

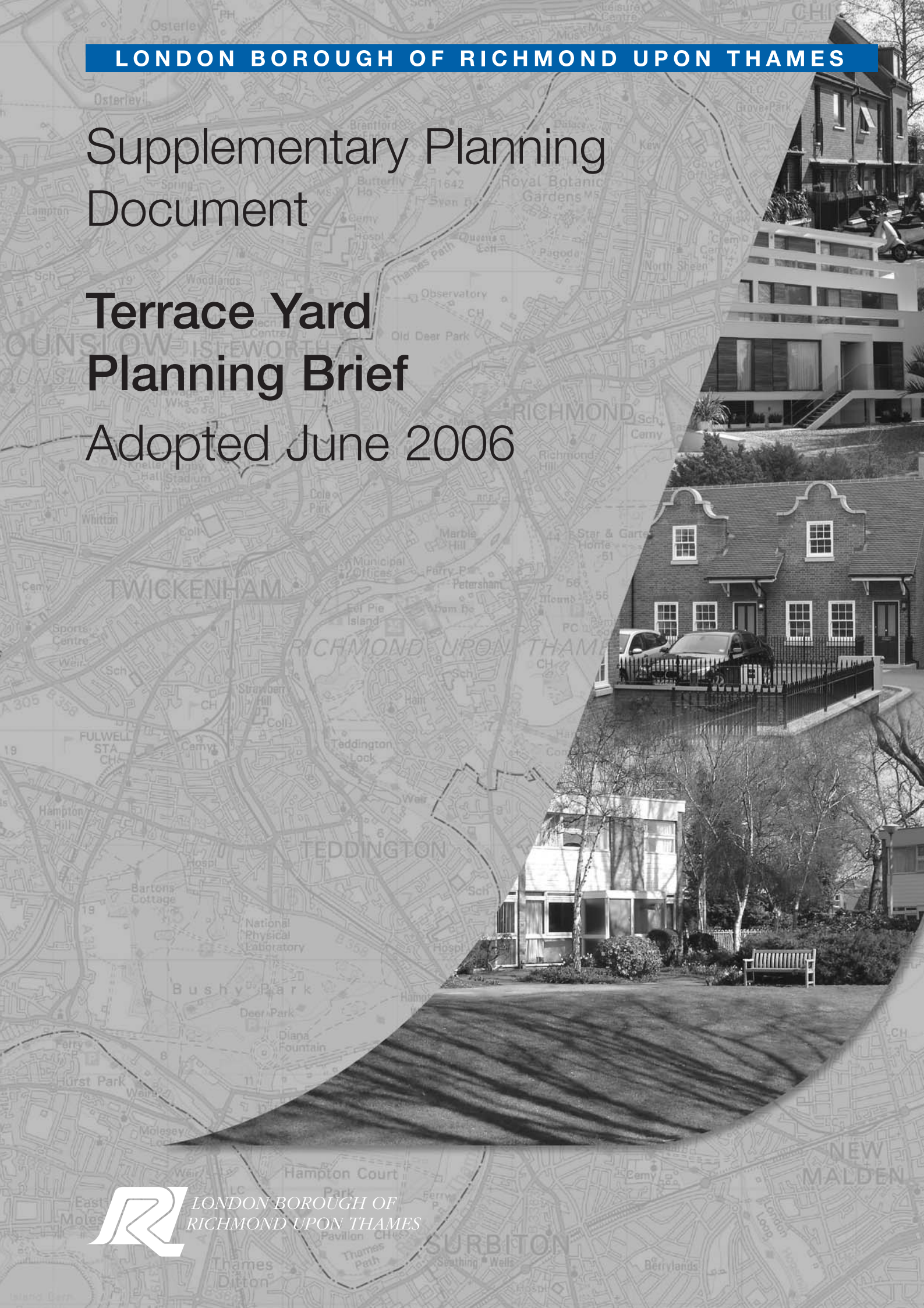
Supplementary Planning Document

Terrace Yard Planning Brief

Adopted June 2006



LONDON BOROUGH OF
RICHMOND UPON THAMES



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ejani ne recepcionin ne adresen e shenuar me poshte ku ne
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Albanian

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

Arabic

এই প্রকাশনার অর্থ বুঝতে পারায় যদি আপনার কোন সমস্যা হয়, নিচে দেওয়া
ঠিকানায় রিসেপশন-এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে দোভাষীর
সেবা প্রদানের ব্যবস্থা করতে পারবো।

Bengali

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

જો તમને આ પુસ્તિકાની વિગતો સમજવામાં મુશ્કેલી પડતી હોય તો, કૃપયા
નીચે જણાવેલ સ્થળના રિસેપ્શન પર આવો, જ્યાં અમે ટેલિફોન પર ગુજ
રાતીમાં ઇન્ટરપ્રિટીંગ સેવાની ગોઠવણ કરી આપીશું.

Gujarati

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

پہاں اشاعت کو سمجھنے میں کوئی مشکل ہے تو، براہ کرم نیچے دیئے ہوئے ایڈریس کے استقبال پر جا کر ملیئے، جہاں
پہاں کیلئے ٹیلیفون انٹریپرٹنگ سروس (ٹیلیفون پر ترجمانی کی سروس) کا انتظام کر سکتے ہیں۔

Urdu

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CONTENTS

- 1.0 INTRODUCTION**
- 2.0 ANALYSIS OF SITE AND SURROUNDINGS**
- 3.0 PLANNING POLICY FRAMEWORK**
- 4.0 SITE STRATEGY**
- 5.0 PLANNING APPLICATION DETAILS**
- 6.0 SUSTAINABILITY APPRAISAL**

APPENDICES

- 1. Location Plan**
- 2. Plan of Site & Surroundings**
- 3. Land Use Consultants site survey**
- 4. Proposed layout for operational area**

1 INTRODUCTION

1.1 Terrace Yard, at the north west corner of Terrace Gardens, fronts onto Petersham Road; see Appendix 1 – Location Plan. A large part of the site is now redundant following its previous use as a park depot. The site is owned by the Council and is allocated in the Unitary Development Plan First Review (UDP) for housing - Proposal Site R17. This Planning Brief provides further guidelines for the future development of this site, in line with the UDP proposal site description:

No.	SITE	PROPOSAL	JUSTIFICATION
R11	TERRACE YARD, PETERSHAM RD	HOUSING	Site not used as part of park. Land to be developed for housing, to respect the site's location in a conservation area and Thames Policy Area

1.2 The Council considers that there is the opportunity at the site to deliver an exemplar scheme to meet housing needs in the Borough and showcase the Council's commitment to high quality design.

1.3 The Brief was adopted on 6 June 2006. Any proposal for the Site will be required to have regard to this guidance, which will be a material consideration in determining any planning applications.

2 ANALYSIS OF SITE AND SURROUNDINGS

2.1 This site is in a prominent location on one of the main routes into Richmond town centre from the south. Within a conservation area, visible from the River Thames and within the Thames Policy Area, with listed buildings to the north and bound on two sides by Terrace Gardens it is a highly sensitive and constrained site. Any redevelopment proposals will have a significant impact on the character and appearance of the surrounding historic landscape and will have to be of the highest design quality.

Historic Development

2.2 Terrace Gardens was laid out in 1887 having been acquired by the local vestry and consisted of the former grounds of Buccleugh House and Lansdowne. Terrace Gardens and Buccleugh Gardens are listed Grade II on the Register of Historic Parks and Gardens. The Surrey O S map of 1866-1893 shows a public house on the site and a number of other smaller developments, some coming forward of the remaining listed terrace to the west of the site. The raised eastern part of the site appears to have formed part of the grounds to Lansdowne House.

2.3 The site has in more recent times been used as a depot for the parks department and part of it will continue to house accommodation associated with the running and upkeep of Terrace Gardens which will require access and a turning point for waste vehicles. A large part of the site is now surplus to requirements and provides the opportunity to enhance the character and appearance of the conservation area and to provide new homes in the borough.

Site characteristics

2.4 The proposals site, as identified in the Unitary Development plan is approximately 1280 meters square. The site as defined in this brief also includes the area of Metropolitan Open Land running along the eastern edge beyond the retaining wall. This is shown on the site plan in Appendix 2; Appendix 1 has a location plan

2.5 The site, set behind a retaining wall, is higher than the footway and then slopes up towards Terrace Gardens to the east. There is a further retaining wall towards the eastern boundary of the site beyond which there is an important landscape buffer, which includes mature trees, between the site and Terrace Gardens.

2.6 The depot buildings and structures that remain on this site lie within the boundary of the Registered Historic Park and Garden and the majority of these are contemporary with the 19th century park conservatory with which they formed a service yard. Part of the current boundary to Petersham Road consists of a continuation of that to Terrace Gardens, the brick boundary wall of which is characteristic of the footway edge treatment and complements the edge formed by the built form on the opposite side of the street.

2.7 To the north of this site are Nos. 136 – 142 Petersham Road which form Lansdowne Terrace and are Listed Grade II. These four late 18th/early 19th century brick built properties are 3 storeys high over basements. At the southern end there is a projecting bay of 2 storeys above a carriageway. The properties fronting Petersham Road opposite the site include the former Three Pigeons Public House, a Building of Townscape Merit, and associated development, which provide a hard edge to the street. This continues to the north with the boathouse, also a Building of Townscape Merit.

2.8 Land Use Consultants have surveyed a site and thier analysis of the remaining fabric can be found in Appendix 3. This will need to inform any proposals that come forward for the site.

Constraints

2.9 There are a variety of constraints, which need to be taken into account in considering the future development of the site:

- Given the importance of the setting of this site and the historic interest of the surroundings any development will have to preserve and enhance the character and appearance of the conservation area. In particular any proposals will need to have regard to the following:

Their impact on the landscape quality of Terrace Gardens, listed Grade II on the Register of Historic Parks and Gardens. Consideration will need to be given to views from the park, the impact of any proposals on the landscape character of the park and the setting of the conservatory along the sites southern boundary. Whilst a strong landscape buffer of trees and shrub planting remain between the park and the site on the eastern boundary enhanced screen planting may be required at the boundary with Terrace Gardens;

Their impact on the character and appearance of this part of Petersham Road. Consideration will need to be given to the views from the north and south along Petersham Road. Any proposals will need to have regard to the nature and characteristics of the surrounding development in particular building lines, scale and massing, its relationship with the street and the nature of boundary treatments. The general height of any new development should not exceed the parapet line of the Lansdown Place properties (subject to any proposals meeting all the criteria set out in this brief)

- Development will need to respect the setting of the Grade II listed terrace of houses (Lansdowne Place) and the listed boundary wall associated with these forming part of the northern boundary of the site. It will also need to respect the setting of the former Three Pigeons Pub (No 87) and the Boat House (Nos 81-83) on the opposite side of Petersham Road; both designated Buildings of Townscape Merit.
- The potential impact on the enjoyment of the view protected by 'The Richmond Ham and Petersham Open Spaces Act 1902' from Richmond Hill will be of particular importance. This will include consideration of the view in the wintertime and the need to demonstrate an appropriate design response to the roofscape and skyline of any scheme.
- Any proposals will need to take account of the location of the site within the Thames Policy Area. This will include the impact on views from the river itself, from the river walk and from the open space of Buccleugh Gardens. Any proposals will also need to consider their potential impact on views of the riverside from Richmond Bridge. At present there are views of the mature treed landscape directly behind the Three Pigeons and the Boat House and any development that would encroach above this would have to demonstrate an appropriate design response to the roofscape and skyline and that it enhances the view.
- The site levels and existing concrete slab will need to be addressed along with the retaining walls running along most of the footway boundary and north/south across the site itself.
- There are a number of mature trees along the eastern boundary of the site and these should not be harmed by any proposals.
- Part of the site needs to continue to provide daytime staff accommodation and loading facilities for the maintenance of Terrace Gardens. Land Use Consultants have surveyed the site for the Council's Parks Department and have prepared a schematic layout for the operational area. This was based on a thorough survey of the value of the remaining historic fabric and a conservation led approach to provide the level and type of accommodation required for the upkeep and management of Terrace Gardens. Two possible layouts are shown in Appendix 4. Given the sensitive nature of this site any proposal to upgrade the park accommodation and servicing will need to be considered in conjunction with the overall proposal for the site to achieve the best scheme possible.
- Any proposals must look to deal with highway matters in a positive way as part of an integrated urban design approach. The vehicular access point is identified in the plan in Appendix 4. This is the only acceptable access into the residential part of the site given

the constraints of the existing access point to the north and the service vehicle access point to the south. Level access will be required from the highway into the site.

- Residential amenity for neighbouring properties will need to be taken into account, particularly on the northern and western boundary.
- The previous use of the site may give rise to the need for decontamination.

3 PLANNING POLICY BACKGROUND

National and Regional Planning Policy

3.1 Plans and guidance of particular relevance to this Site are included within: -

National and Regional Policies

PPS1: Creating Sustainable Communities
PPG3: Housing
PPG13: Transport
PPG15: Planning and the Historic Environment
The London Plan
Joint CABE/DETR companion guide to PPS1, 'By Design'
Building in Context (joint EH/CABE document)

Local Policies

London Borough of Richmond upon Thames: First Review
Thames Landscape Strategy Kew to Chelsea
Richmond Hill Conservation Area Study

3.2 The key principles encapsulated in the guidance of relevance to the Site are as follows: -

- Promoting high quality urban design and architecture
- Protecting the character and appearance of conservation areas.
- Protecting the setting of listed buildings
- Protecting the character of historic parks and gardens
- Protecting the environment.
- Providing well designed housing which should make a contribution to improving the quality of life to create attractive, high-quality living environments.

Local Planning Policy Context

3.3 The whole of the Site subject to this Brief is allocated in the recently adopted UDP: First Review (March 2005) as proposal site R17 for housing. The Site is also subject to a variety of specific designations within the UDP to which regard should be had. Whilst all UDP policies apply, attention is drawn particularly to the Council's policies for:

3.4 Built environment

- The whole of the Site is within a Conservation Area and any development should preserve or enhance the character or appearance of the conservation area, under the provisions of Policy BLT2.
- The whole of the site is within the Thames Policy Area and any development will need to accord with the criteria set out in policy ENV 26. This includes the protection and enhancement of views and vistas, the character of individual reaches as well as ensuring high quality design for new development.
- Proposals could impact on views from Richmond Hill and will need to consider policy ENV 4
- The need to preserve and enhance the setting of Listed Buildings, BLT3 and Buildings of Townscape Merit BLT 4
- Matters relating to the design quality of spaces and buildings are covered in detail in BLT 11 and BLT14 respectively. The need to provide adequate levels of accessibility and look at ways of designing out crime at the early stages of a project are covered in BLT12 and BLT 17 respectively.

3.5 Housing

- Issues relating to residential density in the Borough are covered in detail in policy HSG 11, which also requires development of this nature to provide at least 25% small units.
- As outlined in Policy HSG 6 the Council will expect the provision of 40% affordable units on sites capable of providing 10 or more units (or 0.3 ha or more) to include both social rented housing and housing for key workers and shared ownership.
- Policy HSG 8 requires 10% of housing to be designed for wheelchair housing on developments of more than 10 units. (The designated units should be shown on any plans, with turning circles and dimensions clearly shown to demonstrate that our supplementary planning guidance on Design for Maximum Access has been taken into account).
- The Backland and Infill Development (HSG 12) and Quality of the Residential Environment (HSG 17) policies are also relevant.

3.6 Proposals at the Site will also be considered in the context of the following Supplementary Planning Guidance/Document:

Design Quality
 Small and Medium Housing Sites
 Conservation Area Study for Richmond Hill
 The Thames Landscape Strategy
 Affordable Housing
 Planning Obligations Strategy
 Buildings of Townscape Merit - Guidance
 Recycling for new developments
 Redevelopment of potentially contaminated sites

Security by design
Trees: Legislation and Procedure
Draft Sustainable Construction Checklist

Design Guidelines

Historic Buildings
Nature Conservation and Development
Trees: Landscape Design, Planting & Care

3.7 There are planning opportunities close to the site and these are identified in Section 5.

4 SITE STRATEGY

4.1 The intention of this brief is not to prescribe a particular approach to the site but rather establish the parameters within which to develop a design response and against which the quality of a scheme will be judged. The Council will require the submission of a Design Statement which should include a comprehensive site analysis and explanation of the site response and evolution of the scheme. Proposals will need to respond positively to the constraints listed in Section 2 and develop a site-specific response, which celebrates the inherent qualities of the site.

4.2 The aim of any proposals should be to set a new standard for schemes in the Borough. Any development on this site will have to be of the highest urban design and architectural quality commensurate with its prominent position on a key route into Richmond town centre. This will need to influence all aspects of the design from site planning to the detailed design and materials of the buildings and open spaces. Any future housing development on this site will have to respond sensitively to its historic and landscape surroundings to provide a bespoke design. The aim is to create true sense of place here that is distinctive and specific to Richmond.

4.3 Any proposals will have to provide an inclusive environment and this will need to be reflected in the mix of units and type of accommodation provided as well as ensuring the scheme is fully accessible. The Council will expect the submission of an accessibility statement.

4.4 The landscape proposals for the private and public space will need to be considered from the outset as part of a comprehensive site response. The scheme will need to consider the amount, sitting, orientation and design of amenity space for residents. There will need to be a clear defensible distinction between public and private spaces. In line with Council policy well designed refuse and recycling storage will need to be provided as an integral part of any design proposal.

4.5 Issues relating to crime and security will need to be considered from the outset to form an integral part of the design proposals rather than be considered as 'add-ons' at a later date.

4.6 The developer will need to provide details of anticipated dwelling numbers, flow rates and foul water flow rates to Thames Water. Surface water will need to drain to the ground, watercourses or surface water sewer and not to the foul sewer. The council encourages water efficiency measures and will look for the use of permeable hard surfacing where possible; further information can be found direct from the Environment Agency National Water Demand Management Centre (www.environment-agency.gov.uk) or the Thames Water website: www.thames-water.com/waterwise.

Opportunities

4.7 This important site generates key opportunities, which any proposals should address:

- To design a site-specific response of its time that reflects best practice and will add to the rich heritage of quality architecture that can be found throughout the Borough.
- To enhance the character and appearance of the conservation area including the street scene along Petersham Road as well as the relationship with Terrace Gardens. There is potential to enhance the boundary with the gardens themselves and it is important that the setting of the soon to be renovated conservatory/glass house is considered.
- To promote best practice in terms of a design approach which embraces principles that look to minimise the environmental impact of development at the outset of the design process as an integral part of the design process and look to actively reduce energy emissions. This should form the basis for the site planning and layout and could inform an original and logical architectural response. The proximity of the site to the public transport facilities in central Richmond should be used positively to give people the choice of using public transport;
- The potential to accommodate residential units as effectively as possible on site as part of a design of exceptional quality that meets all the site constraints. Different approaches will be considered providing a mix of housing units; the appropriate mix of units will depend of the overall design approach. However schemes that would result in the overdevelopment of the site or provide poor accommodation will not be acceptable.
- There is an opportunity to introduce a new building line with an active frontage maximising the number of windows and doors onto the street not only to contribute to the architectural qualities of the proposals but also to provide passive overlooking of the public space. An inward looking scheme that turns its back on the public realm will not be acceptable.
- There is an opportunity to enhance the pedestrian experience along the Petersham Road footway, possibly increasing its width.

Transport

4.8 The provision of adequate vehicular access will require improvements to sightlines as well as dealing with issues relating to the changing site levels and it is important this is considered at an early stage as part of a design response to the site. Level access will be required from the highway into the site. The vehicular access point is identified in the 'options' plans in Appendix 3. This is the only acceptable access into the site given the constraints of the existing access point to the north and the service vehicle access point to the south.

4.9 The sensitivity of the location means that the any access road, car parking areas and secure and covered cycle storage will need to be carefully sited and designed to the highest standard to form part of the overall landscape strategy.

Planning opportunities

4.10 The Council's Planning Obligations Strategy will apply to any proposals for this site and this document sets out in detail what financial contributions will be expected. In relation to the public realm specific contributions would include those towards improvements to Terrace Gardens and the nearby riverside open spaces.

4.11 The Council will work with developers to ensure that any redevelopment scheme:

- Accords with planning policy requirements;
- Has the support of the local community;
- Addresses the site constraints and maximises potential opportunities
- Is viable and commercially deliverable.

5 PLANNING APPLICATION DETAILS

5.1 The Council will not accept an outline planning permission for the development of this site. In support of a planning application, the Council will require the submission of the following information:

5.2 A Design Statement showing how the proposals have resulted from a response to the qualities of the site and its surroundings. This will need to include a thorough site analysis, clear explanation of the design response to the site and of the evolution of the scheme itself. It will also need to illustrate how the scheme has been designed within the constraints identified in section 2.

5.3 In accordance with the relevant Regulations regard will also need to be given to whether an Environmental Statement is required to support a planning application.

6 SUSTAINABILITY APPRAISAL

Legal requirements

- 6.1 Under the Planning and Compulsory Purchase Act 2004, sustainability appraisal (SA) is mandatory for Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). The SA will incorporate the requirements of the Strategic Environmental Assessment Directive through the carrying out of a single appraisal process.
- 6.2 In order to test that the objectives of this draft Planning Brief are in accordance with sustainability principles they have been tested for compatibility with the Council's Draft SA objectives (See Table 1). A draft framework for assessing possible sustainability implications is set out in the Draft Sustainability Scoping Report, shortly due out for consultation. For more information please use the following link:
http://www.richmond.gov.uk/home/environment/planning/local_development_framework/sustainability_appraisal_ldf.htm
- 6.3 The strategy for Terrace Yard takes account of these SA objectives and the Council will require the submission of further detailed information and studies as set out in Paragraph 6.1 in support of an application for planning permission.

Table 1: Appraisal of SPD against Draft SA objectives (Objectives taken from the Draft Sustainability Appraisal Scoping Report)		
		impact of SPD
E N V I R O N M E N T A L	1) To promote sustainable waste management, including reducing waste and waste disposal, promoting recovery, reuse and recycling.	+
	2) To make the most efficient use of land and to reduce contamination and safeguard soil quantity and quality.	+
	3) Reduce air and noise pollution, including greenhouse gases, and ensure air quality improves.	+/-
	4) Minimise congestion and pollution by reducing the need to travel, encourage alternatives to the car and making best use of existing transport infrastructure.	=
	5) To maintain water quality and reduce the risk of flooding.	=
	6) To promote sustainable energy use through improved energy efficiency, reduced energy use and increased use of renewable energy.	+
	7) Conserve and enhance biodiversity avoiding irreversible losses, through responsible management of key wildlife sites.	+
	8) Promote high quality places, spaces and buildings & conserve and enhance the landscape and townscape character of the borough including historical features for the benefit of both residents and visitors	+
	9) to make best use of previously developed land and existing buildings, encouraging sustainable construction practices	+
S O C I A L	10) to provide new housing opportunities and sufficient affordable housing that meets local needs.	+
	11) to create and maintain safer and more secure communities.	+
	12) To facilitate the improved health and well-being of the population, including enabling people to stay independent and ensuring access to those health, education, sport, leisure and recreation facilities and services that are required.	=
E C O N O M I C	13) To increase the vitality and viability of existing town centres, local centres and parades.	=
	14) To promote and encourage a buoyant and diverse economy that will provide sustainable economic growth.	=
	15) provide appropriate commercial development opportunities to meet the needs of the local and sub-regional economy.	=

key to potential impacts:

+ positive = neutral or no impact

+ / - both positive & negative impacts

Environmental Considerations

Health and well-being

- 6.4 Well-being will be enhanced through public safety improvements (see creation of Safer Communities below) and general improvement of local environment.

Conservation and enhancement of biodiversity

- 6.5 The site is currently part hardstanding (from the depot use). The proposals should include areas of soft and green landscape that will add to the biodiversity of the site.

Preservation and enhancement of landscape

- 6.6 The Brief requires and proposals to be of the highest urban design and architectural quality in Para 2.1.
- 6.7 The Brief recognises at Para 2.7 that the site is within a Conservation Area and that any development should preserve or enhancement the appearance of the Conservation Area.
- 6.8 The Brief recognises that the site is within the Thames Policy Area in Para 2.1.
- 6.9 The Brief requires any proposals to have regard to the historic landscape of terrace Gardens in Para 2.7
- 6.10 The need to improve the quality of open spaces is recognised as a key opportunity from the Brief (Para 4.4), which requires this to be an integrated part of the design response.

Sustainable energy use and waste management

- 6.11 The proposals would be subject to the policies of the UDP Review in these respects. Para 4.6 explicitly refers to sustainable energy matters in relation to the potential to generate an architectural response, and 4.4 to the design of refuse and recycling facilities.

Traffic congestion and pollution

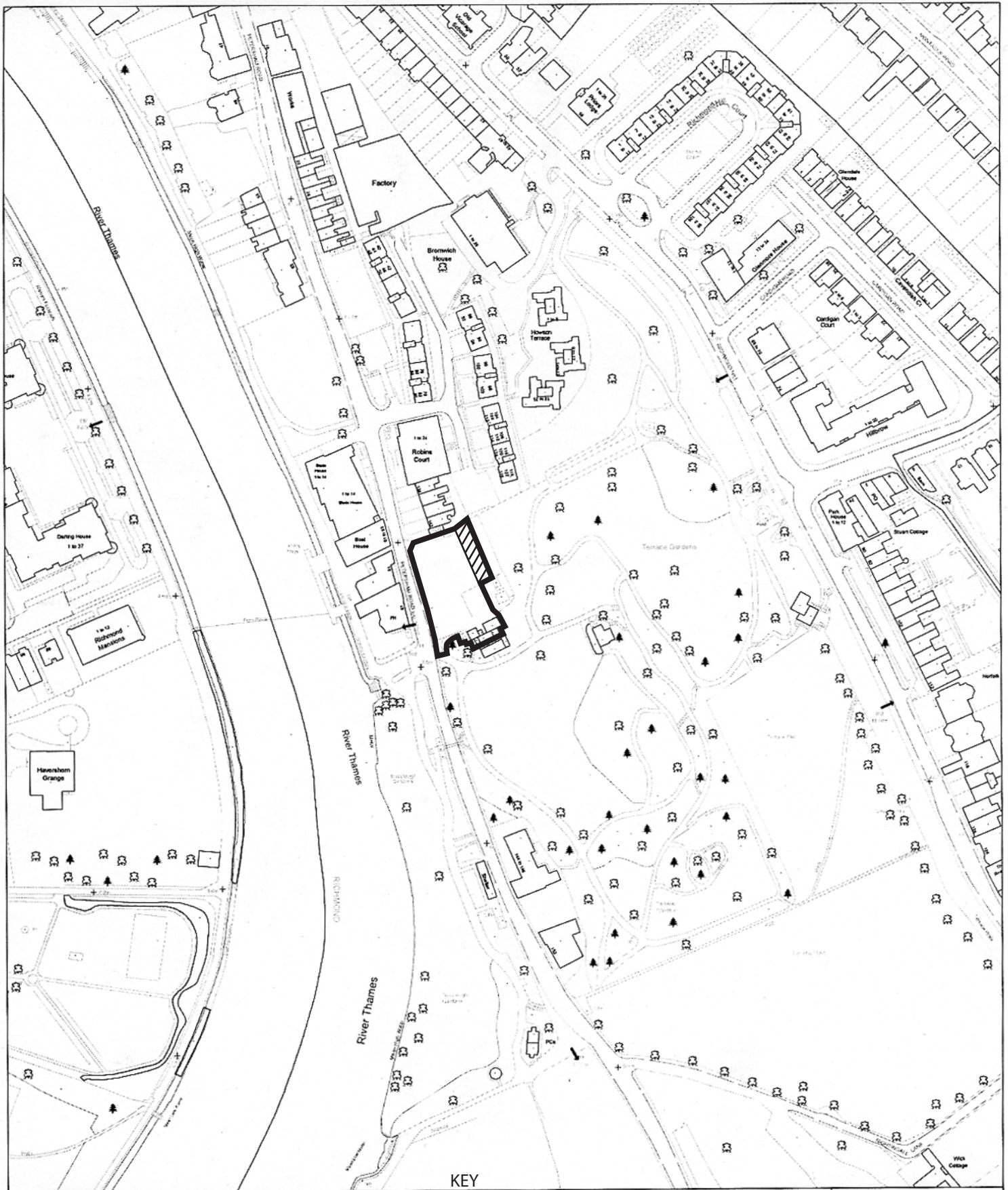
- 6.12 If any parking is provided on site it will be for residents only. The site is close to the public transport infrastructure of central Richmond.

Creation of safer communities.

- 6.13 The introduction of further residential accommodation on this site will increase levels of passive overlooking as noted in Para. 4.6.

Other matters

- 6.14 It is not considered that the Brief will have significant implications in relation to matter such as vitality and viability of town centres, promotion of a buoyant and diverse economy or provision of commercial development opportunities. It actively encourages the provision of new homes close to the commercial centre.



KEY



Terrace Yard



Metropolitan open land

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Co-ordinates at centre of map:
Easting: 518081 Northing: 174118

Scale
1: 2500

Date
16/08/05

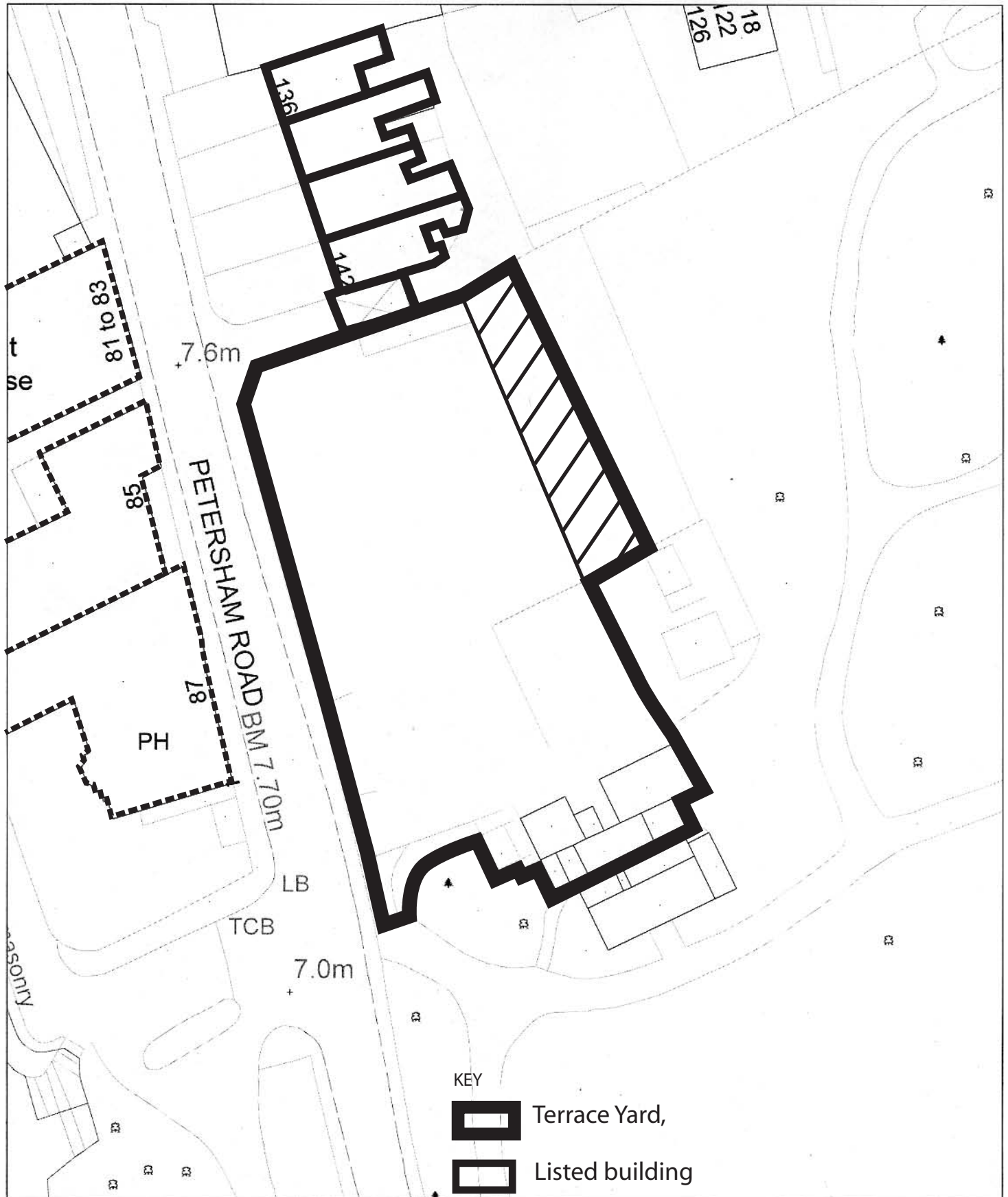
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-  Building of Townscape Merit
-  Metropolitan open land

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Easting: 518103 Northing: 174118

Scale 1: 500	Date 16/08/05	Section LUP&D	Drawn JC
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Produced using Datamap, the directorate's Geographic Information System (GIS).

2.0 Architectural Analysis of the yard and its boundaries, by Russell Taylor Architects

2.1 INTRODUCTION

This report should be read in conjunction with the following Site Survey plan where each feature is identified by number. The dates given for the features are approximate dates based on external appearance only, they are opinions, not facts. Ideally these opinions should be re-enforced by documentary data.

2.2 THE FEATURES

1. Red brick pier in English bond, with stone cap. C19th or later
2. Wall and gate pier yellow purplish stock bricks generally in English bond. Brick on edge coping to wall. Portland (?) stone cap and hinge pads to pier. Pier approx 9' tall. Late C18th. Pointing generally decayed or horribly repointed in cement mortar. The timber gate almost wholly decayed to mush. At base of pier on lane side possible remains of granite wheel bollard.
3. Wall and the other gate pier, yellow stock bricks in Flemish bond. C19th or 20th. The pier cap in Portland (?) stone matching the other.
4. Lane side: purple stock bricks in Flemish bond some 8'6" tall, brick on edge coping with considerable areas of the original penny-stuck pointing remaining. Large crack and repair in the centre. Late C18th Site Side: Smaller red/purple bricks, English bond the original pointing lost. It would seem that this side was the side not to be seen and the lane side the public side. Assume late C18th.
5. Wall of 18th house. Purple bricks in Flemish bond. Original pointing almost 100% intact on the lane side, cement render and hard cement repointing on site side.
6. Walls in yellow (second hand?) stock bricks, Flemish bond, probably late C20th.
7. Remains of wall, very low, yellow stocks.
8. Heavily repaired wall fragment perhaps late C18th or C19th containing on site side a small carved stone plaque 21" X 14". Central tree with putto or child at base, LH side standing naked female figure, head lost, RH side evidence of another standing figure now entirely lost. Below: the head of an arch just above GL. It is reported that below this there is another tunnel under the road. Yellow stocks in Flemish bond.
9. Modern concrete block wall with timber feather-edge fence on road side.
10. Wall, purple stock bricks in Flemish bond, brick on edge coping. About 6'6" tall; Several styles of repointing. Late C18th. Pier at "a".
11. A continuation of 10? Perhaps rebuilt at some stage. The same height and style as 10 but the bricks much more yellow and multi-coloured.
12. Walls and piers, orangey red bricks with considerable loss of lime mortar due to salt crystallisation. Definitely later than 10 and 11, C19th or C20th.
13. Derelict "elm" bounded shed with shingle roof. Contains an electrical intake.

14. Wall of varying heights and remains of wall. Yellow stock bricks generally in Flemish garden wall bond. Evidence of attached lean-to building on site side. C19th.
15. Lavs. Etc. Yellowish bricks with bullnose corner bricks. C19th.
16. Wall at highest point some 12' tall. Purplish stock bricks in Flemish bond with considerable areas of original white penny struck pointing remaining. Buttresses at "a" "b" and "c". Sweeping brick weathering between "b" and "c". Late C18th. Various later buildings attached as lean-to structures.
17. A continuation of 16 but the facing bricks on the Park side have been lost. Or perhaps an C18th greenhouse (s. facing) stood here. Original(?) opening at "d".
18. Yellow brick lean-to. C19th
19. Corrugated iron shed.
20. Late C20th lean-to shed and boiler house (for the greenhouse)
21. Lean-to shelter corrugated iron roof. C19th or later.
22. Yellow brick retaining wall. Flemish bond. Out of plumb and leaning W.
23. Shed constructed of Flettons with steel mono-pitch truss. Mid C20th. Inside electrical intakes & meters.
24. Retaining wall, purplish bricks (later whitewashed) in English bond, retaining some 5' of earth. Late C18th. A series on inclined buttresses at intervals, C20th.
25. As 24 but higher and raised higher (perhaps in C20th) in Flemish bond with tile creasing coping. (Perhaps higher because of the reported ice house behind – head of an arched opening remains.)
26. Precast concrete steps in brick side walls perhaps early C20th.
27. As 24 but retaining more earth, the GL on the site side is lower here. The bricks yellow stocks in English bond, C19th with C20th inclined buttresses.
28. Steel railings, and chain link fences C20th.

2.3 CONCLUSION

Old maps and plans may reveal more but even without these one can see that the whole of the site area was enclosed by the late C18th. The S third of the side seems to have had a more developed form earlier than the N two thirds.

Nothing is of compelling significance but clearly the lines of enclosure have historic significance and should be retained: -

- The line of the wall to the lane
- The line of the wall to the road
- The retaining wall to the park
- The high C18th wall to the park

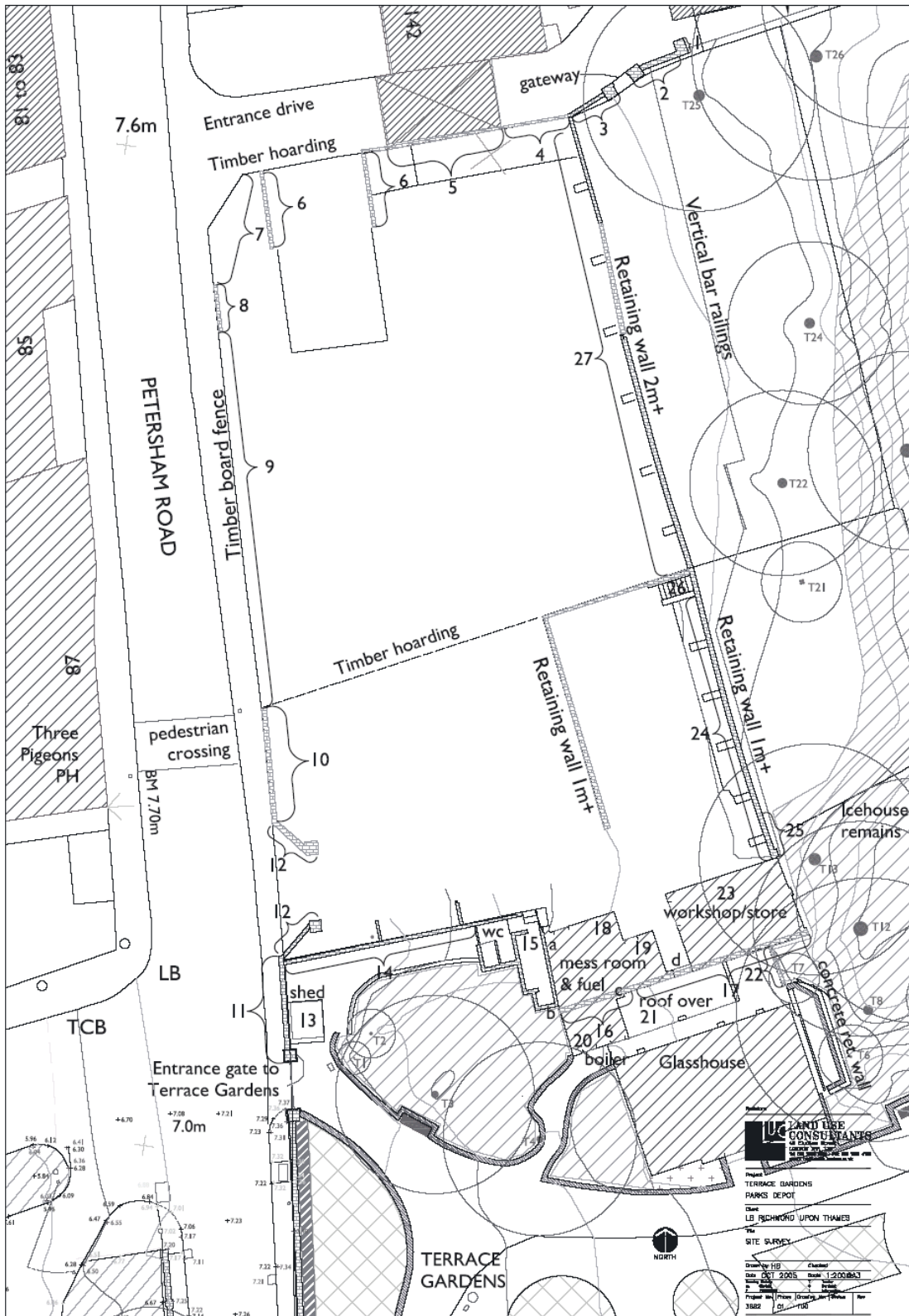
Within these lines one should aim to retain as much historic fabric as possible and obviously the older and more complete it is the stronger the call for its

retention. Certainly, 16 and 17 should be retained and almost certainly everything else surviving from the C18th.

If documentary evidence suggests there was a lean-to (or similar) greenhouse on the S side of 17 it would be good to try to re-instate something similar.

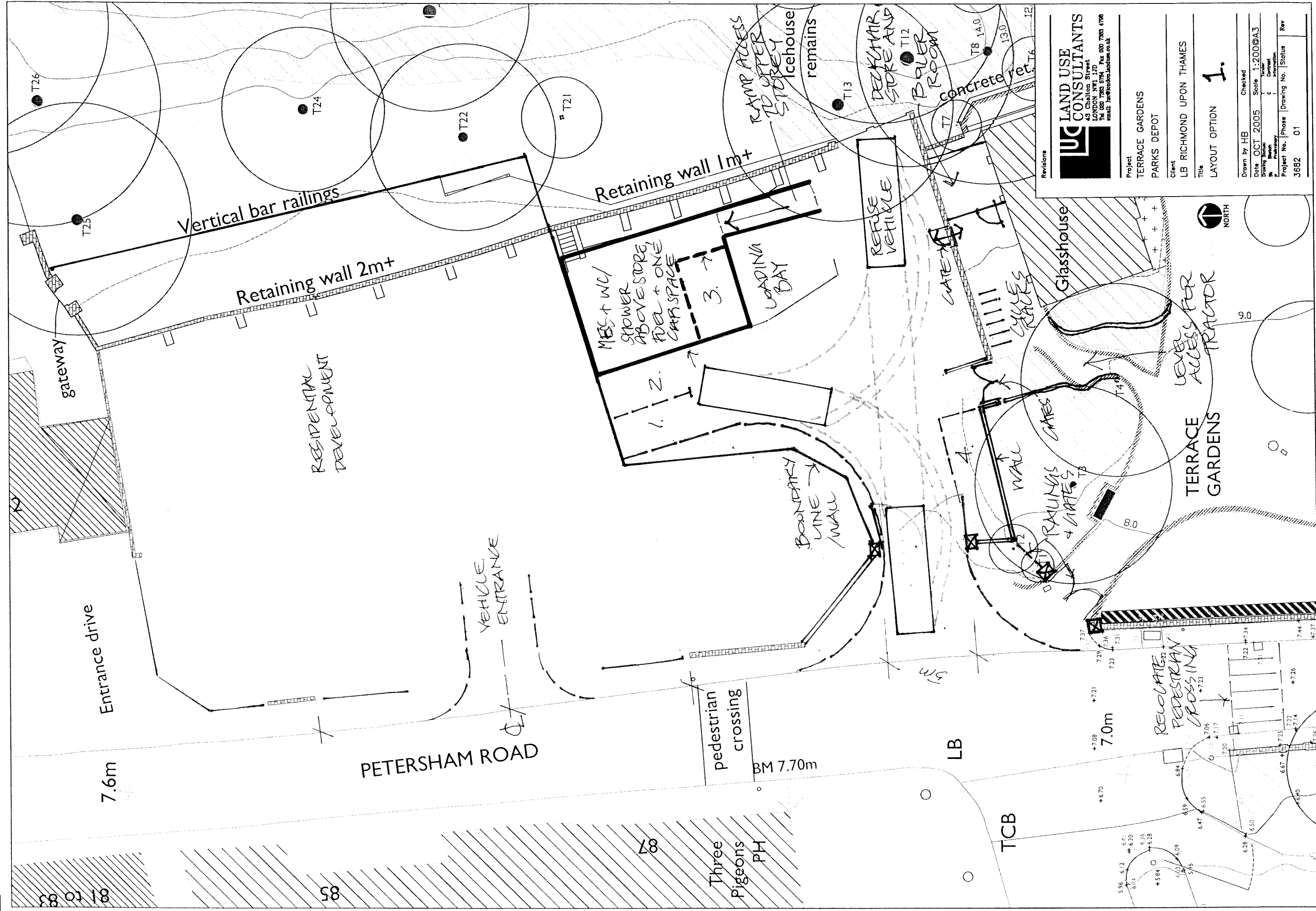
The reported tunnel under the road requires further investigation. The carved stone should have a good home, not necessarily near to its present position or associated with the reported tunnel.

Other than 12, and 22 the walls are in fair to good condition and could be put into a good state of repair without too much difficulty or expense.



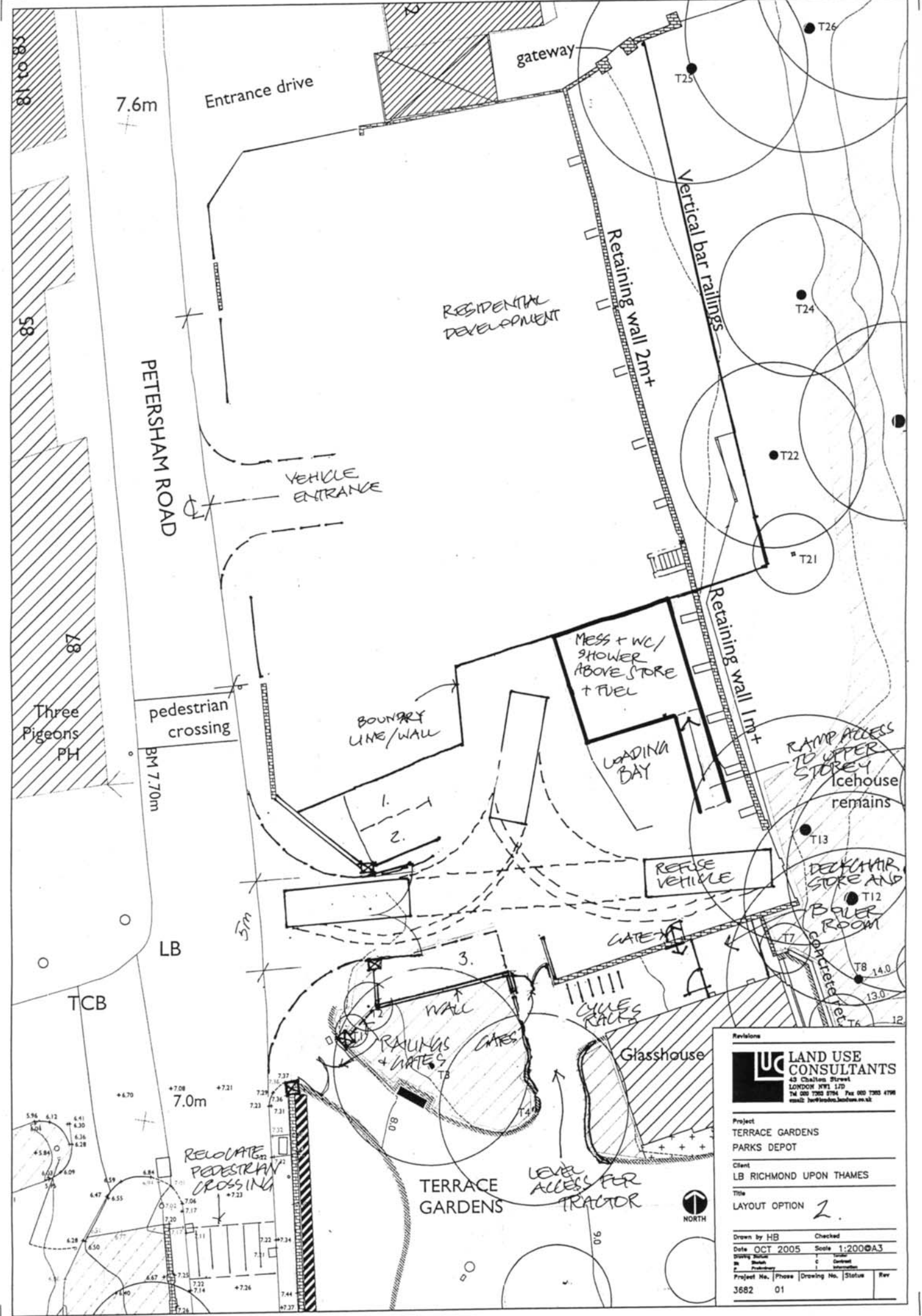
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Project: TERRACE GARDENS
Phase: FURNISH DEPOSIT
Client: LB RICHMOND UPON THAMES
Site: SITE SURVEY
Drawn by: HJB
Checked by: [blank]
Date: OCT 2005
Scale: 1:200 (BA3)
Project No.: 3882
Sheet No.: 01 of 106



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Client	LB RICHMOND UPON THAMES
Title	LAYOUT OPTION 1.
Drawn by	HB
Checked	
Date	OCT 2005
Scale	1:200@A3
Drawing Status	Final
Project No.	3682
Phase	01
Drawing No.	01
Status	
Rev	



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Project
TERRACE GARDENS PARKS DEPOT
 Client
LB RICHMOND UPON THAMES
 Title
LAYOUT OPTION 2

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Discipline	Land Use	Author	
By	HB	C	Checked
Project No.	3682	Phase	01
Drawing No.		Status	
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