area and within its wider setting, and protect those important views and sightlines of or between landmarks.

- Protect key vistas along the historic Ham House Avenues and the landscape setting of Ham House. Please also refer to Ham Avenues: Restoration Management Plan 2003.
- Protect important views within the villages and open spaces of this area, and those views of the surrounding landscape and riverscape from within this area.
- Protect important trees and groups of trees within Ham and Petersham, both within public open spaces and private gardens. Where the replacement of large trees is considered necessary, replacement should be with similarly scaled species.
- Conserve and enhance the nature conservation interest of areas of importance.
- Support the policies of the Thames Landscape Strategy and the Heritage Lottery funded Arcadia in the City Project and. Please refer to the Thames Landscape Strategy: Hampton to Kew 1994.

Architecture and Townscape (L)

- Protect and enhance the architectural quality of existing buildings, building groups and their unity, and the townscape as a whole. Encourage the retention of original or traditional architectural features, detailing and materials, including chimneys, porches, windows and doors. Encourage that alterations to existing buildings are made sensitively and sympathetically.
- Generally the Council will discourage the demolition of traditional front boundary walls, fences or hedges and the laying down of extensive hardstanding within front gardens to provide car parking. The existing greenery of front gardens should not be undermined. The erection of



Timber street furniture and sealed gravel surfacing



Cast finger signs with black lettering on white

inappropriately scaled and materials of boundary treatments would also be discouraged.

- Discourage the use of unsympathetic modern interventions to traditional buildings such as modern concrete roof tiles or imitation slates, a profusion of modern rooflights, prominent satellite dishes, modern uPVC or aluminium framed windows and doors, enclosed external porches, the painting of walls in harsh bold colours other than existing soft neutral tones, the painting of existing unpainted brickwork, inappropriate repointing of brickwork, and the rendering or cladding of walls in pebble-dash or imitation stone.
- When considering both roof and house extensions to existing buildings: the Council would seek to ensure that original rooflines and profiles are respected and that overlarge roof extensions are discouraged. Normally roof extensions and dormer windows would not be permitted to the front roof slope of buildings. Rear or side extensions to buildings, which would result in a significant reduction of important existing gap views between buildings or which would not relate to the existing scale of the building, would be discouraged.
- Within the historic villages of Ham and Petersham it is important to raise the design quality of all new development and ensure that it makes a positive contribution to the distinctive character and appearance of these areas, and complements the existing wealth of architectural heritage. The Council will also seek improvements to the quality of existing and new shopfronts and shop signs within these areas.

Streetscape and Accessibility (L)

- Rationalise the proliferation of signage, road markings and other highway interventions, including a more cautious

approach to the installation of flashing or “silent signs” and mobile telephone masts, and visually intrusive street furniture within Ham and Petersham. A better quality and coordination of the materials, colour and design, of signage, street furniture and surface materials would be encouraged. The regular maintenance of these should also be undertaken. Such interventions should be chosen to be appropriate to the distinctive village and semi rural character of this area. This would include encouraging the use of new cast finger signs with black lettering on white, mainly timber street furniture and sealed gravel surfacing to footways and footpaths where appropriate. Replacement of existing concrete lamp columns with dark green steel columns would also be encouraged with these villages, where appropriate. The Council will seek to site signage and street furniture in more appropriate locations, in order to improve the experience and way finding for pedestrians and other users. Encourage the retention of existing historic surface treatments, signage and other street furniture of interest.

- Investigate the development of an area traffic scheme for Ham and Petersham, potentially using measures to restrain traffic, relieve residential streets from through traffic and improve both highway and pedestrian safety. Also there may be a need to review the need for some

form of heavy goods vehicle control along Petersham Road and Upper Ham Road.

- Encourage improvements to the frequency and routing of bus services between Richmond, Petersham, Ham and Kingston.

Petersham Conservation Area no.6

Conservation Area Boundary (S)

It is proposed that the conservation area boundary is amended, as follows:

- Extended to include Land adjacent to No.184, No.182 Petersham Road and grass verges at the entrance to Cedar Heights. To include a Buildings of Townscape Merit , protect the wider setting of the Listed Building and recognise the historic significance of this area as the former driveway entrance to All Saints Church and the site of the now lost Bute House.
- Extended to include Argyle Cottage, Hazel Cottage, Oak Tree Lodge, Merlewood, Square Cottage, Woodlands, Sudbrook Gate, Hazel Lane, Nos.1-9 (odds) and No.2



Petersham Meadows

Dickens Close, and Dominic House, Sudbrook Lane. To better describe the built edge of Petersham village to Sudbrook Park. To include the footpath of Hazel Lane and the full extent of Sudbrook Lane; both historic routes within the village which continue to connect Petersham together and contribute positively to the distinctive character of the area. To protect the immediate setting of a number of listed buildings and Buildings of Townscape Merits.

- Transfer Petersham Meadows from Richmond Hill Conservation Area No.5 to Petersham Conservation Area No.6. To better reflect the historic division between Richmond town and Petersham village, and to protect the important landscape and river setting of this village.
- Transfer Petersham Lodge Woods, Sea Scouts and the riverside to the north from Ham House Conservation Area No.23 to Petersham Conservation Area No.6. To restore the historic link between the village and riverside along River Lane and Douglas footpath, and to better describe the historic curtilage of Petersham Lodge.
- Transfer Sudbrook Park Golf Club from Richmond Park Conservation Area No.62 to Petersham Conservation Area No.6. To better describe the historic division between Petersham village and Richmond Park, and to protect the important landscape and river setting of this village. To restore the historic link between the village and Sudbrook Park as indicated by the gate lodge to Sudbrook Lane.
- Transfer forecourt to Arched Lodge, the Russell School, Strathmore School and No.161 Petersham Road, and Nos.11-29 (odds), Nos.1-4 (inclusive) Poole's Cottages, Nos. 2-12 (evens), East Ginnels, West Ginnels, Cecil



Sudbrook Lane



Sandpitts Road

Cottage, Petersfield, The Butts, Sandpitts House, and No.26 Sandpitts Road, and Nos.1-3 (inclusive) Henlow Place from Ham House Conservation Area No.23 to Petersham Conservation Area No.6. To better describe the built edge of Petersham village and its connection with Ham House Avenues.

Listed Buildings (M)

It is proposed that an application be made to English Heritage to add the following property to the statutory List of Buildings of Special Architectural or Historic Interest:

- No.139 Petersham Road. An important historic and unspoilt early C19 house in a key location at the eastern gateway to the village.

It is proposed that an application be made to English Heritage to upgrade the following property on the statutory List of Buildings of Special Architectural or Historic Interest from grade II to grade II*:

- Petersham Lodge, River Lane. An elegant early 18th century house classically designed in stucco, built by the Duchess of Queensberry. This building has landmark status within the view from Richmond Hill.

Buildings of Townscape Merit (S)

It is proposed that the following properties be designated as Buildings of Townscape Merit:

- No.131 Petersham Road
- Nos.222 and 226 Petersham Road



All Saints Vicarage, Bute Avenue

These are considered to be buildings of local architectural or historic interest, which make a positive contribution to the townscape:

Article 4 Directions (S)

It is proposed that an Article 4(2) Direction is declared on the following properties, in order to control unsympathetic alterations to their street frontages:

- Nos.209-225 (odds) and 235-237 (odds)
Petersham Road

This group of terraced cottages and houses include a number of properties dating from as early as the C18. Many of these properties retain their original appearance. These properties have undergone some change and continue to be at risk from unsympathetic alterations such as: the demolition of existing front boundary walls, fences or hedges and the laying down of extensive hard surfacing within front gardens, the use of modern concrete roof tiles or imitation slates, rooflights, modern uPVC or aluminium framed windows and doors, the enclosing of porches, the painting of walls in harsh bold colours other than existing soft neutral tones, the painting of existing unpainted brickwork, and the rendering or cladding of walls in pebble-dash or imitation stone, and the loss of original

or traditional materials or details, such as chimneys, porches, windows and doors. All changes which are currently outside planning control. Such unsympathetic alteration may result in harm to the original character and appearance of individual buildings and the important unity of each group within this group. The Council would seek to resist unsympathetic alteration and also encourage the retention or reinstatement of traditional architectural features, materials and detailing.

Environmental Improvements and Policies

- All Saint's Church Hall, Bute Avenue. Manage or replant existing vegetation on traffic island to improve views of church and hall, consider the use of more appropriate scale and species of trees and shrubs. (L)
- Bute Avenue, River Lane, Sandpits Road and Sudbrook Lane. Resurface the footway along these roads with sealed gravel. (L)
- Junction of Cedar Heights and Petersham Road. Rationalise clutter of unsightly street furniture and investigate new shrub planting to verges. (L)
- Junction of Dickens Close and Sudbrook Lane. Rationalise clutter of inappropriate bollards, and encourage repair of boundary fence to The Old Vicarage and The Cottage. (L)

- Meadow Close. Encourage softening in the appearance of unsightly garages and inappropriate hard surfaces; consider new planting and more appropriate surfacing. (L)
- Dysart Arms PH, Petersham Road. Encourage resurfacing of car park to the rear in a more appropriate material. (L)
- Petersham Road. Investigate opportunities to improve pedestrian safety along footways and the possibility of creating a new pedestrian crossing, either by the entrance to Petersham Park or linking the two paths alongside Reston Lodge and St Peter's Church. Investigate opportunities to create a new horse rider access to Richmond Park. (L)
- Douglas House and Deutsche Schule, Petersham Road. Rationalise or replace existing signage, bollards and barriers along approach and entrance to school. Also encourage improvement in quality of boundary treatments and resurface the carriageway in sealed gravel. (L)
- Arched Lodge, Petersham Avenue. Investigate creating a new layout of this space to improve pedestrian safety and useage, and to emphasise the vista of Petersham Avenue through this gateway. Rationalise or replace existing signage and street furniture, and resurface carriageway and footway in more appropriate sealed gravel. There is an opportunity to create a quality public space at this important meeting point. (L)
- Watchman's Box and Village Lock-up and Fox and Duck PH, Petersham Road. Repair and maintain the listed box and support initiatives to find a new appropriate use for the structure (S). Improve hard surface, low boundary and planting within the pen. Consider new seating and heritage information board within this space. Encourage removal of



Douglas House, Petersham Road

inappropriate street furniture, improve quality of existing hard surface at pedestrian crossing and resurface forecourt and car park to PH with sealed gravel. Investigate new planting within this area. There is an opportunity to create a quality space at the heart of the village, and to enhance the immediate setting of these local landmarks. (L)

- Entrance to Russell School, Petersham Road. Rationalise clutter and improve quality of brick boundary wall and fence, brick planter and planting, and street furniture (including bus shelter). Improve hard surfacing and manage or replant existing vegetation. There is an opportunity to create an enhanced forecourt space at the entrance to this school. (L)
- Junction of Sandy Lane and Petersham Road. Rationalise clutter and improve quality of highway signage and associated street furniture. (L)
- Junction of Star and Garter Hill and Petersham Road. Rationalise clutter and improve quality of signage and street furniture (including bus shelter), and some inappropriate hard surfaces. There exists a need to reinforce and improve the appearance of this gateway to the village. (L)
- Footpaths and alleyways between: St Peter's Church and Dysart Arms public house, Deutsche Schule and Petersham Nurseries and the river, Petersham Meadows across Petersham Road to Meadow Close alongside both Village Lock-up and between Nos.200 and 202 Petersham Road, Sandpits Road and Petersham Road, and Hazel Lane. Improve existing surfaces, signage, bollards and barriers, boundary treatments and more sensitive lighting, also address incidences of litter and graffiti. (M)



Deutsche Schule (German School)

Ham Common

Conservation Area no.7

Conservation Area Boundary (S)

It is proposed that the conservation area boundary is amended, as follows:

- Extended to include the entire rear garden of Hardwicke House, Ham Common. To better describe existing properties boundaries.
- Extended to include No.2 Lock Road. To reinforce the gateway between Lock Road and Ham Common and include a building of character which terminates the view south along Back Lane.
- Extended to include Maranda Court, Nos.13-47 (odds) and Nos.28-42 (evens) New Road. To reinforce the gateway and change in character between Ham Common and its associated streets of modest 19th century cottages, and the later residential developments to the west.
- Transfer that area of the Ham Common between Upper Ham Road, Sudbrook Park, Richmond Park and Church Road from Richmond Park Conservation Area No.62 to

Ham Common Conservation Area No.7. To include the entire historic area of common land.

- Transfer Tennyson Court, Parkleys from Ham Common Conservation Area No.7 to Parkleys Estate Conservation Area No.67. To exclude the entire area of the Parkleys estate.

Listed Buildings (M)

It is proposed that an application be made to English Heritage to add the following properties to the statutory List of Buildings of Special Architectural or Historic Interest:

- Latchmere House, Church Road. A Victorian house, which was used as a secret interrogation centre for captured German spies during the Second World War, now used as a remand centre.
- Tollgate House, Upper Ham Road. An original C18 gatehouse (once a pair) to the common and later an almshouse. Restored in the late C19.

It is proposed that an application be made to English Heritage to upgrade the following property on the statutory List of Buildings of Special Architectural or Historic Interest from grade II to grade II*:



Ham Common

- Cassel Hospital, Ham Common. A large elegant early C19 house, now in use as a hospital.
Revision also to be made to the list description of Cassel Hospital to include the North Wing and Hall.

Buildings of Townscape Merit (S)

It is proposed that the following properties be designated as Buildings of Townscape Merit:

- Latchmere House, Church Road
(subject to listing application)
- New House, Church Road
- St Andrew's Church vicarage, Church Road
- Nos.1 and 2 Field View Cottages, Craig Road
- Forbes House, No.13 Ham Common
- No.22 Ham Common
- Parish Boundary Stone, Petersham Road (opposite No.291)
- The Stables, Upper Ham Road
- Tollgate House, Upper Ham Road
(subject to listing application)

These are considered to be buildings of local architectural or historic interest, which make a positive contribution to the townscape:

Article 4 Directions (S)

It is proposed that an Article 4(2) Direction is declared on the following properties, in order to control unsympathetic alterations to their street frontages:

- Nos.1-5 (inclusive) Ham Gate Avenue
- Nos.1-9 (odds) Ham Street



The Stables, Upper Ham Road



North Wing and Hall, Cassel Hospital

These groups of terraced cottages and semi-detached houses survive remarkably unspoilt from the original. It is considered that these properties may be at risk from unsympathetic alterations such as: the demolition of existing front boundary fences or hedges and the laying down of extensive hard surfacing within front gardens, the use of modern concrete roof tiles or imitation slates, rooflights, modern uPVC or aluminium framed windows and doors, the enclosing of porches, the painting of existing unpainted brickwork, and the rendering or cladding of walls in pebble-dash or imitation stone, and the loss of original or traditional materials or details, such as chimneys, porches, windows and doors. All changes which are currently outside planning control. Such unsympathetic alteration may result in harm to the original character and appearance of individual buildings and the unity of each group. The Council would seek to resist unsympathetic alteration and also encourage the retention or reinstatement of traditional architectural features, materials and detailing.

Environmental Improvements and Policies

- Back Lane. Seek improvements in the quality of shopfronts and shop signs and to the treatment of forecourts to the shopping parade. (L)
- Bishops Close. Improve on existing inappropriate street furniture and hard surfaces. (L)
- Junction of Church Road and Upper Ham Road. Rationalise clutter of signage. (L)
- St Andrew's Church and Hall, Church Road. Look at reviewing parking arrangements for the church and hall, and improve pedestrian footway along this road and interaction with vehicles. (L)



Great South Avenue and C17 brick lodge with distinctive gable

- Church Road. Encourage the removal of inappropriate concrete kerbs and footways at the entrance to The Shires and Garthside along existing grass verges, and investigate the introduction of more naturalistic planting. (L)
- Latchmere House, Church Road. Rationalise signage and investigate new landscape plan to improve surface treatments and planting along driveway and forecourt. Also encourage screening of existing boundary wall to south east with new planting. (L)
- Ham Common. Plant new or replacement trees around the fringes of the green of Ham Common. This may have the added benefit of reducing the visually intrusive impact of traffic and parked vehicles along Upper Ham Road and Ham Common. (L)
- Ham Common and Ham Gate Avenue. Complete the resurfacing of footway around Ham Common and the access road south of the pond, and the driveway and parking area to Sudbrook Cottages, in sealed gravel. (L)
- Ham Common. Improve horse rides to reduce conflicts with other users. (M)
- Ham Common. Pursue measures to restrict and enforce illegal vehicular parking on the green of Ham Common. (L)
- New Inn PH, Ham Common. Rationalise or reposition highway signage nearby. Investigate resurfacing the forecourt of this local landmark with more appropriate material such as sealed gravel or York stone and possible tree planting to frame building frontage. (L)
- South Lodge, Ham Common. Encourage reinstatement of railings to front boundary. (L)
- Church of St Thomas Aquinas, Ham Common. Rationalise signage and street furniture and resurface triangular space to the north of the church in appropriate sealed gravel. There is an opportunity to create an enhanced public space at the important meeting point of Ham Common and Ham Street, and to improve the setting of the church. (L)
- Cassel Hospital, Ham Common. Encourage reinstatement of railings to front boundary. (L)
- Junction of Ham Farm Road and Upper Ham Road. Rationalise clutter of signage. (L)
- Junction of Ham Gate Avenue, Upper Ham Road and Ham Common. Improve highways signage and associated street furniture. (L)
- Ham House Avenues. Support the extension planting of the Great South Avenue across the green of Ham Common to Upper Ham Road. Please also refer to Ham Avenues: Restoration Management Plan 2003. (L)
- Junction of Lock Road, Ham Street and Ham Common. Rationalise clutter of signage and other street furniture at this key meeting point. (L)

- Junction of Martingales Close and Ham Common. Rationalise clutter of signage and inappropriate surface materials to pavement. (L)
- Junction of New Road and Ham Common. Rationalise clutter of signage at entrance to New Road and improve inappropriate street furniture and hard surfaces by nearby pond. (L)
- Petersham Road and Upper Ham Road. Investigate opportunities to improve pedestrian safety along footways and in crossing both these busy roads. (L)
- Byway between Richmond Road and Dukes Avenue (outside conservation area). Rationalise clutter of street furniture and improve surface materials. Opportunity to screen unsightly service yards with new boundary treatment and planting. (L)
- Junction of Upper Ham Road and Ham Common. Rationalise clutter of signage. (L)
- No.3 Upper Ham Road. Encourage the removal of the unsympathetic balloon canopy. (L)
- No.1A Upper Ham Road. Encourage softening of forecourt with more appropriate surface treatment or planting. (L)
- Tollgate House, Upper Ham Road. Encourage improvement to boundary treatment screening the modern extension and soften parking area with more appropriate surface treatment or planting. (L)
- Alleyway between Ham Common and Mornington Walk. Improvement of surfaces, boundary treatments and more sensitive lighting, also address incidences of litter and graffiti. (M)



Ham Avenue



Ham House Gardens

Ham House Conservation Area no.23

Conservation Area Boundary (S)

It is proposed that the conservation area boundary is amended, as follows:

- Transfer Petersham Lodge Woods, Sea Scouts and the riverside to the north from Ham House Conservation Area No.23 to Petersham Conservation Area No.6. To restore the historic link between the village and riverside along River Lane and Douglas footpath, and to better describe the historic curtilage of Petersham Lodge.
- Extended to include Nos.13-33 (odds), Bench House, Stokes House, Nos.57-59 (odds) and Ham Library, Ham Street. To include both sides of the southern end of Ham Street and so preserve the wider setting of this historic part of the village. Also include existing and proposed BTMs, modern houses of note, and important areas of private green space and trees which contribute to the semi rural character of this area.
- Extended to include the whole area of Ham House car park on the riverside. To facilitate improvements to the appearance of this space and protect the wider setting of Ham House.
- Extended to include the full extent of the Ham House Registered Historic Park and Garden Grade II*; the western arm of the Great River Avenue between Ham Street and the Miniature Rifle Range on Ham Lands. To better describe the core of the surviving historic landscape associated with Ham House.

- Transfer forecourt to Arched Lodge, the Russell School, Strathmore School and No.161 Petersham Road, and Nos.11-29 (odds), Nos.1-4 (inclusive) Poole's Cottages, Nos. 2-12 (evens), East Ginnels, West Ginnels, Cecil Cottage, Petersfield, The Butts, Sandpits House, and No.26 Sandpits Road, and Nos.1-3 (inclusive) Henlow Place from Ham House Conservation Area No.23 to Petersham Conservation Area No.6. To better describe the built edge of Petersham village and its connection with Ham Avenues.

Listed Buildings (M)

It is proposed that an application be made to English Heritage to add the following properties to the statutory List of Buildings of Special Architectural or Historic Interest:

- The Royal Oak public house, Ham Street. This is an important and historic public house at a prominent meeting point within the village. It retains much architectural character and detail.
- Old Ham Lodge, Ham Street. This is an historic building closely associated with the Ham House Estate, and may date from as early as the C18.

It is proposed that an application be made to English Heritage to upgrade the following property on the statutory List of Buildings of Special Architectural or Historic Interest from grade II to grade II*:

- Beaufort House, Ham Street. A large elegant C18 house, classically designed in brick.

Buildings of Townscape Merit (S)

It is proposed that the following properties be designated as Buildings of Townscape Merit:

- St Richard's Church, Ashburnham Road (outside the conservation area)
- Bench House, Ham Street
- Cecil Cottage, Sandpits Road
- No.26 Sandpits Road
- No.1 Wiggin's Cottages, Wiggin's Lane

These are considered to be buildings of local architectural or historic interest, which make a positive contribution to the townscape:\



St Richard's Church, Ashburnham Road (outside the conservation area)

Article 4 Directions (S)

It is proposed that an Article 4(2) Direction is declared on the following properties, in order to control unsympathetic alterations to their street frontages:

- Nos.1-6 (inclusive) The Algemon Tollemache Almshouses, Ham Street
- Nos.1-7 (inclusive) Pointer's Cottages, Wiggins Lane
- Nos.1-5 (inclusive) Wiggins Cottages, Wiggins Lane

These groups of cottages and almshouses survive remarkably unspoilt from the original. It is considered that these properties may be at risk from unsympathetic alterations such as: the demolition of existing front boundary walls, fences or hedges and the laying down of extensive hard surfacing within front gardens, the use of modern concrete roof tiles or imitation slates, rooflights, modern uPVC or aluminium framed windows and doors, the enclosing of porches, the painting of walls in harsh bold colours other than existing soft neutral tones, the painting of existing unpainted brickwork, and the rendering or cladding of walls in pebble-dash or imitation stone, and the loss of original or traditional materials or details, such as chimneys, porches, windows and doors. All changes which are currently outside planning control. Such unsympathetic alteration may result in harm to the original character and appearance of individual buildings and the important unity of each group. The Council would seek to resist unsympathetic alteration and also encourage the retention or reinstatement of traditional architectural features, materials and detailing.



Pointer's Cottages, Wiggins Lane



Orangery, Ham House (Ham House Cafe)

Environmental Improvements and Policies

- Evelyn Road. Investigate improvement of existing fence to Grey Court School and reinforce existing planting at the end of the cul-de-sac.
- Ham Close (outside the conservation area). Investigate ways to reinforce the continuity and enclosure of Ham Street, such as undertaking additional tree planting around the edge of the green of Ham Close. (L)
- Ham Street and Sandy Lane. Resurface footways along these roads in sealed gravel. (L)
- Ham Brewery Tap PH, Ham Street. Seek improvements to the quality of the hard surfaces and front boundary treatment within the setting of this public house. (L)
- Ham Street and Ashburnham Road. Seek improvements to the quality of shopfronts and shop signs to shopping parade (outside the conservation area) and discourage the use of solid external roller shutters. Also encourage improvement in the quality of hard surfaces to forecourts. (L)
- Newman House, Ham Street. Soften existing hardstanding with more appropriate surface treatment and/or planting. Reinststate traditional entrance gates. (L)
- Driveway to Old Ham Lodge and Grey Court School, Ham Street. Resurface these driveways in sealed gravel. (L)
- Entrance to Polo Club, Petersham Avenue. Rationalise clutter of signage and other objects, and introduce more appropriate surface treatment. (L)
- West Side of Ham Street between car park and entrance to Rifle and Pistol Club. Rationalise clutter of signage and improve quality of bollards. Tackle unsightly vehicular parking to roadside. (L)
- Entrance to Ham House driveway from Ham Street. Rationalise clutter of signage. (L)



View from Ham House Tow Path towards Teddington and Kingston

- Entrance to Rifle and Pistol Club from Ham Street. Encourage improvement in quality of metal gate and boundary fence and inappropriate surface materials and clutter of bollards to car park to the south. Investigate potential for new tree planting here. (L)
- Ham House car park, Ham Street. Improve the appearance of the car park on the riverside by introducing low earth bunds or new tree planting to shield parked vehicles from views across the river. Rationalise signage within car park and introduce more appropriate entrance barrier. Resurface car park with more appropriate golden gravel. Improve existing slipway and investigate the possible creation of a beach down to the river by the car park. Tackle issues of crime and litter. (L)
- Junction of Sandy Lane and Ham Street. Rationalise clutter and improve quality of signage, street furniture (including bus shelters) and hard surfacing at this important meeting point. (L)
- Sandy Lane. Rationalise clutter of highway signage near the crossing of the Great South Avenue. Encourage improvement of unsightly boundary fencing to Grey Court School and playground. (L)
- Wiggins Lane and Back Lane. Rationalise clutter of signage and street furniture. Resurface both footway and carriageway along these roads in sealed gravel. (L)
- Cut Throat Alley, Stokes Passage and alleyways between Wiggins Lane and Stretton Road. Improvement of surfaces, signage, boundary treatments and more sensitive lighting, also address incidences of litter and graffiti. (M)
- No.33 Ham Street. Encourage removal of existing balloon canopy. (L)
- Ham House Avenues. Improve pedestrian, cycle and horse rider access and coordination between these users. Including extending the existing combined pedestrian and cycle path along Petersham Avenue eastward to Arched Lodge. Please also refer to Ham Avenues: Restoration Management Plan 2003. (L)
- Safeguard the continuing viability of the Hammerton's Ferry and investigate the creation of a new landing stage. Improve linkages between Ham House, the ferry and the towpath. Also re-examine the extent of moorings on the riverside in front of both Ham House and Marble Hill House. (L)
- Continue to promote the tourism of the river Thames and Ham House. Supported by improving public transport and riverboat links to this area, and take opportunities to enhance the interpretation and communication of the area's history and nature conservation to a wider audience. (L)

Parkleys – Conservation Area no.67

Conservation Area Boundary (S)

It is proposed that the conservation area boundary is amended, as follows:

- Transfer Tennyson Court, Parkleys from Ham Common Conservation Area No.7 to Parkleys Estate Conservation Area No.67. To include the entire area of the Parkleys estate.
- Extended to include Nos. 6-12 evens Ham Farm Road. These properties form an integral part of the wider development of the Parkleys estate along Ham Farm Road in the 1950s.

Listed Buildings (S)

It is considered it would not be appropriate to propose the listing of buildings within this conservation area at this time.

Buildings of Townscape Merit (S)

It is proposed that the following properties be designated as Buildings of Townscape Merit:

- Nos.7, 9 and 11 Ham Farm Road

These are considered to be exceptional Modern buildings of local architectural or historic interest, which make a positive contribution to the townscape.

Article 4 Directions (S)

It is considered that the declaration of an Article 4 Direction within this conservation would not be appropriate at this time.



No 33 Ham Farm Road



Shelley Court, Parkleys Estate

Environmental Improvements and Policies

- Ham Farm Road. Resurface footway along Ham Farm Road with sealed gravel. (L)
- No.4 Ham Farm Road. Encourage a softening in the appearance of rendered boundary wall to the street with new planting. (L)
- Parkleys. Protect the original landscape design of views and spaces within the estate and support the ongoing management of existing trees and shrubs, including the replacement of inappropriate planting. Resist the privatisation of this landscape and the introduction of plant species alien to that original intended. Also encourage management of vegetation to maximise views of the artwork 'Pastorale' from within the estate and tackle issues of graffiti. (L)
- Parkleys. Encourage a more consistent approach to the design and materials of new signage, lighting, hard surfaces and street furniture appropriate to the original design of the estate. Retain original signage, lighting and other street furniture. (L)
- Parkleys Parade. Rationalise clutter of highway signage and associated street furniture. Opportunity for new planting on island to soften its appearance. (L)
- Parkleys Parade and Ham Parade: Nos.19-31 (odds) Upper Ham Road and Nos.299-323 (odds) & Nos.406-432 (evens) Richmond Road (outside the conservation area). Undertake photographic survey and appraisal of shopfronts and shop signs of these shopping parades. To assess the quality of existing shopfronts and encourage improvements to the quality of new shopfronts and shop signs. (L)
- Junction of Upper Ham Road and Parkleys. Rationalise clutter of highway signage and associated street furniture at the entrance to this estate. (L)

PUBLIC CONSULTATION

This conservation area character appraisal and management plans were subject to a full public consultation process. The public was invited to see an exhibition and discuss proposals with officers at St. Thomas Aquinas Church, Ham Common on Tuesday 30 January 2007. The event was advertised by public notice in the Richmond and Twickenham Times, a press release and posters displayed on a number of lampposts within each conservation area.

Copies of the draft appraisal and management plans were also made available at the Civic Centre, on the Council's website, in local libraries, and also distributed widely to Ward Councillors, English Heritage and local amenity societies and other relevant interest groups and organisations before the exhibition was held. The consultation period for responses to the draft documents was six weeks, starting on Monday 22 January until Friday 2 March 2007. Those changes made to the draft documents in response to comments made during the consultation process were approved by The Cabinet Member for Environment on 30 March 2007. The final conservation area character appraisal and management plans were approved on this date.

The cooperation and input of all individuals and organisations who took part in the consultation process for the character appraisal and managements plans is gratefully acknowledged by the London Borough of Richmond upon Thames.

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www.nationaltrust.org.uk/places/hamhouse

If you need this leaflet in Braille,
large print, audio tape,
or another language,
please contact us on 020 88917322
or minicom 020 88316001

Civic Centre 44 York Street
Twickenham TW1 3BZ

website:www.richmond.gov.uk

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Arabic

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

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