

## ***Bushy Park Gardens Conservation Area 77***

### **Designation**

Conservation Area designated:  
20.02.2019

### **Location**

Bushy Park Gardens is a small isolated development of dwellings situated around a green space which leads onto Hampton Road to the South and borders the extensive grounds of Hampton Court Palace to the north.

### **History and Development**

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. Historic plans from 1896 show a 'tennis lawn' to the centre; however today the green space is planted with mature trees and performs the role of an attractive vegetated focal point and amenity green space. Historic OS Maps show that the site has been separated from the Hampton Court Palace grounds adjacent from at least the late 19th 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.

### **Character**

All of the buildings have their focal point towards the central green or towards the entrance of Hampton Road, however given their spacious setting, the gaps between the dwellings are quite important and contain views to the trees in rear gardens and within the adjacent Hampton Court Palace grounds. The dwellings were all constructed at the same time (except for No.26) 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). Although No.26 is a later construction after the demolition of the existing original dwelling, it is considered to have a neutral contribution to the area.

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, massing and architectural detailing with many of the dwellings retaining original timber windows, or later timber replacement. However there are also some dwellings containing 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 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 that contributes to the character and appearance of the area.

### **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 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

### **Opportunity for Enhancement**

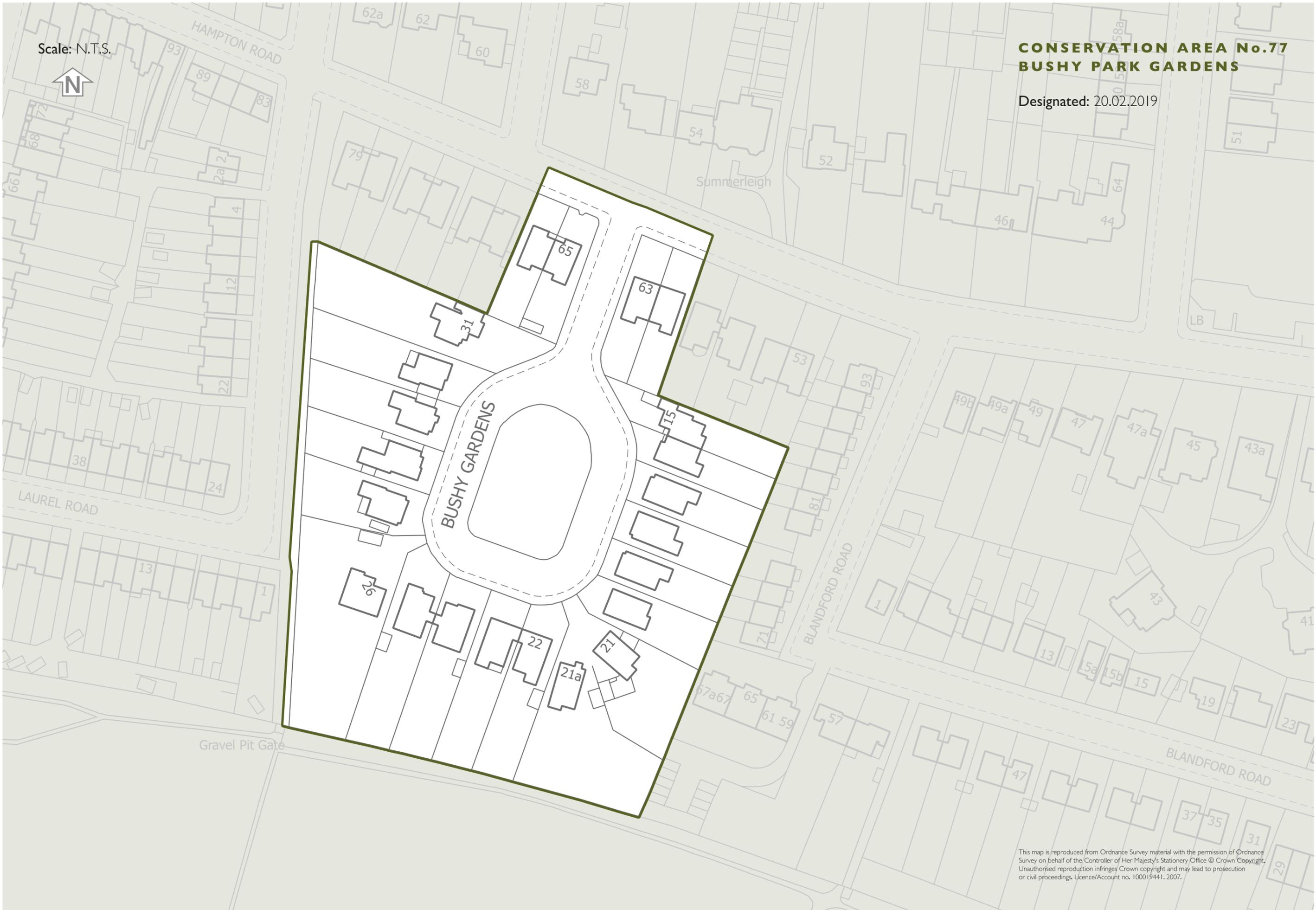
- Preservation, enhancement and reinstatement of architectural quality and unity that is preferably based upon historic evidence;
- Seek the reinstallation of boundary treatment and front garden planting alongside planning applications for refurbishment and seek that any lightwells are placed to the 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.

Scale: N.T.S.



**CONSERVATION AREA No.77  
BUSHY PARK GARDENS**

Designated: 20.02.2019



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