

## Conservation Area Designation, amendments and Review

Location: Area generally incorporating dwellings in Bushy Park Gardens, Teddington which include No.s 15 – 31 (Consecutive) Bushy Park Gardens; No.s 61 – 67 (odd) Hampton Road.

Date Assessed: December 2017

Adjacent Conservation Area: Bushy Park Conservation Area

Adjacent Conservation Area Significance: The Bushy Park Conservation Area consists of 44ha of parkland which comprises formal gardens and a deer park of Hampton Court Palace which dates back to Henry VIII during the 16<sup>th</sup> Century. The gardens themselves are listed as a Grade I Park and Garden and contain a number of landscaped features and formal garden buildings, many of which are also listed. The conservation area follows the boundary of this historic deer park and gardens surrounding Hampton Court Palace, which the association of the gardens with the house which is a royal palace which is a large component of the garden's significance.

Assessment:

Location & Setting	<i>General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity</i>
Comments:	The Bushy Park Gardens Estate consists of a housing development of 18 dwellings positioned to front an oval-shaped road around a green to the centre. Although historic plans (Appendix 5) from 1896 show a 'tennis lawn' to the centre, today the green space is planted with mature trees and performs the role of a vegetated amenity green space. Plans from 1896 indicate that originally there were plans for 16 dwellings, however this was later amended to reduce the amount of semi-detached properties and increase the amount of detached dwellings. All of the buildings have their focal point towards the central green or two the entrance of Hampton Road, however given their spacious setting, the gaps between the dwellings are quite important and contain views to the trees within the adjacent Bushy Park and Garden.
Historic Development	<i>Stages/ phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.</i>
Comments:	Historic OS Maps (Appendix 4) show that the site has been separated from the park and garden adjacent from at least the late 19 <sup>th</sup> Century. The site is adjacent the tree lined edge of the park along the rear boundary of the development site, which according to plans from 1896, was owned by J.J Mason Esquire. The surveyor for the marking out of the road and housing plots was Frederick Lea, with the dwellings designed by local architect A. Stokes.
Architectural quality and Built form	<i>Dominant architectural styles, the prevalent types and periods of buildings, their status and essential characteristics, and their relationship to the topography, street pattern and/or the skyline. Also important is their authenticity, distinctiveness and uniqueness of materials, design, form, texture, colour etc</i>
Comments:	The dwellings were all constructed at the same time and have an elevated status in their design above those constructed along Hampton Road (except for the two dwellings which mark the entrance to Bushy Park Gardens). Much of the estate is constructed utilising local London brick which is then clad in pebbledash and render to all facades and to the chimney breasts. The dwellings do all have similar proportions, grain and massing and architectural

	detailing with many of the dwellings retaining original timber windows, or later replacement, however there are also a number of unsympathetic alterations such as UPVC windows and doors, with some dwellings also having side roof extensions. Many of the dwellings have forward facing balconies which intend to overlook the greenspace to the centre. Boundary walls are not original, however are all very low dwarf walls with many having a vehicular access and enough room to maintain a reasonably sized front garden.
Open Space, Parks and Gardens and Trees	<i>Private and public land, front gardens, trees, hedges and street greenery, parks, civic spaces their sense and contribution to the character and experience of an area.</i>
Comments:	Given the larger scale massing and grain of the area, the dwellings are setback from the street have a vegetated front garden which adds to the leafy nature with the vegetated green space to the centre. Many mature trees are within and on the outskirts of the site, particularly to the rear where the mature trees of the park and garden can be seen and which set a backdrop to this housing development.
Character Zones	<i>Discernible character areas or zones which may reflect the predominant historic character that survives from earlier periods or the original function, class distinctions, design or current uses.</i>
Comments:	There is a discernible character in that this particular housing development was designed as a more prestigious development with higher quality designed homes set around a communal garden area.

Conclusion: The speculative housing development which forms Bushy Park Gardens represents a homogenous Edwardian and arts and crafts housing estate of high quality and of special interest which has a large amount of historic fabric which is still in situ which illustrates the development of further residential areas in the early 20<sup>th</sup> Century. The area still retains much of the historic detailing which along with a dominant vegetated and leafy nature, is considered to represent an area of special architectural and historic interest.

Consideration as to whether the Bushy Park Conservation Area should be extended

The Bushy Park Conservation Area's significance lies in its relationship to the royal Hampton Court palace and its role as a formal garden and deer park for the palace. Although historically the site may have been part of the formal garden of the palace, this was not the case during the late 19<sup>th</sup> Century. It is not considered that the site which significance derives from the early 20<sup>th</sup> Century housing has a strong enough relationship in order for this conservation area to be extended.

Recommendation

Create a new conservation area 'Bushy Park Gardens Conservation Area No.77' as indicated in Appendix 3.

## References

### Primary References

Photographs taken on 17/07/2017 by John Somers, JS Conservation Management & Town Planning Limited.

### Secondary References

Historic England (2016) '*Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1*' Published by Historic England, London.

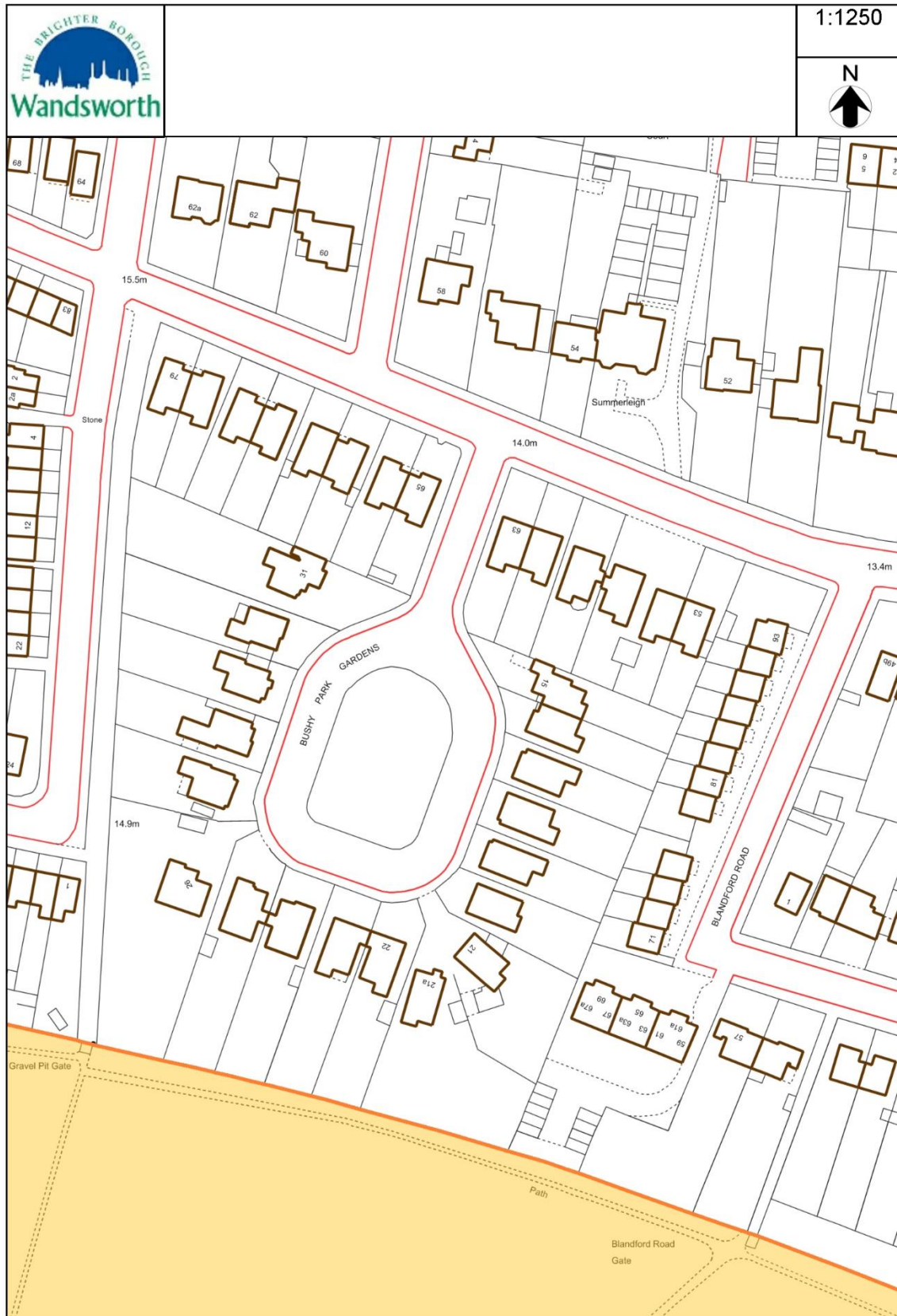
London Borough of Richmond Upon Thames (2017) '*Hampton Wick and Teddington Village Plan SPD*' Published by The London Borough of Richmond Upon Thames

London Borough of Richmond Upon Thames (1991) '*Bushy Park Conservation Area Statement*' Published by Richmond Upon Thames Council. Available at [https://www.richmond.gov.uk/media/13247/conarea61\\_a3\\_rgb.pdf](https://www.richmond.gov.uk/media/13247/conarea61_a3_rgb.pdf)

### Websites

London Borough of Richmond Upon Thames Local Studies <https://richmond.spydus.co.uk> Accessed December 2017

## Appendix 1 – OS Map



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## Appendix 2: Proposed boundary of Bushy Park Gardens Conservation Area



### Proposed new Conservation Area 77 Bushy Park Gardens

Civic Centre, 44 York Street  
Twickenham TW1 3BZ  
Tel: 020 8891 1411  
[www.richmond.gov.uk](http://www.richmond.gov.uk)

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Scale 1:1,000



### Appendix 3 - Photographs of street scenes



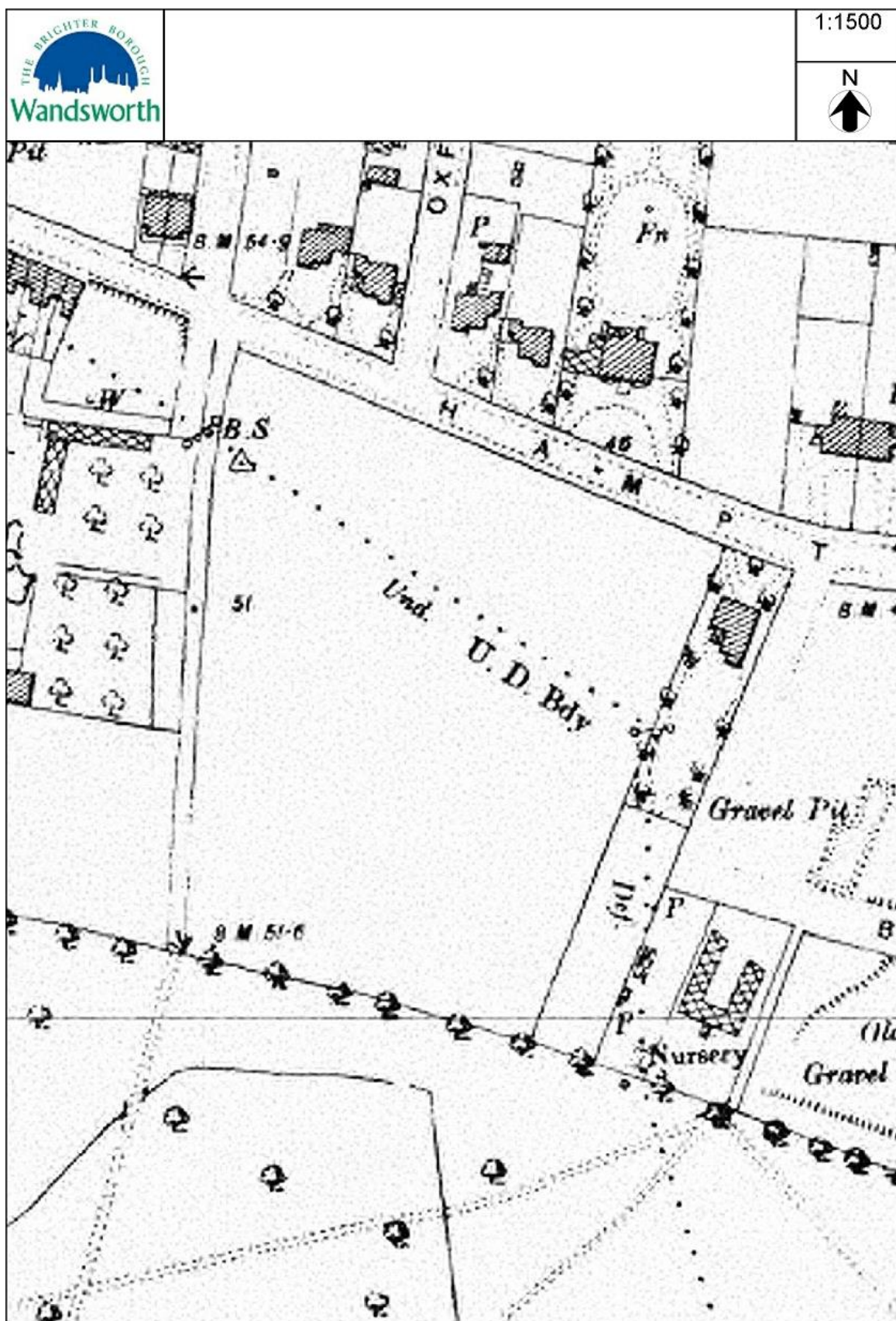






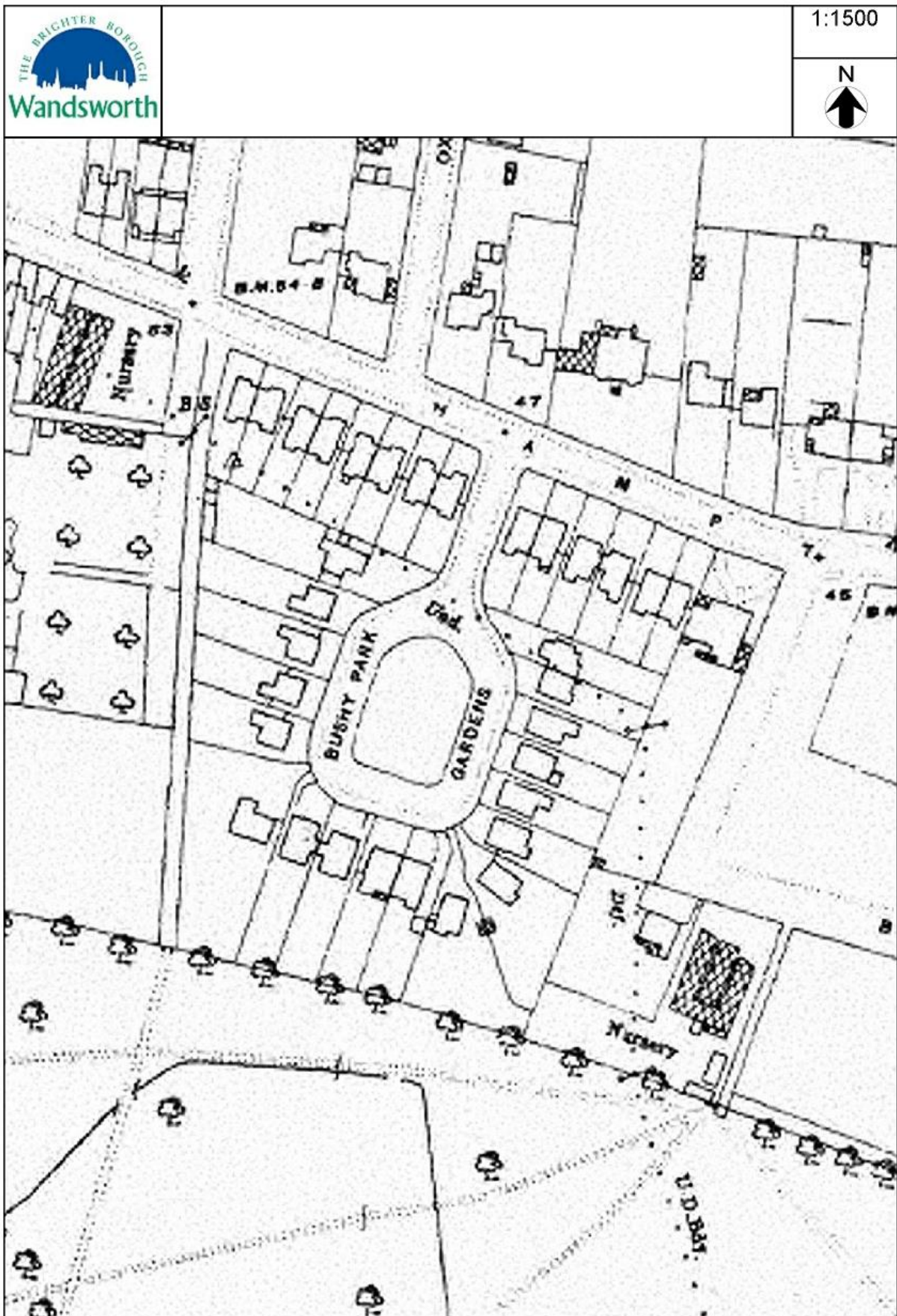
## Appendix 4 - Historic OS Maps

1890s



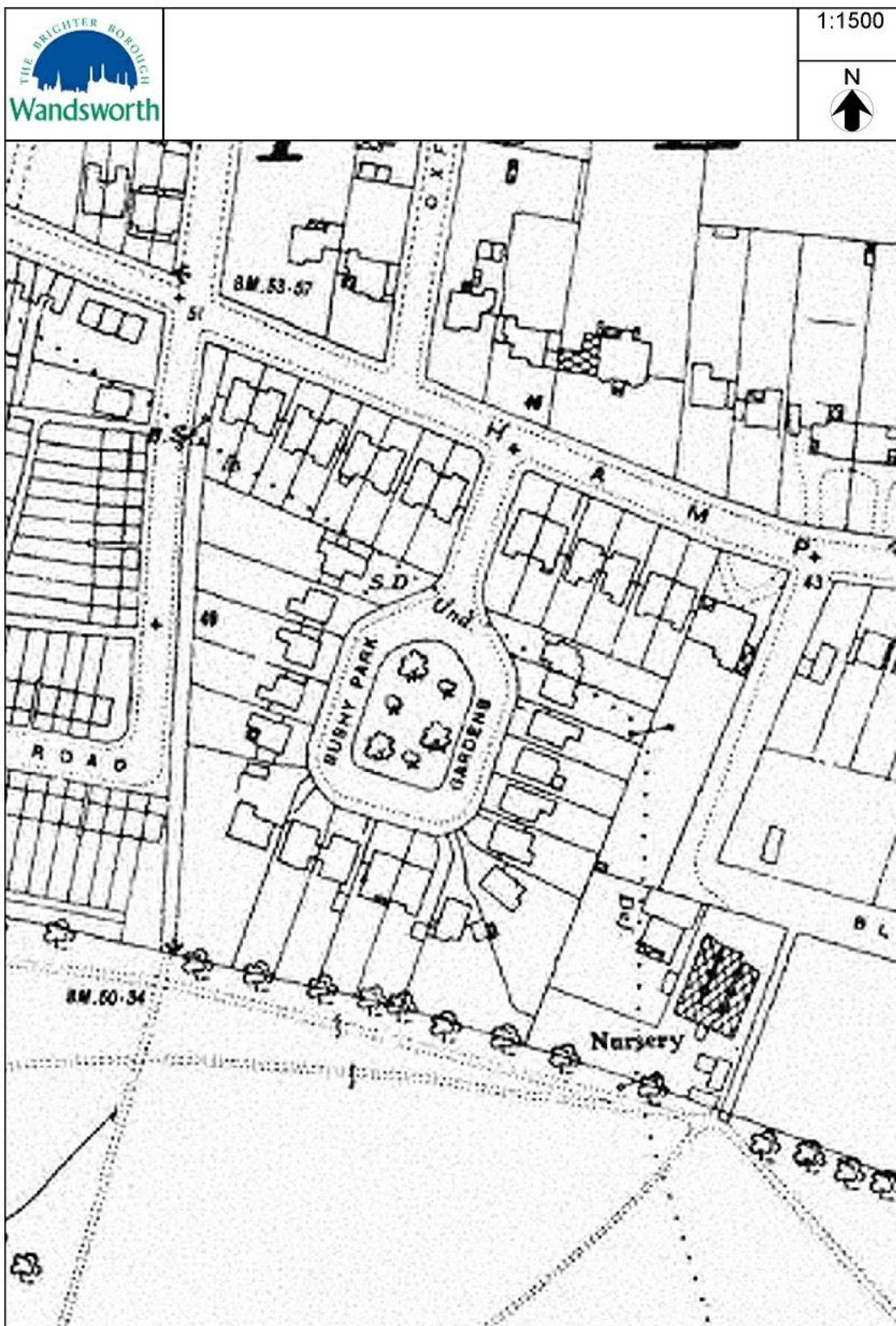
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1910s



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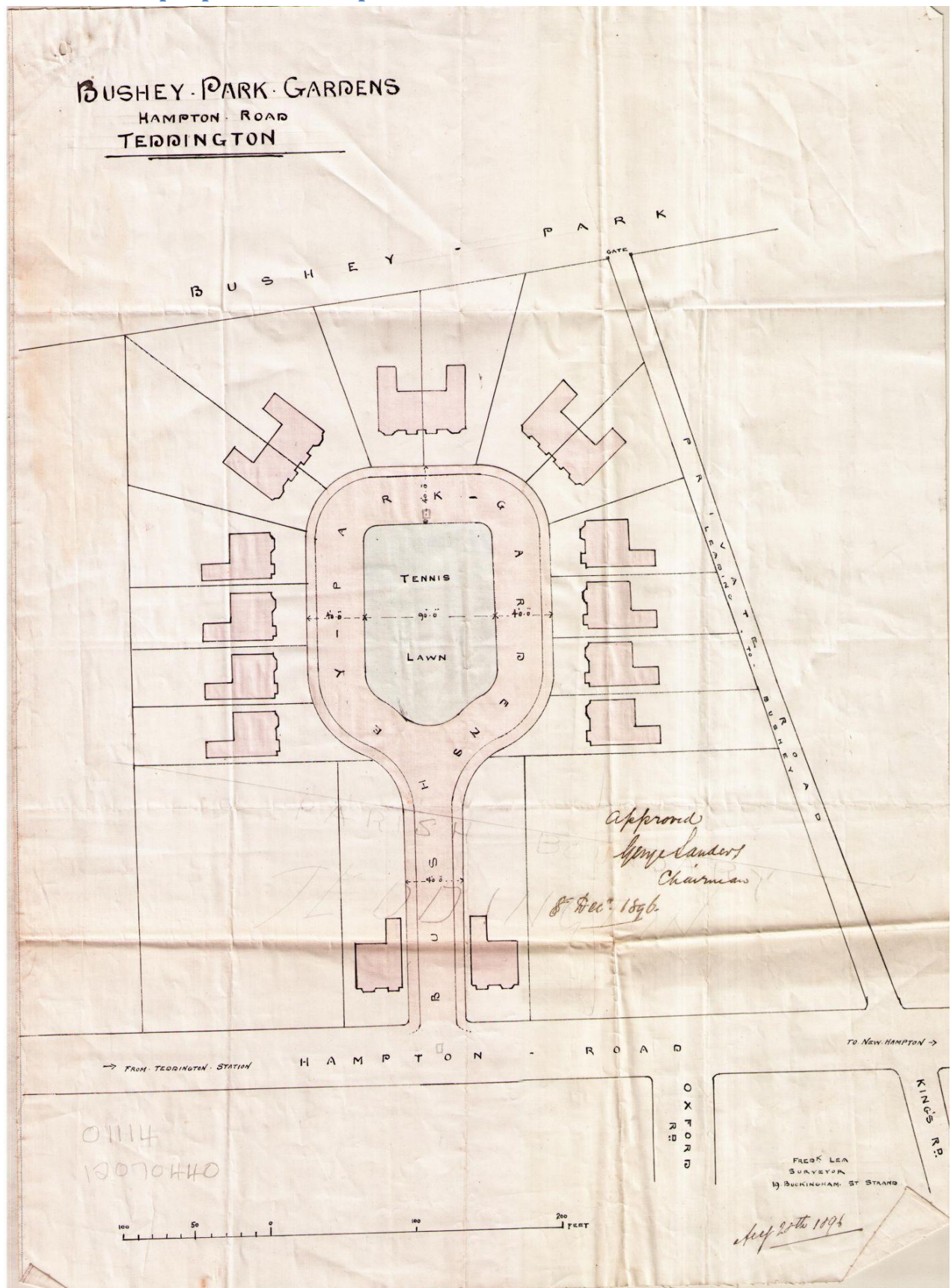
1930's



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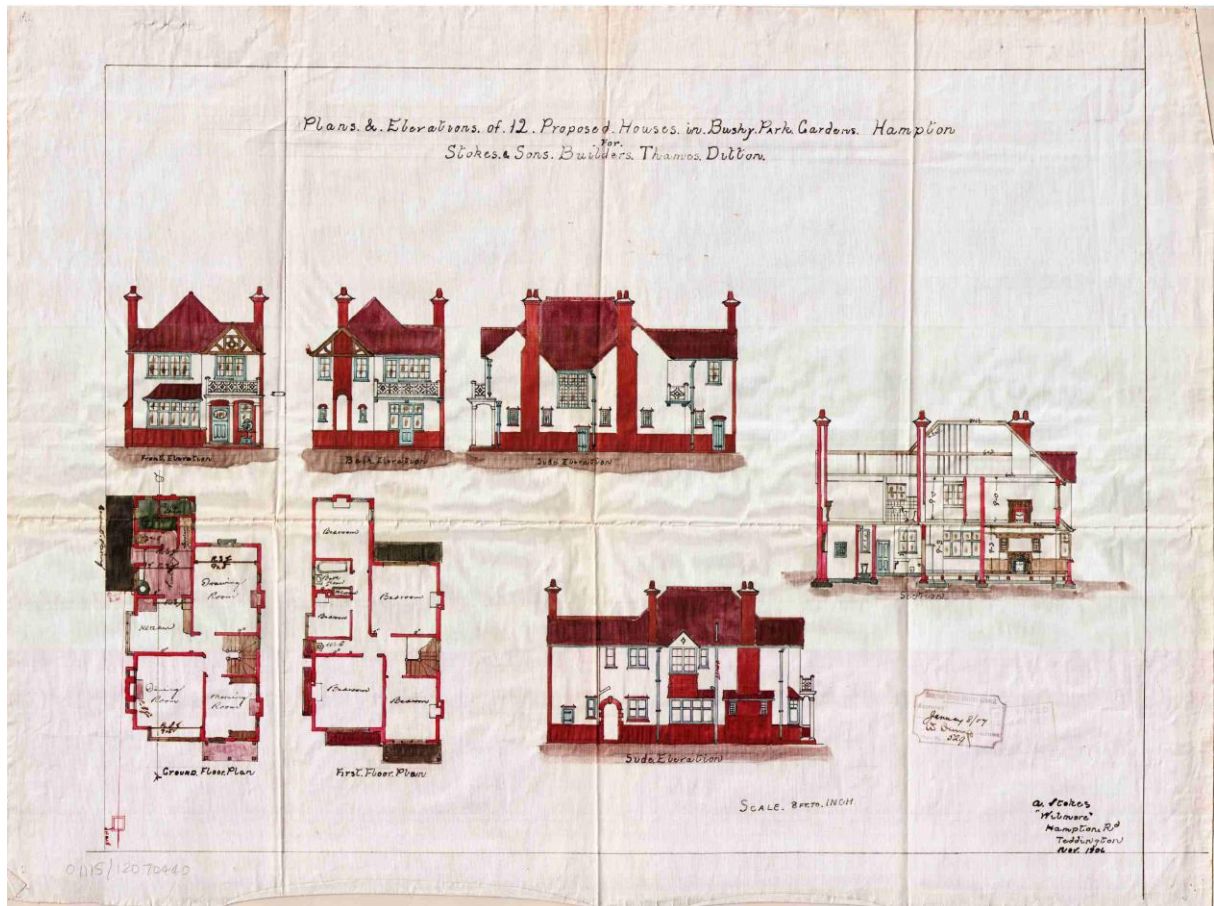
## Appendix 5 – Historic plans

### 1896 Plan of proposed development



Source: <https://richmond.spydus.co.uk>

## Development of 1930's dwellings



Source: <https://richmond.spydus.co.uk>