

# HAMPTON HILL

## Village Planning Guidance



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# I. Introduction

**The purpose of this Village Planning Guidance Supplementary Planning Document (SPD) is primarily to establish a vision and planning policy aims for the area, in light of existing and emerging Local Plan policy. The SPD intends to define, maintain and enhance the character of Hampton Hill, and to provide guidance in this regard. The SPD forms part of the wider Village Plan.**

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

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

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

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



Hampton Hill SPD Area Boundary

The boundary for the SPD is based on:

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

This SPD has been produced by the Council working closely with the community. This has ensured that local residents, businesses and stakeholders have been genuinely involved in defining the important features – as well as the opportunities and threats – that define their local area.

The community has been involved through:

- 'Drop in sessions' held at Hampton Hill Junior School on the 15th March 2016
- A resident walkabout held on the 5th March 2016
- Online questionnaire consultation (from 5th February to 21st March 2016)

### Wider Context (Village Plans)

Village Plans have been developed for each of Richmond's 14 villages. Each Village Plan describes a vision for the village area and identifies what the Council will do and what local people can do to achieve the vision together. It sets out the key issues and priorities and provides background information on the village area. The Village Plans are maintained on the Council's website and are updated as projects are progressed. They cover a wide range of topics, including matters not within the remit of the SPD.

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



Hampton Hill drop in session, 1st March 2016

# 2. Planning Policy and Wider Context

## 2.1 Planning Policy Framework

### National Planning Policy

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

### Regional Planning Policy

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

### Local Planning Policy

The London Borough of Richmond upon Thames current statutory planning policy framework is set out in adopted Plans including the Core Strategy, adopted in April 2009, and the Development Management Plan, adopted in November 2011. There is an online proposals map and a range of guidance provided through Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance (SPG) for the area. This SPD forms part of the planning policy framework and should be read in conjunction with the Council's suite of planning policy and guidance as applicable. There is also a range of evidence base studies that the Council has undertaken which help to guide policy making.

The Council is now progressing the Local Plan Review. The public consultation on the first draft of the Local Plan took place from 8 July 2016 until 19 August 2016. In line with national policy and guidance, the emerging Local Plan will be given weight in the decision making process according to its stage of preparation (i.e. the more advanced the preparation, the greater the weight that may be given).

It is anticipated that the Local Plan will reach the 'Publication' stage in late 2016, at which point it is anticipated that the policies and site allocations within the Local Plan will be adopted for use in determining planning applications and development management purposes.

Once the Local Plan is adopted, which is anticipated to take place in spring 2018, it will supersede all the existing policies in the Core Strategy and Development Management Plan.

Alongside adopted planning policies, suitable references have been made to the equivalent policies in the Pre-publication Local Plan.

Up-to-date information on the Council's Local Plan can be viewed at [http://www.richmond.gov.uk/home/services/planning/planning\\_policy/local\\_plan.htm](http://www.richmond.gov.uk/home/services/planning/planning_policy/local_plan.htm).



## 2.2 Key Planning Policies

SPDs cannot create new policies but expand on policies set out in higher plans, notably the adopted Core Strategy (CS) and Development Management Plan (DMP) and Local Plan (LP), currently at pre-publication stage.

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

### DMP Policy DM DC 1 Design Quality

New development must be of a high architectural and urban design quality based on sustainable design principles. Development must be inclusive, respect local character including the nature of a particular road, and connect with, and contribute positively, to its surroundings based on a thorough understanding of the site and its context.

In assessing the design quality of a proposal the Council will have regard to the following:

- compatibility with local character including relationship to existing townscape
- frontages, scale, height, massing, proportions and form
- sustainable development and adaptability, subject to aesthetic considerations
- layout and access

- space between buildings and relationship to the public realm
- detailing and materials

Within the Pre-publication Local Plan, the equivalent policy is Policy LP 1.

Whilst all adopted policies are applicable, those of particular relevance are:

### CS Policy CP7: Maintaining and Improving the Local Environment

All new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. Proposals will have to illustrate that they:

- are based on an analysis and understanding of the Borough's development patterns, features and views, public transport accessibility and maintaining appropriate levels of amenity;
- connect positively with their surroundings to create safe and inclusive places through the use of good design principles including layout, form, scale, materials, natural surveillance and orientation, and sustainable construction.

Within the Pre-publication draft of the Local Plan the equivalent policy is Policy LP 1.

### CS Policy CP8: Town and Local Centres

Retail and town centre uses will be supported providing that it is appropriate to the role in the hierarchy of the centres, and respects the character, environment and historical interest of the area.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 25.

### CS Policy CPI3 Opportunities for All

The Council will work with all relevant agencies to reduce disadvantage, particularly in the most deprived areas of the Borough and for disadvantaged individuals, and ensure that a range of opportunities are provided that can be accessed by all residents.

### DMP Policy DM OS 1 Historic Parks, Gardens and Landscapes

Parks and gardens as well as landscapes of special historic interest included in the Register compiled by English Heritage and other historic parks, gardens and landscapes will be protected and enhanced.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 3.

### DMP Policy DM HD 1 Conservation Areas – designation, protection and enhancement

Buildings or parts of buildings, street furniture, trees and other features which

make a positive contribution to the character, appearance or significance of the area should be retained.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 3.

### DMP Policy DM HD 2 Conservation of Listed Buildings and Scheduled Ancient Monuments

Preservation of Listed Buildings of special architectural or historic interest and Ancient Monuments and seek to ensure that they are kept in a good state of repair.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 3.

### DMP Policy DM HD 3 Buildings of Townscape Merit

Preservation and enhancement of Buildings of Townscape Merit. The Council will use its powers where possible to protect their significance, character and setting.

Within the Pre-publication draft of the Local Plan, the equivalent policy is Policy LP 3.

### DMP Policy DM TP 9 Forecourt Parking

The parking of vehicles in existing front gardens will be discouraged, especially where:

- this would result in the removal of architectural features such as walls, gates and paving, or of existing trees and other vegetation;

- where such parking would detract from the streetscape or setting of the property; or
- it has an impact on the surrounding environment both in terms of the loss of individual front gardens and in damaging the unity and character of groups of houses and the streetscape in general.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 45.

#### Policy DM DC 7 Shop fronts and shop signs

The Council will resist the removal of shop fronts of architectural or historic interest. The Council will expect proposals for new shop fronts or alterations to existing shop fronts to demonstrate a high quality of design, which complements the original design, proportions, materials and detailing of the shop front, surrounding streetscene and the building of which it forms part.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 1.

A wider list of relevant policies can be found in Appendix I.

It should be noted that all adopted policies and guidance should be assessed for their relevance in respect of individual planning applications, not just those referred to above.

### 2.3 Planning Policy Aims

This SPD reinforces the existing planning policy aims for Hampton Hill, and draws on the Pre Publication Local Plan. Planning policy seeks to achieve the following:

- The distinctive local character of the area will be maintained and enhanced, including Hampton Hill's listed buildings and Conservation Areas. New development, including associated open space and planting, will be of high quality design which respects and enhances the distinctive local character.
- Hampton High Street will continue to perform well and thrive, providing a good mix of shopping and other services to meet local needs. Shopfronts, signs and advertisements will maintain local character.
- The loss of housing generally, and that which meets specific community needs, will be resisted, and new housing to meet local needs will be provided on appropriate sites.
- Hampton Hill's parks and open spaces and the Longford River will be protected, and enhanced where possible, for wildlife and recreation.
- Land will be protected for employment use, including Key Office Areas at Hampton Hill Business Park and the northern part of the High Street.

- The impact of new development on the transport network will be carefully considered, and appropriate provision for parking, walking and cycling will be made. The impact of through traffic and congestion will be managed and reduced where possible.
- Front garden parking will be resisted unless there would be no harmful impact on the character of the area including the streetscape or setting of the property, as well as other considerations.



# 3. Spatial Context

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

## Facilities in Hampton Hill

- The High Street is the main retail frontage and supports a large number of national and independent shops.
- The main cultural offer is Hampton Hill Theatre together with Hampton Hill Library, as well as a number of restaurants and public houses including the Windmill and the Bloated Mallard.
- The only school within the area is Hampton Hill Junior School.
- The main doctor's surgery in the area is Hampton Hill Medical Centre, along with two dental surgeries, all located on the High Street.
- There are a number of places of worship including St James's Church, United Reformed Church and Hampton Hill Spiritualist Church.

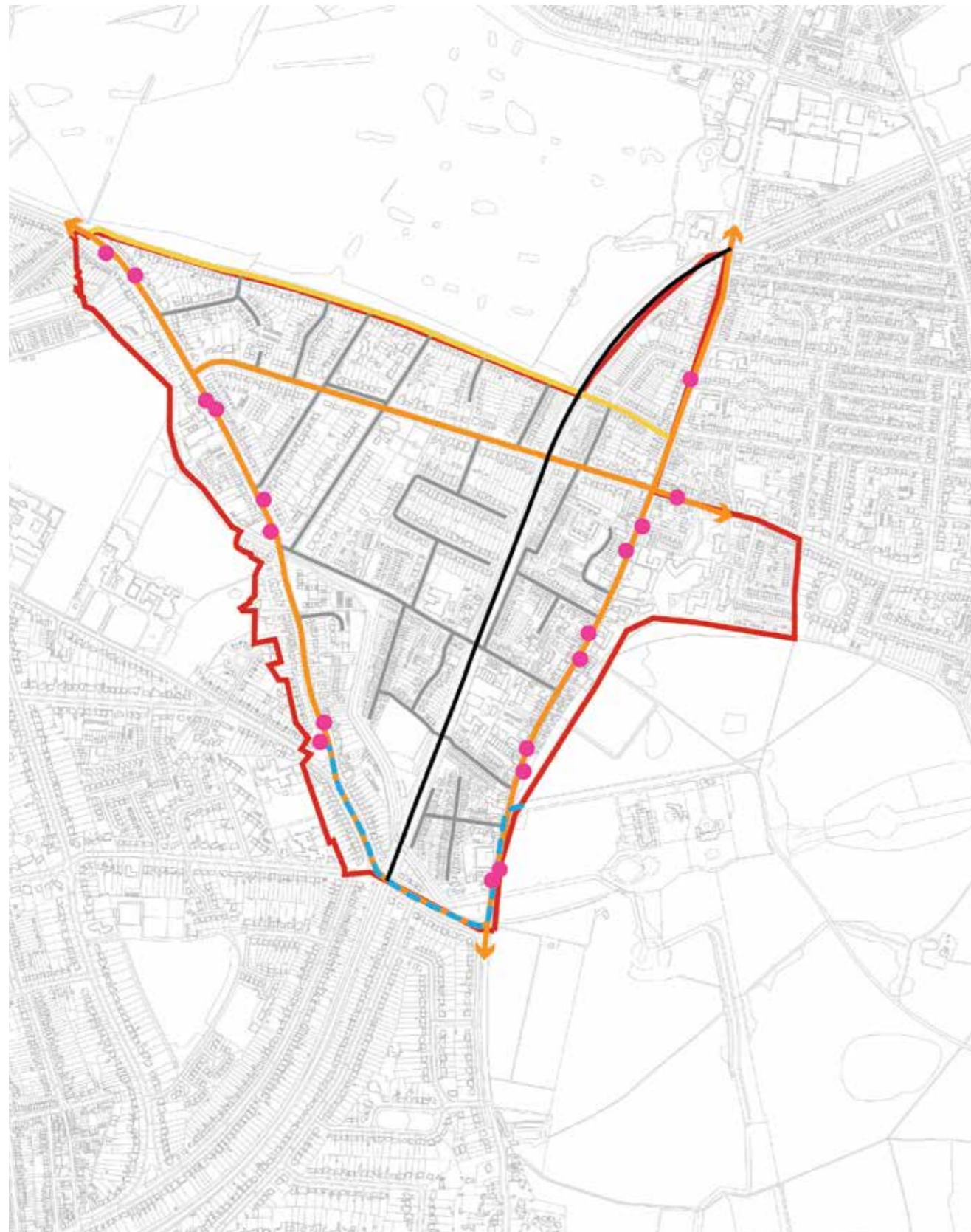
## Connectivity and accessibility

- A number of bus routes including 285, R68 and R70 run through the High Street.
- The High Street/A311 is the main transport route through the area, with the area also bounded by Park Road to the north and Uxbridge Road to the west.
- Changes to bus stop locations in the High Street are being made as part of a wider scheme to improve congestion on the High Street.
- The nearest rail links are Fulwell and Hampton, both outside the Hampton Hill area.

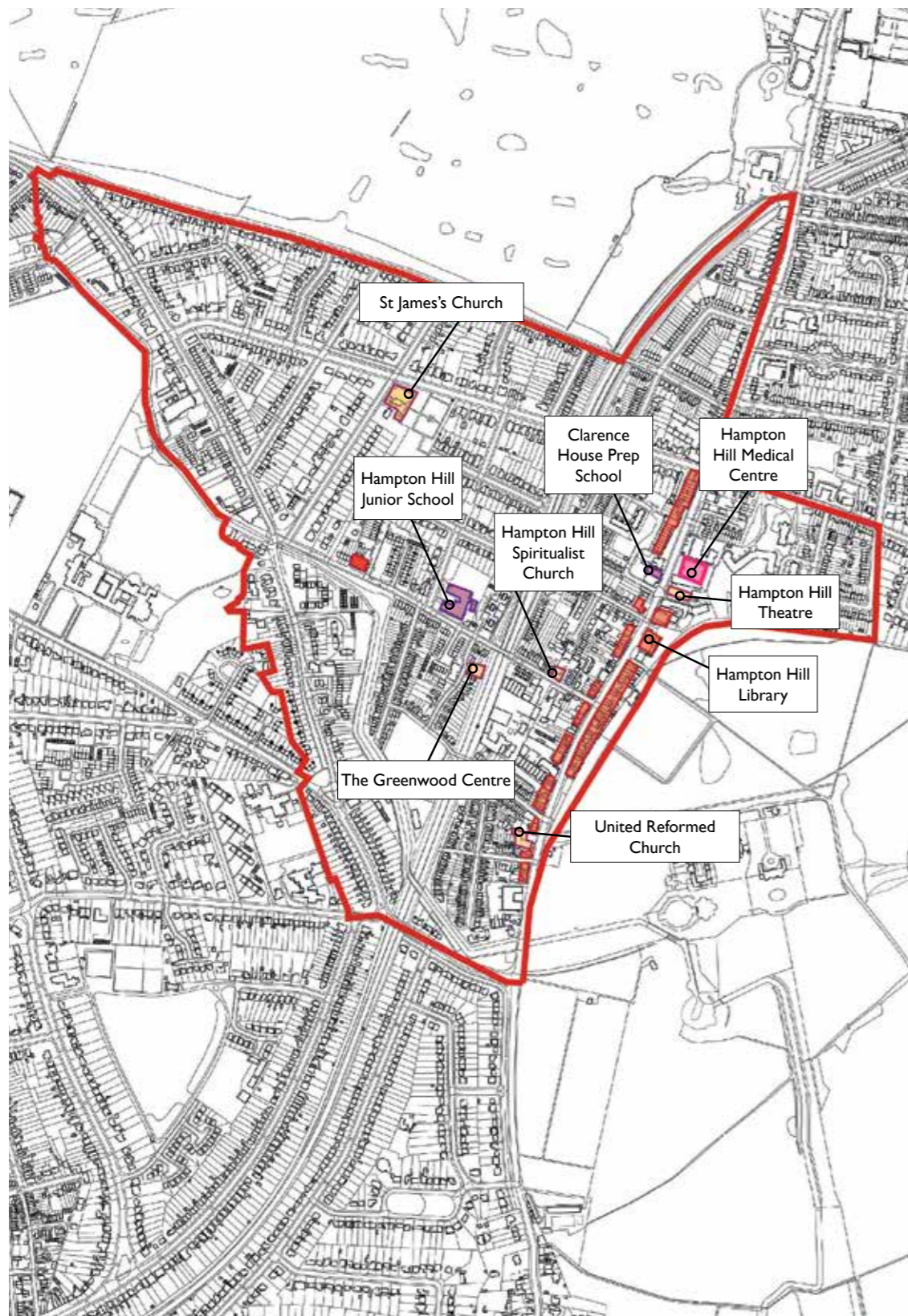
## Green Infrastructure

- Green spaces in the area include Holly Road Recreation Ground and the grounds surrounding St James's Church.
- Bushy Park sits behind the High Street.
- Longford River runs through Bushy Park and through the Hampton Hill area running most notably along Windmill Road.

# Connectivity and Accessibility in Hampton Hill



# Facilities in Hampton Hill



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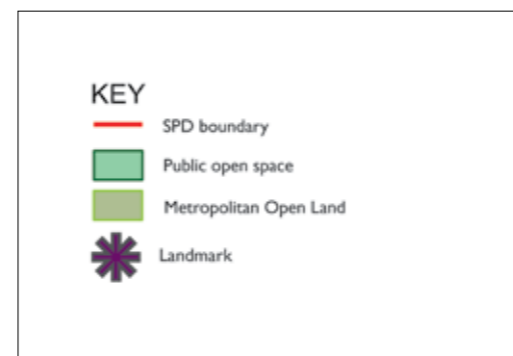
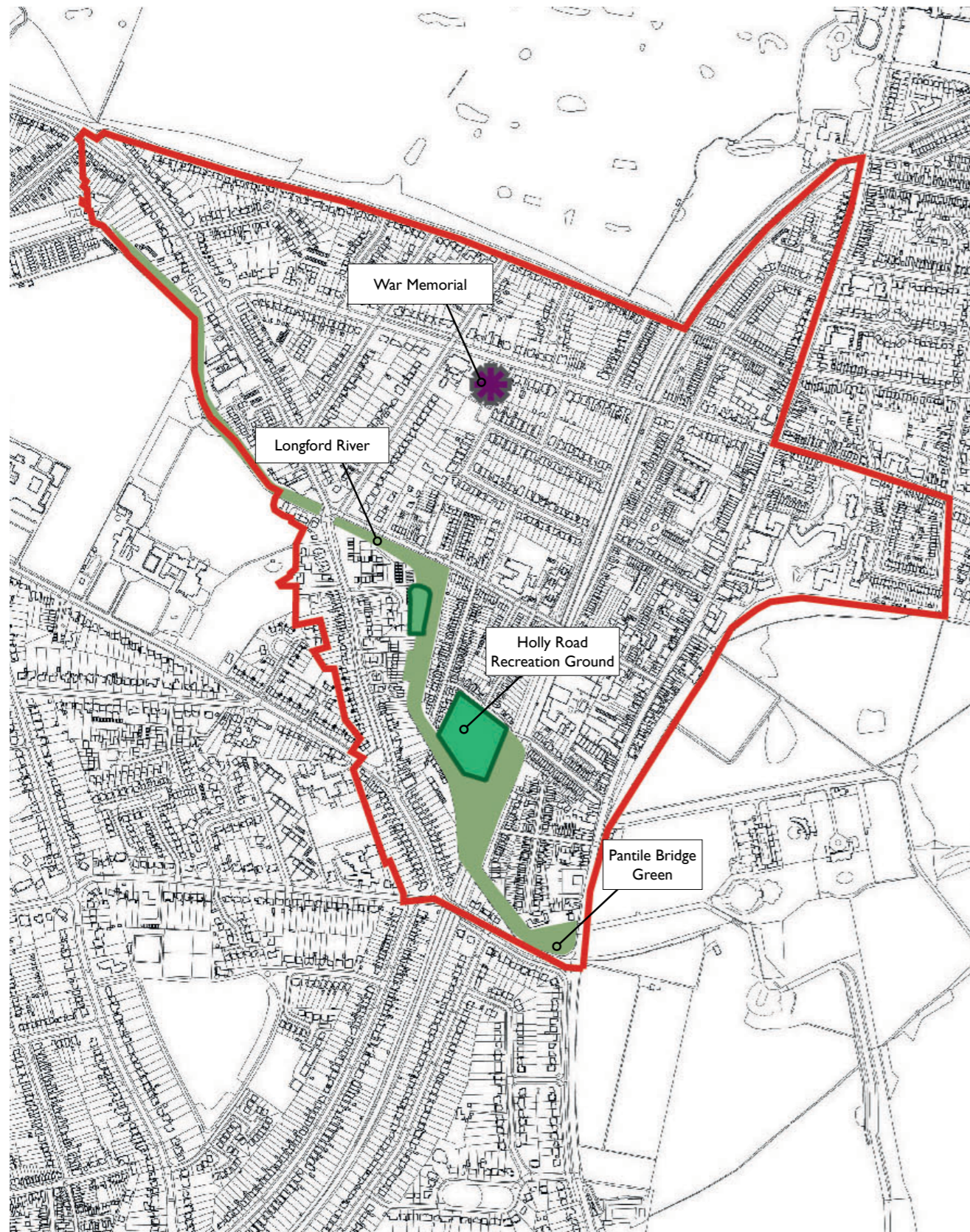


High Street

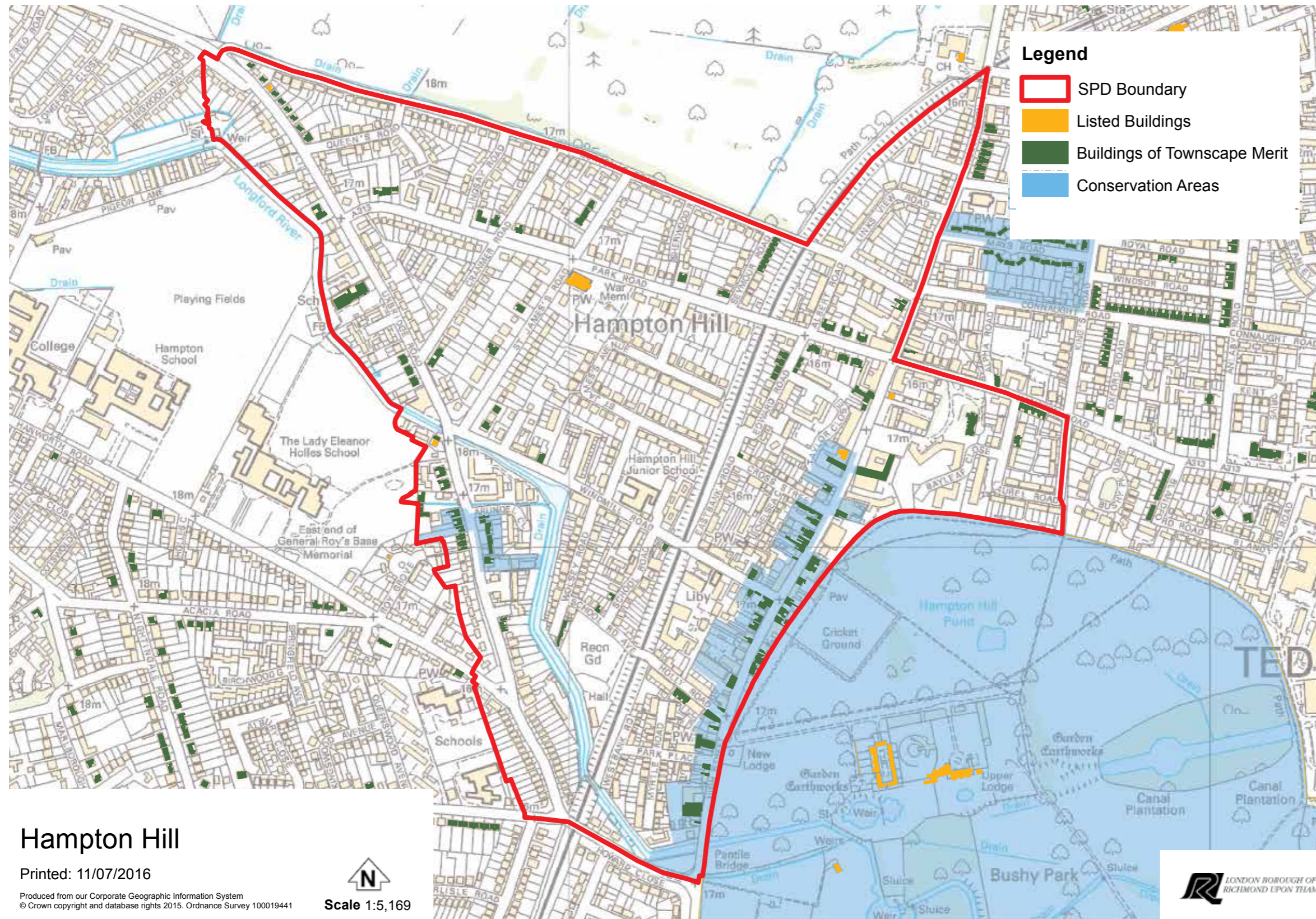


Hampton Hill Theatre

# Green Infrastructure in Hampton Hill



# Historic Assets in Hampton Hill



Note that Archaeological Priority Areas are recorded in the Development Management Plan.

Buildings Of Townscape Merit are not designated and are locally listed. Listed Buildings are designated and recognised nationally. Please note that these are correct at the time of adoption of the SPD. For the most up to date information please see the Council's website.

# 4. Vision for Hampton Hill

A vibrant, caring community with a thriving High Street and community facilities to meet local needs.

## Hampton Hill - a Pen Portrait

Hampton Hill is an established local centre providing a wide range of shops and services as well as small scale offices and the theatre. It maintains its village character, composed of Victorian shops (often converted from cottages), some listed houses, a picturesque backdrop of trees from Bushy Park and a pleasant arrangement of neighbouring residential streets. Further away from the High Street the area is residential with a predominantly Victorian and Edwardian character of uniform semi-detached homes in avenues of mature trees.

There are large open spaces to the north of the area (Twickenham and Fulwell golf courses), the east (Bushy Park) and to the south west (Longford River) and these very much define the Hampton Hill area. Green spaces, street trees and gardens are highly valued by local people as contributing to the character of the area.

In future Hampton Hill will continue to be a thriving local centre with a range of shops and community facilities to meet local needs through a good balance of independent shops (as well as multiples) supported

by sufficient convenient car parking. The appearance will be enhanced through improvements to buildings, particularly shop fronts and the public realm.

The impact of through traffic on the High Street and residential roads will if possible be reduced and facilities for both pedestrians and cyclists enhanced. Parking will be managed to ensure that residents can access their centre and enjoy the amenities of the area and its surroundings.

# 5. Objectives

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

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

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

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

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

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

**Local Policy Context** - to identify those statutory policies (Core Strategy and Development Management Plan and emerging Local Plan) which are essential to addressing local issues and those in the emerging Local Plan.

# 6. Character Area Assessments

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

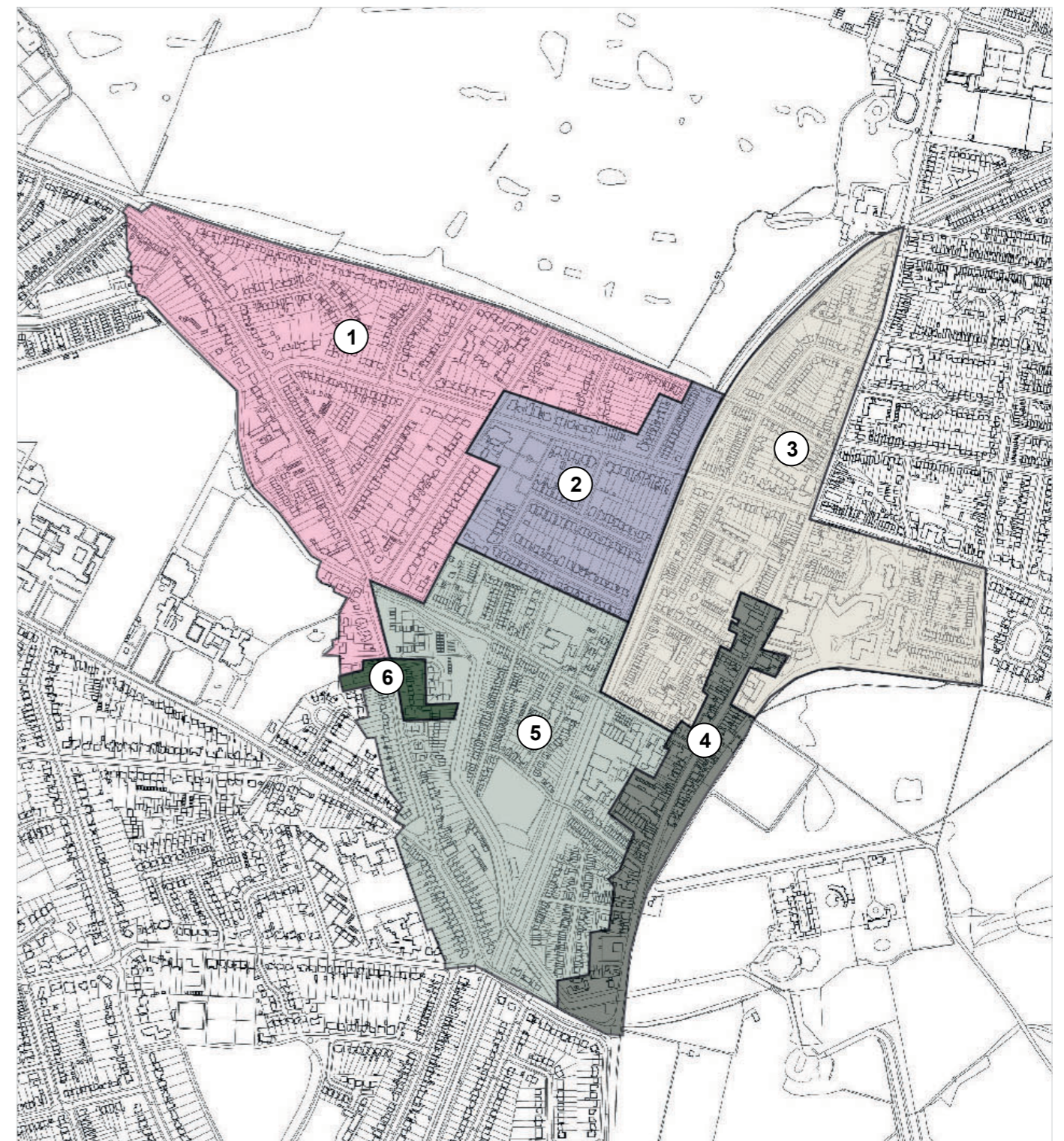
The character area assessments sub-divide the village into a smaller set of sub areas, some of which are further sub-divided.

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

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

Some areas are the subject of what is known as an Article 4 direction. These remove certain Permitted Development Rights from properties. This means that if you want to extend or alter your home in a way that would normally be allowed under permitted development you will need to apply for planning permission to do so. The fact that Permitted Development Rights have been removed does not automatically mean that planning permission will not be granted, but careful consideration will be given as to the effect that the proposal will have on the character and appearance of the local area. Information on Article 4 Directions can be viewed at [http://www.richmond.gov.uk/home/services/planning/conservation\\_areas/article\\_4\\_directions.htm](http://www.richmond.gov.uk/home/services/planning/conservation_areas/article_4_directions.htm)

- Character Area 1: Burtons Road
- Character Area 2: St James's Estate
- Character Area 3: Links View Road and eastern end of Park Road
- Character Area 4: High Street (Hampton Hill) Conservation Area
- Character Area 5: Uxbridge Road South and Park Place
- Character Area 6: Joanna Southcott Chapel Conservation Area



Character Area Plan

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# Character Area I:

## Burtons Road

### Character Summary

This character area occupies the north western triangle of the Hampton Hill district. The area is bounded to the north by Burtons Road, to the west by Longford River, and St James's Church provides a visual stop at the east boundary of the area. Uxbridge Road and Park Road are the arterial routes through this character area. Uxbridge Road (A312) runs parallel to the western edge; this is a busy single-carriageway road, while Park Road (A313) leads from Uxbridge Road towards Teddington and is less busy. The majority of housing is from the interwar period, although there are examples of Victorian, Edwardian and Art Deco houses.

### Burtons Road

Burtons Road is a quiet road; on the north side is Fulwell Golf Club which gives the road a leafy appearance and quiet atmosphere and along the south are detached and semi-detached houses which are predominantly twentieth century but they vary in style. To the west end of Burtons Road are interwar detached and semi-detached houses. The middle stretch is characterised by interwar housing and a number of well-maintained Art Deco semi-detached dwellings; these also run along the east side of Seymour Road. The houses are two storeys high and are made of red brick with painted rendered sections, and hipped or half hipped roofs with gables covered with clay tiles.

### Uxbridge Road

Houses facing onto Uxbridge Road are mostly interwar two storey semi-detached red brick houses with rendered sections on the upper stories of their gable fronts and hipped roofs covered in clay tiles. In addition, there are several late-Victorian villas in stock brick with white-painted stone work around windows and doorways and slate roof coverings.

### Queens Road

Queens Road links Uxbridge Road and Burtons Road in the north west corner of the character area. The road has a similar character to Burtons Road but possesses a wider range of housing types including: late twentieth century, interwar, Victorian and a handsome late-nineteenth century villa (the first building on this road). Houses are either formed of red or stock brick and have differing roof types. Front gardens are generally well-maintained and the street has several dwarf walls with a range of materials and styles.

### Park Road

Park Road runs east from Uxbridge Road past St James's Church and beyond (to Teddington). It is the main road through the character area and has higher frequency of traffic. The majority of the houses here are interwar semi-detached dwellings with hipped-roofs covered in clay tiles. However, the west end of the road includes a variety of house styles and periods including a large brick villa with tower, and three storey block of late-twentieth century maisonettes. There are mature trees and planting along the length of the road. The stretch between Cranmer Road and St James's Road has an access road to the properties set back from the main road with a grass verge running along between the pavement and the lane. Housing in the area to the south of Park Road is mostly large interwar semi-detached.

### St James's Road

St James's Road was originally laid out in the late-nineteenth century with eight villas and the vicarage to St James's Church. The housing along this road has since been rebuilt and only one brick villa appears to have survived. As a whole, the buildings are very mixed in character and age along this road. All properties, however, are generously set back from the road, with large front gardens

that have a variety of treatments.

### Dominant Materials and Features

Characteristic features and materials include: red brick, render, stock brick, hipped roofs covered with clay tiles, slate roof covering, chimneys, timber casements, chimneys, uPVC casements, dwarf red brick front gardens walls, mature garden planting and street trees.

### Threats from Development

- Replacement of historic windows and doors with those of modern materials (uPVC) or designs that do not follow the original glazing pattern and opening style.
- Removal of front garden boundaries and replacement with different design/material (often to provide vehicular parking). This undermines the quiet residential character of the area and regularity of the terraces, and results in a loss of decorative detail.
- Rooflights on front roof slopes which interrupt the regularity of the terraces.
- Loss of front gardens to parking.

### Opportunities

- Retain and protect front garden boundaries.



St James's Road

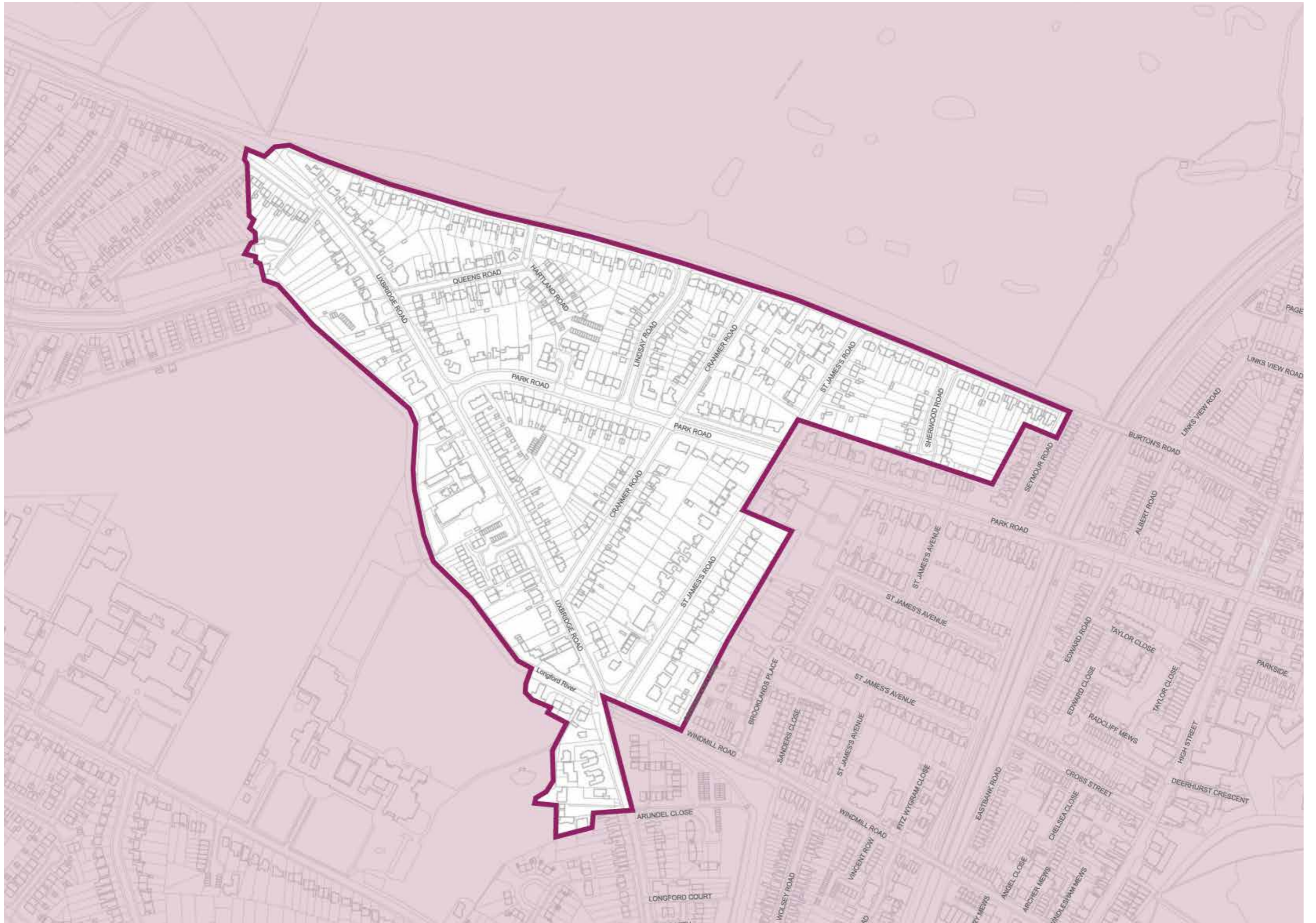


Burtons Road



Park Road





Character Area 1: Burtons Road

# Character Area 2:

## St James's Estate

### Character Summary

This character area covers the central area of Hampton Hill. It consists largely of Edwardian and interwar houses on tree-lined streets, with St James's Church providing the focal point. Along the northern edge of the character area is Park Road which is the main route through this area linking Uxbridge Road to Teddington and Seymour Road leads north from Park Road. St James's Estate (comprising St James's Avenue) makes up the largest part of this character area.

### Park Road

Park Road is a relatively busy road, but it has an attractive appearance being lined with mature street trees and front gardens to the houses. The interwar semi-detached houses have red brick front elevations and stock brick side elevations while the upper storey is roughcast, and has half-hipped roofs with gablets covered in clay tiles (although there are a small number of slate roofs). They have front gardens which are generally planted with mature plants, bounded by dwarf and regular height brick walls. Seymour Road runs north from Park Road in the north east corner of this character area. It contains mostly early interwar houses, but at the end is a small row of Victorian terraces (built by 1895). These are formed of six semi-detached two storey dwellings. Each dwelling has a main bay with a large window frame divided into three sash windows, and a narrow entrance bay that is recessed, with a narrow, segmental-headed sash window. The houses are of stock brick with chamfered quoins and plain band; the decorative elements are painted white.

### St James's Avenue

St James's Avenue is a large U-shaped road lined with substantial Edwardian semi-detached houses with rusticated dwarf garden walls. In general, each

pair of houses has a projecting bay with Queen Anne style windows, either canted or rectangular, through both ground and first floors. Windows of several properties have been replaced in different glazing styles. The projecting bays typically have some decorative treatment: rusticated quoins surrounding the windows, and hung tiles between the ground and first floor windows. The elevation at ground-floor level is finished in red brick, with the first floor elevations rendered. The roofs are pitched with gable ends to the front which often feature decorative barge boards and are covered in clay tiles. Front gardens feature mature planting and are edged with dwarf walls of rusticated stone appearance with articulated openings. There are some examples of larger detached houses, but these are similar in appearance and character.

St James's Church is Grade II-listed. It is built in the Gothic Revival style, and is of yellow stock brick with red brick and stone dressing with a slate roof. It is surrounded by a large churchyard with mature trees.

### Dominant Materials and Features

Characteristic materials and features include: red brick, render, clay tiles, chimneys, casement windows, sash windows, dwarf front garden walls, street trees, concrete paving stones and tarmac paving.

### Threats from Development

- Replacement of historic windows and doors with those of modern materials (uPVC) or designs that do not follow the original glazing pattern and opening style.
- Removal of front garden boundaries and replacement with different design/material (often to provide vehicular parking). This undermines the quiet residential character of the area and regularity of the terraces, and results in a loss of decorative detail.

- Tree roots uplifting paving stones.
- Untidy pavement treatment detracts from well-maintained front gardens.
- Loss of front gardens to parking.

### Opportunities

- Improve pavements.



St James's Avenue



St James's Avenue



Park Road



Character Area 2: St James's Estate

# Character Area 3:

## Links View Road and eastern end of Park Road

### Character Summary

This character area occupies the north eastern edge of Hampton Hill and borders Teddington to the east. The railway forms the boundary to the west and Wellington Road and the High Street (A311) is towards the east. Twentieth century housing is the overriding feature of this character area, although it does have some late-Victorian terraced houses.

### Links View Road

There is late interwar housing along Links View Road. The houses are rendered and often painted over and have rectangular bay windows on the ground floor and canted or circular bays on the first floor. The windows are of varying dates and styles, with many being uPVC. The pitched roofs are covered in clay tiles, many are pierced with Velux roof lights and there are lean-to clay tile covered roofs at ground-floor level which provide porches. Dwarf garden walls are of various materials. The pavement treatment is low quality.

### Wellington Road

Interwar detached and semi-detached houses line Wellington Road. The generous front gardens have been given over to car parking. As this road becomes the High Street and continues south into the Conservation Area, the character becomes commercial with a lively parades of shops with varying architectural quality.

### Park Road

Along Park Road there are two pairs of large, handsome late Victorian/Edwardian three storey semi-detached houses; these stand out amongst the other buildings along this stretch of the road. Each pair of buildings is formed of stock brick with painted window dressings and plait bands. Windows at first-floor level feature enriched window-heads

with a radial design. The slate-covered hipped roofs have slightly overhanging eaves with painted eaves brackets and slender chimney stacks.

In the southern half of this character area, near the railway line, are late Victorian cottages, especially along Edward Road and Eastbank Road. These dwellings are of yellow stock brick with red brick dressings. They have canted bay windows on the ground floor and the pitched roofs have slate roof coverings. Lots of the small front gardens have been paved over.

### Dominant Materials and Features

Characteristic materials and features include: yellow stock brick, red brick, sash windows, uPVC windows, timber garden fences, dwarf stock brick garden walls and concrete paving stones.

### Threats from Development

- Replacement of historic windows and doors with those of modern materials (uPVC) or designs that do not follow the original glazing pattern and opening style.
- Removal of front garden boundaries and replacement with different design/material (often to provide vehicular parking). This undermines the quiet residential character of the area and regularity of the terraces, and results in a loss of decorative detail.

### Opportunities

- Improve the public realm surrounding the local parades of shops.



Park Road



Albert Road



Links View Road



# Character Area 4:

## High Street (Hampton Hill) Conservation Area

This section provides a summary of the main characteristics of the Conservation Area. More detailed information can be viewed using the link provided below.

### Character Summary

High Street (Hampton Hill) Conservation Area is situated between Uxbridge Road to the south, Bushy Park to the east and the Longford River to the south and west. The railway line runs parallel and to the west of the High Street, bisecting the village. The High Street (Hampton Hill) Conservation Area was designated in 1982 and was extended in 1996. It adjoins Bushy Park Conservation Area.

It is a largely residential area that also retains a distinctive traditional village street character. The early settlement pattern of a linear street fronted by properties on narrow plots with long rear gardens is still apparent. The linear character is reinforced by the listed brick walls of Bushy Park along the eastern side, and by the railway line and adjacent terrace housing to the west.

The High Street is enclosed by tightly packed predominately two storey Victorian buildings occupying traditional long narrow plots. Facades are predominately mixed stock brickwork, exposed, rendered or painted. Wooden gates, doors and passages leading to the gardens reflect the working origins of the village. The roofscape is characterised by mostly shallow pitched slate roofs with brick chimneys, all providing unity, rhythm and interest to the street.

The evolution of the High Street has resulted in many properties developing their front gardens as single storey shop units. It is a busy commercial area, and supports a wide variety of building uses, such as houses, flats, cottages, a church, several public houses, restaurants, newsagents, and more specialist shops selling antiques, craft materials and bicycles.

The Pantile Bridge crossing the Longford River forms the south gateway to the High Street, located at the junction with Uxbridge Road and the low wall to Bushy Park, here are wide open views into the park, which sit in contrast to the enclosed character of the High Street to the north.

The Bushy Park boundary provides an almost continuous line of mature trees whose canopies extend above the roof line of the High Street properties. They accentuate the linear form of the High Street and contribute to the enclosure and distinctive village character of this area.

Cross Street and Windmill Road are located off the High Street and are formed of two storey cottages set behind small front gardens and boundary walls. Glimpses up these narrow streets add further interest to the streetscene.

### Dominant materials and features

Characteristic materials and features include: Victorian housing with a variety of sizes and styles along the High Street, mixture of terraces, large detached and semi-detached townhouses in yellow stock brickwork and small Victorian artisan's cottages, Bushy Park boundary wall, and original shopfronts in the form of the old Hampton Hill Post Office and Star public house.

### Threats from Development

- Loss of traditional architectural features and materials due to unsympathetic alterations.
- Lack of coordination and poor quality of street furniture and paving.
- Domination of traffic and poor pedestrian safety leading to a clutter of signage and street furniture.

- Loss of original or quality shopfronts and insensitive alterations and advertisement.

### Opportunities

- Preservation, enhancement and reinstatement of architectural quality and unity.
- Coordination of colour and design and improvement in quality of street furniture and paving.
- Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture: including additional cycle parking. A major improvement scheme is taking place in 2016.
- Retain and improve the quality of shopfronts and advertisement.

Conservation Area Statement: [http://www.richmond.gov.uk/home/services/planning/conservation\\_areas/conservation\\_area\\_statements.htm](http://www.richmond.gov.uk/home/services/planning/conservation_areas/conservation_area_statements.htm)

Conservation Area Study: <http://www.richmond.gov.uk/hamptonhillhighststudy38-2.pdf>



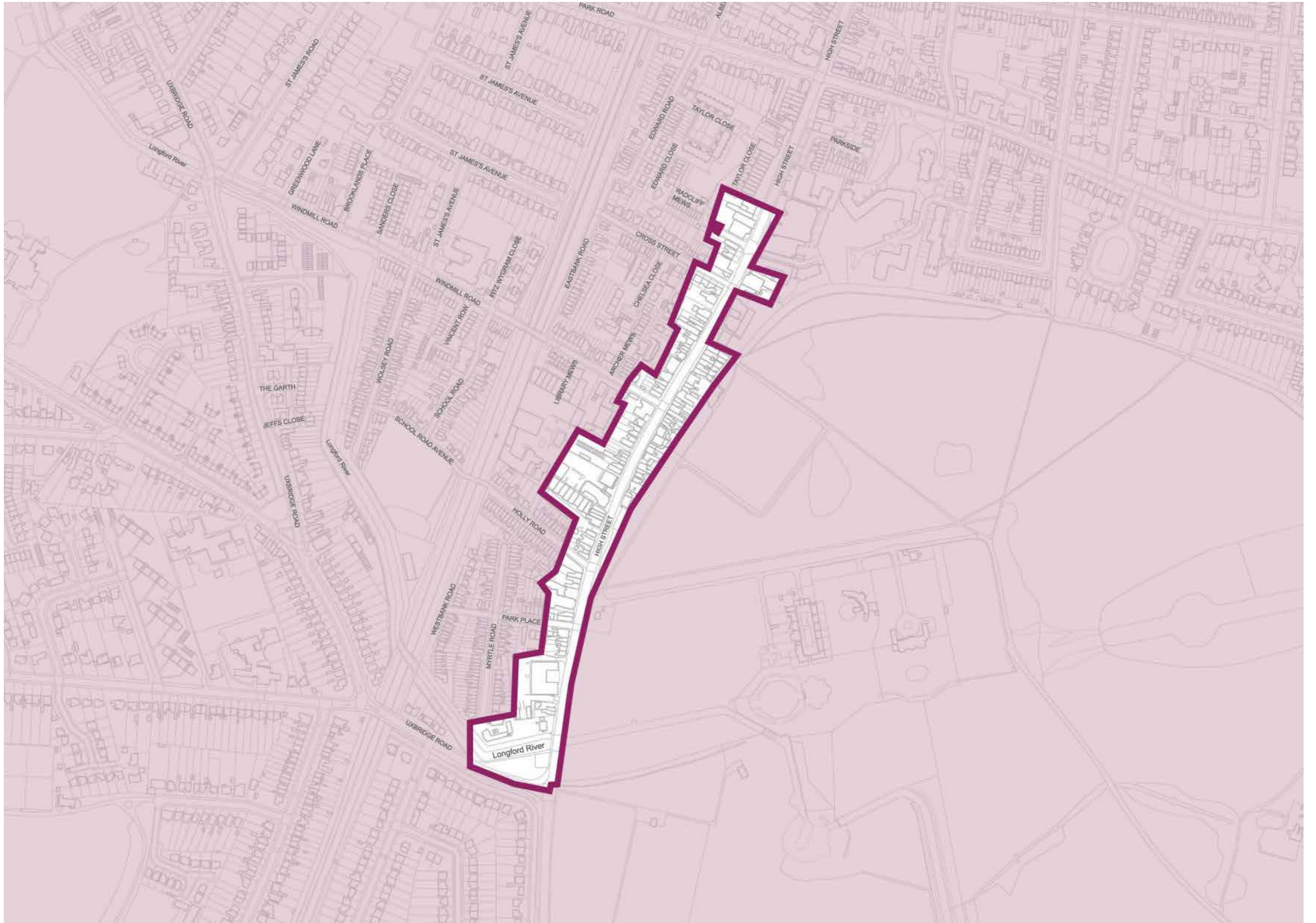
High Street



High Street



High Street



Character Area 4: High Street (Hampton Hill) Conservation Area

# Character Area 5:

## Uxbridge Road South and Park Place

### Character Summary

This character area covers the southern triangle of Hampton Hill. It is bordered by a branch of Longford River to the west and the High Street (Hampton Hill) Conservation Area to the east. A second branch of Longford River runs through it from the north west to the south east. This character area is dissected by the railway and the busy Uxbridge Road and Windmill Road provides a main access route west to east through it.

### Windmill Road

At its west end, the buildings along the northern side of Windmill Road and the main tributary road Wolsey Road are predominantly twentieth century, while the river runs parallel on its southern side. This area supports a variety of characteristics and as such there are a number of roads with small clusters of developments from 1970s to 1990s, notably along Brooklands Place, Sanders Close and Vincent Row.

Hampton Hill Junior School is sited approximately half way along this street and is bounded by a variety of styles of fencing and border treatments. The main school building is formed of two storeys, has red brick walls with large windows with uPVC frames, and hipped roofs with gablets, covered in clay roof tiles. There is a modern single storey building to the rear.

The area south of Windmill Road is for the most part made up of late-Victorian terraced houses along narrower streets. Typically these houses are two storeys high and of yellow stock brick with some decorative use of red brick, around door and sash window frames for instance. Roofs are a mix of pitched or hipped with slate covering. There are a number of isolated late twentieth century houses evident within this area. Front gardens are generally well-maintained with planting and front boundary dwarf walls are either yellow stock brick, mixed

stock brick with metal railings, or wooden picket fences. Holly Road Recreation Ground is a large green space which is bordered by Longford River, School Road Avenue and the railway which gives this area a quiet village feel.

### Park Place

Adjoining the main High Street, Park Place and tributary roads Westbank Road and Myrtle Road host an array of terraces and a few semi-detached Victorian homes. Each road supports a number of unique design features including, for example, patterned bricks on painted or pebble dash first floors. Myrtle Road's boundary treatments are very consistent, with the majority retaining their picket fencing.

### Uxbridge Road

Houses along the upper part of the east side of Uxbridge Road tend to be either small, plain Victorian terraces of stock brick with pitched slate roofs, or larger Victorian semi-detached houses of stock brick with red brick dressing and slate pitched or hipped roofs with chimneys. The late twentieth century houses of The Garth are in contrast to the period houses along this road. On the west side of the road are 1930s semi-detached houses. On both sides of the lower part of Uxbridge Road are corresponding 1930s detached houses. These houses have a projecting circular bay with large Queen Anne style windows and porches, and the gable end roofs are covered in clay tiles. The elevations are of stock brick with red brick dressings. A curious feature of these houses is the alternating design of the small window that pierces each gable. They have generous front gardens and driveways.

### Dominant Materials and Features

Characteristic materials and features include: red brick, render, clay tiles, chimneys, timber doors and timber casements with leaded lights, chimneys, porches, dwarf red brick front garden walls with timber gates and street trees.

### Threats from Development

- A mix of boundary treatments may encourage future inconsistency.
- Vehicular traffic and parking around the school.
- Painting of brick bays along Uxbridge Road disrupt the rhythm of these houses which were designed and built as a set.

### Opportunities

- The few open green spaces lend a village feel to this area and should be maintained.
- Longford River runs through this area but is almost imperceptible for the most part; visual connection with the river could be improved.



Holly Road

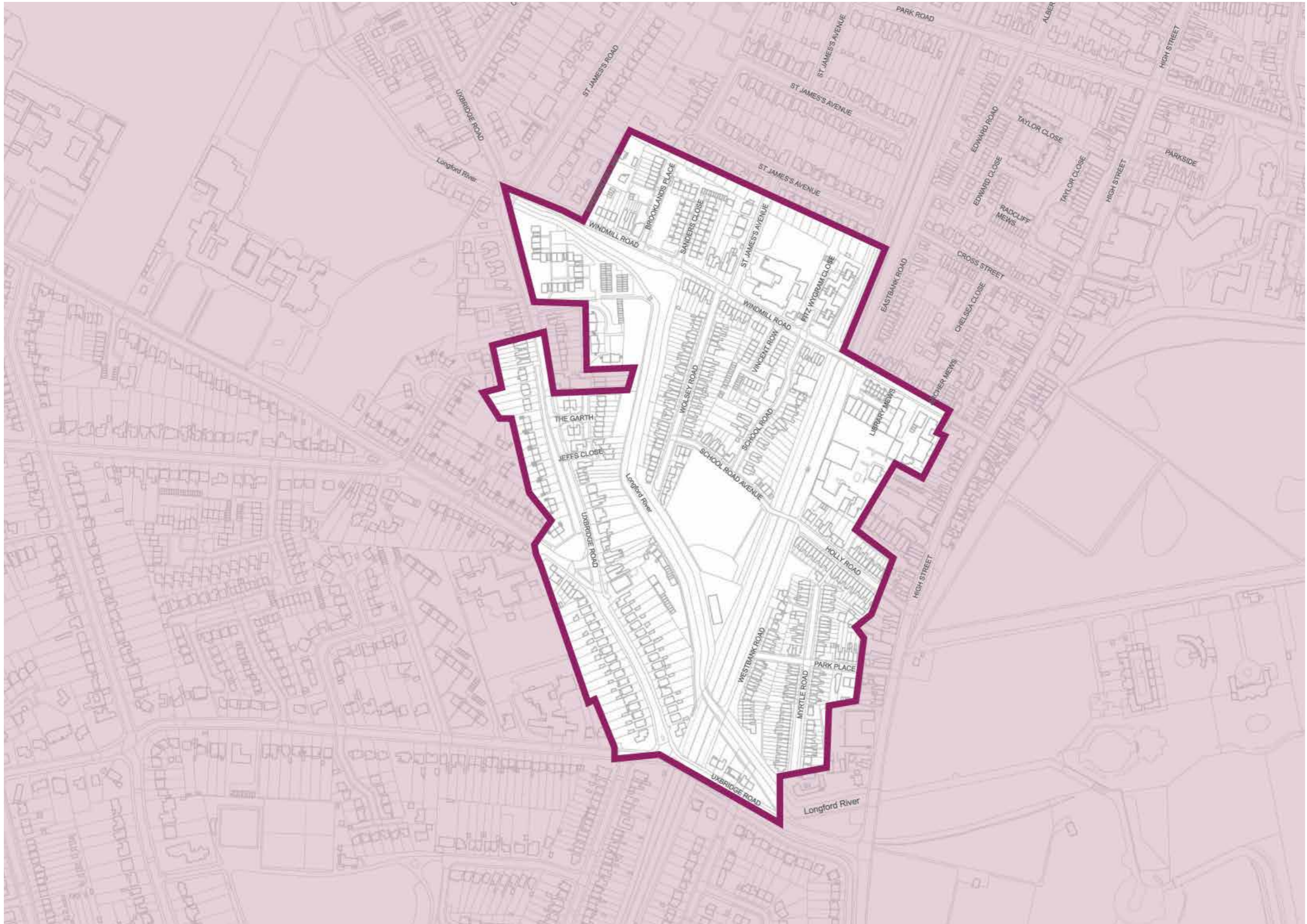


Myrtle Road



Wolsey Road





Character Area 5: Uxbridge Road South and Park Place

# Character Area 6:

## Joanna Southcott Chapel Conservation Area

This section provides a summary of the main characteristics of the Conservation Area. More detailed information can be viewed using the link provided below.

### Character Summary

Joanna Southcott Chapel Conservation Area is situated within suburban Hampton Hill. It lies on the main Uxbridge Road and is contained to the west by Lady Eleanor Holles School grounds, to the north and east by the Longford River, and to the south by later suburban housing.

Joanna Southcott Chapel Conservation Area is a small cohesive historic group of modest unspoilt terraced and semi-detached cottages. They are set in garden plots with substantial, well planted and landscaped front gardens behind consistent boundary walls and fences to the street. All properties within the Conservation Area are recognised as 'Buildings of Townscape Merit'.

The modest scale and character of this defined group of cottages, their mature gardens and trees, and the wider setting of open green spaces associated with Lady Eleanor Holles School, Fairlight and the Longford River and drains, provides an exceptional rural village like character to this area. The area has two distinctive elements to the east and west side of Uxbridge Road.

The cottages on the east side of the busy Uxbridge Road are attractive and simple in appearance with distinctly large front gardens.

The slightly later semi-detached houses on the west side of road have notably smaller front gardens but are slightly larger in scale and more formal in character including large bay windows projecting onto Uxbridge Road.

Key buildings include the exceptional former Chapel of Joanna Southcott (no.108) to the east of Uxbridge Road and in the north of the Conservation Area. The former public house (no.94)

in the south of the Conservation Area is also noteworthy and projects forward to the building line of the cottages at the centre, framing the buildings within the area.

### Dominant Materials and Features

Characteristic materials and features include: stock brick, traditional timber windows and shallow slate roofs.

### Threats from Development

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

### Opportunities

- Preservation, enhancement and reinstatement of architectural quality and unity.
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens.
- Coordination of colour and design and improvement in quality of street furniture and paving.
- Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture.

Conservation Area Statement: [http://www.richmond.gov.uk/home/services/planning/conservation\\_areas/conservation\\_area\\_statements.htm](http://www.richmond.gov.uk/home/services/planning/conservation_areas/conservation_area_statements.htm)



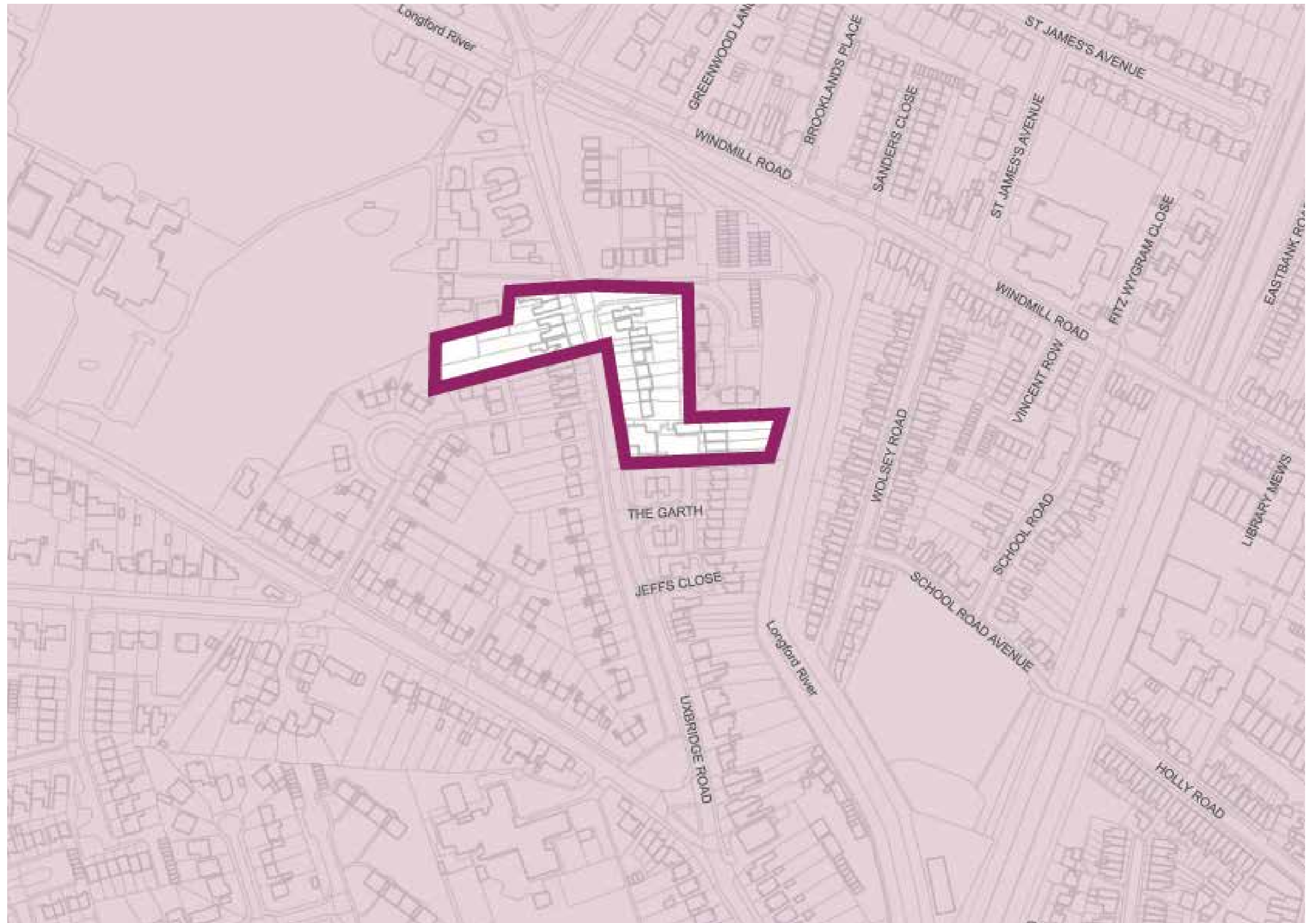
Former Public House, Uxbridge Road



Joanna Southcott Chapel



Uxbridge Road



Character Area 6: Joanna Southcott Chapel Conservation Area

# 7. Features and Materials

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

## Materials

The Hampton Hill area is made up of a wide variety of historic buildings that define the character of the area. Through the eighteenth, nineteenth and twentieth centuries, a palette of similar materials predominated in house building.

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

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

## Features

**Victorian:** The Victorian period (1837-1901) saw an explosion of different styles and technological innovation. House building increased at a great rate to deal with the surge in population. The terraced house continued as the most popular and proliferate form of housing but mansion blocks of flats became increasingly common in London through the nineteenth century for all classes of people. Whilst Classicism retained a strong foothold through Queen Victoria's reign and the simple, brick terraced house persisted, particularly as the most basic form of housing, the Gothic Revival is most commonly associated with this period and was popular as a way of enlivening houses.

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

Wolsey Road supports a number of fine examples of detached, semi-detached and short terraces all with a variety of details such as ornate barge boards and painted lintels. Similar examples can be found on Edwards Road. Holly Road, Park Place and Myrtle Road have consistent runs of terraces,

some with detailed render which defines the roads individual character.

Seymour Road has a run of well maintained picturesque semi-detached properties with distinctive white painted cornerstones and detailing all bound by distinctive white picket fencing.

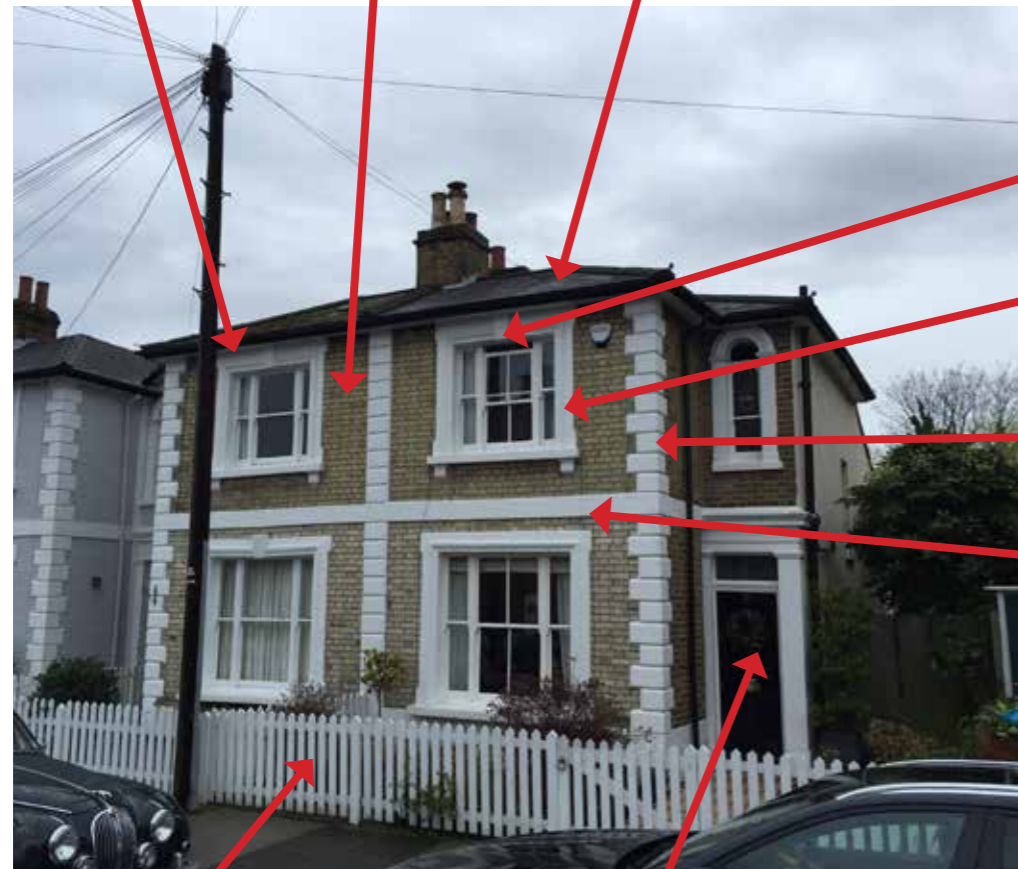
**Edwardian and Late Victorian:** The Edwardian period was a high point in traditional construction and late-Victorian architecture is often indistinguishable from that of this period. The architecture of this period confidently mixes features from numerous styles. The work of Norman Shaw and the Arts and Crafts movement had a profound effect on house-design that was to dominate for decades to come with features of vernacular architecture becoming much more common.

St James's Avenue includes a number of fine Edwardian buildings, with ornate painted render and timbered gables, a variety of original glass work with some buildings with turrets. Park Road also supports a number of grand Late Edwardian properties.

Late Victorian townhouses along Cranmer Road and Uxbridge Road are also from this period, set over three storeys these are gable ended properties with white painted features and stock brick.

## VICTORIAN

Overhanging eaves  
Stock brick  
Slate roof



Keystone  
Classical mouldings in Stucco  
Quoins  
String-course

Painted timber picket fence

Panelled door set in classical doorcase

## EDWARDIAN

Profiled parapet  
Dormer window with gable and bargeboard  
Cast iron rainwater goods



Clay tiled roof  
Tall brick chimneystack  
Balcony with timber balustrade and brackets

Peddledash render (right hand house has been painted)

Double glazing pattern

Gate pier with coping stone

# 7. Features and Materials (continued)

**Interwar housing:** Interwar housing can be found across the Borough. The vernacular semi-detached houses that became popular pre-WWI became regularised into the standardised designs of the 'Mock-Tudor semi'.

Fine examples of Mock-Tudor semis can be found on Park Road interspersed by Edwardian properties. Cranmer Road, St James's Road and Burtons Road all have examples of 1930s semi-detached and detached properties from this period, some with oriel windows and a combination of brick and pebble dashed finishes.

Burtons Road and St James's Road also include fine examples of Art Deco housing from later in this period, with curved bay windows and defining white painted lines, these are distinctive properties found across the Borough.

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

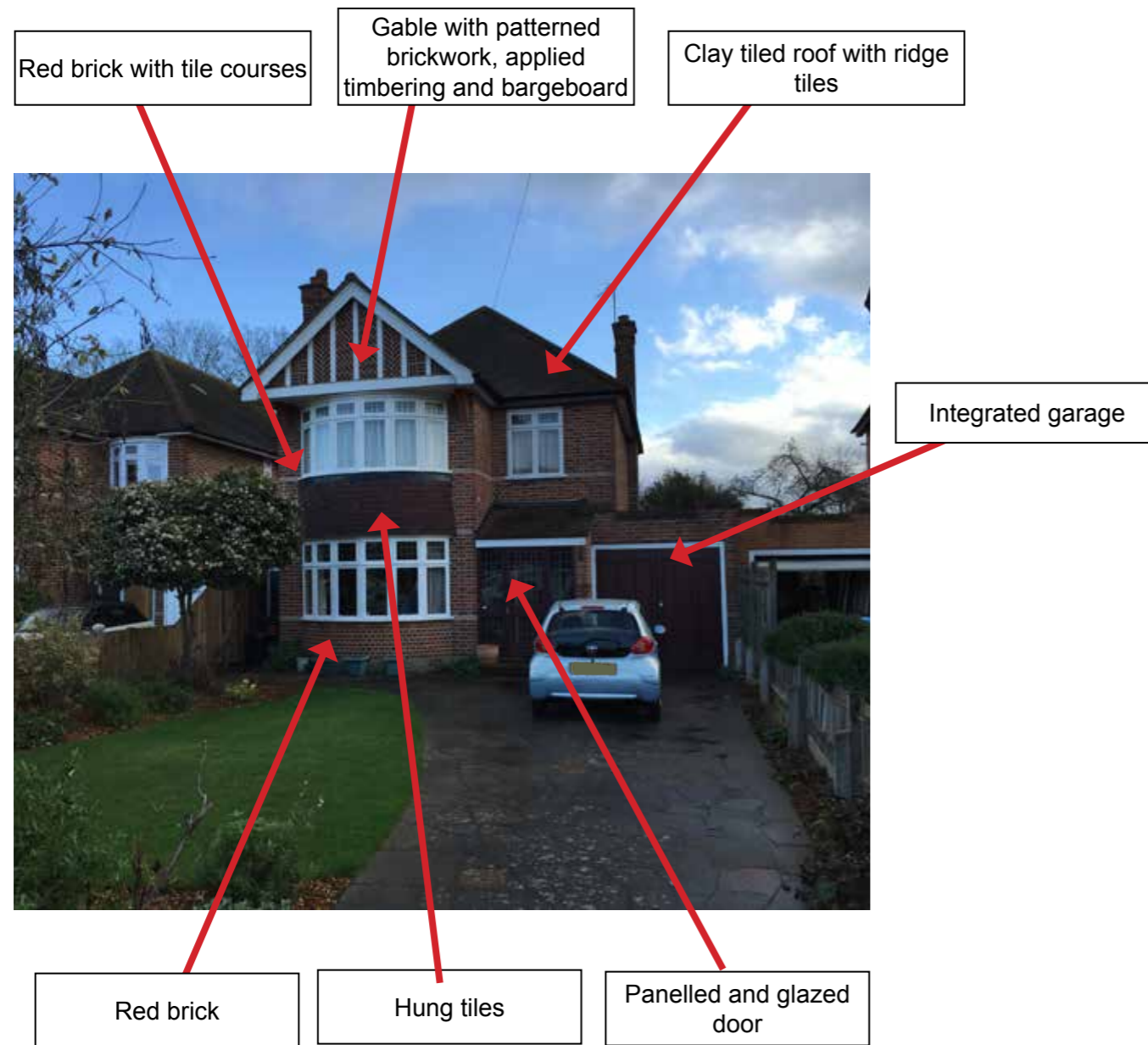
Taylor Close represents a typical 1960/70s estate with its four storey blocks in a low density setting surrounded by green space

and parking, the blocks have simple detailing with white painted barge boards, red brick and hanging tiles. Other examples include The Garth on Uxbridge Road, which hosts properties typical of this period with interesting pointed and layered tiling.

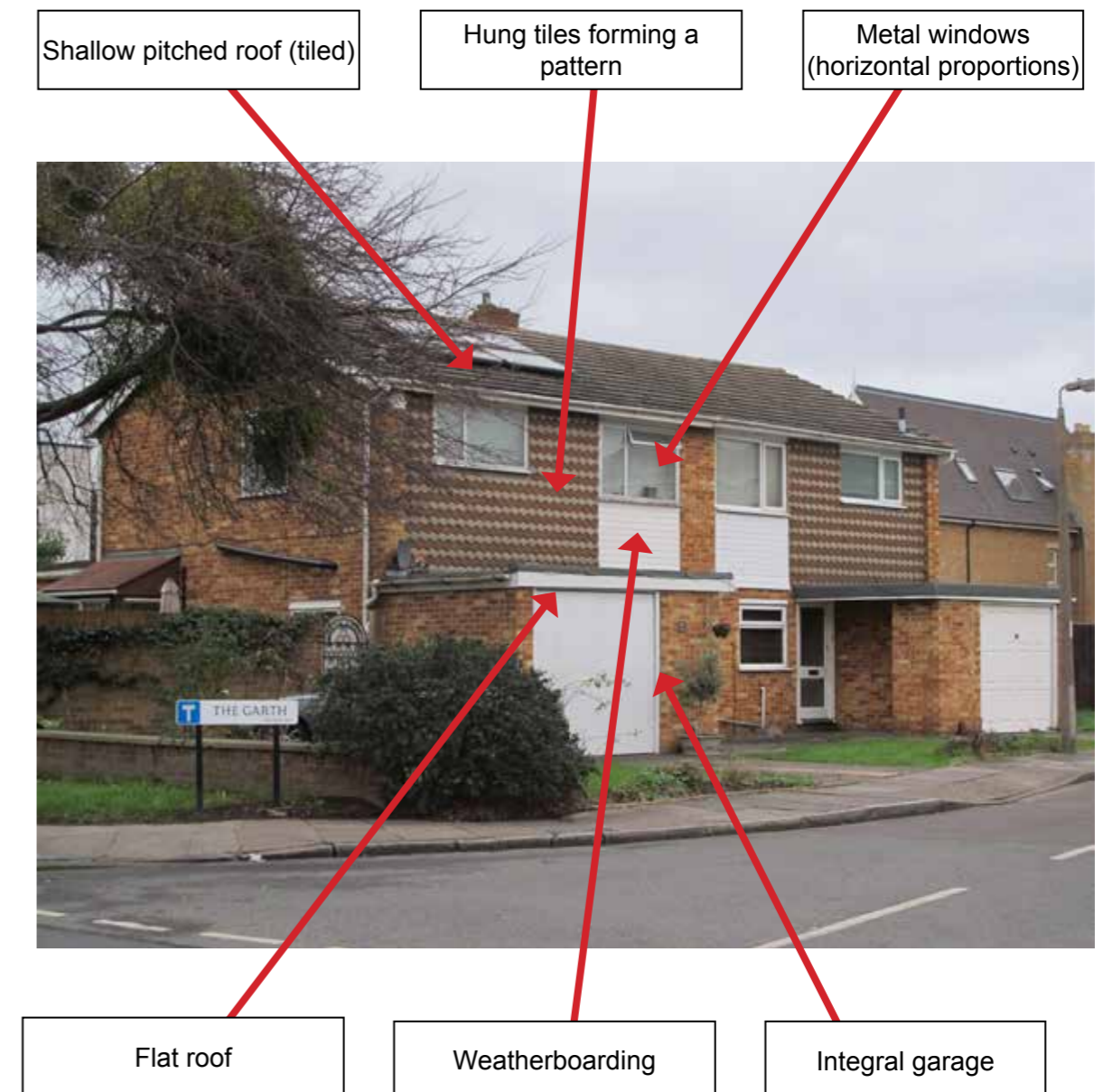
**Contemporary:** There is a variety of more modern development across the area, including some infill and some more substantial estates. Recent development less rigorously conforms to a particular style or ethos. Higher density developments are more common as the pressure on land is greater.

There are a small number of contemporary developments found in pockets across the Village Plan area, including a stock brick run of terraces along Brooklands Place and Templeton Court on the High Street, a three or four storey block of flats with stock brick, cream rendering, Juliet balconies and a neutral string courses between floors.

## INTERWAR



## POSTWAR



# 7. Features and Materials (continued)

## Windows

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

### Timber windows:

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

### Window details:

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

### Double-glazing and thermal efficiency:

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

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

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

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

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

- the materials, design, proportions and the means of opening (sash/casement) of the existing windows and try to faithfully replicate them.
- the proportions of the glazing bars should replicate those on the original windows.
- glazing bars should be integral to the structure of the window and not applied to the outside of the glass and should be raised rather than flat.

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





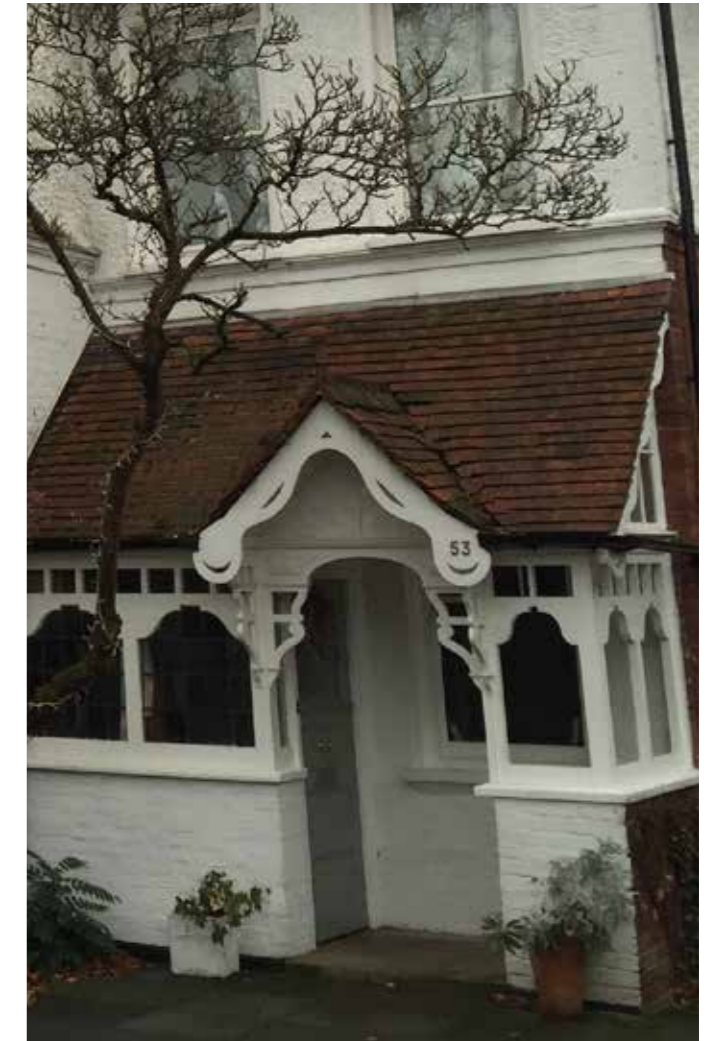
Art deco style curved metal framed window



Curved sash windows with stock brick keystone



Panelled timber front door with white painted classical door frame



Painted door with glazing set in a significant porch with hanging tiles, ornate timber barge boards



Painted render and timber frontage and timber casement windows



Dutch gabled frontage with stock brick, white painted keystones above six over six sash windows



Timber casement window in a Victorian house



Timber front entrance door with oval stained glass glazing. Porch surround includes significant black and white painted timber consoles



Half colonial sash window with original render detailing either side

# 7. Features and Materials (continued)

Victorian



Late Victorian / Edwardian



Interwar



**Post War**



**Contemporary**



# 8. Development Guidance

## **St Clare Business Park, Holly Road**

Proposal: Redevelopment to provide high quality industrial and business space

This site is designated in the emerging Local Plan as Locally Important Industrial Land and Business Park. While there is no specific proposal for its redevelopment in the emerging Local Plan, its poor condition was identified during the consultation on the SPD.

- Respond to the scale and massing of the surrounding residential setting, with the site sitting in close proximity on all sides to two storey residential properties. This would need to include suitable consideration of any noise or other environmental disturbance to the surrounding residential area.
- Access arrangements would need to be well planned for, accounting for increased commercial and resident traffic. This would ideally be from Hampton Hill High Street and not via Holly Road.
- The existing industrial units on site do not, for the most part, reflect the character and scale of the area. New development would need to appropriately identify new materials and design features, balancing its setting in a Victorian residential area and its isolation behind the main building lines with the requirements of new office uses which are expected to utilise sensitive high quality modern materials.

- Buildings of some architectural value such as 22 Holly Road should be retained if possible.

Further information on site allocations within Richmond can be viewed at: [http://www.richmond.gov.uk/local\\_plan](http://www.richmond.gov.uk/local_plan)



# 9. Shop Front Guidance

The Council has an adopted general guide to shopfront design (Shopfronts Supplementary Planning Document (SPD), March 2010). The guidance provided here does not replace that SPD but provides area-specific information on shopfronts in Hampton Hill, highlighting positive features in particular shopfronts. This is a means of identifying shopfronts worth preserving and provides a context for enhancing other shopfronts.

The Shopfronts SPD sets out the policy context for when planning permission and listed building consent is needed for new shopfronts and gives Borough wide guidance. Planning permission is invariably needed for replacement shopfronts, and advertisement consent may be needed for new signage. This Village Planning Guidance SPD should be read in conjunction with the 2010 SPD.

Hampton Hill has individual historic shopfronts as well as unified shopping parades. These should be preserved and, where architectural details are missing, they should ideally be replaced. As a general rule, shopfronts and alterations proposed to them should respect the character, overall design and materials of the host building.

Shopping parades were often built with the same shopfronts along their length. Over time many get replaced and the uniformity of the parades is undermined. Sometimes the replacement shopfronts have value for the quality of their design, craftsmanship or historic value and should be retained. Often

however, the replacement shopfronts lack aesthetic value and are installed without consideration for how they will affect the appearance of the whole parade and street.

When considering alterations to a shopfront or its replacement, consideration should be given to:

- the appearance of the host building as a whole and the designs of the adjacent shopfronts;
- uniformity: where a parade historically had identical shopfronts, reinstating the same appropriate design and materials, where the replacements are poor quality, can help create a more attractive street; and
- if there are a couple of identical surviving historic shopfronts in a parade these may well be the original historic design, replicating them in place of low-quality modern shopfronts should be explored.

Within a building or parade there are often two or more good different examples of shopfronts which should be retained and sometimes the subtle differences in detail will enhance the character of the area. However, the basic structure and features of traditional shopfronts (as identified in the Shopfront SPD) are usually present and should be adhered to and enhanced where possible.

## Shutters

External metal security shutters are not a traditional feature of shopfronts and generally detract from their character. Roller shutters, when lowered, can create an unattractive environment. If considered necessary, metal lattice-type shutters on the inside of the shop window can provide security without spoiling the external appearance of the shop front. The other traditional alternatives are external canvas awnings or timber shutters.

Typical key features to shop fronts



# 9. Shop Front Guidance (continued)

## High Street, Hampton Hill

The High Street in Hampton Hill has an unusually long sequence of shops, extending approximately from the bridge over Bushy Park's Longford River, northward up to the junction with Hampton Road. It is characterised just as much by the individual, one-off shops as by the longer parades, which are relatively few in number and vary in style. This variety, coupled with the modest height of the buildings (often two storeys) helps to create an informal village-like character.

The nineteenth century parade at Nos. 35-41 (odd) is a simple two storey building of brick, with console brackets between each shop. It includes a corner shop at No. 41 that is exceptionally well preserved, complete with fascia board retaining distinctive lettering of c. 1900.

Nos. 58-64 (even) High Street, Hampton Hill is a relatively well-preserved Neo-Georgian parade, c. 1930s. The shops are divided by distinctive scrolled console brackets and the shopfronts at Nos. 58 and 64 retain traditional features.

The parade at Nos. 109-141 (odd) High Street, Hampton Hill dates from the Edwardian period but is marred by crude modern shopfronts with oversized detracting fascia boards. The shops are still divided by the original, distinctive piers which are clad in two shades of green faience.

There is a modern, 1950s parade at 169-177 (odd) High Street, Hampton Hill, the upper storeys clad with hung tiles. As a group the shopfronts now lack any coherence. The original treatment may perhaps be indicated by No. 173, which has chrome edging and a distinctive disk-like door handle.

The terrace at Nos. 185-195 (odd) High Street, Hampton Hill does not have the traditional dividing piers and brackets between the shops, so may not have been built as a parade. It resembles a domestic terrace, c. 1860s. The shopfronts are now entirely modern, with large fascia boards that detract from the character.

Around the corner at Nos. 1-6 New Broadway (on Hampton Road) is a simple 1920s parade with detracting uPVC windows to the upper floors but there are two matching, very well-preserved shopfronts at Nos. 3 and 4, each with a sunburst glazing pattern.



35-42 High Street



3-4 New Broadway



169-177 High Street



## Key examples

### No. 12 High Street, Hampton Hill

The unit, currently occupied by a Bakery, is in good condition which stands out on this part of the High Street between intermittent shop frontages and residential properties. The frontage itself supports a number of positive features including recessed entrance with chequerboard tiled pavement, console brackets, slender timber glazing bars, leaded upper lights with stained glass, retractable canvas awning with timber end-board.

### No. 34 High Street, Hampton Hill

The black painted shop frontage has a recessed entrance, slender glazing bars designed as colonettes (i.e. with bases and capitals), ventilation grilles, tiled stallriser (NB. paint detracts).

### No. 41 High Street, Hampton Hill

The unit occupies the corner of Holly Road with its recessed entrance with stone threshold and an array of original features including panelled stallriser and pilasters, console brackets, timber glazing bars divided into zones with smaller upper lights, historic fascia board with distinctive intact white-on-black lettering, dentil cornice and retractable canvas awning with timber end-board.

### Nos. 3-4 New Broadway, Hampton Road, Hampton Hill

Located on the 1920s parade to the East of the character area, these frontages boast recessed entrances with chequerboard tiled pavements, stallriser, slender chrome glazing bars, upper lights with frosted glass in sunburst design and retractable canvas awning with timber end-board.

# 10. Forecourt Parking

The Council has an existing Supplementary Planning Document (SPD) covering 'Front Garden and Other Off Street Parking Standards' (adopted September 2006). This document provides detailed advice on the legal and design issues when creating a parking area in your front garden and access to it from the highway. Council Policy DM TP 9 (Pre-Publication Local Plan equivalent policy is LP45) also establishes the principle approach to Forecourt Parking, notably that it will be discouraged. Highway Authority permission for construction of a crossover is required in all cases, and the SPD standard will be applied to all highway crossover applications.

The Hampton Hill Village Planning Guidance SPD draws upon the 2006 SPD, providing updated and specific information for Hampton Hill. It is important that the 2006 SPD is read in conjunction with the guidance below. It is also advised to refer to the Council's Supplementary Planning Document on 'Design Quality' and 'Public Space Design Guide'.

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

car parking can individually and cumulatively adversely impact on the appearance of an area and detract from its overall character if undertaken without careful consideration.

The Council is keen that where front garden parking does occur, it is done in the best possible way, by following guidance given in this and the 2006 SPD.

## Planning Permission

In some cases alterations to front gardens fall within the terms of 'permitted development', in which case planning approval is not required and therefore the Council has little or no control over the creation of forecourt parking. You will not normally need planning permission, outside of a Conservation Area if a new or replacement driveway of any size uses permeable (or porous) surfacing which allows water to drain through, such as permeable concrete block paving or porous asphalt, or by directing rainfall to a lawn or border to drain naturally.

If the surface to be covered is more than five square metres planning permission will be needed for laying traditional, impermeable driveways. It is important to note that in Conservation Areas, planning permission is required for demolition of boundary walls, fences and railings over 1m in height.

Article 4(2) Directions can also restrict the removal of structures such as those that would be required to allow access for

parking (see the 2006 SPD for details).

The Council's Development Management Plan (Policy DM TP 9) generally discourages front garden parking because of the impact on the appearance of the street and loss of vegetation and biodiversity. When forecourt parking is proposed, this SPD seeks to ensure it is provided in a sympathetic way.

It is generally considered that additional forecourt parking does not significantly reduce parking congestion as it results in the loss of on-street parking.

## Important features in Hampton Hill

Many front gardens and frontage features in Hampton Hill contribute significantly to the overall character of the area and local street scene both within and outside of the Conservation Areas. These include brick gate piers, dwarf walls incorporating railings or hedges, planted front gardens and a very high number of street trees.

## Boundary Walls

Boundary walls are perhaps the most important and defining feature of a street scene, and their preservation and uniformity adds considerably to an area's character. They enclose front gardens and define public and private space. Low walls create this space without reducing visibility. Conforming traditional brick types and brickwork along a street is an important characteristic.

Boundary walls to Victorian and Edwardian housing often consist of low brick walls punctuated by taller piers in the same brick, topped by coping stones. The larger houses would often have bespoke, more ornate versions, as seen in the notable surviving examples on Park Road and St James's Avenue.

The interwar period, especially, produced a streetscape with a distinctive character. The boundary walls to the many detached and semi-detached houses from this period often had a stepped or undulating profile, sometimes rendered but more often in brick. Again, the larger houses would have the more ornate examples, as seen on St James's Road, Hampton Hill. But, the simpler examples, e.g. as seen in Longford Close, Hampton Hill are just as distinctive.

However, a large number of boundary walls have either been replaced with a different design or with no wall at all. There is an opportunity to reinforce local distinctiveness by installing boundary walls that are based on intact examples nearby, particularly along parts of Windmill Road and Cranmer Road which impact the rhythm of the streets and frontages.

## Fencing

Picket fencing is a feature found across the Hampton Hill area. It is common that modest examples of Victorian housing found in the Borough i.e. the simple brick two

storey cottages and terraces, are often given a timber picket fence. These are just as distinctive and can add positively to local character, though require regular maintenance.

The majority of properties in the tight-knit Victorian Terraces along Park Place and Myrtle Road have retained their original picket fencing, within few replaced by boundary walls or removed entirely.

Seymour Road's run of early Victorian terraces with distinctive white painted cornerstones have all maintained their original white picket fencing, which emphasises the quality and consistency of the properties.

### Iron railings and gates

Iron railings (and gates) feature on some houses in Hampton Hill but are generally a less common feature. Where they are present, traditional railings are typically embedded into a lower boundary wall, enclosing the front garden whilst keeping visual obstruction to a minimum. Examples of this can be found on Albert Road and Wolsey Road.

### Hedges

Hedges enclose front gardens and define public and private space. They provide an attractive green feature to the streetscape. Therefore it is important for them to be retained as frontage features, either on

their own or in combination with walls or railings.

Park Road boasts a fine number of houses fronted with hedges, used to buffer noise and the general disturbance of the road. Burtons Road, bound to the north by a significant hedge, has been reciprocated by many of the front gardens, with a variety of individual hedges and hedging above dwarf walls.

### Retention of existing features

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

### Enclosure

Retaining a form of enclosure to front gardens and forecourts is an essential part of retaining local character and maintaining the street scene. Partial loss of existing structures is inevitable to allow vehicle access but some structure should be retained. Inward opening gates help to complete a defensible line. For the above reasons the gap in the boundary should not exceed that needed for the passage of a car. This also reduces the loss of parking space in the road outside.

### Permeability

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

### Green features

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



St James's Road, Boundary Wall



Seymour Road, Fencing



St James's Avenue, Hedges

# Appendix I: Relevant Policies and Guidance

It should be noted that all adopted policies and guidance should be assessed for their relevance in respect of individual planning applications, not just those listed below.

## LBRuT LDF Core Strategy (April 2009)

Main policies that the SPD will support:

### CP7: Maintaining and Improving the Local Environment

- 7.A Existing buildings and areas in the Borough of recognised high quality and historic interest will be protected from inappropriate development and enhanced sensitively, and opportunities will be taken to improve areas of poorer environmental quality, including within the areas of relative disadvantage of Castlenau, Ham, Hampton Nurserylands, Heathfield and Mortlake.
- 7.B All new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. Proposals will have to illustrate that they:
- (i) are based on an analysis and understanding of the Borough's development patterns, features and views, public transport accessibility and maintaining appropriate levels of amenity;
  - (ii) connect positively with their surroundings to create safe and inclusive places through the use of good design principles including

layout, form, scale, materials, natural surveillance and orientation, and sustainable construction.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 1.

### CP8: Town and Local Centres

- 8.A The Borough's town and local centres have an important role, providing shops, services, employment opportunities, housing and being a focus for community life.

Retail and town centre uses will be supported providing that it is appropriate to the role in the hierarchy of the centres, and respects the character, environment and historical interest of the area. It should be of an appropriate scale for the size of the centre and not adversely impact on the vitality and viability of any existing centre. Out of town retail development is not usually considered appropriate in this Borough in line with The London Plan consolidated with Alterations since 2004.

The Council will improve the local environment to provide centres which are comfortable, attractive and safe for all users. The historic environment and river frontage will be protected.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 25.

### CPI4 Housing Standards & Types

- 14.D The density of residential proposals should take into account the need to achieve the maximum intensity of use compatible with local context, while respecting the quality, character and amenity of established neighbourhoods and environmental and ecological policies. The London Plan consolidated with Alterations since 2004 Density Matrix and other policies will be taken into account to assess the density of proposals.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 34.

### CP20 Visitors and Tourism

The Council will support the sustainable growth of the tourist industry, for the benefit of the local area by:

- 20.A Encouraging the enhancement of existing tourist attractions, such as Kew Gardens, Hampton Court Palace, Ham House and the River, including sport stadia particularly those of RFU and Harlequins;
- 20.B Promoting sustainable transport for tourists to and within the borough, including the passenger services along the Thames;
- 20.C Directing new hotels to the Borough's town centres or other areas highly

accessible by public transport;

- 20.D Requiring accommodation and facilities to be accessible to all;
- 20.E Enhancing the environment in areas leading to and around tourist destinations.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 43.

### Other relevant policies:

#### CPI0: Open Land and Parks

The open environment will be protected and enhanced. In particular:

- 10.A The Borough's green belt, metropolitan open land and other open land of townscape importance, World Heritage Site (Royal Botanic Gardens, Kew), land on the Register of Parks and Gardens of Special Historic Interest, green chains and green corridors will be safeguarded and improved for biodiversity, sport and recreation and heritage, and for visual reasons.
- 10.B A number of additional areas of open land of townscape importance will be identified, which will be brought forward through the Development Allocations DPD.

Within the Pre-publication Local Plan the equivalent policies are LP 12, LP 13 and LP 14.

## CP17 Health and Well-being

- 17.A Health and well-being in the Borough is important and all new development should encourage and promote healthier communities and places.
- 17.B The provision of new or improved facilities for health and social care and other facilities will be supported. Such facilities should be in sustainable locations and accessible to all and priority will be given to those in areas of relative deprivation which are identified in Core Policy 13, an immediate need for primary health care facilities (especially doctor's surgeries) has been identified in Kew, Richmond, Whitton and Ham. Sites for larger facilities may be identified in the Site Allocations DPD.
- 17.C A pattern of land use and facilities will be promoted to encourage walking, cycling, and leisure and recreation and play facilities to provide for a healthy lifestyle for all, including provisions for open and play space within new development as appropriate.
- 17.D Existing health, social care, leisure and recreation provision will be retained where these continue to meet or can be adapted to meet residents' needs. Land will be safeguarded for such uses where available, and the potential of re-using or redeveloping

existing sites will be maximised.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 30.

### **LBRuT LDF Development Management Plan (November 2011)**

Main policies that the SPDs will support:

#### **Policy DMTC 2 Local and Neighbourhood Centres and Areas of Mixed Use**

The Council will protect and improve the provision of day-to-day goods and services in the local and neighbourhood centres of the borough (See Policy DMTC 3 'Retail Frontages'). These centres are often designated as Areas of Mixed Use and are thus seen as appropriate for a mix of uses that meet primarily local needs.

Proposals for development will be acceptable in the smaller centres if they:

- (c) Respect and enhance the heritage, character and local distinctiveness of the centre, whilst making the most efficient use of land.
- (d) Include overall improvements and enhancements of the small centres; or modernise outmoded premises.

Development should improve and maintain commercial provision in the smaller centres, without significantly expanding it.

Within the Pre-publication Local Plan the equivalent policy is Policy LP25.

## Policy DMTC 3 Retail Frontages

### **B Secondary Retail Frontages**

Non-retail proposals will be acceptable in the secondary shopping frontages only if:

- (b) The proposed use retains a "shop-like" appearance with an active frontage and will not have a detrimental visual impact on the shop-front and respect the heritage and character of the centre.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 26.

### **Policy DM OS 3 Other Open Land of Townscape Importance**

Other open areas that are of townscape importance will be protected and enhanced in open use.

It will be recognised that there may be exceptional cases where appropriate development is acceptable. The following criteria must be taken into account when assessing appropriate development:

1. It must be linked to the functional use of the Other Open Land of Townscape Importance; or
2. It can only be a replacement or minor extension of existing built facilities;
3. In addition to 1. or 2., it does not harm the character and openness of the open land.

Improvement and enhancement of the openness and character of other open land

and measures to open up views into and out of designated other open land will be encouraged where appropriate.

When considering developments on sites outside designated other open land, any possible visual impacts on the character and openness of the designated other open land will be taken into account.

The explanatory text is relevant to the SPD as set out below:

- 4.1.6 Other Open Land of Townscape Importance (OOLTI) can include public and private sports grounds, school playing fields, cemeteries, allotments, private gardens, areas of vegetation such as street verges and mature trees. The designated areas are shown on the Proposals Map but there will also be other areas which could be considered as being of local value to the area and townscape which merit protection.
- 4.1.7 In some parts of the borough, open areas, including larger blocks of back gardens, which are not extensive enough to be defined as green belt or metropolitan open land, act as pockets of greenery of local rather than London-wide significance. Many of these are of townscape importance, contributing to the local character and are valued by residents as open spaces in the built up area. Policy DM HO 2 'Infill Development'

and Policy DM HO 3 'Backland Development' also recognise the importance of gardens, which will be considered as greenfield sites. Green oases are particularly important and will be protected in areas of high density development and town centres.

4.1.8 OOLTI should be predominantly open or natural in character. The following criteria are taken into account in defining OOLTI:

- Contribution to the local character and/or street scene, by virtue of its size, position and quality.
- Value to local people for its presence and openness.
- Immediate or longer views into and out of the site, including from surrounding properties.
- Value for biodiversity and nature conservation.
- Note that the criteria are qualitative and not all need to be met.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 14.

#### Policy DM OS 4 Historic Parks, Gardens and Landscapes

Parks and gardens as well as landscapes of special historic interest included in the Register compiled by English Heritage and other historic parks, gardens and landscapes

referred to in para 4.1.11 below, will be protected and enhanced. Proposals which have an adverse effect on the settings, views, and vistas to and from historic parks and gardens, will not be permitted.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 3.

#### Policy DM HD 1 Conservation Areas – designation, protection and enhancement

The Council will continue to protect areas of special significance by designating Conservation Areas and extensions to existing Conservation Areas using the criteria as set out in PPS 5 and as advised by English Heritage.

The Council will prepare a Conservation Area Appraisal and Management Plan for each Conservation area, these will be used as a basis when determining proposals within or where it would affect the setting of, Conservation Areas together with other policy guidance.

Buildings or parts of buildings, street furniture, trees and other features which make a positive contribution to the character, appearance or significance of the area should be retained. New development (or redevelopment) or other proposals should conserve and enhance the character and appearance of the area.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 3.

#### Policy DM HD 2 Conservation of Listed Buildings and Scheduled Ancient Monuments

The Council will require the preservation of Listed Buildings of special architectural or historic interest and Ancient Monuments and seek to ensure that they are kept in a good state of repair by the following means:

1. consent would only be granted for the demolition of Grade II Listed Buildings in exceptional circumstances and for Grade II\* and Grade I Listed Buildings in wholly exceptional circumstances following a thorough assessment of their significance;
2. retention of the original use for which the listed building was built is preferred. Other uses will only be considered where the change of use can be justified, and where it can be proven that the original use cannot be sustained;
3. alterations and extensions including partial demolitions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, historic fabric and detailing of the original building. With alterations, the Council will normally insist on the retention of the original structure, features, material and plan form or features that contribute to the significance of the asset. With repairs, the Council will expect retention and repair, rather than replacement of the structure, features, and materials of the building which contribute to its architectural and historic interest; and will

require the use of appropriate traditional materials and techniques;

4. using its legal powers to take steps to secure the repair of Listed Buildings, where appropriate;
5. protecting the setting of Ancient Monuments and Listed Buildings where proposals could have an impact;
6. taking a practical approach towards the alteration of Listed Buildings to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 3.

#### Policy DM HD 3 Buildings of Townscape Merit

The Council will seek to ensure and encourage the preservation and enhancement of Buildings of Townscape Merit and will use its powers where possible to protect their significance, character and setting, by the following means:

1. consent will not normally be granted for the demolition of Buildings of Townscape Merit;
2. alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, and detailing of the original

building. The structure, features, and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques;

3. any proposals should protect and enhance the setting of Buildings of Townscape Merit;
4. taking a practical approach towards the alteration of Buildings of Townscape Merit to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 4.

#### **Policy DM HD 7 Views and Vistas**

The Council will seek to protect the quality of views indicated on the Proposals Map. It will also seek opportunities to create attractive new views and vistas and, where appropriate, improve any that have been obscured.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 5.

#### **Policy DM HO 1 Existing Housing (including conversions, reversions, and non self-contained accommodation)**

Existing housing should be retained.

Redevelopment of existing housing should normally only take place where:

1. it has first been demonstrated that the existing housing is incapable of improvement or conversion to a satisfactory standard to provide an equivalent scheme; and if this is the case:
2. the proposal improves the long-term sustainability of buildings on the site; and
3. the proposal does not have an adverse impact on local character; and
4. the proposal provides a reasonable standard of accommodation, including accessible design, as set out in Policy DM HO 4 'Housing Mix and Standards' and other policies.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 3.

#### **Policy DM HO 2 Infill Development**

All infill development must reflect the character of the surrounding area and protect the amenity of neighbours. In considering applications for infill development the following factors will be taken into account:

1. Plot width - plots must be of sufficient width to allow a dwelling(s) to be sited with adequate separation between dwellings;
2. Spacing between dwelling - new dwellings must have similar spacing

between buildings to any established spacing in the street;

3. Height - dwelling height should reflect the height of existing buildings;
4. Materials - where materials on existing dwellings are similar, new dwellings should reflect those materials;
5. Architectural details - new dwellings should incorporate or reflect traditional architectural features;
6. Trees, shrubs and wildlife habitats - features important to character, appearance or wildlife must be retained or re-provided;
7. Impact on neighbours - including loss of privacy to homes or gardens.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 38.

#### **Policy DM HO 3 Backland Development**

There will be a presumption against loss of back gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases where it is considered that a limited scale of backland development may be acceptable it should not have a significantly adverse impact upon the following:

1. Garden land – rear garden land which contributes either individually or as part of a larger swathe of green space to amenity of residents or provides wildlife habitats must be retained;

2. Impact on neighbours – privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
3. Vehicular access or car parking – these must not have an adverse impact on neighbours in terms of visual impact, noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
4. Mass and scale of development on backland sites must be more intimate in scale and lower than frontage properties;
5. Trees, shrubs and wildlife habitats – features important to character, appearance or wildlife must be retained or re-provided.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 39.

#### **Policy DM TP 8 Off Street Parking - Retention and New Provision**

Developments, redevelopments, conversions and extensions will have to demonstrate that the new scheme provides an appropriate level of off street parking to avoid an unacceptable impact on on-street parking conditions and local traffic conditions.

A set of maximum car parking standards and minimum cycle parking standards are set out in Appendix Four - Parking Standards 'Appendix Four - Parking

Standards for all types of development, these take into account bus, rail and tube accessibility as well as local highway and traffic conditions including demand for on-street parking. These standards will be expected to be met, unless it can be shown that in proposing levels of parking applicants can demonstrate that there would be no adverse impact on the area in terms of street scene or on street parking.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 45.

#### Policy DM TP 9 Forecourt Parking

The parking of vehicles in existing front gardens will be discouraged, especially where

- this would result in the removal of architectural features such as walls, gates and paving, or of existing trees and other vegetation; or,
- where such parking would detract from the streetscape or setting of the property; or,
- where the use of the access would create a road or pedestrian safety problem; or
- where the width of the proposed entrance will be greater than the width of a normal driveway.

For any proposal the area of impermeable paving should be minimised and soft landscaping maximised.

The Council will seek to restrict permitted development rights for forecourt parking

through Article 4 directions, where important townscape or surface water flooding issues exist. The Council will have regard to the impact of forecourt parking in considering proposals to extend or convert existing residential property.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 45.

#### Policy DM DC 1 Design Quality

New development must be of a high architectural and urban design quality based on sustainable design principles.

Development must be inclusive, respect local character including the nature of a particular road, and connect with, and contribute positively, to its surroundings based on a thorough understanding of the site and its context.

In assessing the design quality of a proposal the Council will have regard to the following:

- compatibility with local character including relationship to existing townscape and
- frontages, scale, height, massing, proportions and form
- sustainable development and adaptability, subject to aesthetic considerations
- layout and access
- space between buildings and relationship to the public realm
- detailing and materials

Within the Pre-publication Local Plan the equivalent policy is Policy LP 1.

#### Policy DM DC 7 Shop fronts and shop signs

The Council will resist the removal of shop fronts of architectural or historic interest.

The Council will expect proposals for new shop fronts or alterations to existing shop fronts to demonstrate a high quality of design, which complements the original design, proportions, materials and detailing of the shop front, surrounding streetscene and the building of which it forms part.

Blinds, canopies or shutters where acceptable in principle must be appropriate to the character of the shop-front and its setting; external security grilles will not normally be permitted; in sensitive areas, rigid and gloss finish blinds will generally be unacceptable;

Signage and illumination to shop fronts must demonstrate a high quality of design, which complements the character and materials of the shop front and surrounding streetscene, and does not compromise public safety. Large illuminated fascias will not normally be permitted, even if these are in the “house style” of a particular store.

New shop fronts must be designed to allow equal access for all users, and can incorporate flood protection measures where appropriate. Proposals should take account of the Councils SPD on Shop fronts and Shop Signs.

The Council will welcome proposals from groups of shops to add character to the street scene by the use of harmonious high quality design, colours and materials for their shop fronts.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 1.

The emerging Local Plan contains the following Policy, LP 16, on Trees and Landscape:

#### Policy LP 16 Trees and Landscape

The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that compliment existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.

To ensure development protects, respects, contributes to and enhances trees and landscapes, the Council, when assessing development proposals, will:

#### Trees

1. resist the loss of trees unless the tree is dead, dying or dangerous; or the tree is causing significant damage to adjacent structures; or the tree has little or no amenity value; or felling is for reasons of good arboricultural practice;

2. resist development which results in the damage or loss of trees that are considered to be of townscape or amenity value; the Council will require that site design or layout



ensures a harmonious relationship between trees and their surroundings and will resist development which will be likely to result in pressure to significantly prune or remove trees;

3. require, where practicable, an appropriate replacement for any tree that is felled; a financial contribution to the provision for an off-site tree in line with the monetary value of the existing tree to be felled will be required in line with the 'Capital Asset Value for Amenity Trees' (CAVAT);

4. require new trees to be of a suitable species for the location in terms of height and root spread; the use of native species is encouraged where appropriate;

5. require that trees are adequately protected throughout the course of development, in accordance with British Standard 5837 (Trees in relation to design, demolition and construction – Recommendations).

The Council may serve Tree Preservation Orders or attach planning conditions to protect trees considered to be of value to the townscape and amenity and which are threatened by development.

### Landscape

1. require the retention of important existing landscape features where practicable;

2. require landscape design and materials to be of high quality and compatible with the surrounding landscape and character; and

3. encourage planting, including new trees, shrubs and other significant vegetation where appropriate.

### Other relevant policies

#### Policy DM OS 2 Metropolitan Open Land

The borough's Metropolitan Open Land will be protected and retained in predominately open use. Appropriate uses include public and private open spaces and playing fields, open recreation and sport, biodiversity including rivers and bodies of water and open community uses including allotments and cemeteries.

It will be recognised that there may be exceptional cases where appropriate development such as small scale structures is acceptable, but only if it:

1. Does not harm the character and openness of the metropolitan open land; and
2. Is linked to the functional use of the Metropolitan Open Land or supports outdoor open space uses; or
3. Is for essential utility infrastructure and facilities, for which it needs to be demonstrated that no alternative locations are available and that they

do not have any adverse impacts on the character and openness of the metropolitan open land.

Improvement and enhancement of the openness and character of the Metropolitan Open Land and measures to reduce visual impacts will be encouraged where appropriate.

When considering developments on sites outside Metropolitan Open Land, any possible visual impacts on the character and openness of the Metropolitan Open Land will be taken into account.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 13.

#### Policy DM TP 6 Walking and the Pedestrian Environment

To protect, maintain and improve the pedestrian environment, the Council will ensure that:-

1. New development and schemes protect, maintain and, where appropriate, improve the existing pedestrian infrastructure, including the Rights of Way network.
2. New development does not adversely impact on the pedestrian environment and provides appropriate pedestrian access (see Policy DM TP 3 'Enhancing Transport Links').

3. New development and schemes improve the safety and security of the pedestrian environment where appropriate.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 44.

#### Policy DM TP 7 Cycling

To maintain and improve conditions for cyclists, the Council will ensure that new development or schemes do not adversely impact on the cycling network or cyclists and provide appropriate cycle access and sufficient, secure cycle parking facilities, see Policy DM TP 3 'Enhancing Transport Links' and Policy DM TP 8 'Off Street Parking - Retention and New Provision'.

Within the Pre-publication Local Plan the equivalent policy is Policy LP 44.

## Relevant SPDs/SPGs

- Design Quality SPD Adopted Feb 2006 [www.richmond.gov.uk/spd\\_design\\_quality\\_doc\\_lowres-2.pdf](http://www.richmond.gov.uk/spd_design_quality_doc_lowres-2.pdf)
- Front Gardens and other Off-street Parking Standards SPD Sept 2006 [www.richmond.gov.uk/spg\\_supplementary\\_planning\\_guidance\\_draft\\_approved.pdf](http://www.richmond.gov.uk/spg_supplementary_planning_guidance_draft_approved.pdf)
- Residential Development Standards March 2010 [www.richmond.gov.uk/spd\\_residential\\_development\\_standards\\_2010\\_final\\_version\\_30\\_11\\_10.pdf](http://www.richmond.gov.uk/spd_residential_development_standards_2010_final_version_30_11_10.pdf)
- Shopfronts SPD March 2010 [www.richmond.gov.uk/cg\\_shopfronts\\_cal\\_lr.pdf](http://www.richmond.gov.uk/cg_shopfronts_cal_lr.pdf)
- Small and Medium Housing Sites SPD Feb 2006 [www.richmond.gov.uk/spd\\_small\\_and\\_medium\\_housing\\_sites.pdf](http://www.richmond.gov.uk/spd_small_and_medium_housing_sites.pdf)
- Design Guidelines Leaflets 3 and 4: House Extensions and External Alterations. Adopted Sept 2002. Reformatted with minor updates July 2005. Based on UDP policies [www.richmond.gov.uk/a4\\_houseext\\_design\\_web\\_adpt-2.pdf](http://www.richmond.gov.uk/a4_houseext_design_web_adpt-2.pdf)
- Design Guidelines leaflet 11: Shopfront Security. First published 1997 and Reformatted with minor updates July 2005. Based on UDP policies [www.richmond.gov.uk/shopsfront\\_security.pdf](http://www.richmond.gov.uk/shopsfront_security.pdf)

Also of relevance is the Council's 'Public Space Design Guide' (Jan 2006). The overall aim is to provide guidance to help deliver the goal of improved streetscene and public spaces. [www.richmond.gov.uk/public\\_space\\_design\\_guide](http://www.richmond.gov.uk/public_space_design_guide)

Thames Landscape Strategy (2012 refresh). This can be viewed at [www.thameslandscape-strategy.org.uk](http://www.thameslandscape-strategy.org.uk)

The Council's policy on tree management is set out at: [www.richmond.gov.uk/tree\\_policy.pdf](http://www.richmond.gov.uk/tree_policy.pdf)