

Design, Access, Heritage and Landscape Assessment

1 St James' Road, Hampton Hill, TW12 1DH

WANDD Design Ltd

MICHAEL JONES
ARCHITECTS Ltd 
RIBA
Chartered Practice

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Design, Access, Heritage and Landscape Assessment

This document describes the proposal for a new building on the site of 1 St James' Road, Hampton Hill, TW12 1DH. The proposal takes into account the pre-app response issued by Richmond Council 21st February 2020 ref: 19/P0316/PREAPP in addition to the previous pre-app response issued by Richmond Council 4th June 2019 ref: TP/DC/19/P0035/PREAPP

The supplementary planning document *Hampton Hill Village Planning Guidance* from 1st March 2017 was also consulted.

Existing

The existing site contains a single two-storey dwelling with garage constructed in the 1960's. The building is of no architectural value and does not meet modern standards of energy performance. The small dwelling sits within a large site, which is underdeveloped in comparison to local density. The site boundary is marked all around by a simple timber fence, containing an opening on St James' Road to provide vehicle and pedestrian entrance into the site.

Previous pre-app 2019

The original 2019 (TP/DC/19/P0035/PREAPP) pre-application was for a markedly different scheme: 'Demolition of existing two storey dwelling and erection of a residential development over 4 storeys to provide 9 self contained flats with 9 parking spaces with associated landscaping.' This was submitted 30th Jan 2019 followed by a meeting with the planning officer 21st February 2019.

The scale, mass, height and layout of the proposal was deemed inappropriate. A total redesign was undertaken which reduced the height from 4 to 3 storeys, paid greater attention to building lines along Uxbridge Road and St James', incorporated a more sensitive site footprint and sought a design that derived itself from research into local Hampton Hill conditions and vernacular.

The response to this new design was contained within the pre app response issued by Richmond Council 21st February 2020 ref: 19/P0316/PREAPP.

Current Planning Application Proposal

The proposal seeks to demolish the existing dwelling and erect a replacement building of 3 storeys, containing 9no. flats of use Class C3, with associated works including landscaping and parking.

The proposal employs a footprint and massing more appropriate to both local density and the site's prominent corner location, sitting as it does on the junction of St James' Road, Windmill Road and Uxbridge Road. The building steps down to a single story toward the adjacent building at 130 Uxbridge Road and steps up in height toward the Southern side, in line with other residential buildings in the local area creating - as the pre-app response recognised - a series of '*visual gaps both facing Uxbridge Road and St James's Road considered to be representative of the local area.*'

The site is located just outside the Joanna Southcote conservation area, in a wider area of high-quality Victorian and Edwardian buildings that possess a decorative richness and confidence absent from much post-war building.

Detailed research was conducted into the Hampton Hill vernacular - character, materials and detailing - which is made up of elements that are described both within this document (*1808_St James' Road_Design Document*, 'Design Elements' section) and the *Hampton Hill Village Planning Guidance* document.

Many buildings throughout the area (frequently the product of builders and craftsmen rather than architects) are styled in a carefree synthesis of multiple historical periods. Arts & Crafts details are frequently mixed with Georgian sensibilities and Gothic revival touches are blended with Classical detailing. On Park Road there exist campanile's, while on Burton's Road bays are rendered in a sensuous curved inter-war style. Other details such as decorated window surrounds, elegant banding and virtuoso brick work are frequently found: a rich array of decorative styles predominate throughout Hampton Hill and the immediate area.

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Anlaby Road



Park Road



Edward Road



Hampton Road

The aspirational grandeur of many of the large houses along (for instance) Park Road, Hampton Road and St James' Road have been noted as part of the appeal of Hampton Hill. This is echoed in the wider area with atypical building elements such as the multiple instances of *campanile's*, an historical Italianate affectation resembling a tower. This is found on a number of buildings in Hampton Hill, interpreted in one instance in Classical revival style (Edward Road) and in another in Gothic revival style (Anlaby Road) circa 1890. This confident contemporary reinterpretation of past historical styles is therefore a distinct element of the Hampton Hill vernacular and a tradition which the proposal for 1 St James' Road aims to continue in elements such as the 'artist window'.

This detail - found on the southern tip of the 2nd floor - is a response to both the prevalence of nearby campaniles and the condition of corner buildings generally to rise up in height toward their edges. In the wider context of Victorian building, the 1890's in London saw a large amount of homes with an area of very large windows, providing painters with natural light to work from. All these ideas are synthesised to create a building with historical references rendered in a modern aesthetic, in particular this southern tip,

No materials are proposed for the building that wouldn't have been available in the Victorian/Edwardian era. They will however be reinterpreted and used in different ways: for example, cladding window-box planters with hung tiles, which in doing so gives an opportunity to express a part of the building in an attractive and earthy material that to a contemporary eye can become a witty gesture on the building's civic face. A playful and confident detail continuing the local tradition of decorative ornamentation. The choice of an appropriate tile to clad the exposed floor slabs will further enhance this part of the building's character.

Any new building in such a prominent location cannot be coy, and should slot confidently but deferentially into its site. Of paramount importance when referencing historical styles in the modern era is to avoid pastiche by interpreting them in imaginative and contemporary ways. The ambition is for the building to continue the Hampton Hill tradition of richly-detailed and aspirational residential buildings by creating a high-quality living environment of generous, light filled spaces.

Changes to design resulting from pre app response issued 21.2.20 ref: 19/P0316/PREAPP.

Residential development standards

"It is noted that the windows to bedroom and living room of flat No.5 located at the rear elevation as seen below are high level possibly non-opening windows. Concerns are raised to their suitability as they would offer limited outlook, daylight, ventilation"

The layout of Unit 5 (in addition to Unit 2) has been altered in order to improve the quality of the bedrooms by providing full height/opening windows resulting in improved outlook (albeit recognising neighbour privacy), superior daylight ingress and ventilation. The living space of Unit 5 has a full height glazed wall and doors opening onto a generous outdoor amenity space (in addition to clerestory windows and rooflights) providing the space with excellent daylight, outlook and ventilation.

Transport, Highways and Parking

"Developers may only provide fewer parking spaces.....if they can demonstrate as part of a Transport Statement or Transport Assessment with supporting survey information and technical assessment that there would be no unacceptable adverse impact on on-street parking availability, amenity, street scene, road safety or emergency access"

- The associated document Transport Statement April 2020 addresses parking provision.

"...a disabled parking space nearest to the property should be provided and designated as a disabled space"

- A dedicated disabled parking space has been provided, as close as possible to the building entrance.

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"It must be demonstrated how pedestrians and vulnerable highways users will access the property via this or another separate point as a clearly designated passage to the property entrance is not shown."

- A change in paving material has been added between the boundary gate and the building to give pedestrians a clear passage of movement towards the front entrance. This will be of high contrast and while being a shared space for pedestrians and vehicles, will be very clear. This is a very low traffic area and vehicles will be travelling at low speed.

"The applicant must provide swept path analysis drawings demonstrating how vehicles will access and turn safely within the site"

- A swept path analysis is included with this submission.

Trees and Landscaping

"...for the current building footprint, car parking and other hard surfacing areas be considered to retain suitable soft landscaping on site a green roof should be incorporated within the design in accordance with policy LP17."

- Green roofs (sedum/wildflower) have been added to the flat roof on the North side at 1st floor level, plus the large upper level flat roof at 2nd floor level. A sedum covering has also been applied to the entrance lobby cover, visible from St James Road.

Refuse/Recycle and Bicycle Storage

"The proposed cycle parking stands would need to be secured and covered and should be provided in line with the London Plan at a minimum two per unit, hence a total of 18 cycle parking spaces or stands are required"

- Covered and secure storage for 18no. bicycles has been added on the West side of the building, adjacent to Uxbridge Road. This space is accessed through the public lobby.

"The location of the bin storage.....should be a separately contained unit to ensure bins are secure and cannot conflict with pedestrians or vehicles. Details of the unit would be required as part of the formal submission"

- Details of the bin store are contained within the planning proposal.

Access and Inclusivity

The proposal for the floor finish of the courtyard/car park/pedestrian entrance is a natural stone, which will allow appropriate drainage (see SuDS report). In keeping with local context this choice of material will give a 'front garden' feel to the courtyard, similar to other St James' Road front gardens and driveways.

This new courtyard entrance will provide level access from the pavement into the courtyard without any dropped kerbs or level changes. The threshold at the principle entrance to the building will be level with the courtyard, and has a door opening width well in excess of 960mm. All ground floor units will have thresholds and floor levels equal to the entrance lobby for optimum accessibility.

The upper floors are accessed either via a staircase or a lift. The lift is large enough to allow a wheelchair turning circle therefore providing disabled access to all floors in line with disabled access Approved Document Part M4(2) standards. All public areas of the building, private circulation spaces and corridors are of appropriate dimensions to allow wheelchair access. The proposal includes a ground floor flat (Unit 4) that makes provision in its layout for all disabled access requirements as per Approved Document Part M4(3) and includes a disabled parking space in the courtyard.

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Amenity Space

High quality outdoor amenity spaces have been provided for all units, most far larger than the statutory requirement. Unit 4 has an amenity space of 15m², which at its widest point is 2.6m, giving more than enough room for an outdoor table and chairs in a 1/2p dwelling. For a 1/2p dwelling the requirement is total 5m². The ivy-clad fencing panels enclosing the space is 1.8m high and therefore oriented to allow both privacy and generous sunlight ingress, the latter further enhanced by the unit's south-facing aspect. We therefore believe that this space meets all the relevant criteria for private amenity.

Great care has been taken to align the outdoor spaces on the 1st & 2nd floors away from Uxbridge Road and toward the greater peace and amenity of St James' Road/Longford River. All amenity spaces will have level threshold access from their internal spaces.

Parking

The provision of 5no. car parking spaces is justified on the basis that there is no adverse impact on on-street parking availability in the surrounding area. This is supported by the *Transport Statement* and associated Parking Survey. The placement of the 5 parking spaces is justified by the *Swept Path Analysis* contained within the associated document *Transport Statement - April 2020*.

Landscaping

This proposal includes extensive landscaping plans (see attached proposal Landscape Masterplan) in order to enhance the proposal's contribution to the local 'Arcadian' environment, a description of the local area contained within the document Hampton Hill Village Planning Guidance. This includes replacement of many of the self seeded, poor-quality planting with high-quality trees as part of a comprehensive planting strategy. Particular focus has been paid to the Uxbridge Rd elevation, where shrubs and planted fencing and trellises are proposed. All windows at first floor level have large planter-style window boxes that will provide a ring of flora and fauna all around the building visible to passers-by from all sides and allowing tenants the opportunity of planting either kitchen herbs or other flora and fauna.

In addition, all amenity spaces/balconies/loggias have room for extensive planting. The lobby-cover ledge will be covered in a wildflower sedum, which will be visible from St James Road. All these highly-considered elements aim to render the building with an Arcadian character, in keeping with the local area.

The design of the scheme has been led with a view of maintaining the openness of the adjacent Metropolitan Open Land (MOL) and we are preserving and improving its character through its relationship to the increased soft landscaping on site. We have carefully considered it throughout the design process, in particular the relationship of the building to the existing mature Chesnut tree to the south of the site. In addition to this the softening of the site boundary and the tidying up of the existing overgrown landscape will result in a scheme that has a positive impact on the existing MOL and should therefore be acceptable.

An Arboricultural Impact Assessment has been prepared and incorporated into the *Landscape Masterplan*.

Overall these proposals are anticipated to create a meaningful improvement to the degraded landscape and habitat quality of the site currently.

Schedule of Accommodation

The proposed building will comprise a range of unit sizes, which can be seen in the table to the right.

	<i>AREA m²</i>
GROUND	
FLAT 1 (2b4p)	82
FLAT 2 (2b4p)	77
FLAT 3 (2b4p)	88
FLAT 4 (1b2p)	57
TOTAL	304
FIRST	
FLAT 5 (2b4p)	89
FLAT 6 (2b4p)	83
FLAT 7 (2b4p)	86
TOTAL	258
SECOND	
FLAT 8 (3b6p)	113
FLAT 9 (2b4p)	88
TOTAL	201
TOTAL NIA	763

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Heritage statement by Maggie Gatland

Introduction to Heritage

1.1 This Heritage Statement accompanies the planning application for 1 St James Road, Hampton Hill. Pre-application submissions for the proposed works were made submitted in October 2019 and January 2020. Meetings with LBRuT planning officers took place in October 2019 and January 2020. The pre-application discussions and Council's responses are discussed in the Design & Access statement above.

1.2 The site does not fall within any conservation area and there are no listed buildings or other heritage assets within it. It lies on the east side of Uxbridge Road just to the north of the bridge over the Longford River. On the west side of Uxbridge Road opposite the site are a 3/4 storey Victorian terrace and large semi-detached 2 storey over semi-basement Victorian villas. Adjoining the north boundary of the site on Uxbridge Road are 2 storey semi-detached mid-20th century houses, and flats in St James Road. Further large 3 storey Victorian semi-detached houses at the west end of Cranmer Road are visible beyond the modern houses. The existing 2 storey 1950s building sits within the site behind a number of trees of varying quality and size on the site and in the public highway. Further detail of the site is included in the Site Context section/Landscaping sections below.

1.3 This Statement should be read in conjunction with the submitted plans, the Design and Access Statement set out above, and the accompanying Planning Statement. It should also be considered together with the Landscape report Landscaping Masterplan below. The statement is structured as follows:

- Section 2: Relevant heritage assets and the site's contribution;
- Section 3: Planning Policy, Guidance, and Advice;
- Section 4: Pre-application response;
- Section 5: Proposed works; and,
- Section 6: Summary and Conclusions.

Heritage assets

2.1 The Longford River bridge separates the site from development along Uxbridge Road to the south, and is at the northernmost point of the Joanna Southcott Conservation Area (JSCA). Buildings lining Uxbridge Road within the conservation area comprise a mix of sizes and styles with predominantly 2 storey houses, some 3 storey semi-detached villas and a double fronted 2 storey Grade II listed building on the west side in the northern section, this section added to the conservation area in February 2019. Opposite the 3 storey villas is the later 3 storey 20th century development block of flats (Fairlight) which is outside the JSCA boundary. The site lies within the setting of the listed building, the JSCA, and some of the BsTM.

2.2 127 Uxbridge Road is a Grade II listed building on the west side of Uxbridge Road south of the Longford River bridge and just within the recently extended JSCA boundary. The list description is:

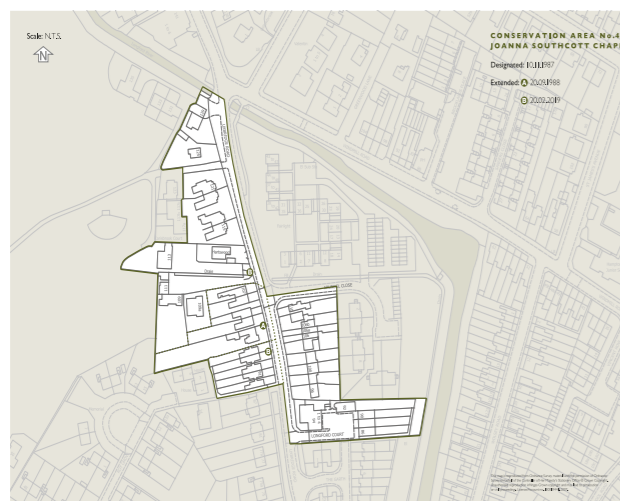
C18. Rendered and painted with double pitched pantile roof. Two storeys, 3 bays wide with central entrance doorway with timber pedimented surround. Blind central upper window. Upper windows square headed, with sashes retaining glazing bars. Later ground floor bay windows, side extensions.

2.3 The building is set to the rear of a front garden behind a low brick wall and tall hedge. It faces south east across Uxbridge Road away from the Longford River bridge and the site. It has a large single storey pitched roof extension with garage doors on its north east side.

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Proposed boundary of Joanna Southcote conservation area from Conservation Area Designation, amendments and Review, March 2018.



Proposed Joanna Southcote Chapel Conservation Area 41

2.4 The JSCA was originally designated in 1987 and the boundary extended in 1988 and 2019. The section of Uxbridge Road closest to the site was included in an amended boundary in the 2019 revision. The JSCA main character derives from the mix of older housing styles and sizes along Uxbridge Road, some with well established front gardens fronting the road, and a generally mature tree lined streetscape. Heavy traffic is prevalent along Uxbridge Road which links Hampton and areas to the south to the A316, a major transport route through the Borough to the north.

2.5 Views which contribute to the character of the conservation area are essentially restricted to those along Uxbridge Road in which the mature vegetation presents an attractive setting for the buildings lining it. The large horse chestnut street tree at the apex of the site, together with the end of the 3 storey terrace on the west side of Uxbridge Road, effectively close the view out at the northern end of the JSCA. The rear of the 3 storey buildings at the west end of Cranmer Road to the north are visible just beyond. St James Road does not come into view until the Uxbridge Road crosses the Longford River where a glimpsed view along St James Road towards St James Church spire at the far end is possible.

2.6 The building identified as the Joana Southgate Chapel, No. 106 Uxbridge Road, is designated a Building of Townscape Merit (BTM). Historic records indicate a chapel was built by Joanna Southcote followers in the Teddington/Hampton Hill area in about 1811. It was one of a national network of such buildings built by followers of Joanna Southcote. She was a visionary and prophetess living in the late 18th/early 19th century who began to make prophecies at the age of 42, based on voices she heard and visions she experienced. Those visions included that she had been chosen to give birth to a child (Shiloh) who would be the second Christ. In 1814 when she died she believed she was pregnant with this child but there was no sign of pregnancy when an autopsy was carried out.

2.7 Records of Joanna Southcote chapels suggest locations in Teddington and Hampton Hill. It is unlikely there were two chapels in such a limited area. There are conflicting references to where one might have existed with some noting a location next to the former Jolly Gardeners Public House. Although a PH of that name traded from No. 94 Uxbridge Road during the 20th century (now closed for some time) a PH of the same name previously traded during the 19th century from a building in Windmill Road. The latter later became the Windmill PH (currently closed). Other sources state that the JS Chapel was located in Windmill Road at the east end and was later used as a Congregational Chapel. A Spiritualist Church took over the Congregational Chapel in the late 20th century. Historic maps provide no indication of a chapel in Uxbridge Road. The public houses at 94 Uxbridge Road and in Windmill Road (also known as Windmill Lane) and the Congregational Chapel are identified on the historic map below.



1866 Middlesex map: Site location, Public Houses and Congregational Chapel locations identified Birth and Growth of Hampton Hill: Hampton Hill History Society p11

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2.8 The small single storey building at 106 Uxbridge Road noted in the JSCA Appraisal to be the JS chapel is not referenced as a chapel in the records inspected and there is no physical or documentary evidence to confirm that was its location. Following Joanna Southcott's death and in accordance with her pronouncements the chapels were closed in 1814. Information from historic street directories, Census and planning records show 106 Uxbridge Road has been a residential property for a considerable period of time and it is currently in that use. There is no physical evidence of any former use of the building as a chapel.

2.9 Almost all the other buildings in the JSCA are identified as BsTM. They represent a variety of ages and architectural styles which sit within the mature well vegetated streetscape described above. They are identified on the JSCA map above.

2.10 The existing building was constructed in the mid 1950s on a site which had previously formed part of a larger plot developed by the end of the 19th century.



1898 Middlesex map, site location ●
Borough of Twickenham Building plans approval records 1955

The Site's Contribution to Significance of the Heritage Assets

2.11 The site, sitting to the north of these heritage assets (designated and non-designated) and with well developed trees in the foreground, does not contribute to their significance other than where existing trees form part of the mature backdrop to the streetscene, and are part of the setting of the JSCA.

2.12 Reference sources used to inform this assessment of heritage assets potentially affected are listed at the end of this Statement.

Planning Policy, Guidance, and Advice

Local Plan

3.1 The current Development Plan is the London Borough of Richmond-on-Thames Local Plan (LBRT LP) Adopted June 2018. A number of its policies considered relevant to the proposed works are referred to in the pre-application response. This Heritage Statement addresses those in relation to the heritage assets identified above. Other policies are discussed in preceding DAS section above and the accompanying Planning Statement.

Policy LP1 Local Character and Design Quality

3.2 Policy LP1 is a general design policy which seeks to ensure all development is of the highest architectural and urban design quality, respecting the existing context and character, and taking opportunities to improve the quality and character of a building and the way it functions. The policy requires applications for development to demonstrate understanding of the site, relationship to the site's existing context, and improvement to the quality and character of buildings, spaces and the local area.

3.3 In particular a proposed development is required to show how it is compatible with inter alia local character and existing townscape, development patterns, views, and frontages. Issues of scale, height, massing, materials and

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detailing are also identified as needing to be addressed. Additionally, proposals should have regard to advice provided in any appropriate Village Planning Guidance and other SPDs relevant to character and design. The DAS above discusses these issues.

Policy LP 2 Building Heights

3.4 This policy requires new development to respect and strengthen the setting of the borough's valued townscapes and landscapes. It notes that development should generally reflect prevailing building heights in the vicinity, and should preserve and where possible enhance heritage assets, their significance and setting.

3.5 Amongst other aspects of a proposal's design the policy identifies the following as relevant to respecting local context: scale; height; mass; urban pattern; materials: streetscape; roofscape; and, wider townscape. These matters are addressed in the DAS above.

Policy LP 3 Designated Heritage Assets

3.6 This policy requires all development to protect and, if possible, enhance the significance of designated heritage assets.

Policy LP 4 Non-designated Heritage Assets

3.7 This policy relates to Buildings of Townscape Merit as identified in the Council's Register of BTM. These are buildings of historic or architectural interest locally listed due to what is considered to be their considerable local importance.

The Council's adopted SPD on Buildings of Townscape Merit (2015) sets out criteria it takes into account when considering if a building should be so designated.

3.8 The policy seeks the retention of the character of BTM. It requires an assessment of potential harm to, or loss of, the significance of BTM to be submitted with applications for development.

Hampton Hill Village Planning Guidance

3.9 Hampton Hill Village Planning Guidance (VPG) was adopted in June 2018 as a Supplementary Planning Document and comprises part of the Local Plan. It provides additional information to expand on and assist in understanding policies in the Local Plan and is therefore relevant where it relates to the proposals in this application.

3.10 The VPG defines a number of character areas within Hampton Hill, for each of which it sets out an assessment based on properties having largely similar features and materials. The site lies at the interface of Character Area 1: Burtons Road; Character Area 5: Uxbridge Road South and Park Place; and Character Area 6: the extended Joanna Southcott Chapel Conservation Area. Relevant features and materials for these three adjacent Character Areas are discussed in the DAS above and in the Design Context sections below

3.11 The LP policies identified above are addressed where the proposed works are discussed in Section 5 below

National Planning Policy Framework

3.12 In addition to Development Plan policies Government policy, particularly the National Planning Policy Framework 2019 (NPPF), is relevant and a material consideration in determining any planning applications. It sets out the purpose of the planning system as contributing to the achievement of sustainable development where three overarching objectives are noted as being interdependent, one of which is an environmental objective under which protecting and enhancing the built and historic environment is identified.

3.13 NPPF policies relating to heritage assets are contained in Section 16, Conserving and Enhancing the Historic Environment. Paragraph 189 notes a requirement on an applicant to describe the significance of any heritage asset affected, stating that the level of detail should be proportionate to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.

3.14 Paragraph 192 requires a local planning authority, when making decisions on applications, to take into account the desirability of sustaining and enhancing the significance of heritage assets, and ensuring their viable use consistent with their conservation.

Planning Practice Guidance

3.15 Planning Practice Guidance (PPG) provides important guidance on how NPPF policies should be implemented. PPG on the historic environment (updated 2019) states that conservation is an active process of maintenance and managing change which requires a flexible and thoughtful approach to get the best out of assets (Paragraph: 003 Reference ID: 18a-003-20140306).

Relevant Heritage Advice and Guidance

3.16 Advice and guidance on the historic environment provided by Historic England should also be taken into account in any heritage assessment. The assessment of the proposed works has been informed by a number of these documents, in particular the following:

- Conservation Principles, Policy, and Guidance - (English Heritage, 2008)
- Good Practice Advice 2 (GPA2) - Managing Significance in Decision-Taking in the Historic Environment (2015);
- Good Practice Advice 3 (GPA3) - Setting of Heritage Assets (2017).

3.17 Paragraph 6 of GPA 2 reiterates NPPF (paragraph 188) and PPG (section ID20) statements, reinforcing their advice that an applicant should, at an early stage, consider the significance of an asset in the light of expert advice, and engage in pre-application discussion with the local planning authority to ensure that any issues are identified and appropriately addressed. The pre-application submission and responses from planning officers are referred to above. GPA3 Part 2 sets out a series of steps appropriate to undertaking an assessment of the impact of a development on heritage assets through development in their setting. That process has been adopted for this assessment.

Pre-application response

4.1 The pre-application response advised that the proposed development was likely to be supported subject to some planning matters (unrelated to heritage) which should be addressed in a formal planning application.

4.2 The assessment reported above concludes that the existing development of the site makes no contribution to the significance of any of the heritage assets potentially affected, designed or non-designated. No heritage concerns were raised during the pre-application process about the proposed development.

Proposed works

5.1 The proposed revised development resulting from the pre-application process is fully described in this Design, Access, Heritage and Landscape Assessment. This heritage assessment has considered the revised proposal in the light of relevant heritage planning policy and guidance to provide an understanding of the impact on the significance of heritage assets potentially affected due to the site being within their setting.

5.2 The requirements of Policy LP1 relating to high quality urban design and architecture in its aim of creating attractive, sustainable places, and Policy LP2 regarding height reflecting the prevailing context would be met. This is confirmed in the pre-application response, as discussed in the DAS section XXX,

5.3 Policies LP3 and LP4 relate to heritage assets and are relevant to the proposal in so far as the site is within the setting of several. The proposed development has been developed in a manner sympathetic to the surroundings and the heritage assets potentially affected. The building's height, form, detailing, and use of materials, and the associated landscaping respond positively to its context and ensure that the historic and architectural character of the nearby conservation area and significance of the other heritage assets are not harmed.

Summary and Conclusions

6.1 The proposal for new residential development in this application would provide appropriate accommodation in an attractive building with associated landscaping thoughtfully designed to sit harmoniously within its surrounding context, making positive use of its corner site. Whilst being in the setting of some heritage assets it would not cause any harm to the significance of those assets.

6.2 Overall the revised proposal comprising this application would comply with relevant Development Plan policies relating to the historic environment, and accord with the relevant historic environment policies of the NPPF and other appropriate guidance and advice identified in Section 3 above.

References

Sourced from:

Richmond upon Thames Local Studies Library and Archive (RUTLSLA)

Online sources:

- National Library of Scotland maps <https://maps.nls.uk/>
- Victoria County History <http://www.british-history.ac.uk/vch/middx/vol3/pp122-129>
- <http://panaceamuseum.org/about/history>
- Ancestry Library <https://ancestrylibrary.proquest.com>
- Hampton Hill Spiritualist Church <http://www.hampton-hillspiritualists.webeden.co.uk/our-photos/4521168596>

Maps

Historic Ordnance Survey maps (listed below)

Date reference	Scale
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1866 Middlesex XXV3 (W)	1:2500
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1898 Middlesex XXV3 (W)	1:2500
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1915 Middlesex XXV3 (W)	1:2500
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1934 Middlesex XXV3 (W)	1:2500
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Other references

Census records 1841-1911

Kelly's Post Office Historical Directories, various dates

The Birth and Growth of Hampton Hill: (Hampton Hill History Society 1965: Knapp Drewett and Sons, Kingston upon Thames)

Twickenham History Society Newsletter (THR Cashmere: Dec 1975)

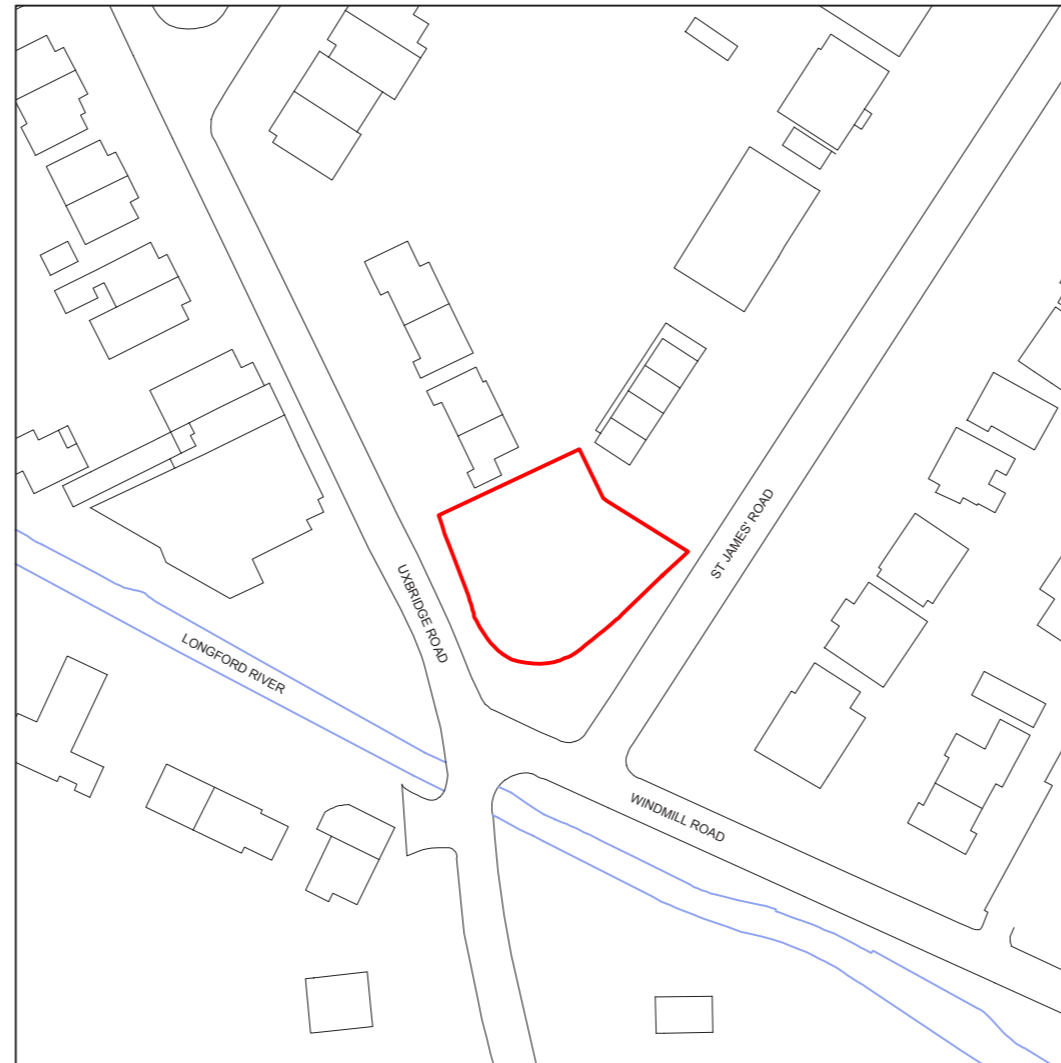
JS CA Background report - Conservation Area Designation, amendments and Review, March 2018

JS CA Background report - Joanna Southcote Chapel Conservation Area 41

2 Introduction to Site

- i Location plan
- ii Context
- iii Existing Drawings
- iv Defining the Footprint

Existing Site Location Plan 1:1250



1 St James' Road, Hampton Hill

The site is located at the Corner of St James' Road, Windmill Road and Uxbridge Road. There are some 1960s flats immediately to the North on St James' Road and detached/semi-detached two/three-storey houses to the north along Uxbridge Road, plus a very large 1960s flat development South along Uxbridge Road.

The site area is 0.084 Ha and is currently occupied by a two-storey dwelling surrounded by a large garden. The site is bounded by a 2m close board fence adjoining the metropolitan open space outside the site. The boundary is set back from the public footpath with a grass buffer to the east, west and south of the site. The Longford River runs South of the site.



01. Aerial image of site



02. View of site from Windmill Road



03. View of site from Uxbridge Road



04. View of site from St James's Road

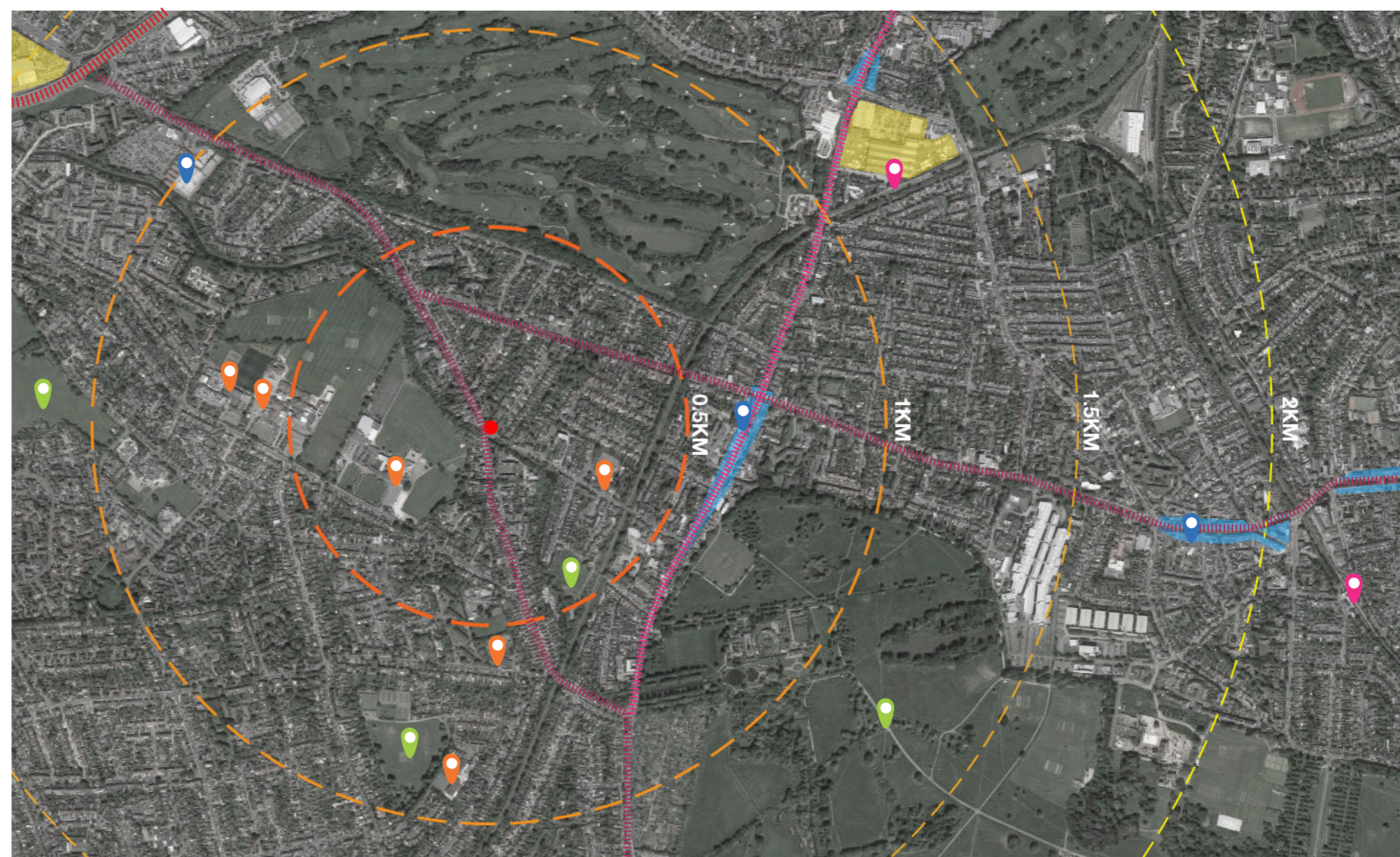
Site - Wider Context

The site is close to the centre of Hampton Hill, with the local centres of Hampton and Teddington nearby. Hampton Hill High Street is a thriving local centre with good shopping and social amenities.







The site has a PTAL rating of 1b. Transport connections are provided by Hampton, Fulwell and Teddington mainline rail stations, all serving London Waterloo. Local bus routes include the 285 - which serves the site - and the R68 and R70, which both travel along Hampton Hill High Street. The site has relatively easy access to the A316, which offers connections into London and out to the M3 and the South West.

Local recreation facilities include the Holly Road Recreation ground within 500m. Carlisle Park and Bushy Park are also nearby. The open-air Hampton Pool is just over 1km away.

Local schools include Carlisle Infant School, Hampton Hill Junior School and Hampton High School as well as Lady Eleanor Holles and Hampton School.



05. Wider context aerial image of site

- | | | | | |
|---|---|---|--|---|
| <p> Schools</p> <ol style="list-style-type: none"> 1. Hampton School 2. Lady Eleanor Holles 3. Hampton High 4. Hampton Hill Junior School 5. Carlisle Infant School | <p> Retail Supermarket</p> <ol style="list-style-type: none"> 1. Sainsburys 2. Tesco Express 3. Tesco Metro | <p> Parks</p> <ol style="list-style-type: none"> 1. Bushy Park 2. Hampton Common | <p> Key Transport</p> <ol style="list-style-type: none"> 1. Fulwell Station 2. Teddington Station | <p> Commuter Trunk Road</p> <p> Motorway (M3)</p> |
|---|---|---|--|---|



2.3

Site - Context Photos



06. View of site from Windmill Road



07. View of site from Longford River



08. View down Uxbridge Road



09. View of site from Uxbridge Road



10. View of site from Uxbridge Road



11. View of site from St James's Road



12. View of site from St James's Road



13. View of adjacent buildings on Uxbridge Road

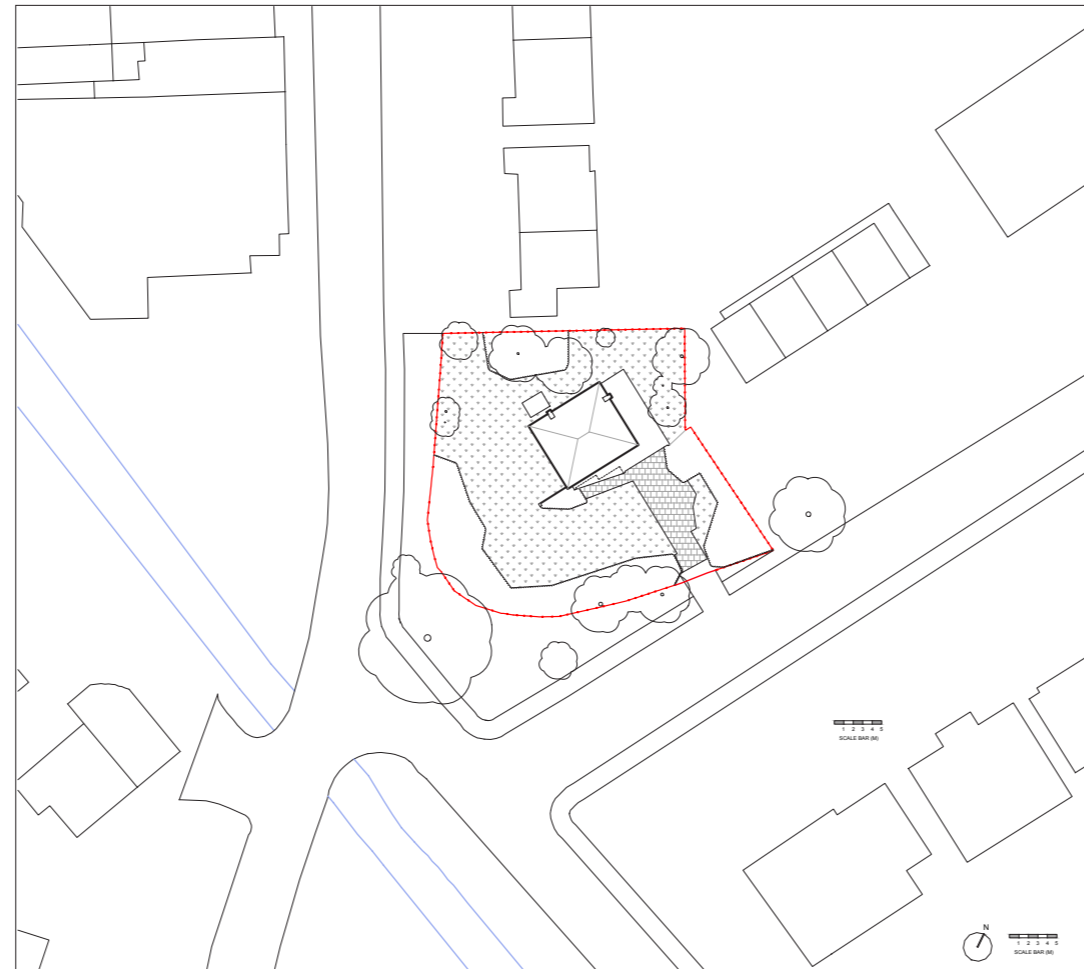
The key opportunities for the development are:

- To provide a beautiful building to mark the gateway into Hampton Hill
- Provide much needed homes within the borough
- Using underdeveloped land

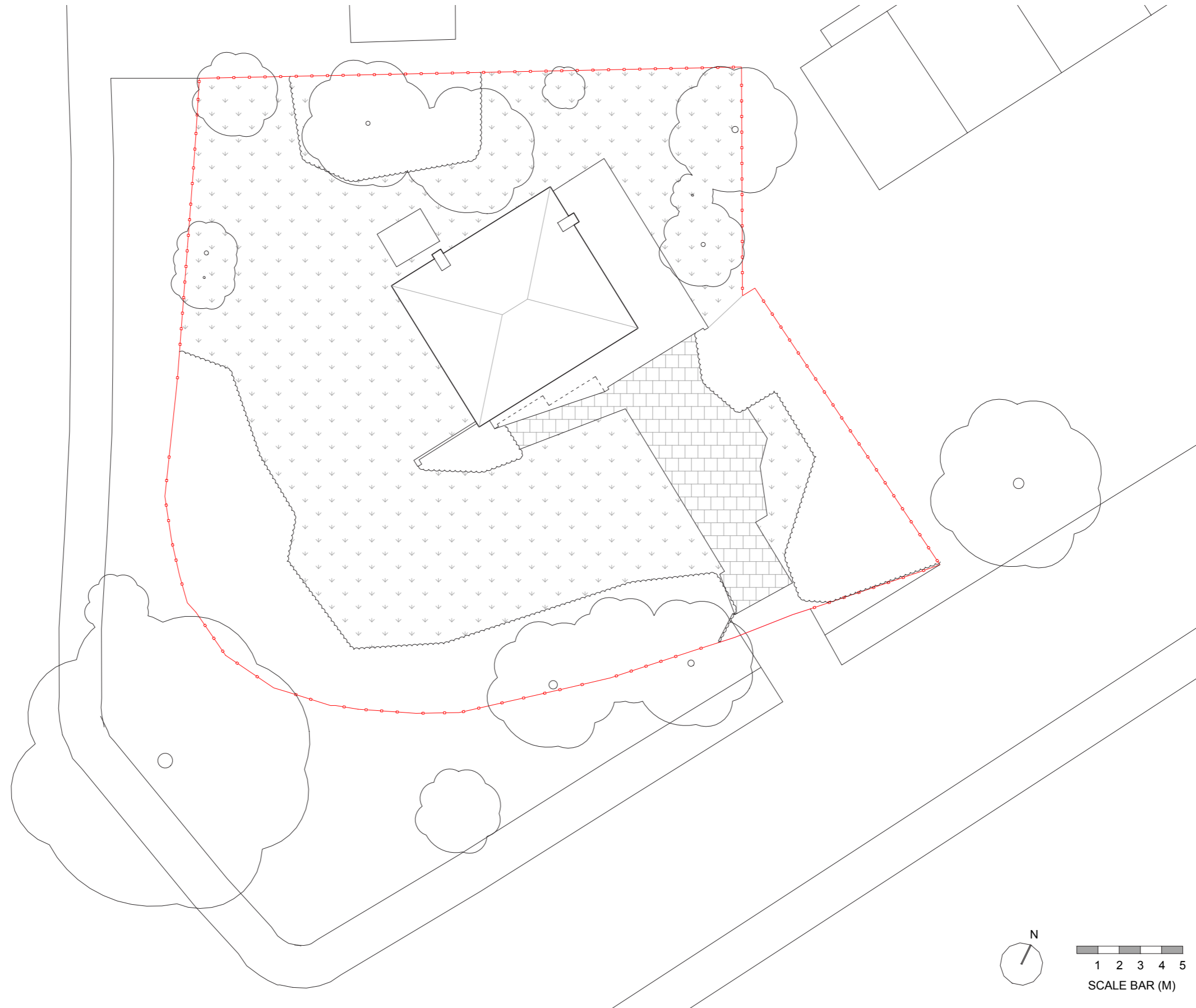


23. Opportunities Plan

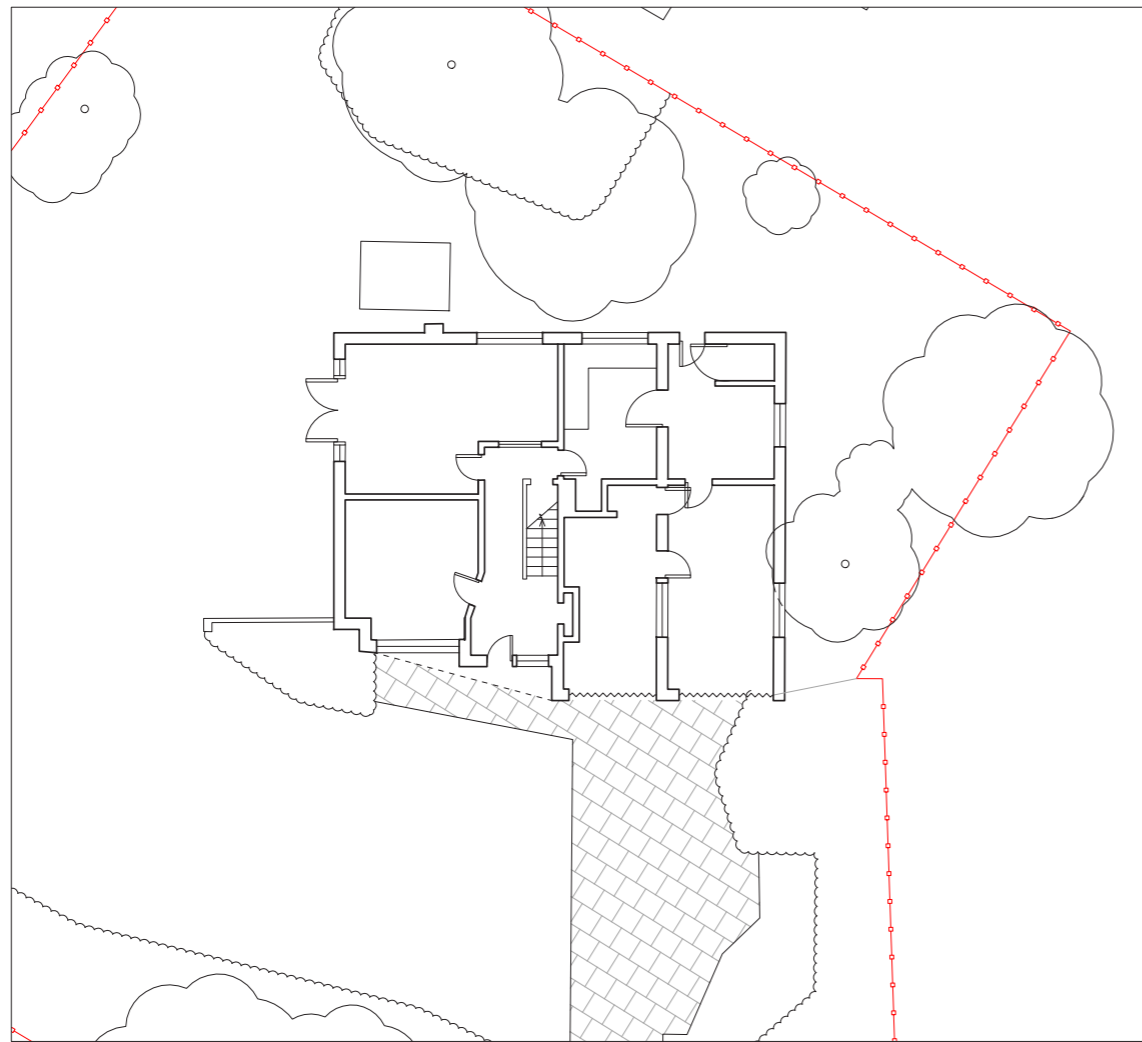
Existing Site - Block Plan 1:500



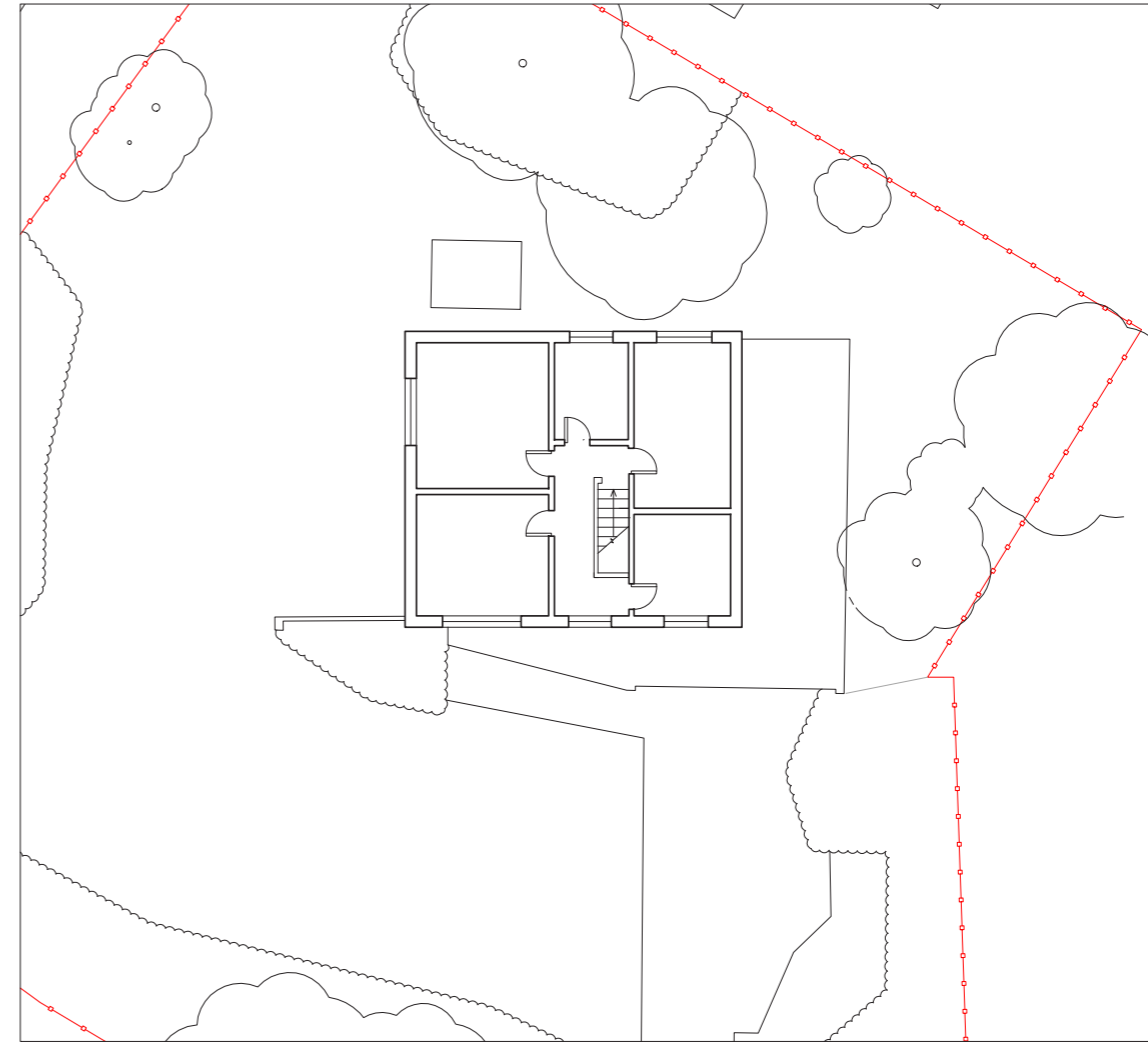
Existing Site Plan 1:200



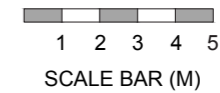
Existing Site - Ground & First Floor 1:200



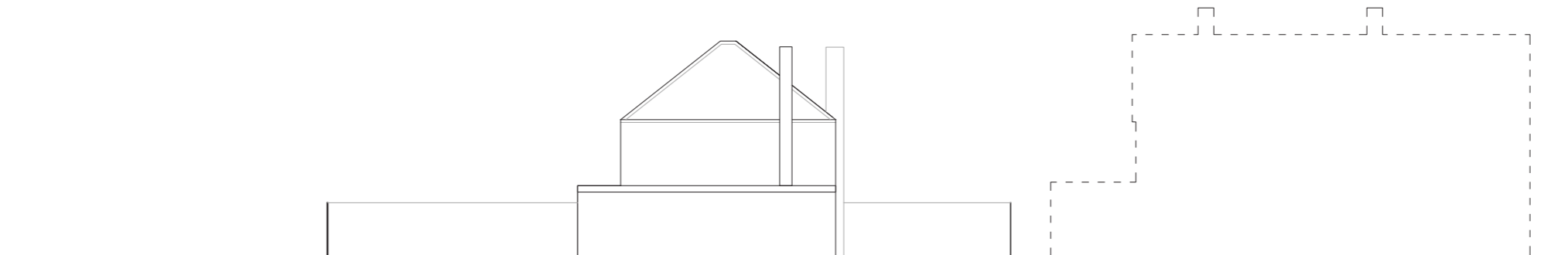
EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



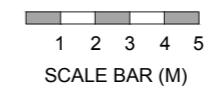
Existing Site - Elevations North & South 1:200



NORTH ELEVATION



SOUTH ELEVATION



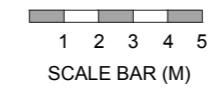
2.9 Existing Site - Elevations East & West 1:200



WEST ELEVATION



EAST ELEVATION



2.10

Site - Defining the Footprint

Corner Conditions

The site sits on the intersection of Uxbridge Road, St James' Road, Windmill Road and the Longford River.

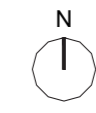
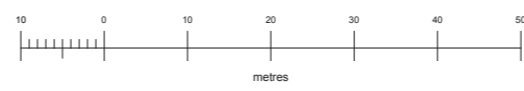
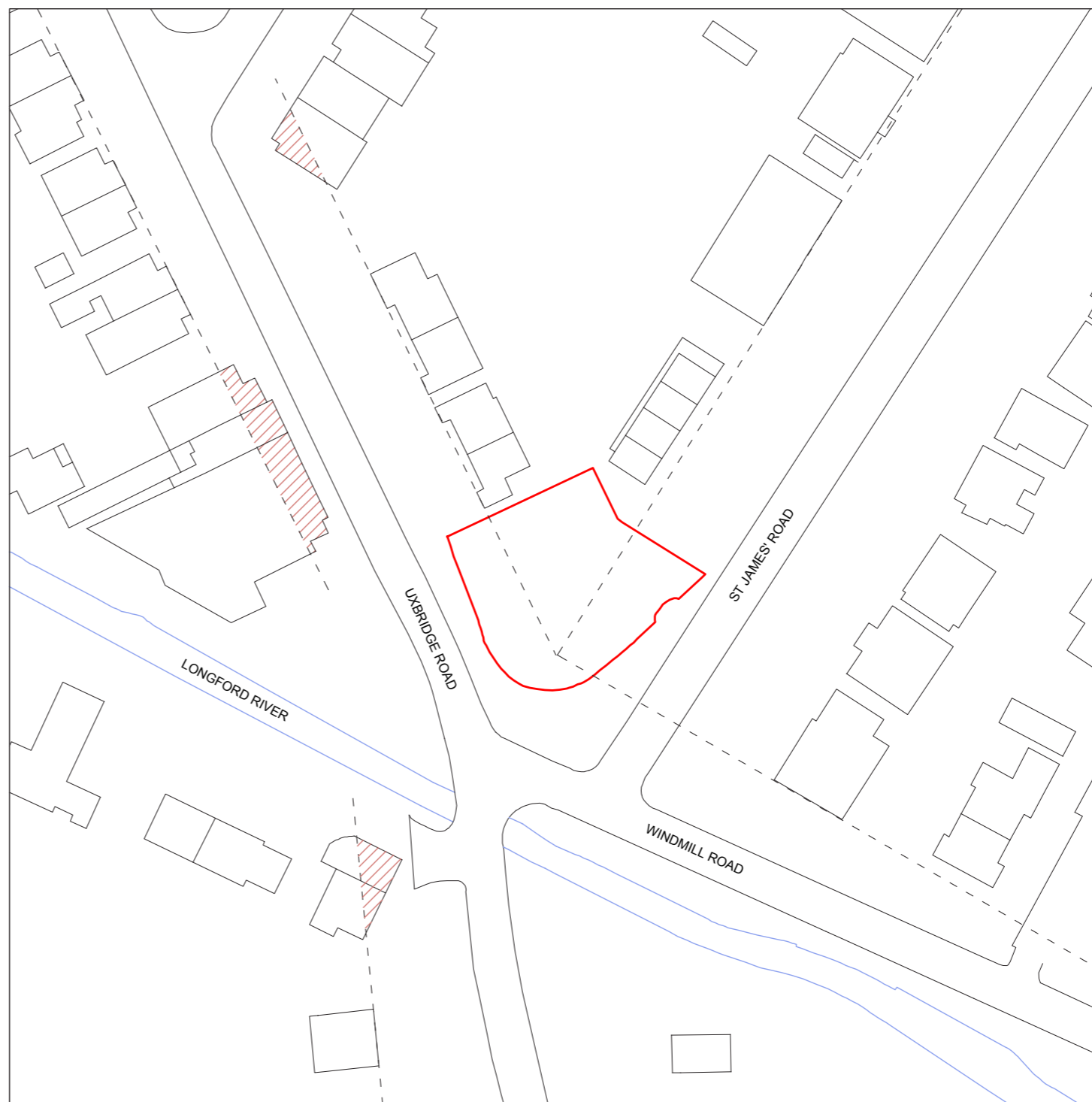
A common condition of corner sites is a building line that projects outwards as it reaches this corner. This gives a logical compositional conclusion to a row of buildings running alongside a road.

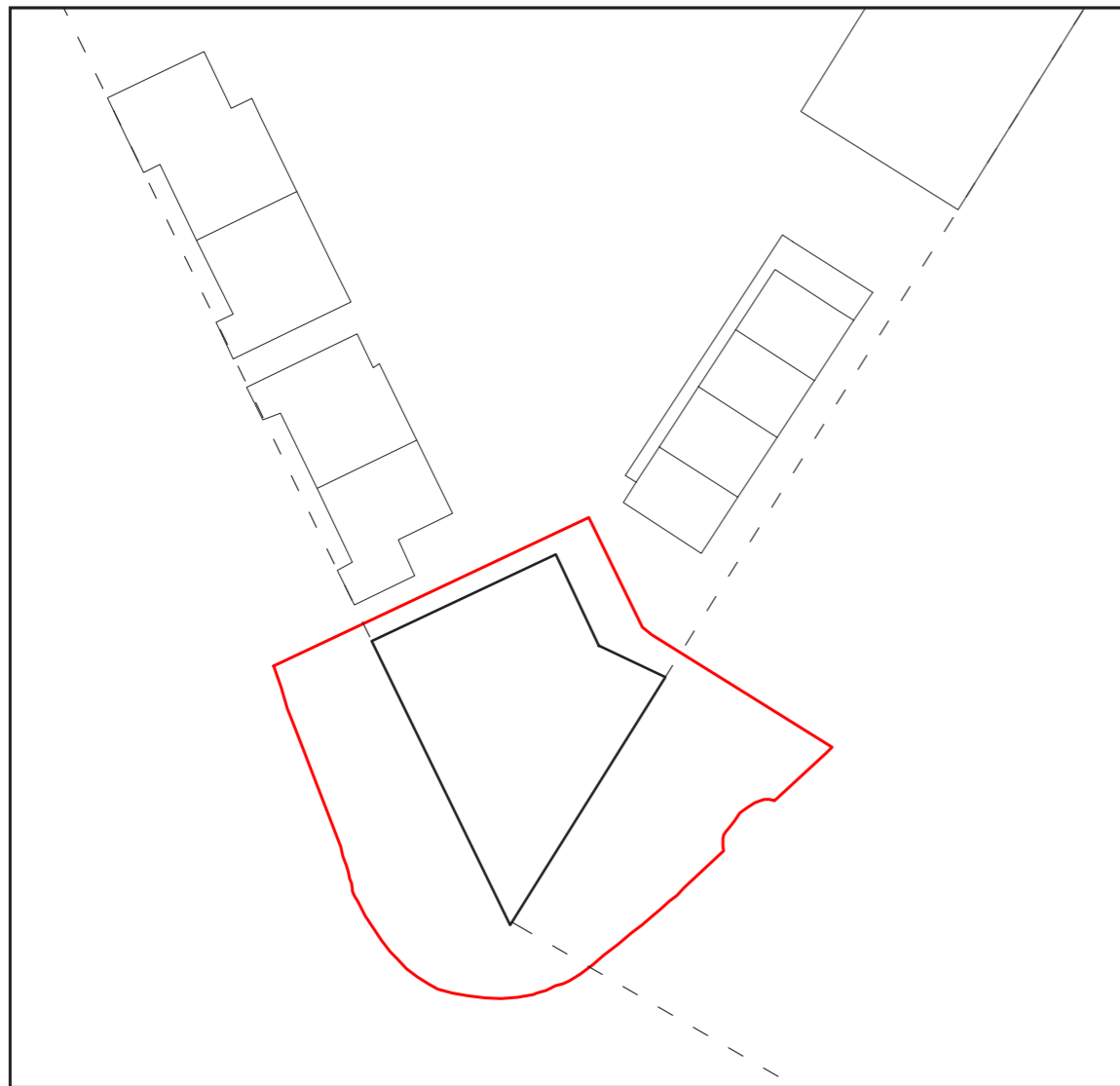
The use of a focal point such as this can inform the footprint of the proposed building.

The drawing to the right shows how this condition is not only found throughout the local area, but is currently lacking on the St James Road site: there are currently no projections terminating the building line on either the Uxbridge Road, St James Road or Windmill road axes.

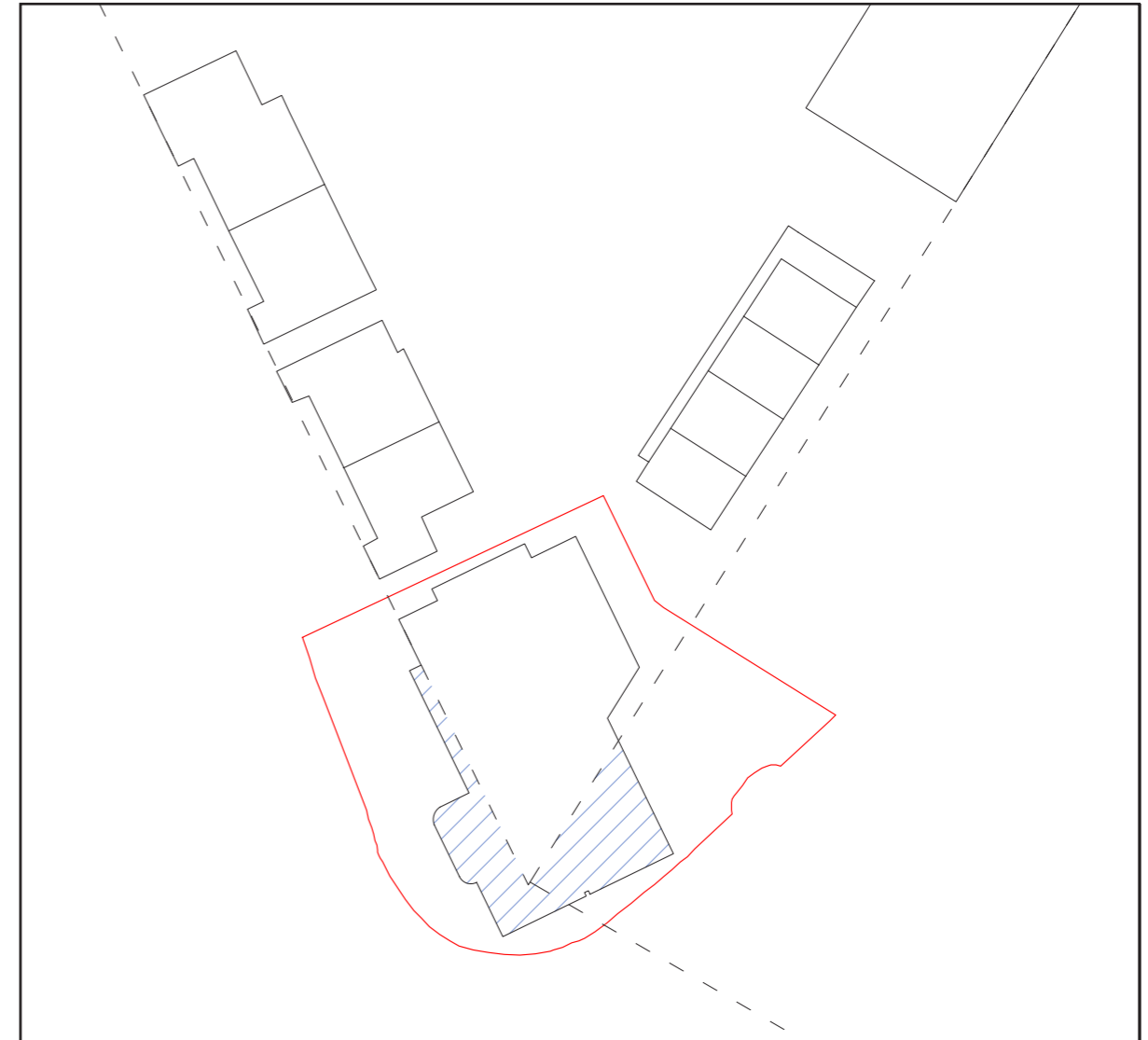
To use the site effectively the footprint should reflect this condition, in keeping with the local context.

The three corner segments shown right (in hatch) project beyond the building line a minimum of 5m and maximum of 7m.





1. Shape derived from building line on context axes



2. The footprint steps outwards toward the corner over the building lines of all context axes by dimensions no more than adjacent corner projections

3 Proposed Building

- i Proposed GA Floor Plans
- ii Proposed Elevations and Sections
- iii Supplementary Information

3.0

Ground Floor GA 1:200



Ivy trellis/fence screen boundary treatment

Private amenity space: planting/paving mix

Covered and secure storage for 18no. bicycles

Curved bay mirroring local interwar housing



Private amenity space: planting/paving mix

Fence/wall/division between amenity spaces



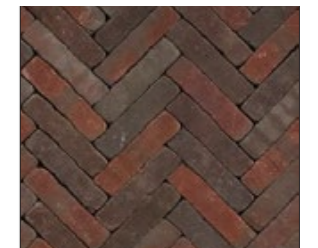
Skylights in bedrooms in addition to glazed garden doors

Full height/full width glazing on North facing aspect

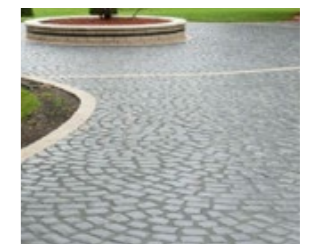
Private amenity space: planting/paving mix

Covered refuse/recycling store

Large brick paved lobby with reception seating, mail/parcel/utility meters



Granite setts for car hard surfacing, contrast paving for pedestrians



FLAT 1	883
FLAT 2	829
FLAT 3	947
FLAT 4	614
GIA ft ²	3928

3.1

First Floor GA 1:200

Building steps back on Uxbridge Road side, with planting of sedum wildflower flat roof, helping to ground the building in the dominant arcadian character of the area

Cycle store covered by slender black-painted steel frames with ribbed glass panels

Double height bay mirroring building opposite/curved sides referencing local inter-war housing



Corner details/cut outs to create the appearance of two separate bays at first floor level, mirroring the square profile bays found throughout the local area.



Brick screen to stop over-looking from amenity space

Full height glazing on north facing amenity space

Sedum covering to lobby entrance ledge

Large planter-style/herb garden windows boxes to first floor window, helping to 'green' the building facade

FLAT 5	958
FLAT 6	893
FLAT 7	926
GIA ft²	3175

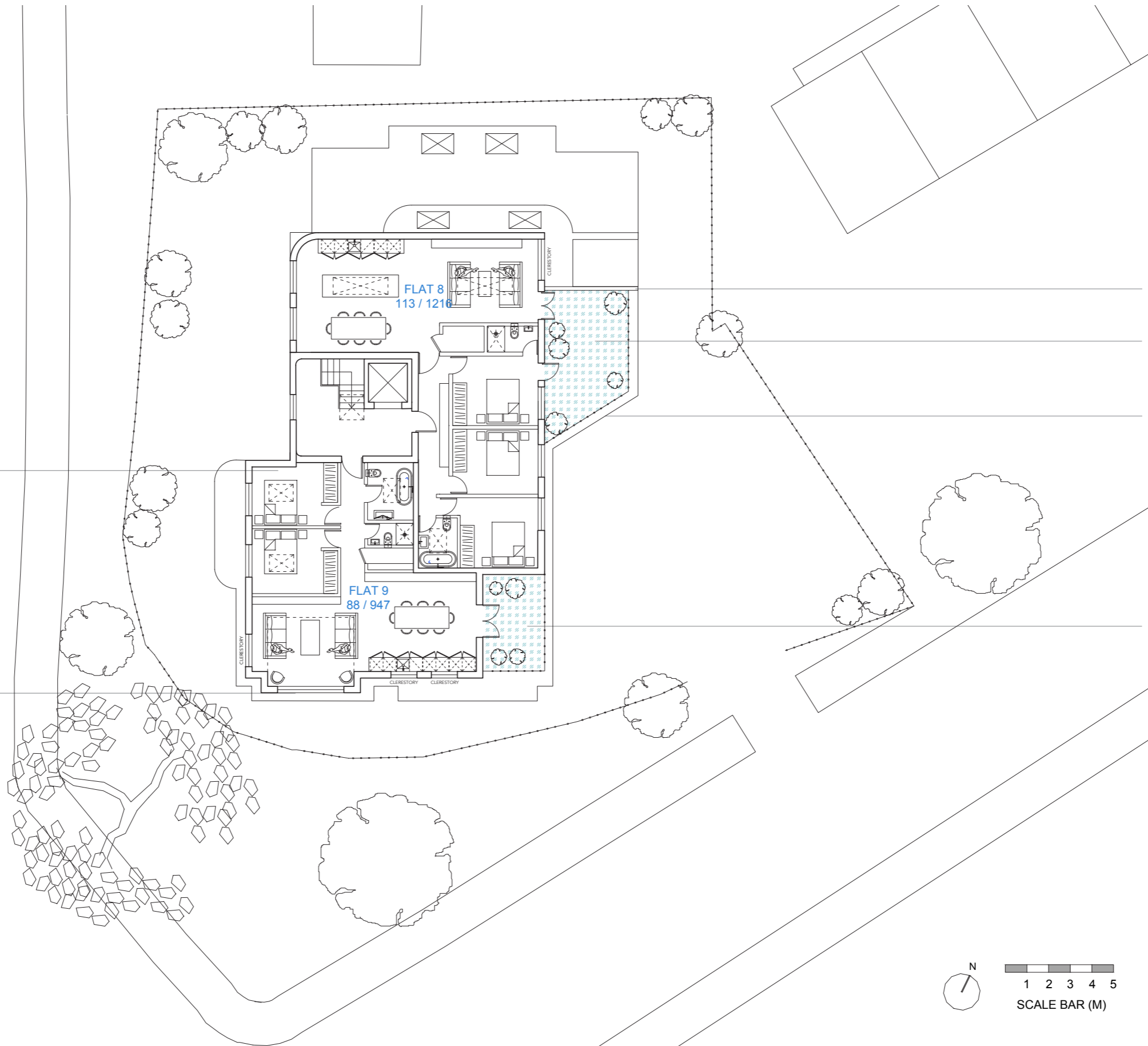
Second Floor GA 1:200

Building steps in on Uxbridge Road side to highlight curved double bay below



A large arched 'artist' window creates a focal point, playing on existing buildings nearby with prominent raised corner details.

This attractive detail will function as a greeting to pedestrians and cars travelling North up Uxbridge Road



Timber screen to stop over-
looking from amenity space

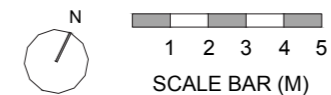
Very large terrace facing
Longford River/St James'
Road

Tapered edge of building
follows building line of St
James' Road.

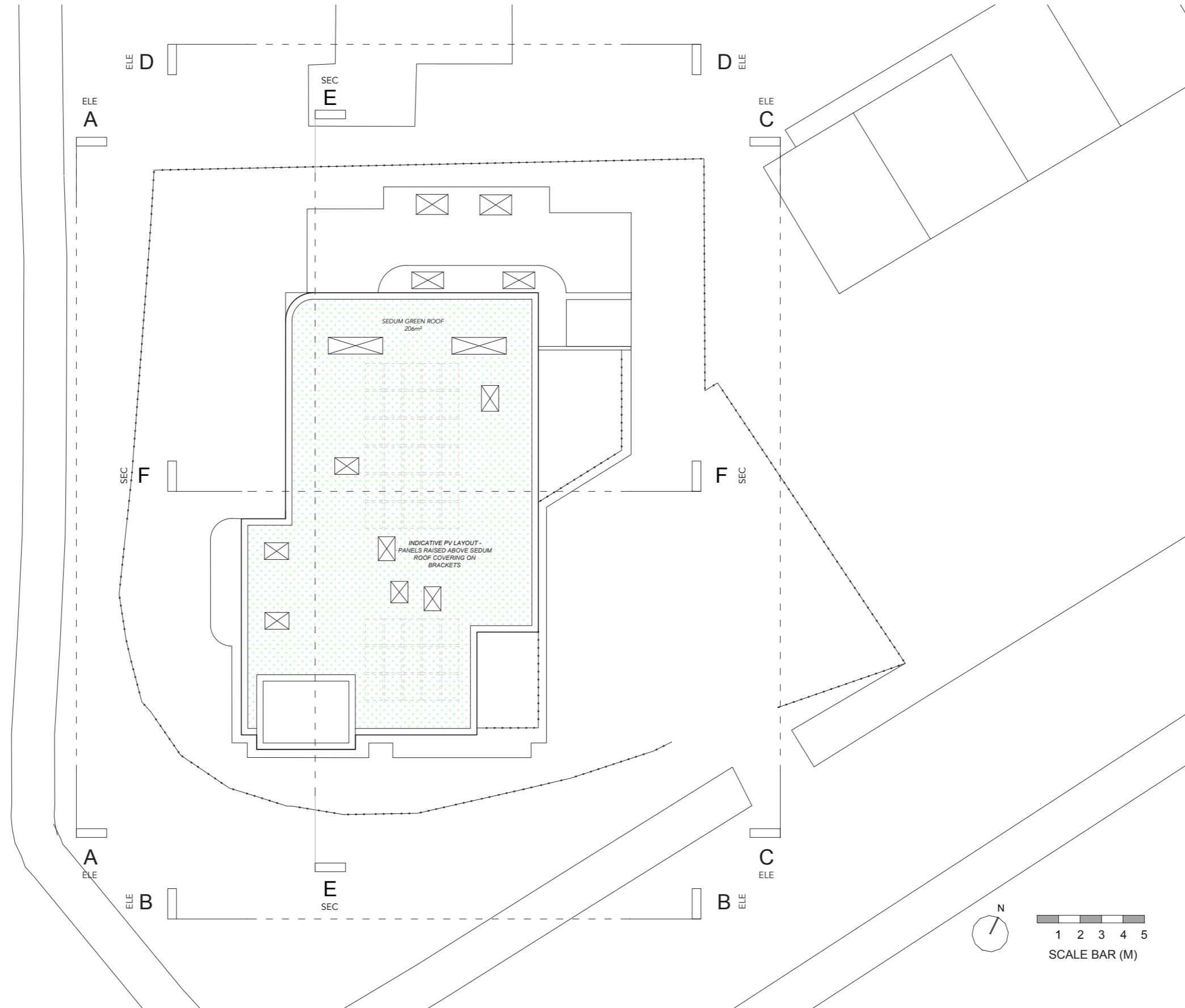
Large terrace facing
Longford River/St James'
Road

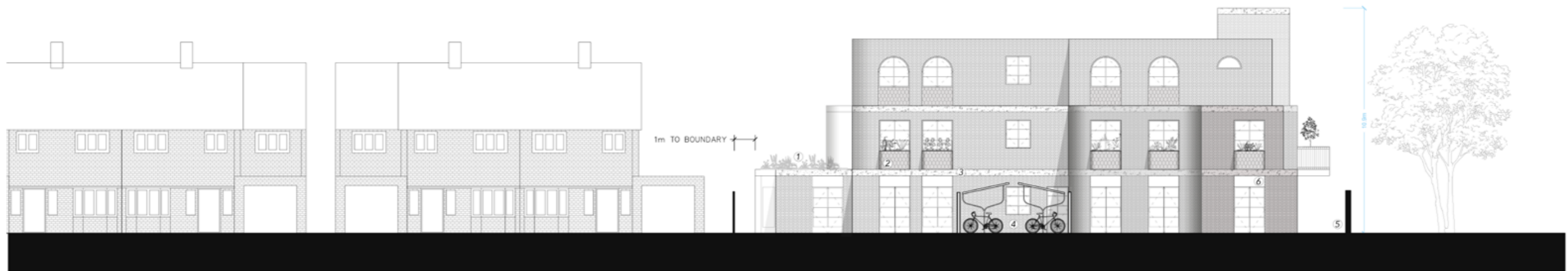
FLAT 8	1216
FLAT 9	947
GIA ft ²	2486

Total NIA ft ²	8212
Total GIA ft ²	9591
Total GEA ft ²	10376



Roof Plan 1:200

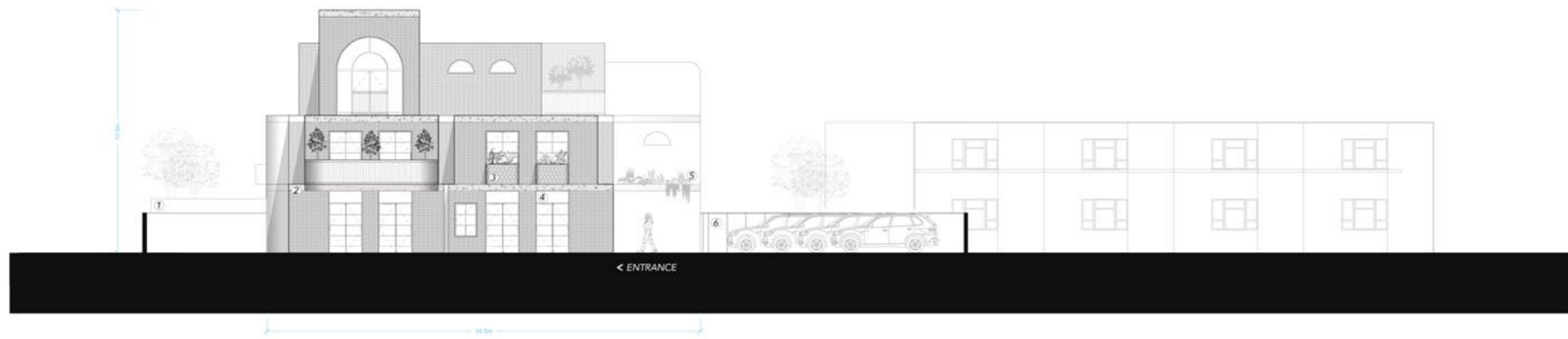




- 1 Sedum + wildflower flat roof at rear
- 2 Planter-style window boxes with hung tiles
- 3 Stone/concrete tile finish to floor slabs
- 4 Enclosed+covered store for 18x bicycles
- 5 Fencing panels with climbing plants
- 6 Decorative panels above ground floor doors



Elevation A Uxbridge Road



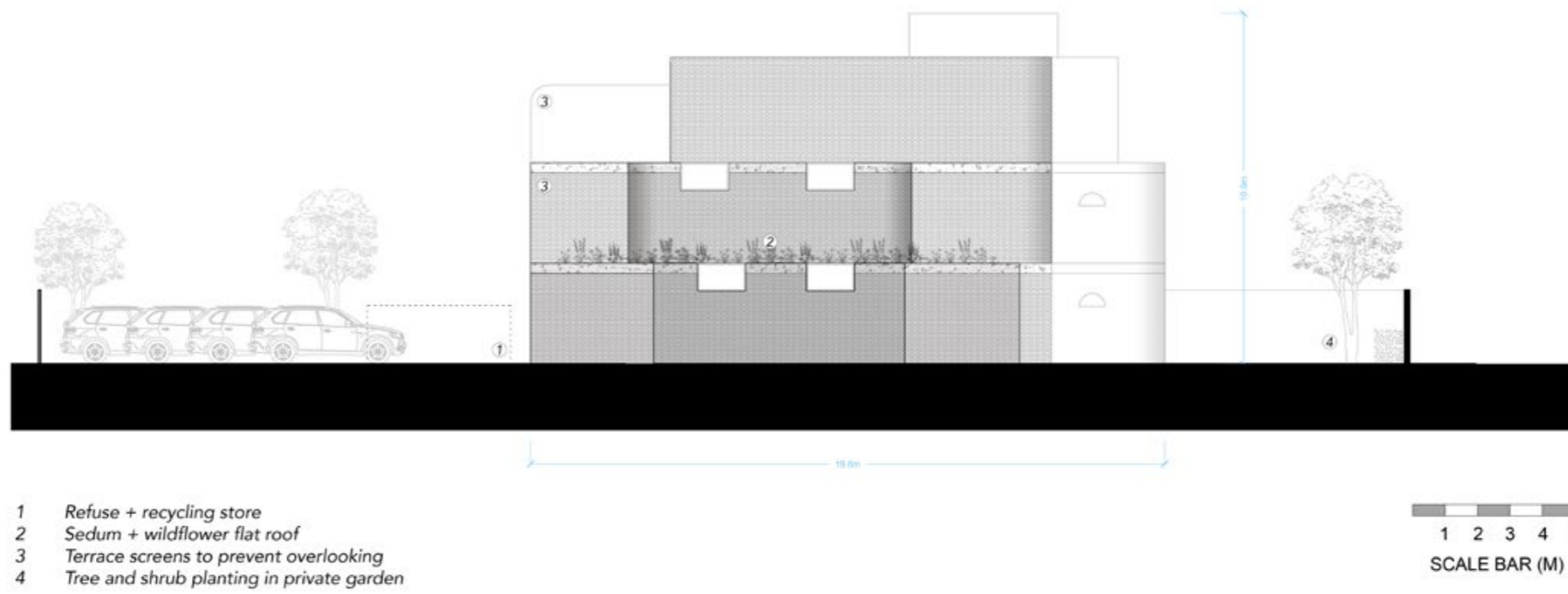
- 1 Covered store for 18x bicycles
- 2 Stone/concrete/tile finish to floor slabs
- 3 Planter style window boxes
- 4 Decorative panels above ground floor doors
- 5 Sedum/hanging plants to entrance cover
- 6 Refuse + recycling store



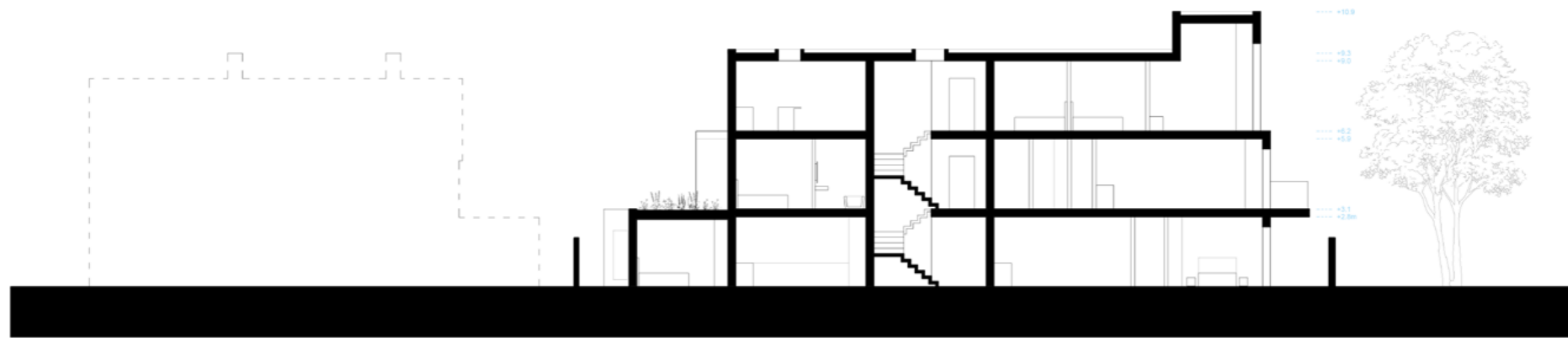
Elevation B Longford River



Elevation C St James' Road



Elevation D *Rear of building*



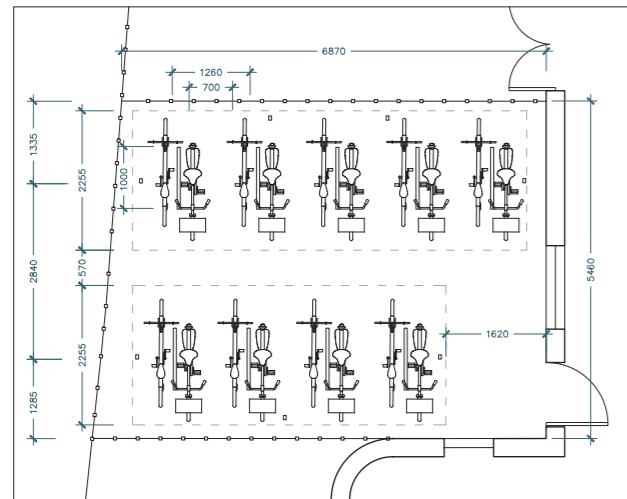
Section E-E

Section F-F 1:200

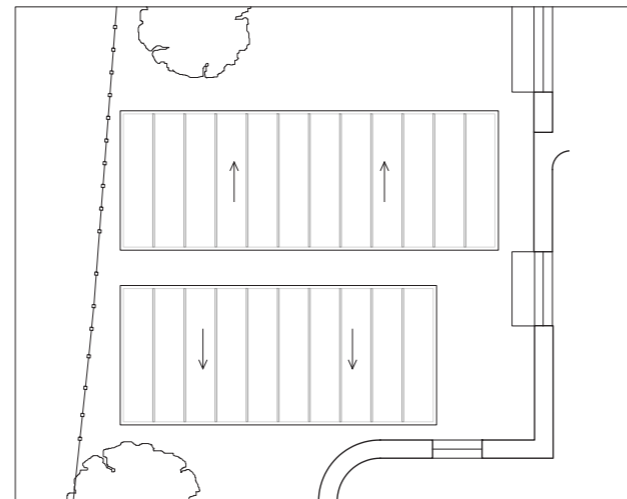


Section F-F

Bicycle Store

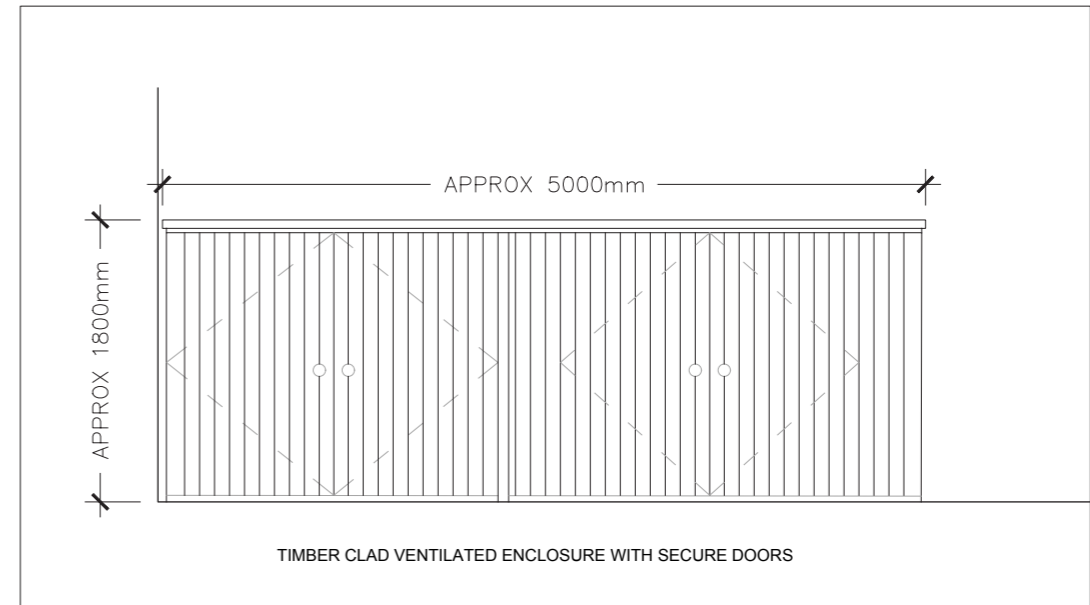


BIKE STORE LAYOUT



BIKE STORE COVER

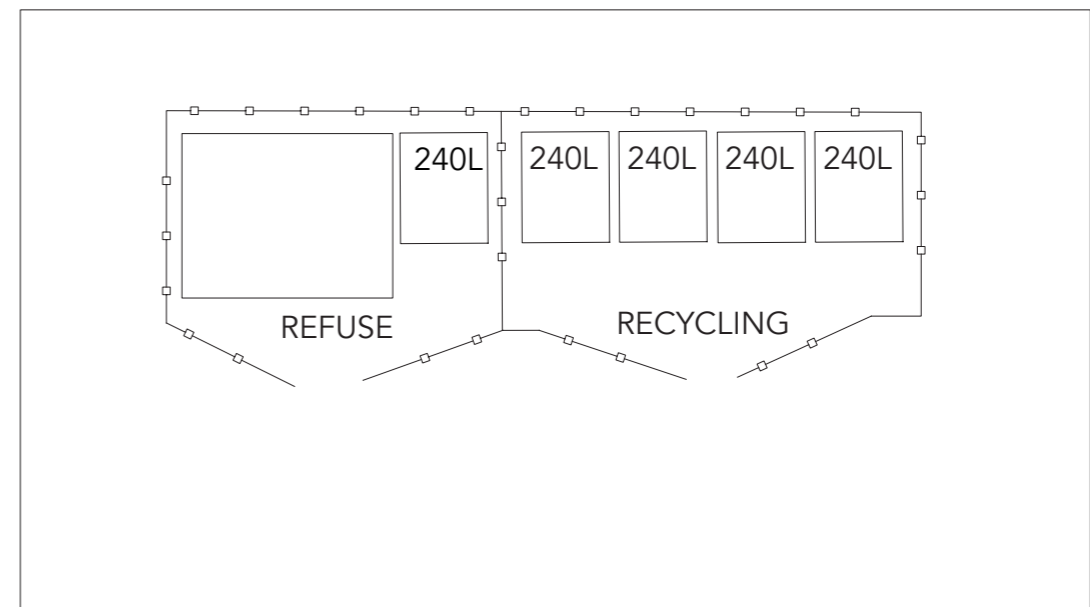
Refuse & Recycling Store



BIN STORE EXTERIOR ELEVATION



MATERIAL PRECEDENTS



BIN STORE LAYOUT

4 Design Context + Design Elements

- i Design Strategy
- ii Materials Elevation
- iii Design Elements 1-8

The Building as a Historical Sponge

The introduction of a new building into a well established built environment demands both deference and assertiveness. Whilst the new building must observe the particular rules established by the surrounding buildings, it must also stand confidently within the epoch in which it was designed and constructed. Any other approach risks pastiche.

There are a wide variety of historical styles represented in Hampton Hill, the majority being late Victorian.

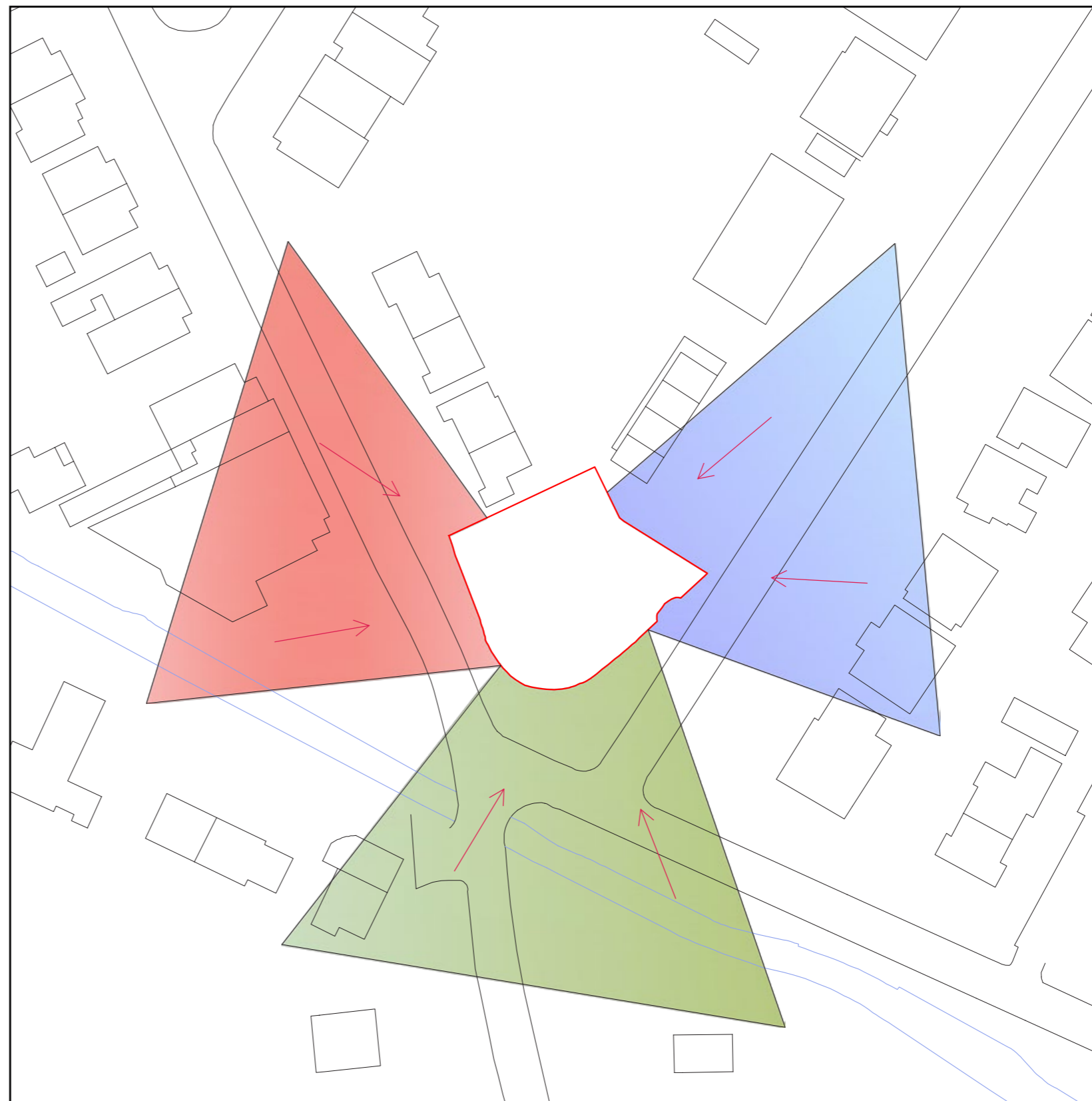
Embracing the *tone* and *feel* of local buildings, in addition to their physical details, will generate a proposal that ends up making sense within the local context. This is a crucial aspect to it being embraced by both the local authority and local residents.

The following are key properties of Hampton Hill's built environment:

- A sense of weight and permanence, due mainly to brick construction
- A confident playfulness with ornament, applied widely throughout the facades.
- Attention to detailing, reflective of an aspirational domesticity
- Bucolic setting within nature: the creation of an arcadian setting.

The overarching design story will be one in which the building looks outwards onto Hampton Hill and absorbs its character all back into the design, as if it were an architectural sponge.

The elements to be absorbed are identified described within this document.



Elevation B - Material Render/Design Elements



1. Campanile/Artist Window

The starting point for design decisions should be the local Hampton Hill vernacular: a mix of historical styles, the majority of which are late Victorian. The overriding *feel* of Hampton Hill is exuberance and expressiveness, with well designed residential buildings that play confidently with historical ornament and decoration.

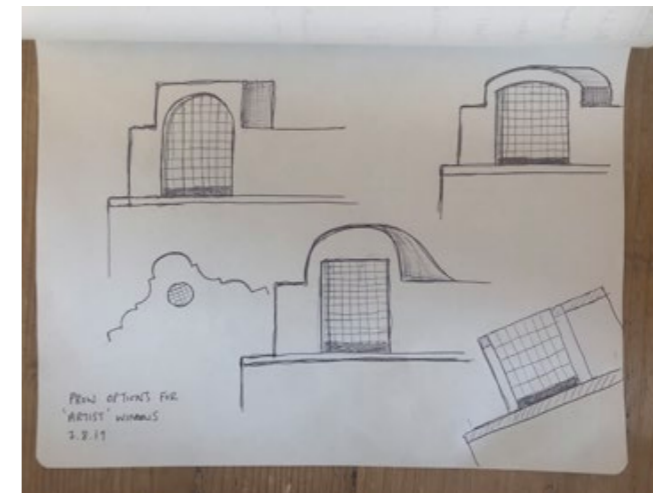
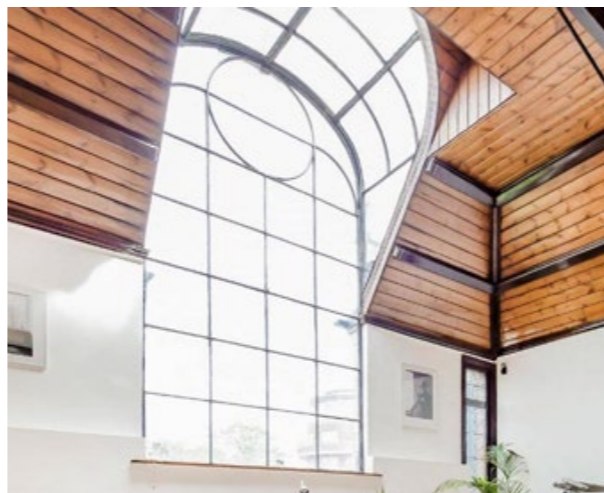
Given that the site sits on the corner of St James' Road, Windmill Road and Uxbridge Road the logical move is to see how buildings on other local corner sites have responded. What we have found is a recurring solution: to raise a section on the leading corner of the building, creating a historical architectural feature called a *campanile*, which is itself a play on a renaissance bell tower.

In the same way that the Victorian architecture looked back on an imagined Italianate or Gothic past, so we shall look back admirably on the Victorian era, channelling both their confidence and aesthetic sensibility.

Therefore the response for the prow of the building is to insert a play on the Victorian artist studio window. This much loved design element will be both an beautiful feature on the leading edge of the building in addition to providing a wonderful quality of light into the top floor flat.



St Paul's Studios, Talgarth Road, W14



Sketch options for corner detail



Corner of Park Road/Edward Road



Corner of Hampton Road/Anlaby Road



Corner of Park Road/Albert Road



Corner of Cranmer Road/Park Road

2. Banding/String Course

Banding is a common historical design element that is found throughout Hampton Hill and the surrounding area.

This feature can be made relevant to a more contemporary aesthetic in a number of ways.

An expression of banding can be achieved by making the clear the divisions between storeys by cladding the end of the floor slab with decorative tiles of either a natural stone, concrete or glazed variety, to ape those found regularly on Victorian buildings such as the example on Hampton Road (top left photo) or the rustication in the example on Seymour Road (top right photo).



Hampton Road



Seymour Road



Park Road



Corner of Gloucester Road/Park Road

3. Bricks

The dominant building material in Hampton Hill is brick. A survey of the area found that there is a wide variety of yellow, red and brown tones used.

St James' Road houses are predominantly constructed using traditional London stocks and/or red clay.

In order to absorb and reflect back the Hampton Hill vernacular a brick that contains all these tones should be used.

However to slavishly use the same format and colour using inherently lower-quality modern bricks risks pastiche.

In order to confidently sit in the local context a flatter format brick should be used, one in which the local tones have been synthesised into a recognisable colour palette.



Flat profile bricks in a mixture of locally found tones. Approx 300x45mm.



St James' Road



St James' Road



St James' Road



Park Road



Park Road



Albert Road

4. Window Openings/Architraves

Many of the houses in Hampton Hill have classically-flavoured, richly articulated window openings: keystones, brick voussoir lintels in contrast brick, mouldings, stucco borders.

Arched window openings appears regularly, either with an inset rectangular sash window or a fixed arched upper sash, made to fit the opening.

This wide range of ornament is used confidently and playfully, giving the facades an attractive richness that still resonates today.

This is therefore not only a desirable design element, but also a direction that leaves room for surface embellishment at later stages without departing from the aesthetic parameters of the design strategy.



Park Road



Park Road



Park Road



Park Road

Design Element 5

5. Hung Tiles

Using hung tiles to clad areas of the exterior of buildings is a perennially popular, earthy and decorative twist. It is a feature of both historical and contemporary buildings.

In order to give relief to sometimes austere brick, hung tiles (eg terracotta) should be used in the curved window openings up to sill level, breaking up the heaviness of the brick and subtly introducing another colour to the facade.



Hampton Road



Hampton Road



St James' Road



St James' Road



Park Road



Uxbridge Road



The Garth



Hampton Road



Laurel Road

6. Crittall/Contemporary Windows

The windows used should synthesise the historical styles found locally. While traditional windows have timber glazing bars closely spaced in horizontal and vertical directions, contemporary and mid-century windows tend to be made from metal and have only horizontal glazing bars.

A solution could be arrived at where larger horizontal and vertical bars are used, but in a wider grid than historical manufacturing processes would have previously allowed. They could be constructed from powder coated aluminium, linking them to the metal windows on local interwar/mid century buildings. In addition, such windows would reap the rewards of modern manufacturing processes, allowing greater U-values/thermal protection than timber windows.

Crittall windows remain hugely desirable to virtually all home owners and prospective tenants.

The North side of the building should have wide full height windows to bath the interior in light, especially on the ground floor.



Burtens Road



Fairlight, Uxbridge Road



Lichfield Court, Richmond

7. Wrought Iron

The balcony and loggia balustrades provide an opportunity to install a decorative element that makes a direct link with Victorian-era craftsmanship.

Features such as wrought iron balustrades enhance the sense of domestic richness and care. These could be updated appropriately to the modern era whilst still retaining a handmade feel and link to the surrounding Victorian buildings.



Victorian balustrade



30s balustrade



Contemporary balustrade

8. Entrance Lobby

The covered entrance lobby provides another opportunity to make a beautiful detail that links with the Victorian era.

The entire lobby could be constructed from either Crittall or glass bricks, providing high levels of light throughout the day and giving an enticing glow to the outside world at night.

This is playing on both the seminal 30's modernist building Maison de Verre plus Victorian glazed structures by Decimus Burton (Kew Gardens) and countless others.



Victorian greenhouse



Temperate House, Kew Gardens



Maison de Verre

5 Landscaping

- i Existing + Proposed
- ii Existing Landscaping Site Plan
- iii Proposed Landscaping Site Plan
- iv Planting Palette
- v Planting in Elevation

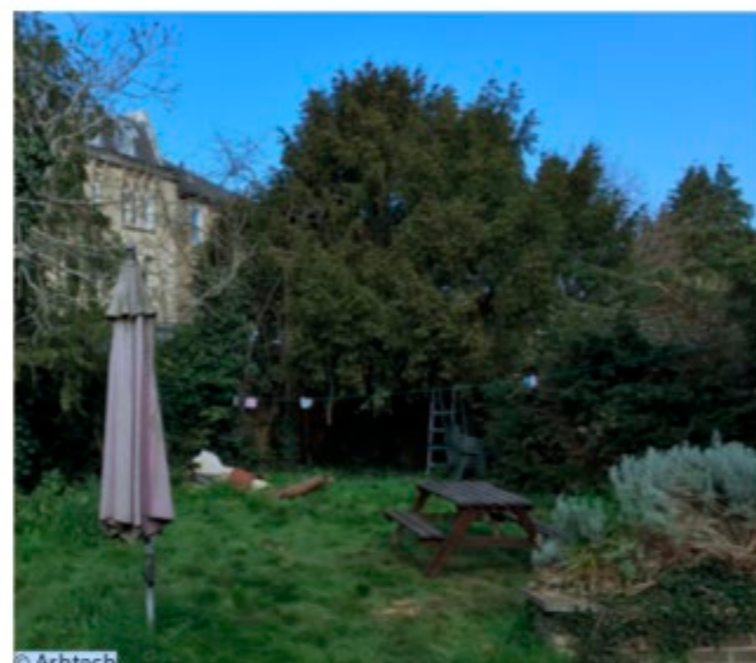
Existing Site

The existing site features a residential dwelling surrounded by a poorly kept garden, with a central lawn and overgrown boundary vegetation, including several on-site trees.

The recent arboricultural survey concluded that only two of the existing on site trees were Category B. The Yew tree (T11) in the top north-western corner will be retained, whilst a second Yew (T7) tree on the southern boundary will unfortunately have to be removed as the proposed building footprint encroaches well within the tree's root protection area (RPA).

The remaining Category C trees within the site boundary will be removed and replaced with new tree planting.

No off-site trees will be removed.



Yew tree (T11) to be retained

Proposed Treatment

Within the development the external spaces feature a mix of hard and soft landscaping treatments.

Hard Landscape

The hard surfaces will use a refined palette of materials incorporating block paving setts, larger format paving and attractive flush kerb details. Specifically, the communal parking courtyard in the south-eastern corner of the site will be paved with permeable block paving, with variations in colour and size of the pavers to denote the parking bays and highlight the pedestrian route.

The private terraces at ground level will be paved with Indian stone.

Boundary Treatment

The southern boundary adjoining St James' Road and the western boundary adjoining Uxbridge Road will be formed from 1.83m height Venetian 'hit and miss' timber fencing panels that will offer an attractive double side appearance on both the internal and external faces of the boundary. 1.8m height pre-grown Ivy (*Hedera helix*) will be grown along the outside face of these fence panels to create a softer, green edge to the development.

The northern and eastern site boundaries will be formed from 1.83m height horizontal 'tongue and groove' timber fence panels with 600mm Venetian timber topper panel to act as a trellis and making the total fence height 2.43m. A range of climbing plants will be trained to grow up the inside edge of this boundary.

The internal plot boundaries will be from Venetian 'hit and miss' timber fencing.

Living Roofs

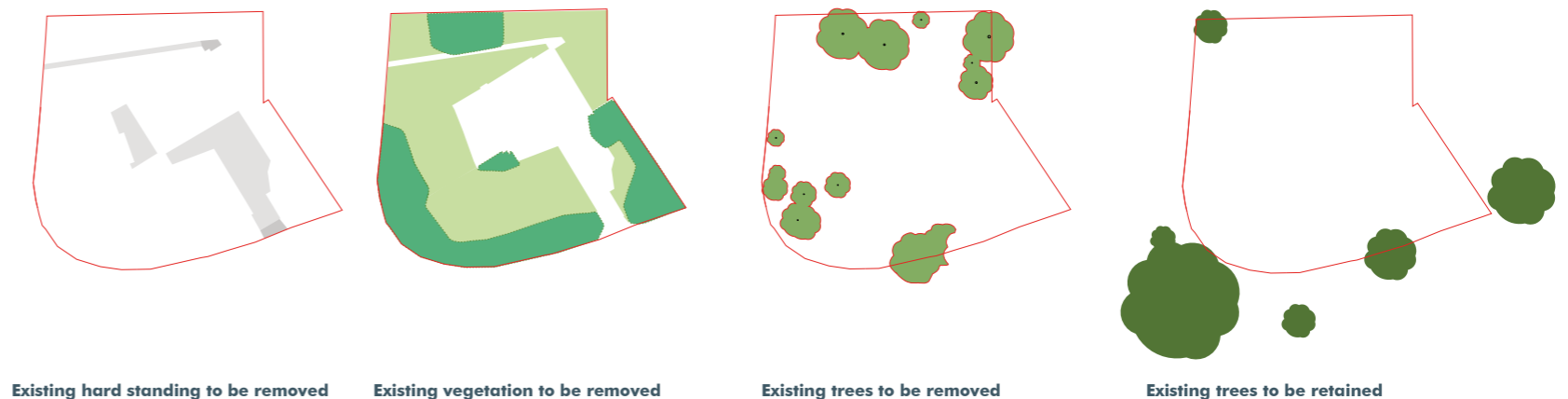
Sedum roofs are proposed for the first and second floor roofs, which will improve the outlook for upper floor units and the potential for ecological benefits.

5.1

Landscaping: Existing Site Plan



- KEY**
- Application boundary
 - Existing Landscape Features To Be Removed**
 - Trees to be removed (refer to arboricultural information)
 - Scrub to be removed
 - Raised planters to be removed
 - Lawn to be removed
 - Paving slabs to be removed
 - Concrete to be removed
 - Close board fence to be removed
 - Timber gate & fence to be removed
 - Existing Landscape Features To Be Retained/Protected**
 - Existing off site trees to be retained & protected (refer to arboricultural information)
 - Existing off site grass areas



5.2



Landscaping: Proposed Masterplan




Sedum Roof
Safety rails within 2m from edge



Existing Landscape Features To Be Retained/Protected

-  Existing off site trees to be retained & protected (refer to arboricultural information)
-  Existing offsite grass areas to be retained & made good following construction.

Proposed Soft Landscape

-  Proposed Trees
-  Structural Planting
-  Climbers Plants & Wall Shrubs
-  Shrub Planting (Shade Tolerant)
-  Sedum Roof

Proposed Hard Landscape

-  Permeable block paving (to drainage engineer's specification)
-Paving to vary in colour and pattern to delineate between pedestrian route and vehicular area
-  Natural Stone Paving Flags to private gardens
-  1.8m Venetian Hit & Miss timber fence to site frontage with pre-grown Ivy on outside face
-  2.4m Horizontal Tongue & Groove timber fence on northern and eastern site boundary
1.8m Venetian Hit & Miss timber fence to internal plot boundaries



SOFT LANDSCAPE PALETTE

TREES

Trees are proposed within the private gardens along the boundary and will contribute to a verdant frontage along the Uxbridge Road. Garden trees will be chosen for their size, floral/foliage interest and pollinator value. To be specified heavy standard.

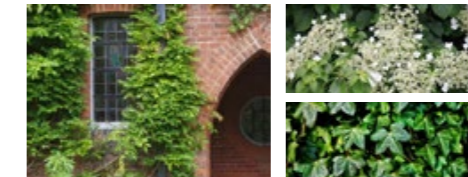
- Indicative species:
- Sorbus aucuparia
 - Crataegus monogyna
 - Acer campestre 'William Caldwell'
 - Pyrus calleryana 'Chanticleer'
 - Prunus padus



CLIMBERS

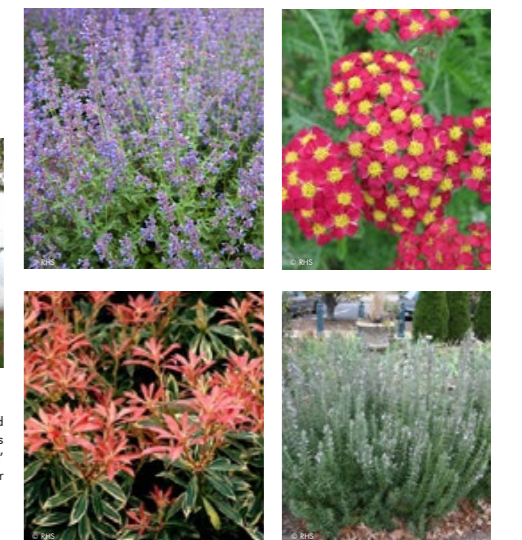
Opportunities to provide vertical 'greening' to building facade, walls and fences. Planting pockets proposed to base of building for climbing plants (species of a twinning nature) and to base of garden fencing to limit 'suburban' character. Species to be pollinator friendly and include evergreen species for year round interest.

- Indicative species:
- Lonicera periclymenum 'Red Gables'
 - Hydrangea anomala subsp. petiolaris



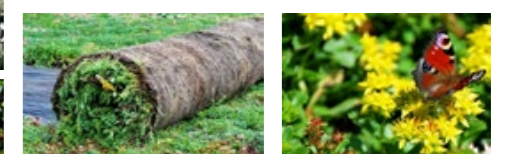
SHRUBS & HERBACEOUS PERENNIALS

Shrubs and herbaceous perennials proposed for rear garden planting beds and car park. Planting to be chosen for its texture, leaf contrast and colour interest. Plant species to be chosen from the RHS Plants for Pollinators list.



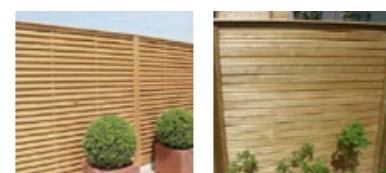
SEDUM ROOF

Areas of green roof will be specified with a Sedum Mat (Lindum or similar approved)



BOUNDARIES

The frontage to the site will be a 1.8m height Venetian hit and miss timber panel fence, which is double side to ensure that both the internal and external boundary are aesthetically appealing. Screens of pre-grown Ivy will be installed along the outside edge of this fence to soften its appearance (Refer to HBA-835-03). The northern and eastern site boundaries will be 1.8m horizontal tongue and groove timber fencing panels with a 600mm topper of single sided Venetian style fencing to act as a trellis and taking the total fencing height to 2.4m at the rear of the site. Climbing plants will be trained to grow up the fence. The internal plot boundaries will be 1.8m Venetian hit and miss timber fencing.



HARD LANDSCAPE PALETTE



Permeable block paving to communal drive (Marshalls Tegula Priora Traditional). Colour & size variation to denote car parking spaces and pedestrian route. Indian stone paving flags to patio areas.



5.3

Landscaping: Planting Palette

The balance of hard and soft landscape has been chosen to provide the greatest degree of flexibility and use-ability to the outside spaces, whilst still retaining a soft and generously planted setting to the gardens thereby ensuring that the site boundary remains lush and well vegetated.

Proposed Trees

New trees are proposed throughout the site to replace those lost to redevelopment. The intention is that there is a net increase in quality of the proposed trees over those that are removed. In total 11no. new trees are proposed, with tree species selected to suit their proposed location in terms of maximum size, typical habit and required growing conditions. Trees will also be selected for their seasonal interest.

It is considered that the number of new trees proposed balances an appropriate level of tree replacement, with the requirements of the new homes, thereby ensuring that the dwellings are not too shaded and the gardens overly dominated by tree canopy.

In general, trees are provided with sufficient rooting volumes to ensure their long-term viability, but there are some areas in the vicinity of the car parking area where below ground structural root cells may need to be employed to offer sufficient soil volume.

Proposed Planting

Much of the planting will be selected to be shade tolerant, with structural planting of evergreen shrubs along the internal plot boundaries to create a soft backdrop, with herbaceous and perennial planting distributed throughout to take advantage of particular micro-climates.

The northern and eastern boundaries will also feature mature climbing plants that will be trained to grow up onto the trellis panel 'toppers' to create a softer interface with neighbouring properties.

The building facade will be 'greened' through the introduction of window planters and climbers.



© Esveld

Acer campestre 'William Caldwell'



© Barcham

Prunus padus 'Albertii'



© vdberk

Pyrus calleryana 'Chanticleer'



© vdberk

Sorbus aucuparia

Indicative garden plant species may include:

- *Buxus sempivirens*
- *Pennisetum alopecuroides*
- *Carex testacea*
- *Cornus alba* 'Sibirica'
- *Cornus alba* 'Sericea'
- *Cornus sanguinea*
- *Sarcococca confusa*
- *Cistus laurifolius*
- *Viburnum tinus*
- *Stipa tenuissima*
- *Stipa gigantea*
- *Miscanthus sinensis*
- *Dryopteris felix mas*
- *Ajuga reptans* 'atropurpurea'
- *Cistus laurifolius*
- *Geranium* 'Dusky Rose'
- *Geranium macrorrhizum*
- *Hedera helix*
- *Prunus* 'Otto Luyken'
- *Lonicera pileata*
- *Vinca minor*



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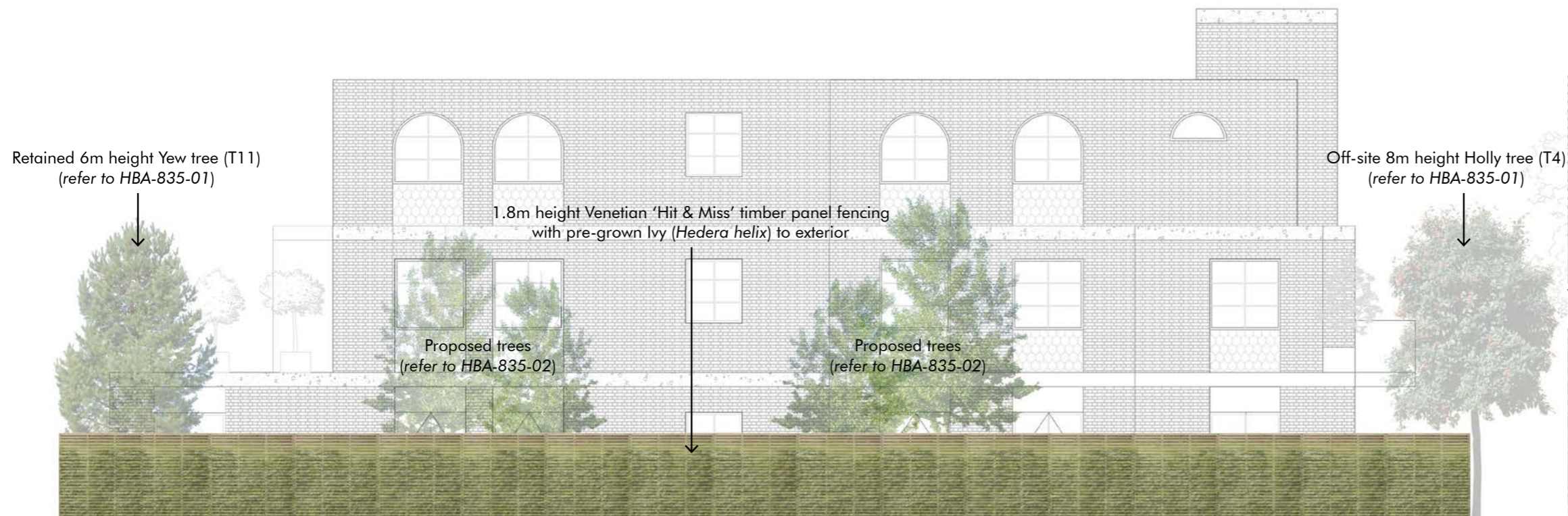
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© crocus

5.4

Landscaping: Boundary Elevations



Uxbridge Road Frontage

Precedent images



Venetian timber fence panels



Pre-grown Ivy (*Hedera helix*)



St James' Road Frontage

6 Perspective Sketch Proposals

- i Sketch Proposal 1: View from Uxbridge Road looking North
- ii Sketch Proposal 2: View from St James' Road looking South

Perspective Sketch Proposal 1

141 Uxbridge Road
13.23m

132 Uxbridge Road
8.45m

St James' Road proposal
10.9m



6.1

Perspective Sketch Proposal 2

