



# BUSHY PARK GARDENS

## CONSERVATION AREA NO.77

*Consultation Draft, November 2020*

Note: Every effort has been made to ensure the accuracy of this document but due to the complexity of conservation areas, it would be impossible to include every facet contributing to the area's special

interest. Therefore, the omission of any feature does not necessarily convey a lack of significance. The Council will continue to assess each development proposal on its own merits, on a site-specific basis. As part of this process,

a more detailed and up-to-date assessment of a particular site and its context is undertaken. This may reveal additional considerations relating to character or appearance which may be of relevance to a particular case.

# Introduction

## PURPOSE OF THIS DOCUMENT

The principal aims of conservation area appraisals are to:

- Describe the historic and architectural character and appearance of the area which will assist applicants in making successful planning applications and decision makers in assessing planning applications;
- Raise public interest and awareness of the special character of their area;
- Identify the positive features which should be conserved, as well as negative features which indicate scope for future enhancements.

This document has been produced using the guidance set out by Historic England in the 2019 publication titled Understanding Place: Conservation Area Designation, Appraisal and Management, Historic England Advice Note 1 (Second Edition).

This document will be a material consideration when assessing planning applications.

## WHAT IS A CONSERVATION AREA?

The statutory definition of a conservation area is an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The power to designate conservation areas is given to local authorities through the Planning (Listed Buildings and Conservations Areas) Act, 1990 (Sections 69 to 78).

Once designated, proposals within a conservation area become subject to local conservation policies set out in Chapter 4 of the Council's Local Plan and national policies outlined in part 12 of the National Planning Policy Framework (NPPF). Our overarching duty which is set out in the Act is to preserve and/or enhance the historic or architectural character or appearance of the conservation area.

## BUILDINGS OF TOWNSCAPE MERIT

Buildings of Townscape Merit (BTMs) are buildings, groups of buildings or structures of historic or architectural interest, which are locally listed due to their considerable local importance. The policy, as outlined in the Council's Local Plan, sets out a presumption against the demolition of BTMs unless structural evidence has been submitted by the applicant, and independently verified at the cost of the applicant.

Locally specific guidance on design and character is set out in the Council's Buildings of Townscape Merit Supplementary Planning Document (2015), which applicants are expected to follow for any alterations and extensions to existing BTMs, or for any replacement structures.

## CONSERVATION AREA APPRAISAL

A conservation area appraisal aims to describe the special historic and architectural character of an area. A conservation area's character is defined by a combination of elements such as architecture, uses, materials and detailing as well as the relationship between buildings and their settings.

Many other elements contribute to character and appearance such as the placement of buildings within their plots; views and vistas; the relationship between the street and the buildings and the presence of trees and green space.

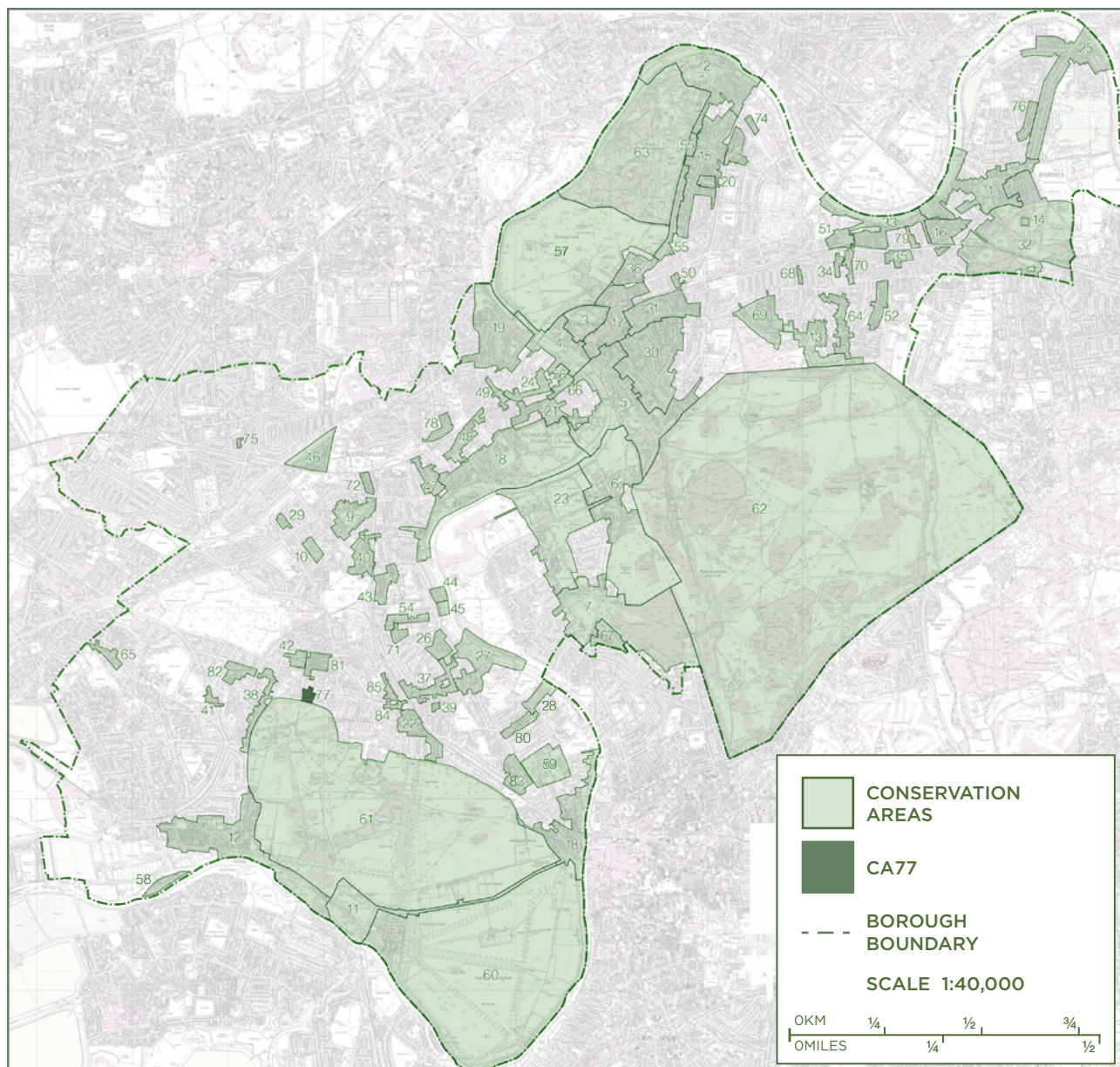
The conservation area appraisal is an evidence base rather than a planning policy document. This means that it is the main document for recording what is of principal importance in terms of character and appearance for each conservation area.

However, the relevant policies are contained within the borough's Local Plan, specifically Chapter 4 'Local Character and Design'. Refer to the Council's website for the latest Local Plan.





CONSERVATION AREA APPRAISAL  
LONDON BOROUGH OF RICHMOND UPON THAMES



Map showing Richmond Conservation Areas. Conservation Area 77, Bushy Park Gardens, highlighted.

- |                            |                                 |                              |  |
|----------------------------|---------------------------------|------------------------------|--|
| 1. Barnes Green            | 23. Ham House                   | 45. Strawberry Vale          | 67. Parkleys Estate (Ham)                |
| 2. Kew Green               | 24. Twickenham Park             | 46. Rosecroft Gardens        | 68. Holmesdale Avenue                    |
| 3. Richmond Green          | 25. Castelnau                   | 47. Queens Road (Twickenham) | 69. Sheen Common Drive                   |
| 4. Richmond Riverside      | 26. The Grove                   | 48. Amyand Park Road         | 70. Sheen Lane (Mortlake)                |
| 5. Richmond Hill           | 27. Teddington Lock             | 49. Crown Road               | 71. Fieldend (Twickenham)                |
| 6. Petersham               | 28. Broom Water                 | 50. Sheendale Road           | 72. Hamilton Road                        |
| 7. Ham Common              | 29. Belmont Road                | 51. Mortlake Green           | 73. Burlington Avenue and West Park Road |
| 8. Twickenham Riverside    | 30. St Matthias                 | 52. East Sheen Avenue        | 74. Defoe and Ruskin Avenue              |
| 9. Twickenham Green        | 31. Sheen Road                  | 53. White Hart Lane          | 75. Oaklands Estate                      |
| 10. Trafalgar Road         | 32. Barnes Common               | 54. Waldegrave Park          | 76. Madrid Road                          |
| 11. Hampton Court Green    | 33. Mortlake                    | 55. Kew Road                 | 77. Bushy Park Gardens                   |
| 12. Hampton Village        | 34. Model Cottages              | 56. Beresford Avenue         | 78. Cole Park Road                       |
| 13. Christ Church Road     | 35. Queens Road (Mortlake)      | 57. Old Deer Park            | 79. Cowley Road                          |
| 14. Mill Hill              | 36. Kew Foot Road               | 58. Platt's Eyot             | 80. King Edwards Grove                   |
| 15. Kew Gardens            | 37. High Street (Teddington)    | 59. Normansfield             | 81. Royal Road                           |
| 16. Thorne Passage         | 38. Hight Street (Hampton Hill) | 60. Hampton Court Park       | 82. St James's Avenue                    |
| 17. Central Richmond       | 39. Blackmore's Grove           | 61. Bushy Park               | 83. Wick Road                            |
| 18. Hampton Wick           | 40. Pope's Avenue               | 62. Richmond Park            | 84. Broad Street                         |
| 19. St Margarets           | 41. Joanna Southcott Chapel     | 63. Royal Botanic Gardens    | 85. Church Road                          |
| 20. Lawn Crescent          | 42. Mays Road                   | 64. Sheen Lane (East Sheen)  |  |
| 21. Cambridge Park         | 43. Strawberry Hill Road        | 65. Hanworth Road (Hampton)  |  |
| 22. Park Road (Teddington) | 44. Mallard Place               | 66. Richmond Road            |  |

# Statement of Significance

## Summary of special architectural and historic interest of conservation area.

- The Bushy Park Gardens Conservation Area sits within the setting of Bushy Park Conservation Area (a Royal Park and Historic England registered park);
- The area is a good example of a fairly homogenous group of houses built around the turn of the 19th century surrounding a shared central green space in a later Arts and Crafts style;
- The houses have similar proportions, massing and architectural detailing but are varied in design, with many of the properties retaining original timber windows, although some have later timber replacements;
- As important as the houses themselves, are the gaps between them and open spaces around them, allowing for views into rear gardens and Bushy Park beyond;
- The houses in this conservation area are set back from the street with well planted front gardens, adding to and enhancing the leafy character of the central green space, and adjacent Bushy Park Conservation Area;
- The area boasts numerous mature trees, both in the street and central green space (Other Open Land of Townscape Importance), as well as in the private gardens, all of which contribute to the distinctive character of this conservation area.



*Bushy Park Gardens streetscene*



# Location and Setting

General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity.

Bushy Park Gardens is a small, isolated development of houses situated around a green space, which leads onto Hampton Road to the north and borders the extensive grounds of Bushy Park to the south.

Bushy Park Gardens Conservation Area CA77 sits within the setting of

Bushy Park Conservation Area CA61. The Bushy Park Conservation Area consists of 44ha of royal parkland and includes formal gardens and a deer park of Hampton Court Palace which was established during the reign of Henry VIII in the 16th century.

The Royal Park is registered as a Grade I Park and Garden, and incorporates a number of landscape features, buildings and a fountain, most of which are also listed. The conservation area follows the boundary of this historic deer park

and gardens bordering Hampton Court Palace but divided by Hampton Court Road.

All of the buildings within Bushy Park Gardens CA77 Conservation Area have their focal point looking towards the central green or to the entrance off Hampton Road. Given their generous setting, the gaps between the dwellings are also important and allow views through to the trees within Bushy Park.



# Historical Development

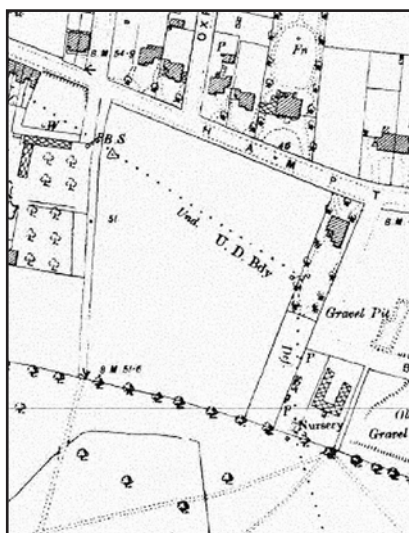
Stages/ phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.

The Bushy Park Gardens estate consists of a housing development of 18 dwellings fronting an oval-shaped access road, which is built around a central green.

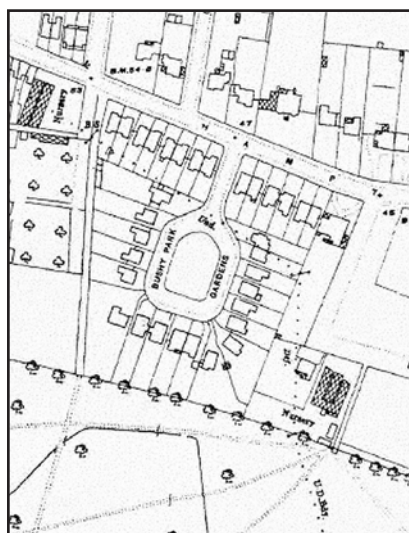
Historic 1896 plans show a 'tennis lawn' to the centre; however today the green space is planted with

mature trees and performs the role of an attractive landscaped focal point and green amenity space.

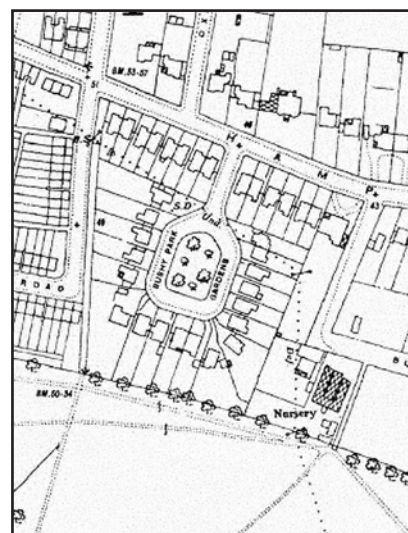
Historic OS Maps show that the area had been separated from the Bushy Park grounds adjacent from at least the late 19th century.



1890s



1910s

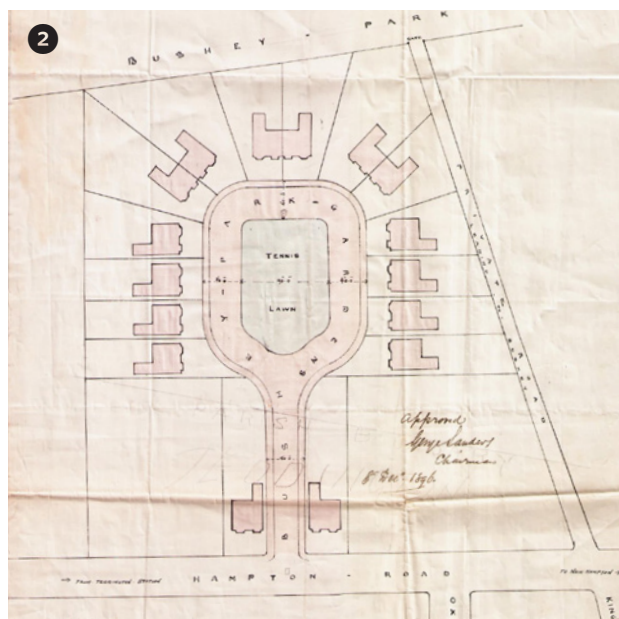
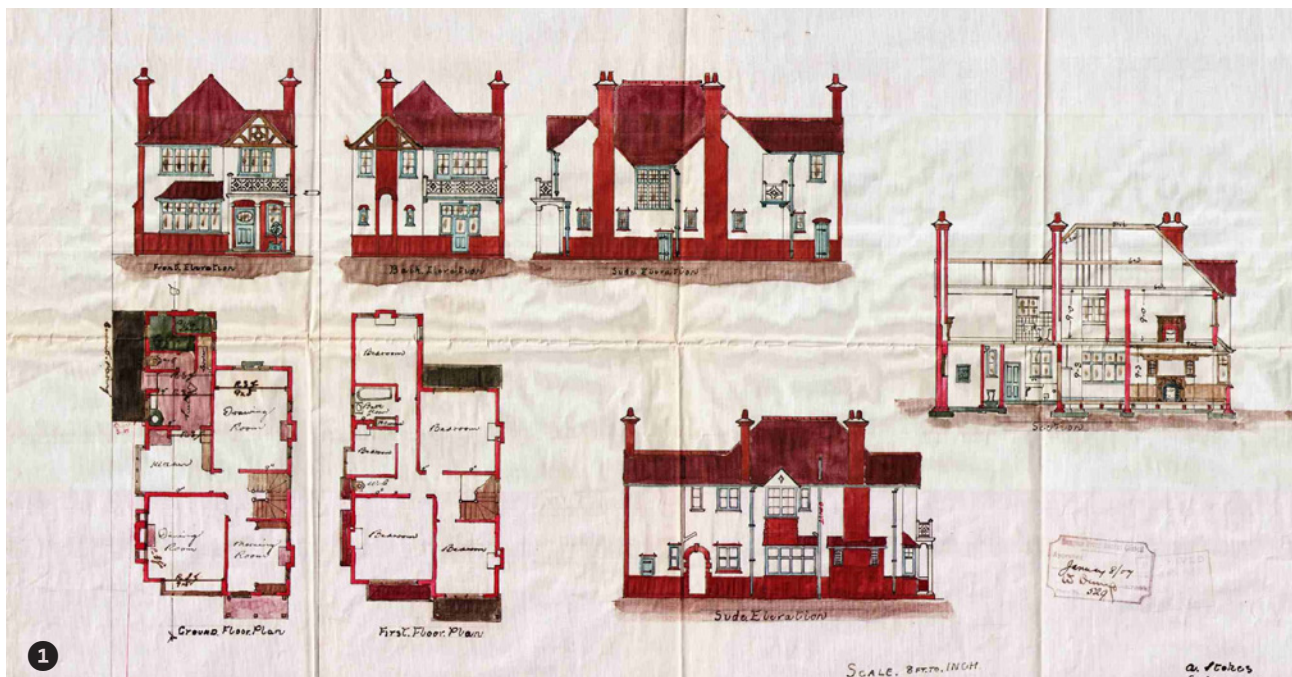


1930s

# Historical Development

According to plans dated from 1896, the development adjacent to the tree-lined edge of the park was owned by a 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.



1. Architectural drawings for twelve dwellings, 1906. (Source: Richmond Local Studies Library).

2. Site plan for proposed development, 1896 (Source: Richmond Local Studies Library).

The houses on Hampton Road, either side of those at the entrance to Bushy Park Gardens, are not shown on the plan but were built as part of the development. The layout as built differs from this early plan of the estate.



## Architectural Quality & Built Form

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.)

All of the buildings have their focal point towards the central green or towards the entrance off Hampton Road. However, given their generous setting, the gaps between houses are important and allow views through to the trees in rear gardens and within the adjacent Bushy Park grounds.

The houses were all constructed at the same time (except for No.26)

and have a greater status in their design than those constructed along Hampton Road (except for the two dwellings which mark the entrance to Bushy Park Gardens). Although No.26 is of later construction, following the demolition of the original dwelling, it is considered to make a neutral contribution to the area.



*Bushy Park Gardens streetscape showing boundary treatments and front gardens.*



*Bushy Park Gardens streetscene showing steeply pitched tiles roofs and prominent chimneystacks.*



*Houses with generous porches, tall chimneys, gables, and balconies above face the central green space. Architectural features such as mock Tudor timber detailing is present on some facades, and generous landscaped front gardens contribute to the street's character.*



*Houses built around the curve of the close facing the central garden space.*



# Architectural Quality & Built Form

Most of the estate was constructed around the turn of the 19th century, in a later Arts and Crafts style, using an imported red facing brick and pebbledash render to all façades and chimney breasts.

The houses have similar proportions, massing and architectural detailing but are varied in design, with many of the properties retaining original timber

windows, although some have later timber replacements.

Other shared features include steeply pitched clay tiled roofs, half hipped roof slopes with dormers, gables, half timbering, hung tiles, generous eaves, tall chimneys, small pane casement windows and doors, oriel and bay windows and timber and brick porches.



*Houses linked by single storey entrance porches, flanked by gables of differing design.*



*Bushy Park Gardens streetscape with timber verandahs set above square bays.*



*Detached house with with asymmetric façade composition and half-timber detail, set below a central gable flanked by tall chimney stacks.*



*Detached houses displaying various architectural features, including balconies, a timber porch, bay windows, and pebbledash painted render. These properties display generous, green front gardens which have been adapted to accommodate parking.*



## Architectural Quality & Built Form

Some houses have had unsympathetic alterations such as the addition of uPVC windows and doors and rooflights on front roof slopes, as well as side roof extensions. Several properties have forward-facing balconies overlooking the central green space.

Boundary walls and fences are not original. However, they are all low dwarf walls, picket fences and hedges, some with vehicular access, and enough room to maintain reasonably sized front gardens, which contribute to the character and appearance of the area.



*Large, leafy front gardens enhance the character of the street and define the curve of the road.*



*Detached house with deep front garden formed by the layout of houses following the curve in the road.*



*Bushy Park Gardens streetscape, showing the relationship between houses and the central garden with its mature trees.*



*Bushy Park Gardens streetscape.*



## Architectural Details





# Open Space, Parks, Garden & Trees

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.

Given the well-proportioned scale, massing and grain of the

area, the dwellings are set back from the street with well-planted front gardens, adding to and enhancing the leafy character of the conservation area, and adjacent Bushy Park Conservation Area. The area boasts numerous mature trees, both in the street and central green space, as well as in the private

gardens, all of which contribute to the special character of this conservation area. The central green is protected as 'Other Open Land of Townscape Importance' (OOLTI).



*The central green space.*



*Large mature trees in the central garden enhance the setting of the surrounding houses.*



*Entrance to Bushy Park Gardens central green space.*



*Views from the central garden towards houses around the perimeter change with the seasons.*



*Wooden gate to central garden.*



# Management Plan

## PROBLEMS AND PRESSURES

- Loss of traditional architectural features and materials, and loss of visual gap due to unsympathetic alterations and extensions;
- Loss of boundary walls, fences and garden space in residential areas for hard standing, front lightwells and vehicular parking;
- Lack of coordination and poor quality of street furniture and paving;
- Poor quality and disproportionate roof additions;
- Use of poor quality products in building works such as uPVC, roofing felt and GRP products.

## OPPORTUNITIES FOR ENHANCEMENT AND RECOMMENDATIONS

- Preservation, enhancement and reinstatement of architectural quality and unity that is preferably based upon historic evidence;
- Seek the reinstallation of boundary treatment and front garden planting alongside planning applications for refurbishment and seek that any lightwells are placed to the side and rear of properties and that hard standing is reduced;
- Preservation of visual gaps between properties;
- Coordination of colour and design and improvement in quality of street furniture and paving;
- Seek to encourage good quality and proportionate design and better-quality materials that are sympathetic to the period and style of the building.

### Streetscene:

- Retain/ reinstate granite kerbs, channels and edgings;
- Lamp columns to have green-black finish;
- Other measures should accord with the Public Space Design Guide.

# References and contributions

Text prepared by John Somers  
JS Conservation Management  
and Town Planning Ltd. in  
conjunction with LB Richmond  
Urban Design and Conservation.

All site photographs by J Somers  
and LB Richmond Council.

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London Borough of Richmond  
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## LONDON BOROUGH OF RICHMOND UPON THAMES

Environment Directorate  
2nd Floor Civic Centre  
44 York Street  
Twickenham  
Middlesex  
TW1 3BZ

Tel: 020 8891 1411

Email: [richmondurban.design@richmondandwandsworth.gov.uk](mailto:richmondurban.design@richmondandwandsworth.gov.uk)

[www.richmond.gov.uk](http://www.richmond.gov.uk)

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### Farsi

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

### Arabic

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

### Punjabi

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

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Civic Centre  
44 York Street  
Twickenham TW1 3BZ

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