

## **APPENDIX 7.5**

### **NON-SIGNIFICANT BUILT HERITAGE EFFECTS**



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### Construction Phase

#### Loss of or disturbance to designated heritage assets (direct effects)

##### *Alton Conservation Area*

- 7.1 The only designated heritage asset that will be *directly* affected by the Development will be the Alton Conservation Area, the boundary of which takes in much of the Site. During the construction phase, the *character and appearance* of the conservation area will experience some change through:
- the demolition of: Nos. 1-14 Portswood Place (together with the adjacent car park and garages); and the present Club Room/No. 2A Minstead Gardens;
  - the demolition of: the Danebury Avenue Surgery (No. 351 Danebury Avenue); Nos. 166 & 168 Roehampton Lane; and No. 190 Roehampton Lane ('Mount Clare Gate House');
  - the construction of: the new Nursery and Children's Centre; the new Club Room, GP Facility and shop; and the new Blocks 'M' and 'Q';
  - the relocation of the bus turnaround to a site in front of Shalden Hall;
  - the reconfiguration and extension of the existing Downshire Field Play Area;
  - the improvement of the paths across Downshire Field, together with the provision of drifts of wildflower meadow; and
  - a significantly improved, level streetscape to Harbridge Avenue, including the re-establishment and extension westwards of the existing tree avenue with better Lime trees.
- 7.2 The development of the new Portswood Place Community Centre ('PPCC') will involve the loss of some original elements of the LCC masterplan.
- 7.3 As an original part of the estate, the shopping parade at Nos. 1-14 Portswood Place must be considered to contribute something to the conservation area's heritage value. However, both because it is not of the same special interest as the listed estate buildings, and in light of its poor visual quality and run-down nature, its contribution is considered to be very low. The adjacent garages do not have particular interest for their design and are of very poor visual quality in a key part of the estate. The hard landscaping and car parking to the east of the terrace are particularly unsuccessful in townscape terms. The later Danebury Avenue Surgery is of no inherent heritage value, and is considered to detract from the conservations area's character.

- 7.4 The present Club Room and No. 2A Minstead Gardens have group value with the listed bungalows, and the wider estate, as they were built as part of the wider provision for elderly residents. However, they are not of the same special interest, and this is reflected in the fact that they are excluded from the adjacent bungalows' listing. It has been the case from the beginning that the facilities provided by the Club Room are not optimal for residents, due partly to the narrow proportions of the interior and the lack of potential for effective subdivision between different areas. What is more, the design of the Club Room and No. 2A includes a covered outdoor area and well screened passages that enable anti-social behaviour to take place. The present (later) bus turnaround in front of the existing Club Room might be considered to detract from the bungalows' setting.
- 7.5 The loss of these original elements of the LCC masterplan will cause some limited harm to the special interest of the Alton Conservation Area. However, this harm should be set against the enhancements of the area's character and appearance that will be delivered by the new buildings and landscaping works.
- 7.6 The present No. 190 Roehampton Lane appears to have been erected between 1913 and the 1930s as an additional gate house to Mount Clare. However, the building is of limited inherent aesthetic or historical value. Its architecture owes nothing to that of Mount Clare, and the historical-functional relationship between the two is no longer appreciable. The building contributes nothing to the aesthetic and historical value of the Alton West estate, and might be considered to play a neutral role in the character and appearance of the conservation area. Its demolition will thus cause no harm to the special interest of the Alton Conservation Area.
- 7.7 Although broadly contemporaneous with the estate buildings, Nos. 166 and 168 Roehampton Lane are of no inherent heritage value, and are considered to detract somewhat from the conservation area's special interest. Their demolition will thus cause no harm to the conservation area's special interest.
- 7.8 The original trees on Harbridge Avenue were retained by the LCC within their original masterplan for the Alton Estate, and set within a landscaped scheme of stepped beds. However, almost all of the original trees had been removed by 1964, and a new avenue of lime trees was planted within a redesigned landscape of sloping granite setts. Since the original trees do not survive, and since the original LCC landscape scheme was later replaced, the sensitivity of the present avenue would appear mainly to relate to its historical value as a reminder of the original tree-lined avenue which stood here before the estate was built. The removal of the present trees and the existing hard landscaping will thus cause no harm to the conservation area's special interest.

- 7.9 At the height of the construction phase, the sites of the new buildings will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the conservation area will experience the noise and dust associated with construction activity.
- 7.10 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Alton Conservation Area is **moderate**. On balance, the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. It is considered that there will be a direct temporary effect on the Alton Conservation Area of **minor adverse** significance.

#### **Changes to the settings of designated heritage assets (indirect effects)**

##### ***Richmond Park Registered Park & Garden***

- 7.11 During the construction phase, the wider *setting* of the Richmond Park RPG will undergo some change through:
- the demolition of Allbrook House; and
  - the construction of the new Blocks 'A', 'K', 'M', 'N', 'O' and 'Q'.
- 7.12 The Richmond Park RPG is a large asset of considerable inherent heritage value. At the height of the construction phase, cranes will be visible above the trees beyond the RPG's north-eastern boundary. However, given the size of the RPG, the extent of its setting, the fact that the cranes will be concentrated in a direction where there are already relatively-tall buildings, and the fact that views of them will be filtered through existing mature trees, the impact on the special interest of the RPG as a whole during the construction phase must be considered minor.
- 7.13 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Richmond Park RPG is **high**. The setting of the RPG makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on the RPG of **minor adverse** significance.

##### ***Grove House Registered Park & Garden***

- 7.14 It is considered that the Grove House RPG is sufficiently well screened from those parts of the Site that will be undergoing redevelopment by existing buildings and vegetation such that, during the construction phase, its setting will experience no appreciable change.
- 7.15 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Grove House RPG is **high**, and the magnitude of change during the construction phase, prior to mitigation, will be

**negligible.** There will therefore be an indirect, temporary effect on the RPG of **negligible** significance.

#### *Alton Conservation Area*

- 7.16 During the construction phase, the *setting* of the Alton Conservation Area will experience some change through:
- the demolition of: Allbrook House and Roehampton Library; the Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue; the shops with maisonettes above at Nos. 1-29 and 31-115 Danebury Avenue (together with the adjacent garages); the terrace of Nos. 1-28 Kingsclere Close (and adjacent garages); and the four-storey maisonettes on both sides of Harbridge Avenue (Nos. 1-115 odd and 2-84 even) and on the southern side of Danebury Avenue (Nos. 117-243);
  - the demolition of the Alton Practice surgery (208-210 Danebury Avenue); and
  - the construction of the new Blocks 'A', 'B', 'C', 'DE', 'F', 'G', 'H', 'I', 'J', 'K', 'N' and 'O'; and
  - the creation of the new public square.
- 7.17 The buildings it is proposed to remove at the eastern end of the Site, around the junction of Danebury Avenue and Roehampton Lane, including Roehampton Library and Allbrook House, have been assessed by Historic England as not worthy of listing. The public space they enclose has been widely acknowledged to be unsuccessful, whilst the shopping area has not reached the level of popularity that was originally envisaged. Similarly, the four-storey maisonettes on Harbridge and Danebury Avenues, and the terraced houses at Nos. 1-28 Kingsclere Close, were excluded from the Alton Conservation Area due to their different character and less important design when compared to the more innovative buildings of the estate. The demolition of all these buildings will cause some harm to the *setting* of the Alton Conservation Area. However, this harm should be set against the enhancements of the area's setting that will in due course be delivered by the new buildings and landscape works.
- 7.18 At the height of the construction phase, the sites of the new buildings will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the conservation area's setting will experience the noise and dust associated with construction activity.
- 7.19 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Alton Conservation Area is **moderate**. The conservation area is an extensive asset, and its setting makes only a subsidiary contribution to its overall sensitivity. The Development will affect aspects of the conservation area's setting that make only a minor contribution to its sensitivity. On balance, the magnitude of change to the conservation area's sensitivity during the construction phase, prior to

mitigation, will be **moderate**. It is therefore considered that there will be an indirect, temporary effect on the Alton Conservation Area of **minor adverse** significance.

#### *Roehampton Village Conservation Area*

- 7.20 During the construction phase, the *setting* of the Roehampton Village Conservation Area will undergo some change through:
- the demolition of: Allbrook House and Roehampton Library; the shopping parades with maisonettes above (Nos. 1-29 and 31-115 Danebury Avenue); and the Council Offices and Youth Club (Nos. 36-38 Holybourne Avenue);
  - the demolition of the Alton Practice surgery (208-210 Danebury Avenue); and
  - the construction of the new Blocks 'A', 'N' and 'O', and the creation of the new public square.
- 7.21 The buildings it is proposed to demolish contribute nothing to the special interest of the Roehampton Village Conservation Area; indeed, the present run-down nature of this part of the Alton estate might be considered to detract.
- 7.22 At the height of the construction phase, the site of the new Blocks 'A', 'N' and 'O', and the public square, will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the conservation area's setting will experience the noise and dust associated with construction activity.
- 7.23 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Roehampton Village Conservation Area is **moderate**. The setting of the conservation area makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on the conservation area of **minor adverse** significance.

#### *Westmead Conservation Area*

- 7.24 During the construction phase, the *setting* of the Westmead Conservation Area will undergo some change through:
- the demolition of: Allbrook House and Roehampton Library; Nos. 1-28 Kingsclere Close (and the adjacent garages); and the four-storey maisonettes on the northern side of Harbridge Avenue (Nos. 2-84 even);
  - the demolition of No. 190 Roehampton Lane ('Mount Clare Gate House'); and
  - the construction of the new Blocks 'M', 'N' and 'O', and the creation of the new public square.

- 7.25 The buildings it is proposed to demolish contribute nothing to the special interest of the Westmead Conservation Area; indeed, the present run-down nature of this part of the Alton estate might be considered to detract.
- 7.26 At the height of the construction phase, the site of the new Blocks 'A', 'N' and 'O', and the public square, will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the conservation area's setting will experience the noise and dust associated with construction activity.
- 7.27 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Westmead Conservation Area is **moderate**. The setting of the conservation area makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on the conservation area of **minor adverse** significance.

#### *King's Head public house*

- 7.28 During the construction phase, the *setting* of the King's Head will undergo some change through:
- the demolition of: Allbrook House and Roehampton Library; the shopping parades with maisonettes above (Nos. 1-29 and 31-115 Danebury Avenue); and the Council Offices and Youth Club (Nos. 36-38 Holybourne Avenue);
  - the demolition of the Alton Practice surgery (208-210 Danebury Avenue); and
  - the construction of the new Blocks 'A', 'N' and 'O', and the creation of the new public square.
- 7.29 The buildings it is proposed to demolish contribute nothing to the inn's heritage value; indeed, the present run-down nature of this part of the Alton estate might be considered to detract.
- 7.30 At the height of the construction phase, the site of the new Blocks 'A', 'N' and 'O', and the public square, will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the pub's setting will experience the noise and dust associated with construction activity.
- 7.31 In accordance with Table 1 of Appendix 7.1, the sensitivity of the King's Head is **moderate**. The building's setting makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on the King's Head of **minor adverse** significance.

*Montague Arms public house*

- 7.32 During the construction phase, the *setting* of the Montague Arms will undergo some change through:
- the demolition of: Allbrook House and Roehampton Library; the shopping parades with maisonettes above (Nos. 1-29 and 31-115 Danebury Avenue); and the Council Offices and Youth Club (Nos. 36-38 Holybourne Avenue);
  - the demolition of the Alton Practice surgery (208-210 Danebury Avenue); and
  - the construction of the new Blocks 'A', 'N' and 'O', and the creation of the new public square.
- 7.33 The buildings it is proposed to demolish contribute nothing to the inn's heritage value; indeed, the present run-down nature of this part of the Alton estate might be considered to detract.
- 7.34 At the height of the construction phase, the site of the new Blocks 'A', 'N' and 'O', and the public square, will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the pub's setting will experience the noise and dust associated with construction activity.
- 7.35 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Montague Arms is **moderate**. The building's setting makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on the Montague Arms of **minor adverse** significance.

*Roehampton House, Lodges & Gates, Roehampton Lane*

- 7.36 It is considered that the Roehampton House is sufficiently well screened from those parts of the Site that will be undergoing redevelopment by existing buildings and vegetation such that, during the construction phase, its setting will experience no appreciable change.
- 7.37 In accordance with Table 1 of Appendix 7.1, the sensitivity of Roehampton House is **high**, and the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **negligible**. There will therefore be an indirect, temporary effect on Roehampton House of **negligible** significance.
- 7.38 In accordance with Table 1 of Appendix 7.1, the sensitivity of the lodges and gates is **moderate**, and the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **negligible**. There will therefore be an indirect, temporary effect on the lodges and gates of **negligible** significance.

*Parkstead House, Roehampton High Street*

- 7.39 Those elements of the Development that have the potential to affect the *setting* of the Grade I listed Parkstead House comprise:
- the demolition of: the Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue; the four-storey maisonettes on the southern side of Danebury Avenue (Nos. 117-243); and the shopping parade with maisonettes above (Nos. 31-115 Danebury Avenue); and
  - the construction of Blocks 'A', 'B', 'C', 'DE', 'F' and 'G'.
- 7.40 The estate buildings it is proposed to demolish are well screened by existing mature vegetation and intervening buildings, but in any case do not contribute to the sensitivity of Parkstead House.
- 7.41 For much of the construction phase, the sites of the new buildings will be equally well hidden. At the height of the construction phase, cranes will be visible over the tree screen to the north, and Parkstead House will experience the noise and dust associated with construction activity.
- 7.42 In accordance with Table 1 of Appendix 7.1, the sensitivity of Parkstead House is **high**. The building's *setting* makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on Parkstead House of **minor adverse** significance.

*Mount Clare, Minstead Gardens*

- 7.43 During the construction phase, the *setting* of the Grade I listed Mount Clare will undergo some change through:
- the demolition of: Nos. 1-14 Portswood Place and the adjacent garages and car park; and the Club Room/No. 2A Minstead Gardens;
  - the demolition of the Danebury Avenue Surgery (No. 351 Danebury Avenue);
  - the construction of: the new Nursery and Children's Centre; and the new Club Room, GP Facility and shop; and
  - the relocation of the bus turnaround.
- 7.44 The buildings it is proposed to demolish make no contribution to Mount Clare's sensitivity, although they allow something of the historic setting of the mansion to be appreciated.
- 7.45 At the height of the construction phase, the sites of the new buildings will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the setting of Mount Clare will experience some noise and dust associated with construction activity.

7.46 In accordance with Table 1 of Appendix 7.1, the sensitivity of Mount Clare is **high**. The building's *setting* makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on Mount Clare of **minor adverse** significance.

#### *Temple in the grounds of Mount Clare, Minstead Gardens*

7.47 It is considered that the Temple in the grounds of Mount Clare is sufficiently well screened from those parts of the Site that will be undergoing redevelopment by existing buildings and vegetation such that, during the construction phase, its *setting* will experience no appreciable change.

7.48 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Temple is **high**, and the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **negligible**. There will therefore be an indirect, temporary effect on the Temple of **negligible** significance.

#### *Downshire House & Gates, Roehampton Lane*

7.49 During the construction phase, the *setting* of Downshire House will undergo some change through:

- the demolition of the existing Nos. 166 & 168 Roehampton Lane; and
- the construction of the new Block 'Q'.

7.50 The existing Nos. 166 & 168 Roehampton Lane, make no contribution to the heritage value of Downshire House.

7.51 At the height of the construction phase, the site of the new Block 'Q' will be hidden behind site hoardings and/or scaffolding, and heavy plant and cranes will be visible. Some of this will be screened from Downshire House by the existing southern block of Chadwick Hall. Nonetheless, the setting of Downshire House will experience some noise and dust associated with construction activity.

7.52 In accordance with Table 1 of Appendix 7.1, the sensitivity of Downshire House is **high**. The building's *setting* makes only a subsidiary contribution to its overall sensitivity. That contribution is made primarily by the building's setting towards the road, and outwards over Downshire Field. On balance, given that these aspects of the building's setting will not be materially affected by the Development, the magnitude of change to the listed building's sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on Downshire House of **minor adverse** significance.

- 7.53 It is considered that the gates to the north of Downshire House will be sufficiently well screened from construction activity by Downshire House itself such that, during the construction phase, their setting will experience no appreciable change.
- 7.54 In accordance with Table 1 of Appendix 7.1, the sensitivity of the gates is **moderate**. Their *setting* makes only a subsidiary contribution to their overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **negligible**. There will therefore be an indirect, temporary effect on the gates of **negligible** significance.

#### *Drinking Fountain*

- 7.55 During the construction phase, the *setting* of the Drinking Fountain will undergo some change through:
- the demolition of: Allbrook House and Roehampton Library; the shopping parades with maisonettes above (Nos. 1-29 and 31-115 Danebury Avenue); and the Council Offices and Youth Club (Nos. 36-38 Holybourne Avenue);
  - the demolition of the Alton Practice surgery (208-210 Danebury Avenue);
  - the construction of the new Blocks 'A', 'N' and 'O', and the creation of the new public square.
- 7.56 The buildings it is proposed to demolish contribute nothing to the Fountain's heritage value; indeed, the present run-down nature of this part of the Alton estate might be considered to detract.
- 7.57 At the height of the construction phase, the site of the new Blocks 'A', 'N' and 'O', and the public square, will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the Fountain's setting will experience the noise and dust associated with construction activity.
- 7.58 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Drinking Fountain is **moderate**, and the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on the Drinking Fountain of **minor adverse** significance.

#### *Highcliffe Drive slab blocks*

- 7.59 During the construction phase, the *settings* of the Grade II\* listed Binley, Winchfield, Dunbridge, Charcot and Denmead Houses will undergo some change through:

- The demolition of: the existing Portswood Place parade; and the present Club Room/No. 2A Minstead Gardens;
- the demolition of: Nos. 166 & 168 Roehampton Lane;
- the construction of: the new Block 'Q'; the new Nursery and Children's Centre; and the new Club Room, GP Facility and shop;
- the relocation of the present bus turnaround to a site in front of Shalden Hall; and
- the reconfiguration and extension of the existing Downshire Field Play Area.

7.60 The existing Portswood Place parade, and the present Club Room/No. 2A Minstead Gardens, are original components of the Alton Estate and thus make a modest contribution to the slab blocks' sensitivity. However, they are not of the same special interest and that contribution must be considered to be very low.

7.61 The existing Nos. 166 & 168 Danebury Avenue do not contribute to the slab blocks' sensitivity.

7.62 At the height of the construction phase, the sites of the new buildings will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the slab blocks' setting will experience the noise and dust associated with construction activity.

7.63 In accordance with Table 1 of Appendix 7.1, the sensitivity of the slab blocks is **high**. The buildings' settings make only a subsidiary contribution to their overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on the slab blocks of **minor adverse** significance.

#### *Alton West bungalows: Nos. 1-13, 2-16 & 15-33 Minstead Gardens*

7.64 During the construction phase, the *settings* of the Grade II listed bungalows at Nos. 1-13, 2-16 & 15-33 Minstead Gardens will experience some change through:

- the demolition of: the existing Club Room/No. 2A Minstead Gardens; and Nos. 1-14 Portswood Place (and the adjacent garages and car park);
- the demolition of the Danebury Avenue Surgery (No. 351 Danebury Avenue);
- the construction of: the new Club Room, GP Facility and shop; and the new Nursery and Children's Centre; and
- the relocation of the bus turnaround.

7.65 The present Club Room and No. 2A have group value with the listed bungalows, as they were built as part of the wider provision for elderly residents. However, they are not of the same special interest, and this is reflected in the fact that they are excluded from the listing. It has been the case from the beginning that the facilities provided by the Club Room are not optimal

for residents, due partly to the narrow proportions of the interior and the lack of potential for effective subdivision between different areas. What is more, the design of the Club Room and No. 2A includes a covered outdoor area and well-screened passages that enable anti-social behaviour to take place.

- 7.66 The shopping parade at Portswood Place, because it is contemporaneous with the bungalows and part of the same overall plan, must be considered to contribute something to the bungalows' heritage value. However, in light of the poor visual quality and run-down nature of the terrace, its contribution is considered to be very low.
- 7.67 At the height of the construction phase, the sites of the new buildings will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the bungalows' settings will experience the noise and dust associated with construction activity.
- 7.68 In accordance with Table 1 of Appendix 7.1, the sensitivity of the bungalows is **moderate**. The bungalows' setting makes only a subsidiary contribution to their overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on the bungalows of **minor adverse** significance.

#### *Alton West bungalows: Nos. 245-255 & Nos. 257-261 Danebury Avenue*

- 7.69 During the construction phase, the *settings* of the Grade II listed bungalows at Nos. 245-255 & 257-261 Danebury Avenue will experience some change through:
- the demolition of the four-storey maisonettes on the southern sides of Harbridge Avenue (Nos. 1-115 odd) and Danebury Avenue (Nos. 117-243); and
  - the construction of the new Blocks 'DE', 'F', 'G', 'H', 'I' and 'J'.
- 7.70 The existing four-storey maisonettes must be considered to contribute something to the bungalows' heritage value, simply because they are original elements of the estate. However, this contribution is clearly secondary to that made by the point blocks opposite across Danebury Avenue (also outside the Site), the relationship with which is expressly mentioned in the list description. At present, the bungalows' setting to the east is made up of the four-storey blank brick end walls of the Danebury Avenue maisonettes, which in design terms appear indifferent to the bungalows.
- 7.71 At the height of the construction phase, the sites of the new Blocks 'DE', 'F', 'G', 'H', 'I' and 'J' will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the bungalows' settings will experience the noise and dust associated with construction activity.

7.72 In accordance with Table 1 of Appendix 7.1, the sensitivity of the bungalows is **moderate**. The bungalows' setting makes only a subsidiary contribution to their overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on the bungalows of **minor adverse** significance.

#### *The Bull*

7.73 During the construction phase, the wider *setting* of The Bull will experience some change through:

- the demolition of the existing Nos. 1-14 Portswood Place and the adjacent garages, car park and Danebury Avenue Surgery; and
- the construction of the new Nursery and Children's Centre.

7.74 Although the existing Portswood Place terrace is an original component of the sculpture's wider setting, it is not considered to be an aspect that makes a notable contribution to its heritage value because one has one's back to it when viewing the sculpture, and in light of the parade's poor visual quality.

7.75 At the height of the construction phase, the site of Nos. 1-14 Portswood Place and the adjacent garages, car park and Danebury Avenue Surgery will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the sculpture's setting will experience the noise and dust associated with construction activity.

7.76 In accordance with Table 1 of Appendix 7.1, the sensitivity of The Bull is **moderate**, and the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on The Bull of **minor adverse** significance.

#### *The Watchers*

7.77 During the construction phase, the setting of The Watchers will experience some change through:

- the demolition of the existing Nos. 166 & 168 Roehampton Lane; and
- the construction of the new Block 'Q'.

7.78 At the height of the construction phase, the site of Nos. 166 & 168 Roehampton Lane/Block 'Q' will be hidden behind site hoardings and/or scaffolding, and heavy plant and cranes will be visible. The existing buildings are not an aspect of the sculpture's setting that contributes notably to its sensitivity, and the site hoardings etc. will not impinge on any important views

of the sculpture, or alter its relationship with the buildings and landscape of Alton West that it surveys. The sculpture's setting will, however, experience the noise and

- 7.79 In accordance with Table 1 of Appendix 7.1, the sensitivity of The Watchers is **moderate**. The sculpture's setting makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on The Watchers of **minor adverse** significance.

#### [Changes to the settings of non-designated heritage assets \(indirect effects\)](#)

##### *Mount Clare, Minstead Gardens (Historic Park & Garden)*

- 7.80 During the construction phase, the setting of the Mount Clare HP&G will undergo some change through:
- the demolition of the existing Nos. 1-14 Portswood Place and the adjacent garages, car park and Danebury Avenue Surgery;
  - the demolition of the existing Club Room/No. 2A Minstead Gardens;
  - the erection of the new Nursery and Children's Centre;
  - the erection of the new Club Room, GP Facility and shop; and
  - the relocation of the bus turnaround.
- 7.81 The existing Nos. 1-14 Portswood Place, including the garages to the west of the terrace, and the later Danebury Avenue Surgery, make no contribution to the HP&G's sensitivity, and arguably, in light of their unsympathetic massing, architectural expression and very run-down nature, detract.
- 7.82 The existing Club Room/No. 2A Minstead Gardens are not considered to contribute positively to the sensitivity of the HP&G. However, their low-key design means that they allow something of the historic setting of the mansion to be appreciated. Their position and height allow some appreciation of the fine prospect from Mount Clare over the landscape to the north – as far as modern planting allows.
- 7.83 The demolition of all these buildings will cause no harm to the sensitivity of the Mount Clare HP&G.
- 7.84 At the height of the construction phase, the site of the new Nursery and Children's Centre, and the new Club Room, GP Facility and shop, will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the setting of the HP&G will experience the noise and dust associated with construction activity.

7.85 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Mount Clare HP&G is **low**. The HP&G's setting makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on the HP&G of **minor adverse** significance.

#### *Cedars Cottages, Roehampton Lane*

7.86 It is considered that the locally-listed Cedars Cottages are sufficiently well screened from those parts of the Site that will be undergoing redevelopment by existing buildings and vegetation such that, during the construction phase, their *setting* will experience no appreciable change.

7.87 In accordance with Table 1 of Appendix 7.1, the sensitivity of Cedars Cottages is **low**, and the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **negligible**. There will therefore be an indirect, temporary effect on Cedars Cottages of **negligible** significance.

#### *Nos. 24 & 26 Roehampton High Street*

7.88 During the construction phase, the setting of Nos. 24 & 26 Roehampton High Street will undergo some change through:

- the demolition of the present Allbrook House and Roehampton Library; and
- the erection of the new Blocks 'N' and 'O'.

7.89 The buildings of Alton West are somewhat incidental in the setting of the Roehampton Village Conservation Area and the buildings within it (including Nos. 24 & 26), and are not considered to be aspects of the setting of Nos. 24 & 26 that contribute meaningfully to their sensitivity. Indeed, the run-down nature and low relative quality of that part of the estate around Allbrook House might be considered to detract. The demolition of the existing estate buildings here will thus cause no harm to the houses' sensitivity.

7.90 At the height of the construction phase, the site of Blocks 'N' and 'O' will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the wider setting of Nos. 24 & 26 will experience the noise and dust associated with construction activity.

7.91 In accordance with Table 1 of Appendix 7.1, the sensitivity of Nos. 24 & 26 Roehampton High Street is **low**. The buildings' setting makes only a subsidiary contribution to their overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **minor**. There will therefore be an indirect, temporary effect on Nos. 24 & 26 Roehampton High Street of **minor adverse** significance.

*Hartfield*

- 7.92 During the construction phase, the *setting* of the locally-listed Hartfield will experience some change through:
- the demolition of the present Nos. 166 & 168 Roehampton Lane; and
  - the erection of the new Block 'Q'.
- 7.93 At the height of the construction phase, the site of Nos. 166 & 168 Roehampton Lane/Block 'Q' will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and Hartfield's setting will experience the noise and dust associated with construction activity.
- 7.94 In accordance with Table 1 of Appendix 7.1, the sensitivity of Hartfield is **low**. The building's setting makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **moderate**. There will therefore be an indirect, temporary effect on Hartfield of **minor adverse** significance.

*Nos. 5 & 7 Rodway Road*

- 7.95 During the construction phase, the wider setting of Nos. 5 & 7 Rodway Road will undergo some change through:
- the demolition of the present Allbrook House and Roehampton Library; and
  - the erection of the new Blocks 'N' and 'O'.
- 7.96 The buildings of Alton West are somewhat incidental in the setting of the Westmead Conservation Area and the buildings within it (including Nos. 5 & 7), and are not considered to be aspects of the setting of Nos. 5 & 7 that contribute meaningfully to their sensitivity. Indeed, the run-down nature and low relative quality of that part of the estate around Allbrook House might be considered to detract. The demolition of the existing estate buildings here will thus cause no harm to the houses' sensitivity.
- 7.97 At the height of the construction phase, the site of Blocks 'N' and 'O' will be hidden behind site hoardings and/or scaffolding. Heavy plant and cranes will be visible, and the wider setting of Nos. 5 & 7 will experience the noise and dust associated with construction activity.
- 7.98 In accordance with Table 1 of Appendix 7.1, the sensitivity of Nos. 5 & 7 Rodway Road is **low**. The buildings' setting makes only a subsidiary contribution to their overall sensitivity, and on balance the magnitude of change to that sensitivity during the construction phase, prior to

mitigation, will be **minor**. There will therefore be an indirect, temporary effect on Nos. 5 & 7 Rodway Road of **minor adverse** significance.

#### *Ibstock Place School, Clarence Lane*

- 7.99 It is considered that the locally-listed buildings of Ibstock Place School are sufficiently well screened from those parts of the Site that will be undergoing redevelopment by existing buildings and vegetation such that, during the construction phase, their *settings* will experience no appreciable change.
- 7.100 In accordance with Table 1 of Appendix 7.1, the sensitivity of Ibstock Place School is **low**, and the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **negligible**. There will therefore be an indirect, temporary effect on Ibstock Place School of **negligible** significance.

#### *Maryfield Convent, Laverstoke Gardens*

- 7.101 The construction phase will see the demolition of the existing four-storey maisonettes at the on Harbridge and Danebury Avenues, and the construction of the new Blocks 'G' and 'H'. However, it is considered that these construction activities will not affect any aspects of the convent's *setting* that contribute to its sensitivity.
- 7.102 In accordance with Table 1 of Appendix 7.1, the sensitivity of Maryfield Convent is **low**, and the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **negligible**. There will therefore be an indirect, temporary effect on the convent of **negligible** significance.

#### *Alton West bungalows: Nos. 68-70 & 80-86 Minstead Gardens*

- 7.103 It is considered that the locally-listed bungalows at Nos. 68-70 & 80-86 Minstead Gardens are sufficiently well screened from those parts of the Site that will be undergoing redevelopment by existing buildings and vegetation such that, during the construction phase, their settings will experience no appreciable change.
- 7.104 In accordance with Table 1 of Appendix 7.1, the sensitivity of the bungalows is **moderate**, and the magnitude of change to that sensitivity during the construction phase, prior to mitigation, will be **negligible**. There will therefore be an indirect, temporary effect on the bungalows of **negligible** significance.

### Operational Phase – Year 1

#### Loss of or disturbance to designated heritage assets (direct effects)

##### *Alton Conservation Area*

- 7.105 The only designated heritage asset that will be *directly* affected by the Development will be the Alton Conservation Area, the boundary of which takes in much of the Site. The *character and appearance* of the conservation area will experience some change through:
- the replacement of the existing maisonettes, shops and garages at Nos. 1-14 Portswood Place, together with the adjacent car park and Danebury Avenue Surgery, with the new Nursery and Children's Centre;
  - the replacement of the present Club Room/No. 2A Minstead Gardens and the adjacent bus turnaround with a new building accommodating a new Club Room, GP Facility and shop;
  - the relocation of the bus turnaround to a site in front of Shalden Hall;
  - the reconfiguration and extension of the existing Downshire Field Play Area;
  - the improvement of the paths across Downshire Field, together with the provision of drifts of wildflower meadow;
  - a significantly improved, level streetscape to Harbridge Avenue, including the re-establishment and extension westwards of the existing tree avenue with better Lime trees;
  - the replacement of the present No. 190 Roehampton Lane ('Mount Clare Gate House') and the adjacent garages with the new Block 'M'; and
  - the replacement of the present Nos. 166 & 168 Roehampton Lane with the new Block 'Q'.
- 7.106 The development of the new Portswood Place Community Centre ('PPCC') will involve the loss of some original elements of the LCC masterplan, and will thus cause some harm to the special interest of the Alton Conservation Area.
- 7.107 As an original part of the estate, the shopping parade at Nos. 1-14 Portswood Place must be considered to contribute something to the conservation area's heritage value. However, both because it is not of the same special interest as the listed estate buildings, and in light of its poor visual quality and run-down nature, its contribution is considered to be very low. The adjacent garages do not have particular interest for their design and are of very poor visual quality in a key part of the estate. The hard landscaping and car parking to the east of the terrace are particularly unsuccessful in townscape terms. The later Danebury Avenue Surgery is of no inherent heritage value, and is considered to detract from the conservations area's character.

- 7.108 These buildings will be replaced with a new building accommodating a Nursery, Children's Centre and Multifunctional Hall. The new building will be arranged as a 'U' (open to the south west) around a central playground. It will be arranged predominantly over one storey, with its supporting accommodation over two storeys in the central part. This plan-form will give it an affinity with the layout of the listed Minstead Gardens bungalows nearby, and evoke the layout of the original school building that formerly stood to the north. Furthermore, its proposed architectural language is in keeping with the modern approach to school design that the LCC used on the estate in the 1950s. The new building will be no taller than the existing Portswood Place terrace, enabling the key view from Mount Clare to be maintained, and allowing the large green space of Downshire Field to remain the key feature. At the same time, the building's considered design will constitute a definite enhancement of the site's aesthetic contribution to the settings of the bungalows.
- 7.109 The present Club Room and No. 2A Minstead Gardens have group value with the listed bungalows, and the wider estate, as they were built as part of the wider provision for elderly residents. However, they are not of the same special interest, and this is reflected in the fact that they are excluded from the listing. It has been the case from the beginning that the facilities provided by the Club Room are not optimal for residents, due partly to the narrow proportions of the interior and the lack of potential for effective subdivision between different areas. What is more, the design of the Club Room and No. 2A includes a covered outdoor area and well screened passages that enable anti-social behaviour to take place. The present (later) bus turnaround in front of the existing Club Room might be considered to detract from the bungalows' setting.
- 7.110 The existing Club Room and No. 2A Minstead Gardens will be replaced with a new building that contains better facilities for the bungalow residents, providing a greatly enhanced community resource. Alongside this it is proposed to provide a new GP Facility to replace the surgery that will be lost – this location is ideal given its position in the centre of Alton West, and the limited mobility of many users. A shop unit is also proposed, to maintain the role of this location as a local hub. The proposed relocation of the bus turnaround has enabled the massing of the proposed new Club Room building to be kept low, although it will be a little taller than the existing due to modern standards of internal head-room and ceiling-mounted services. Nevertheless, the existing view from Downshire Field across the roofs of the bungalows to Mount Clare will not be negatively affected. The low-key design approach will allow the green spaces, trees, bungalows and Mount Clare to remain the key elements in views.
- 7.111 The landscaping around the new buildings on this part of the Site is intended to stitch together the green spaces on either side of Danebury Avenue, such that the road becomes secondary, simply transitioning through parkland. The high-quality public realm landscaping is intended to mark the civic/community importance of the new buildings, whilst promoting a harmonious

relationship with the parkland character of Downshire Field, and ensuring that the listed bungalows and Mount Clare remain readily appreciable.

- 7.112 The bus turnaround will be relocated from its present location beside the existing Club Room on Minstead Gardens to a new position in front of Shalden Hall, just to the east of the eastern end of Tunworth Crescent.
- 7.113 This will bring a number of benefits: the unsightly bus stand will be removed from the south side of Downshire Field, enhancing this area's setting and the view to Mount Clare; buses will not be left idling directly outside the new Nursery School entrance; the risk of accidents with pedestrians and schoolchildren will be greatly reduced; problems of capacity with the present bus stand area will be addressed; and the present turning circle could be developed to provide the much-improved GP Facility and shop.
- 7.114 The proposed new location, whilst still within the conservation area, is much less sensitive in heritage terms, as it will allow the required number of buses to be accommodated with a reduced impact on views from Downshire Field and Mount Clare. A number of existing trees will need to be removed from the site of the new bus turnaround, but these will be replaced with new planting in the same general area, conceived in tandem with the new layout.
- 7.115 The key heritage value of Downshire Field derives from the way the LCC architects kept a large expanse of grassland that ran almost uninterrupted from the garden of Downshire House past the point and slab blocks to Danebury Avenue and up the hill to Mount Clare. In this way, the original masterplan for the estate reinterpreted the 18th century Arcadian ideal that helped attract people to live here in the first place. The character of this landscape may reflect the history of the Site's private owners, but following its re-shaping by bulldozers in the 1950s, and the removal of the historic field boundaries, it is above all a product of the LCC architects' interpretation of the English landscape tradition – albeit with some later alterations such as the introduction of additional trees and car parking.
- 7.116 The Application scheme provides for modest paths across the main open space to the Portswood Place Community Centre ('PPCC'), which will have a small area of shared surface paving to provide a welcoming environment for pedestrians visiting the Nursery, Children's Centre, new Club Room, surgery and shop. The intention is to leave as much as possible of the grass in Downshire Field, whilst also providing an attractive area of hard surface to help deal with the additional footfall that will occur outside the main entrance of the 'PPCC'.
- 7.117 The improved paths across Downshire Field will utilise felled logs, enhancing biodiversity and providing picnic opportunities for the community, but also ensuring that they have an informal quality that accords with the Site's parkland character. Drifts of wildflower meadow will promote biodiversity, whilst maintaining the Site's open nature. Very few of the existing trees

will be removed from Downshire Field itself and from in front of Mount Clare (and only where absolutely necessary), and additional trees will be planted on the western side of the field and on Danebury Avenue in front of the new buildings. Thus, the existing parkland quality of Downshire Field will be maintained.

- 7.118 The Development also includes a revised play strategy, which will see the upgrading of existing play spaces so that they are more accessible and appeal to a wider age range. The existing play area on Downshire Field is of poor quality and no existing play features will be retained. The new play space here is intended to respond to its unique location amongst the mature trees and proposed meadow planting, and thus provide a naturalistic play zone that acts as a springboard for children's engagement with nature and the wider parkland quarter. The play zone will utilise a palette of natural materials and surfaces, and will be surrounded by a secure fence line nestled within planting and an outer layer of meadow, ensuring that it reads as a sympathetic intervention, that allows the parkland nature of the Site to remain its dominant characteristic. A number of trees will need to be removed, but this will be balanced with new planting in the same general area.
- 7.119 The existing play area around the Alton Activity Centre is of poor quality and high fences currently impede community interaction with it. No existing play features would be retained. This part of the Site is somewhat detached from the open space of Downshire Field and does not share its visual characteristics. Given its more compromised character, and its location between Downshire Field and the new public square, it is intended that the replacement play hub would have a more civic nature than that on Downshire Field, with an identity that is striking and unique to the Roehampton area. That said, the landscaping would respond to the site topography, with a series of undulating mounds, terraces and landscape edges, creating social corners and play features. The new play hub would be screened by new tree planting and soft landscaping around its perimeter, ensuring that provides a softer foil to the existing buildings to the north and west, and the new buildings to the south and east.
- 7.120 Overall, the landscape proposals will enhance the special character of the Alton Conservation Area by responding positively and sensitively to the LCC's version of the Arcadian ideal. Critically, the role of the open space as a key part of the original masterplan, and as the main setting of the slab and point blocks, will be enhanced. The benefits of this approach will outweigh any localised harm from the relatively modest expansion of the hard surfacing along Danebury Avenue.
- 7.121 Harbridge Avenue's trees and granite setts are within the Alton Conservation Area, although the buildings along the street are excluded. Harbridge Avenue was historically a private, tree-lined drive approaching Roehampton Court, a speculatively-built private house of 1913-14 that became Maryfield Convent in 1927. The original trees were retained by the LCC within their

original masterplan for the Alton Estate, and set within a landscaped scheme of stepped beds. However, almost all of the original trees had been removed by 1964, and a new avenue of lime trees was planted within a redesigned landscape of sloping granite setts. Since the original trees do not survive, and since the original LCC landscape scheme was later replaced, the sensitivity of the present avenue appears mainly to relate to its historical value as a reminder of the original tree-lined avenue which stood here before the estate was built.

- 7.122 The proposals for a new avenue here are led by several issues with the present trees and granite setts. Firstly, the lime trees are periodically pollarded, in which state they contribute to making Harbridge Avenue as a whole appear rather unattractive. Secondly, the limes attract aphids which secrete sap onto parked cars, causing problems for residents. Thirdly, the granite setts are mostly laid on a slope. In places, this is very steep, meaning that residents have to get out of their cars into the middle of the road, a particular concern where the elderly or children in pushchairs are involved. The proposed re-planting of Harbridge Avenue will allow for the establishment of more suitable street trees that can create a better appearance for this important road. It will also enable safer pavements and more attractive landscaping to be introduced between the roadway and the new buildings on either side, enhancing the area's appearance whilst making it much safer for pedestrians. The proposals will also enable the adjustment of the ground level here, which will have marked benefits in terms of creating better frontages onto the street. The landscaping proposals here also include a level-access ramp up the hill towards Roehampton Lane, improving accessibility. The proposed works on Harbridge Avenue will create a greatly enhanced public realm, whilst reinforcing the memory of the original tree-lined avenue by establishing a much more attractive avenue of appropriately-scaled street trees.
- 7.123 The present No. 190 Roehampton Lane appears to have been erected between 1913 and the 1930s as an additional gate house to Mount Clare. However, the building is of limited inherent aesthetic or historical value. Its architecture owes nothing to that of Mount Clare, and the historical-functional relationship between the two is no longer appreciable. The building contributes nothing to the aesthetic and historical value of the Alton West estate, and might be considered to play a neutral role in the character and appearance of the conservation area. Its demolition will thus cause no harm to the special interest of the Alton Conservation Area.
- 7.124 The proposed Block 'M' that will replace No. 190 Roehampton Lane and the adjacent garages (outside the conservation area) will be arranged over 7-9 storeys, but, by virtue of the building's massing and the fall in ground level to the south west, will present 5-7 storeys to Roehampton Lane. The building will introduce a larger scale of development to this part of the conservation area than exists at present, but its massing has been broken up into several parts, so that when viewed from any particular direction it will not have a monolithic overbearing appearance. The building will read as part of the wider Alton Estate, grouping with the taller

point blocks to the west, and relating to other new buildings to the south (Block 'K'). The new building's architectural character, materiality and colour palette will fit in with the wider regeneration of the eastern part of the Site. Consequently, it is considered that the proposed Block 'M' will have a very limited impact on the special interest of the Alton Conservation Area.

- 7.125 The proposed Block 'M' will introduce a taller built form to the boundary between the Alton and Westmead Conservation Areas, and a more urban feel to the character of Roehampton Lane. However, as discussed further below, Roehampton Lane is a sufficiently generous thoroughfare that it is considered that the new building will not be an overbearing presence in the setting of the Westmead Conservation Area.
- 7.126 Although broadly contemporaneous with the estate buildings, Nos. 166 and 168 Roehampton Lane are of no inherent heritage value, and are considered to detract somewhat from the conservation area's special interest.
- 7.127 The proposed Block 'Q' that will replace these buildings comprises three residential buildings arranged on the northern, southern and eastern sides of an open landscaped courtyard atop an undercroft car park. The western ends of the northern and southern blocks will extend slightly further to the west than the present No. 166. The eastern building, fronting Roehampton Lane, will rise to 6 storeys, whilst the northern and southern buildings will take advantage of the fall in ground level to the west and rise to 8 storeys.
- 7.128 As discussed below, the proposed Block 'Q' will have a potential impact on the setting of the Grade II\* listed Downshire House. However, this impact will not be great as that of the recent 4-storey student accommodation blocks (Chadwick Hall) which have urbanised its former garden setting to the south and north such that it now makes a very minor contribution to the special interest of the listed house. The existing new student block to the south of Downshire House will also act to screen most of Block 'Q'. Where the upper parts of the new buildings might be visible, they will appear as part of the wider Alton Estate, grouping with the tall point blocks to the south west, and relating to the other new buildings to the south east.
- 7.129 In developing the detailed designs for Block 'Q', care has been taken to articulate the elevations with well-defined framing and generous horizontal openings, drawing upon the character of the nearby point blocks of the Alton Estate. At the same time, the materials have been carefully chosen to respond to the brown brick of Downshire House and the recent student housing blocks, as well as fitting in with the wider regeneration of the eastern part of the Site. As a consequence of all this, the impact of Block 'Q' on the overall significance of Downshire House, and on the special interest of the Alton Conservation Area, will be very low.
- 7.130 The loss of some original elements of the LCC masterplan – the shopping parade at Nos. 1-14 Portswood Place, the existing Club Room and No. 2A Minstead Gardens – will cause some

limited harm to the special interest of the Alton Conservation Area. However, this harm should be set against the enhancements of the area's character and appearance that will be delivered by the new buildings and landscape works.

- 7.131 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Alton Conservation Area is **moderate**. On balance, the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **moderate**. Due to the considered massing and high design quality of the proposed new buildings and landscaping works, it is considered that there will be a direct permanent effect on the Alton Conservation Area of **minor beneficial** significance.

#### Changes to the settings of designated heritage assets (indirect effects)

##### *Richmond Park Registered Park & Garden*

- 7.132 The wider *setting* of the Richmond Park RPG will undergo some change through:
- the replacement of the present Council Offices and Youth Club on Holybourne Avenue with the new Block 'A';
  - the replacement of Nos. 1-28 Kingsclere Close and the four-storey maisonettes on the northern side of Harbridge Avenue (Nos. 2-84 even) with the new Block 'K';
  - the replacement of the present No. 190 Roehampton Lane ('Mount Clare Gate House') and the adjacent garages with the new Block 'M';
  - the replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'; and
  - the replacement of the present Nos. 166 & 168 Roehampton Lane with the new Block 'Q'.
- 7.133 The removal of the 10-storey Allbrook House should enhance the setting of Richmond Park, and generally the replacement buildings will be lower than this and not so prominent. Although the uppermost storeys of some of the new blocks might be visible, their natural tones and materiality will be more sympathetic to the dense tree cover amongst which they will appear. Where the uppermost storeys of the new blocks might be visible, they will be backed by, or sit amongst, the existing point and slab blocks, and read as part of the wider Alton Estate.
- 7.134 The Richmond Park RPG is a large asset of considerable inherent heritage value. The Development will introduce new buildings into its wider setting. However, given the size of the asset, the extent of its setting, the fact that the new buildings will be concentrated in a direction where there are already relatively-tall buildings, and the fact that views of them will be filtered through existing mature trees, the impact on the special interest of the RPG as a whole must be considered minor.

7.135 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Richmond Park RPG is **high**. The setting of the RPG makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change during the operational phase (year 1), prior to mitigation, will be **minor**. There will therefore be an indirect, permanent effect on the RPG of **minor adverse** significance.

#### *Grove House Registered Park & Garden*

- 7.136 It is considered that the Grade I Grove House RPG, and the statutorily-listed buildings within it, will be sufficiently well screened from all elements of the Development by existing buildings and vegetation such that their *settings* will experience no appreciable change. The Development will thus have a neutral effect on the RPG's heritage value.
- 7.137 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Grove House RPG is **high**, and the magnitude of change during the operational phase (year 1), prior to mitigation, will be **negligible**. There will therefore be an indirect, permanent effect on the RPG of **negligible** significance.

#### *Alton Conservation Area*

- 7.138 The *setting* of the Alton Conservation Area will experience some change through:
- the replacement of the present Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with the new Block 'A';
  - the removal of the present shops with maisonettes above at Nos. 1-29 Danebury Avenue, together with the adjacent garages and the Alton Practice surgery (208-210 Danebury Avenue), and the creation of a landscaped public square;
  - the replacement of the terrace of Nos. 1-28 Kingsclere Close and the four-storey maisonettes on the northern side of Harbridge Avenue (Nos. 2-84 even) with the new Block 'K';
  - the replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'; and
  - the replacement of the four-storey maisonettes on the southern sides of Harbridge Avenue (Nos. 1-115 odd) and Danebury Avenue (Nos. 117-243), and the shopping parade with maisonettes above further east (Nos. 31-115 Danebury Avenue), with the new Blocks 'B', 'C', 'DE', 'F', 'G', 'H', 'I' and 'J'.

- 7.139 The eastern end of the Site, around the junction of Danebury Avenue and Roehampton Lane, comprises concrete buildings from the latter part of the LCC's original development of the Alton Estate. The present shops and maisonettes, as well as Roehampton Library and Allbrook House, have been assessed by Historic England as not worthy of listing. The public space they enclose

has been widely acknowledged to be unsuccessful, whilst the shopping area has not reached the level of popularity that was originally envisaged. It is therefore proposed to redevelop this part of the Estate to provide public, commercial and residential buildings more suited to modern requirements, alongside an improved public space.

- 7.140 The arrangement of the new public square will create a much-improved space that addresses Roehampton Lane and the buildings on its northern side, through a larger central space bounded to south and west by well-defined buildings – rather than the present arrangement where the open spaces are broken up by buildings and there is a blank end façade along Roehampton Lane. The new square will offer an attractive landscape with grass, trees and high-quality hard surfaces, forming a new point of interest along the main road.
- 7.141 The building on the southern side of the square (Block 'A') will contain the new Library, Café, and Youth Centre, whilst that to the west (Block 'O') will have commercial retail space at ground-floor level, providing enhanced amenities for the whole community on both sides of Roehampton Lane, and offering a high level of activity around this focal space. Meanwhile, the eastern end of Danebury Avenue itself will be shifted to provide an improved junction, and will be paved to improve the appearance of the roadway and provide a more attractive pedestrian environment.
- 7.142 Block 'A' is a single building formed of 5 interwoven functions. It has been conceived as a 'building in the round', with frontages to the new public square and Roehampton Lane, as well as Hersham Close and Holybourne Avenue. To the north, Block 'A' presents two large 'civic' storeys, with five residential floors above curving around a south-facing courtyard. Its massing has been conceived to allow for sunlight to fall on the public square through most of the day, and to respect the setting of the neighbouring St Joseph's Church – a local landmark in townscape terms and a positive contributor to the special interest of the adjacent Roehampton Village Conservation Area. The building's external envelope will comprise mostly brickwork, with delicate concrete detailing to relate to adjacent stonework and cast concrete. To the north, the new Library will be given an appropriate civic presence through the use of a high-quality bronze-coloured elevational treatment. At 7 storeys, Block 'A' will be 5 storeys taller than the existing Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue. Although this Block will be only around 110m from the Grade I listed Parkstead House, its additional height is unlikely to visible from the forecourt to the east of the house because of the presence of the intervening modern perimeter block of student housing. It will thus have a negligible impact on the listed building's setting, and this part of the setting of the conservation area, and will harm the special interest of neither.
- 7.143 Fronting the western side of the public square, and conceived to mark the entrance to the regeneration, Block 'O' will rise to 7 storeys. It will accommodate a large retail unit and

pharmacy on the ground floor, offices on the first floor, and flats on the second to sixth floors. The building's distinct 'wedge' shape has been conceived to respond to the public square and its position within the reconfigured road layout. Its lower storeys will be expressed with high-quality stonework to impart a civic character in the street scene, whilst chamfered brickwork piers will provide visual interest to the upper levels.

- 7.144 To the west, Block 'O' will be linked by a single-storey podium level (accommodating commercial retail space to the south and undercroft parking to the north) to Block 'N'. This will comprise four new buildings ('N1', 'N2', 'N3' and 'N4') configured as two ranges of 7-8 storeys linked by a further single-storey retail/parking podium level. Blocks 'N2' and N3' to the north will accommodate five floors of residential flats above a podium car park. Blocks 'N1' and 'N4' to the south will accommodate six floors of residential flats above double-height commercial units. Each of the buildings will have its own distinctive detailing, but will share a similar architectural language and materiality – mostly brickwork but adopting different brick tones and incorporating more concrete towards the west to mediate between the brick found in Roehampton village and the concrete banding of the point blocks.
- 7.145 The commercial frontages to the south between Blocks 'O' and 'N4', and between 'N4' and 'N1' will be physically set back from the building line, and differentiated from the residential plots through the use of reconstituted stone, glazing and a modern curtain walling system.
- 7.146 At a similar height to the present Allbrook House, the massing of Blocks 'N' and 'O' will reflect the original intention of the LCC architects that there should be a taller building in this location to act as a marker for the entrance to the estate. The architectural treatment and materiality of the buildings has been conceived to promote a harmonious relationship with the historic parts of Roehampton, and to help to knit the two sides of the busy road together. Consequently, compared to the existing situation, there will be a positive impact on the settings of the nearby traditional conservation areas, listed buildings, and non-designated assets.
- 7.147 Overall, the new square will provide a public space of a more humane layout and design than the present arrangement, with buildings more sympathetic to the wider neighbourhood than the present structures. At the same time, the mix of activities will be enhanced. Some of the new buildings will be taller than the existing ones, but their massing will be modulated to respond to their location. The overall effect will be to restore a more traditional organisation of buildings and spaces, on the whole enhancing the settings of the nearby heritage assets. A dense green buffer will create a verdant backdrop to the square, screening the busy road. Feature trees will announce the corners, whilst seating & terraces will create inward-facing activation. Trees and planting will sweep around the entire community hub, and a key view of St Joseph's Church will be framed by tree planting.

- 7.148 The four-storey maisonettes on the northern side of Harbridge Avenue, and terraced houses at Nos. 1-28 Kingsclere Close, were excluded from the Alton Conservation Area due to their different character and less important design when compared to the more innovative buildings of the estate.
- 7.149 The proposed redevelopment of this part of the estate with the new Block 'K' will therefore entail the loss of buildings of lesser heritage value, in order to allow the construction of much-improved and more diverse accommodation.
- 7.150 The proposed Block 'K' will comprise three buildings ('K1', 'K2' and 'K3') arranged around two landscaped courtyards atop a podium-level car park. The buildings will be arranged over a total of 9 storeys, but because they make use of the fall in ground level to the south and west, they will present 5-8 storeys to Kingsclere Close and 6 storeys to Harbridge Avenue. The buildings will introduce a larger scale of development to this part of the Site than exists at present, but their massing has been broken up, and their elevations articulated with 'pushed' and 'pulled' bays, so that when viewed from any particular direction they will not have a monolithic overbearing appearance. The arrangement of the buildings will facilitate key pedestrian routes, increasing permeability from Roehampton Lane to the wider masterplan area. The massing of the blocks will step down at the gateways of these public routes highlighting the key thresholds. Each of the buildings will have its own distinctive detailing, but they will share a similar architectural language and materiality – mostly brickwork but incorporating lighter brick tones and more concrete towards the west to mediate between the brick found in Roehampton village and the new buildings to the east, and the concrete banding of the point blocks to the west.
- 7.151 The new Block 'K' will read as part of the wider Alton Estate, grouping with the taller point blocks to the west, and relating to other new buildings to the north and south. The Block's architectural character, materiality and colour palette will fit in with the wider regeneration of the eastern part of the Site. Consequently, it is considered that the proposed Block 'K' will have a limited impact on the special interest of the Alton Conservation Area.
- 7.152 The four-storey maisonettes on the southern sides of Harbridge and Danebury Avenue, and the shops with maisonettes above further east, were excluded from the Alton Conservation Area due to their different character and less important design when compared to the more innovative buildings of the estate.
- 7.153 The proposed redevelopment of these parts of the estate with the new Blocks 'B', 'C', 'DE', 'F', 'G', 'H', 'I' and 'J' will therefore entail the loss of buildings of lesser heritage value, in order to allow the construction of much-improved and more diverse accommodation. The Development aims to provide for the majority of the additional dwellings in this part of the Site, reflecting its nature as one of the more densely developed parts of the estate, its location closest to the

'town centre', and its relatively low sensitivity to change. However, the original LCC street grid will be retained, helping to maintain a recognisable sense of place.

- 7.154 It is anticipated that these new buildings will continue the brick 'modern London vernacular' of the development around the new public square. The articulation of the façades with brick piers, generous windows and balconies, will help to provide a more sympathetic architectural environment than the present somewhat stark terraces. The new blocks will have areas of different heights to modulate their massing, deal with daylight/sunlight concerns, and respond to townscape and setting issues, and will vary from 5 to 8 above-ground storeys across this part of the estate. Despite the increase in height, the overall effect will be to integrate this area better with the more traditional character of the older suburbs on the northern side of Roehampton Lane.
- 7.155 As discussed further below, the blocks at the western end of this area – Blocks 'G' and 'H' – will alter the setting of the Grade II listed bungalows at Nos. 245-255 and 257-261 Danebury Avenue. At present, the bungalows' setting to the east is made up of the four-storey blank brick end walls of the Danebury Avenue maisonettes, which in design terms appear indifferent to the bungalows. Blocks 'G' and 'H' will rise to 6-7 above-ground storeys, and it is anticipated that they will offer fully-articulated, fenestrated façades towards the listed bungalows, providing a much more humane context. Despite the increased height, the more welcoming façades that will be erected near the bungalows will arguably have a modest beneficial effect on their setting.
- 7.156 At 5-8 storeys, the proposed new buildings on the southern side of Danebury Avenue (Blocks 'DE', 'F' and 'G') will be 1-4 storeys taller than the existing buildings here. This will make them more visible from the lawn to the west of the Grade I listed Parkstead House, above and through the existing screen of mature trees, and thus they will have a minor impact on the settings of the Grade I listed mansion and the Alton Conservation Area in which it is located. However, the massing of these new blocks when viewed from the Parkstead House site will appear as well-spaced pavilions beyond the tree screen, with high quality brick façades broken up by generous recessed areas and windows.
- 7.157 At 5-7 storeys, the proposed Blocks 'B' and 'C' will be 1-3 storeys taller than the buildings they will replace. However, due to the intervening presence of the modern extensions to the listed building, and the modern perimeter block of student housing, these blocks will be unlikely to be visible from the forecourt on the eastern side of Parkstead House, and thus their impact on the settings of the listed building and the conservation area will be neutral. The gateway on Laverstoke Gardens to the west of the perimeter block will afford a glimpsed view of Block 'C' from within the Parkstead House site, but, even here, the change to the listed building's setting will be negligible because of the intervening presence of the modern extensions.

- 7.158 Taking into account the improvement in architectural quality, these blocks will cause very little harm to the sensitivity of Parkstead House, the setting of which has in any case been greatly degraded in this direction by the original estate development and later student housing.
- 7.159 The *setting* of the Alton Conservation Area will suffer some harm from the loss of original estate buildings beyond its boundary. However, this harm should be set against the enhancements of the area's setting that will be delivered by the high design quality of the new buildings and landscaping, together with the improvements that will be delivered in the way the overall estate works as a mixed community with improved facilities and shops.
- 7.160 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Alton Conservation Area is **moderate**. The conservation area's setting makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. It is considered that there will be an indirect, permanent effect on the Alton Conservation Area of **minor beneficial** significance.

#### *Roehampton Village Conservation Area*

- 7.161 The *setting* of the Roehampton Village Conservation Area will undergo some change, in particular through:
- the removal of the present shopping parade with maisonettes above (Nos. 1-29 Danebury Avenue) and the Alton Practice surgery (208-210 Danebury Avenue) and the creation of a new public square;
  - the replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'; and
  - the replacement of the present Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with the new Block 'A'.
- 7.162 The special interest of the conservation area derives primarily from the inherent evidential, historical and aesthetic value of the buildings within it. It is bounded to the north by the Westmead Conservation Area and to the south west by the Alton Conservation Area. Whilst obviously of some inherent heritage value in their own right, as discussed elsewhere, these areas are somewhat incidental in the setting of the Roehampton Village Conservation Area, and are not considered to be aspects of its setting that contribute meaningfully to its special interest. The buildings of Alton West are somewhat incidental in the setting of the Alton Conservation Area, and are not considered to be aspects of its setting that contribute meaningfully to its heritage value.
- 7.163 The proposed new Blocks 'N' and 'O' will rise to approximately the same height as the present Allbrook House, but the larger footprint of the blocks and the greater quantum of Development

will undoubtedly engender a more urban feel to the character of Roehampton Lane. Although the new Block 'O' will come slightly closer to the conservation area boundary than the present Allbrook House, Roehampton Lane is a sufficiently generous thoroughfare that new building will not be an overbearing presence in the conservation area's setting.

- 7.164 The proposed new Block 'A' will be somewhat taller than the existing buildings on this part of the Site, and will, like the new Blocks 'N' and 'O', intensify the area's urban feel. However, the building's articulation and massing, with a 2-storey projecting 'podium' level, have been conceived to ensure that it will not be an overbearing presence, either from the new square, or in views from the Roehampton Village Conservation Area. The projecting 'podium' level, accommodating the new Library, will ensure that the building operates at a human scale, and presents an active frontage to the new square. The massing of Block 'A' has been conceived to allow for sunlight to fall on the square through most of the day, and to respect the setting of the neighbouring St Joseph's Church – not locally or statutorily listed but a local landmark in townscape terms and a positive contributor to the special interest of the Roehampton Village Conservation Area.
- 7.165 The new square itself will provide a generous setting to the new buildings, reducing their visual bulk. Furthermore, the square will arguably deliver a modest enhancement of the Roehampton Village Conservation Area's setting by restoring a greener 'heart' to the settlement, and by better connecting the estate with the historic core of the old village of Roehampton. The square will also afford good views back towards the core of the old village from the eastern end of Danebury Avenue, and will open up views of St Joseph's Church. As noted above, a key view of St Joseph's Church will be framed by tree planting.
- 7.166 The new buildings fronting onto the square will be high-quality contemporary architecture with mainly brick façades, and generous windows. The choice of brick reflects the predominant material in the historic parts of Roehampton, which the new square will be facing, and will thus help to knit the two sides of the busy road together. Compared to the existing situation, there will consequently be a positive impact on the settings of the nearby traditional conservation areas, listed buildings, and non-designated assets. The setting of St Joseph's Church in particular will be enhanced, as it will now be visible across the square, and in longer views up Danebury Avenue. The high design quality and materiality of the new buildings and landscaping will also result in a considerable 'upgrade' of the character of this part of the Site.
- 7.167 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Roehampton Village Conservation Area is **moderate**. The setting of the conservation area makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. Due to the considered massing and high design quality of the proposed new buildings and landscaping works, and

the functional improvements that the Development will bring to the village centre, it is considered that there will be an indirect, permanent effect on the conservation area of **minor beneficial** significance.

#### *Westmead Conservation Area*

7.168 The *setting* of the Westmead Conservation Area will undergo some change through:

- the replacement of Allbrook House and Roehampton Library with the new Blocks 'N' and 'O';
- the replacement of Nos. 1-28 Kingsclere Close and the four-storey maisonettes on the northern side of Harbridge Avenue (Nos. 2-84 even) with the new Block 'K'; and
- the replacement of No. 190 Roehampton Lane ('Mount Clare Gate House') and adjacent garages with the new Block 'M'.

7.169 The buildings of Alton West are somewhat incidental in the setting of the Westmead Conservation Area, and are not considered to be aspects of its setting that contribute meaningfully to its heritage value. Indeed, the run-down nature and low relative quality of that part of the estate around Allbrook House and Kingsclere Close might be considered to detract. Similarly, the existing No. 190 Roehampton Lane ('Mount Clare Gate House') is somewhat incidental in the conservation area's setting.

7.170 The Development will introduce a taller built form to the setting of the conservation area, and a more urban feel to the character of Roehampton Lane. However, Roehampton Lane is considered a sufficiently generous thoroughfare that the new buildings will not be an overbearing presence in the conservation area's setting. Indeed, the high design quality and materiality of the new buildings and landscaping will result in a considerable 'upgrade' of the character of the area.

7.171 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Westmead Conservation Area is **moderate**. The setting of the conservation area makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change during the operational phase (year 1), prior to mitigation, will be **minor**. Due to the considered massing and high design quality of the proposed new buildings and landscaping works, it is considered that there will be an indirect, permanent effect on the conservation area of **minor beneficial** significance.

#### *King's Head public house*

7.172 The *setting* of the King's Head will undergo some change through:

- the removal of the present shopping parade with maisonettes above (Nos. 1-29 Danebury Avenue) and the Alton Practice surgery (208-210 Danebury Avenue) and the creation of a new public square;
  - the replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'; and
  - the replacement of the present Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with the new Block 'A'.
- 7.173 The buildings of the Alton West estate contribute nothing to the inn's heritage value; indeed, the run-down nature of this part of the estate might be considered to detract. The proposed new Blocks 'N' and 'O' will be lower than the present Allbrook House, but the larger footprint of the blocks and the greater quantum of development will undoubtedly engender a more urban feel to the character of Roehampton Lane. Although the new Block 'O' will come slightly closer to the King's Head than the present Allbrook House, Roehampton Lane is considered a sufficiently generous thoroughfare that new building will not be an overbearing presence in the pub's setting. At 7 storeys, the proposed Block 'A' will be somewhat taller than the existing buildings on this part of the Site, and will, like Blocks 'N' and 'O', intensify the area's urban feel. However, the building's articulation and massing, with a two-storey projecting 'podium' level, have been conceived to ensure that it will not be an overbearing presence, either from the new square, or in the setting of the pub. The projecting 'podium' level, accommodating the new library, will ensure that the building operates at a human scale, and presents an active frontage to the new square. The new square itself will provide a generous verdant setting to the new buildings, reducing their visual bulk. Furthermore, it will arguably deliver a modest enhancement of the pub's setting by restoring a 'heart' to the settlement, and by better connecting the estate with the historic core of the old village of Roehampton. The square will also afford good views back towards the pub from the eastern end of Danebury Avenue. The high design quality and materiality of the new buildings and landscaping will also result in a considerable 'upgrade' of the character of this part of the Site.
- 7.174 In accordance with Table 1 of Appendix 7.1, the sensitivity of the King's Head is **moderate**. The building's setting makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. Due to the considered massing and high design quality of the proposed new buildings and landscaping works, it is considered that there will be an indirect, permanent effect on the King's Head of **minor beneficial** significance.

#### *Montague Arms public house*

- 7.175 The *setting* of the Montague Arms will undergo some change through:

- the removal of the present shopping parade with maisonettes above (Nos. 1-29 Danebury Avenue) and the Alton Practice surgery (208-210 Danebury Avenue) and the creation of a new public square;
- the replacement of the present Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with the new Block 'A'; and
- the replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'.

- 7.176 The buildings of the Alton West estate contribute nothing to the inn's heritage value; indeed, the run-down nature of this part of the estate might be considered to detract. The replacement of the existing shopping parade (Nos. 1-29 Danebury Avenue) and Alton Practice surgery (208-210 Danebury Avenue) with the new public square will arguably deliver a modest enhancement of the pub's wider setting by restoring a 'heart' to the settlement, and by better connecting the rejuvenated Alton Estate with the historic core of the old village of Roehampton. The proposed new Blocks 'A', 'N' and 'O' will introduce a taller built form to the area, intensifying its urban character. However, they will be at a sufficient distance from the pub that their presence will not have a dominating effect. On balance, it is considered that they will have a negligible impact on those aspects of the pub's setting that contribute to its significance.
- 7.177 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Montague Arms is **moderate**. The building's setting makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. Due to the considered massing and high design quality of the proposed new buildings and landscaping works, it is considered that there will be an indirect, permanent effect on the Montague Arms of **minor beneficial** significance.

#### *Roehampton House, Lodges & Gates, Roehampton Lane*

- 7.178 It is considered that the Grade I listed Roehampton House and its Grade II listed entrance gates and lodges will be sufficiently well screened from all elements of the Development by existing buildings and vegetation such that their *setting* will experience no appreciable change. The Development will thus have a neutral effect on the listed buildings' heritage value.
- 7.179 In accordance with Table 1 of Appendix 7.1, the sensitivity of Roehampton House is **high**, and the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **negligible**. There will therefore be an indirect, permanent effect on Roehampton House of **negligible** significance.
- 7.180 In accordance with Table 1 of Appendix 7.1, the sensitivity of the lodges and gates is **moderate**, and the magnitude of change to that sensitivity during the operational phase (year

1), prior to mitigation, will be **negligible**. There will therefore be an indirect, permanent effect on the lodges and gates of **negligible** significance.

#### *Parkstead House, Roehampton High Street*

- 7.181 Those elements of the Development that have the potential to affect the *setting* of the Grade I listed Parkstead House comprise:
- the replacement of the Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with the new Block 'A'; and
  - the replacement of the four-storey maisonettes on the southern side of Danebury Avenue (Nos. 117-243), and the shopping parade with maisonettes above (Nos. 31-115 Danebury Avenue), with the new Blocks 'B', 'C', 'DE', 'F' and 'G'.
- 7.182 The estate buildings it is proposed to demolish – the Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue, the four-storey maisonettes on the southern side of Harbridge Avenue (Nos. 1-115 odd) and the southern side of Danebury Avenue (Nos. 117-243), and the shopping parade with maisonettes above (Nos. 31-115 Danebury Avenue) – are well screened by existing mature vegetation in views north from the lawn to the west of the house, and by intervening buildings in views north and north east from the forecourt to the east of the house, and in any case, do not contribute positively to its heritage value.
- 7.183 The proposed new Blocks 'A', 'B', 'C', 'DE', 'F' and 'G' will leave the key aspect of the setting of Parkstead House – the uninterrupted views westwards over Richmond Park – intact.
- 7.184 The proposed new Blocks 'DE', 'F' and 'G' will be 1-4 storeys taller than the existing buildings on the southern side of Danebury Avenue. This will make them more visible through the trees which run along the boundary with Parkstead House, and thus they will have a minor impact on the setting of the Grade I listed mansion. However, the massing of these new blocks when viewed from the lawn to the west of the house site will appear as well-spaced pavilions behind the tree screen, with high quality brick façades broken up by generous recessed areas and windows.
- 7.185 At 5-7 storeys, the proposed Blocks 'B' and 'C' will be 1-3 storeys taller than the buildings they will replace. And, Block 'A' will be 5 storeys taller than the existing Council Offices and Youth Club on Holybourne Avenue. However, due to the intervening presence of the modern extensions to the listed building, and the modern perimeter block of student housing, these blocks will be unlikely to be visible from the forecourt on the eastern side of Parkstead House, and thus their impact on the setting of the listed building will be neutral. The existing gateway on Laverstoke Gardens to the west of the perimeter block will afford a glimpsed view of Block

'C' from within the Parkstead House site, but, even here, the change to the listed building's setting will be negligible because of the intervening presence of the modern extensions.

- 7.186 Taking into account the improvement in architectural quality, overall there will be little harm to the significance of Parkstead House, the setting of which has in any case been greatly degraded in this direction by the original estate development and later student housing.
- 7.187 In accordance with Table 1 of Appendix 7.1, the sensitivity of Parkstead House is **high**. The building's *setting* makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. There will therefore be an indirect, permanent effect on Parkstead House of **minor adverse** significance.

#### *Mount Clare, Minstead Gardens*

- 7.188 Those elements of the Development that have the potential to affect the *setting* of the Grade I listed Mount Clare comprise:
- the replacement of the existing Nos. 1-14 Portswood Place and the adjacent garages, car park and Danebury Avenue Surgery with the new Nursery and Children's Centre;
  - the replacement of the existing Club Room/No. 2A Minstead Gardens with a new Club Room, GP Facility and shop; and
  - the relocation of the bus turnaround.
- 7.189 The buildings it is proposed to demolish make no contribution to Mount Clare's significance, and arguably, in light of their unsympathetic massing, architectural expression and very run-down nature, detract. However, their low-key design means that they allow something of the historic setting of the mansion to be appreciated. Their position and height allow some appreciation of the fine prospect from Mount Clare over the landscape to the north – as far as modern planting allows.
- 7.190 The proposed new Nursery and Children's Centre will be arranged over one and two storeys, and will adopt a contemporary approach to form and materials in keeping with the modern approach to school design that the LCC used on the Estate in the 1950s. The low-rise nature of the building means that it will not be a dominant presence within this part of the Site, and will cause no more harm to the setting of Mount Clare than the present Portswood Place terrace, garages, car park and surgery. Indeed, the new building will greatly improve the appearance of this part of the Site.
- 7.191 The proposed relocation of the bus turnaround has enabled the massing of the proposed new Club Room building to be kept low, although it will be a little taller than the existing due to

modern standards of internal head-room and ceiling-mounted services. Nevertheless, the existing view from Downshire Field across the roofs of the bungalows to Mount Clare will not be negatively affected. The low-key design approach will allow the green spaces, trees, bungalows and Mount Clare to remain the key elements in views. The proposed new Club Room building will thus cause no harm to the sensitivity of Mount Clare.

- 7.192 In accordance with Table 1 of Appendix 7.1, the sensitivity of Mount Clare is **high**. The building's *setting* makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. There will therefore be an indirect, permanent effect on Mount Clare of **minor beneficial** significance.

#### *Temple in the grounds of Mount Clare, Minstead Gardens*

- 7.193 It is considered that the Temple in the grounds of Mount Clare will be sufficiently well screened from all elements of the Development by existing buildings and vegetation such that its *setting* will experience no appreciable change. The Development will thus have a neutral effect on the Temple's heritage value.
- 7.194 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Temple is **high**, and the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **negligible**. There will therefore be an indirect, permanent effect on the Temple of **negligible** significance.

#### *Downshire House & Gates, Roehampton Lane*

- 7.195 Those elements of the Development that have the potential to affect the *setting* of the Grade II\* listed Downshire House and its Grade II listed gates comprise:
- the replacement of the present Nos. 166 & 168 Roehampton Lane with Block 'Q'.
- 7.196 The existing Nos. 166 & 168 Roehampton Lane, make no contribution to the heritage value of Downshire House or its gates. The proposed Block 'Q' will have a potential impact on the setting of Downshire House. However, this impact will not be great as that of the recent 4-storey student accommodation blocks (Chadwick Hall) which have urbanised the listed building's former garden setting to the south and north such that it now makes a very minor contribution to the building's special interest. The existing new student block to the south of Downshire House will also act to screen most of Block 'Q'. Where the upper parts of the new buildings might be visible, they will appear as part of the wider Alton Estate, grouping with the tall point blocks to the south west, and relating to the other new buildings to the south east.

As a consequence of all this, the impact of the redevelopment on the overall special interest of Downshire House will be very low.

- 7.197 In accordance with Table 1 of Appendix 7.1, the sensitivity of Downshire House is **high**. The building's *setting* makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. There will therefore be an indirect, permanent effect on Downshire House of **minor adverse** significance.
- 7.198 In accordance with Table 1 of Appendix 7.1, the sensitivity of the gates is **moderate**. Their *setting* makes only a subsidiary contribution to their overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **negligible**. There will therefore be an indirect, permanent effect on the gates of **negligible** significance.

#### *Drinking Fountain*

- 7.199 The Drinking Fountain's *setting* will undergo some change through:
- the removal of the present shopping parade with maisonettes above (Nos. 1-29 Danebury Avenue) and the Alton Practice surgery (208-210 Danebury Avenue) and the creation of a new public square;
  - the replacement of the present Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with the new Block 'A'; and
  - the replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'.
- 7.200 The Drinking Fountain derives no heritage value from the buildings of the Alton West estate.
- 7.201 The new public square will arguably deliver a modest enhancement of the Fountain's wider setting by restoring a 'heart' to the settlement, and by better connecting the estate with the historic core of the old village of Roehampton. The proposed new Blocks 'A', 'N' and 'O' will introduce a taller built form to the area, intensifying its urban character. However, they will be at a sufficient distance from the Fountain that their presence will not have a dominating effect.
- 7.202 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Drinking Fountain is **moderate**, and the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **negligible**. There will therefore be an indirect, permanent effect on the Drinking Fountain of **negligible** significance.

*Highcliffe Drive slab blocks*

- 7.203 The *settings* of the Grade II\* listed Binley, Winchfield, Dunbridge, Charcot and Denmead Houses will undergo some change through:
- the replacement of the present Nos. 166 & 168 Roehampton Lane with the new Block 'Q'; the relocation of the present bus turnaround to a site in front of Shalden Hall;
  - the reconfiguration and extension of the existing Downshire Field Play Area;
  - the replacement of the existing Portswood Place parade with the new Nursery and Children's Centre; and
  - the replacement of the present Club Room/No. 2A Minstead Gardens with the new Club Room, GP Facility and shop.
- 7.204 There is very limited intervisibility between the existing Nos. 166 & 168 Roehampton Lane and the slab blocks. The buildings are of no particular heritage value, and play a negligible role in the setting of the slab blocks. Although the buildings of Block 'Q' will be taller, it is considered that, because of their siting out of the principal views of the slab blocks from Downshire Field, and the screening afforded by existing trees, the new buildings will play a very limited role in the setting of the listed buildings, and will cause no harm to their heritage value.
- 7.205 The new Nursery and Children's Centre and the new Club Room, surgery and shop will have a low-key character, allowing the large green space of Downshire Field, and the slab blocks' spatial and visual relationship with the Minstead Gardens bungalows, to remain readily appreciable. The redevelopment of these parts of the Site will thus cause no harm to the heritage value of the slab blocks.
- 7.206 In accordance with Table 1 of Appendix 7.1, the sensitivity of the slab blocks is **high**. The buildings' settings make only a subsidiary contribution to their overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. In light of the opening up of historic views over Downshire Field, there will be an indirect, permanent effect on the slab blocks of **minor beneficial** significance.

*Alton West bungalows: Nos. 1-13, 2-16 & 15-33 Minstead Gardens*

- 7.207 The *settings* of the Grade II listed bungalows at 1-13, 2-16 & 15-33 Minstead Gardens will experience some change through:
- the replacement of the present Club Room/No. 2A Minstead Gardens with a new single-storey building accommodating a new Club Room, GP Facility and shop;
  - the relocation of the bus turnaround; and

- the replacement of the existing Nos. 1-14 Portswood Place, together with the adjacent garages, car park and Danebury Avenue Surgery, with the new Nursery and Children's Centre.
- 7.208 The present Club Room and No. 2A have group value with the listed bungalows, as they were built as part of the wider provision for elderly residents. However, they are not of the same special interest, and this is reflected in the fact that they are excluded from the listing. It has been the case from the beginning that the facilities provided by the Club Room are not optimal for residents, due partly to the narrow proportions of the interior and the lack of potential for effective subdivision between different areas. What is more, the design of the Club Room and No. 2A includes a covered outdoor area and well-screened passages that enable anti-social behaviour to take place. The present (later) bus turnaround in front of the existing Club Room might be considered to detract from the bungalows' setting.
- 7.209 The proposed new Club Room building will contain better facilities for the bungalow residents, providing a greatly enhanced community resource. Alongside this it is proposed to provide a new GP Facility to replace the surgery that will be lost – this location is ideal given its position in the centre of Alton West, and the limited mobility of many users. A shop unit is also proposed, to maintain the role of this location as a local hub. The proposed relocation of the bus turnaround has enabled the massing of the proposed new Club Room building to be kept low, although it will be a little taller than the existing due to modern standards of internal head-room and ceiling-mounted services. Nevertheless, the existing view from Downshire Field across the roofs of the bungalows to Mount Clare will not be negatively affected. The low-key design approach will allow the green spaces, trees, bungalows and Mount Clare to remain the key elements in views. The proposed new Club Room building will thus cause only limited harm to the heritage value of the listed bungalows.
- 7.210 The shopping parade at Portswood Place, because it is contemporaneous with the bungalows and part of the same overall plan, must be considered to contribute something to the bungalows' heritage value. However, in light of the poor visual quality and run-down nature of the terrace, its contribution is considered to be very low.
- 7.211 The proposed new Nursery and Children's Centre will be arranged as a 'U' (open to the south west) around a central playground. It will be arranged predominantly over one storey, with its supporting accommodation over two storeys in the central part. This plan-form will give it an affinity with the layout of the listed Minstead Gardens bungalows, and evoke the layout of the original school building that formerly stood to the north. Furthermore, its proposed architectural language is in keeping with the modern approach to school design that the LCC used on the Estate in the 1950s. The new building will be no taller than the existing Portswood Place terrace, enabling the key view from Mount Clare to be maintained, and allowing the large

green space of Downshire Field to remain the key feature. At the same time, the building's considered design will constitute a definite enhancement of the site's aesthetic contribution to the settings of the bungalows.

- 7.212 In accordance with Table 1 of Appendix 7.1, the sensitivity of the bungalows is **moderate**. The bungalows' setting makes only a subsidiary contribution to their overall sensitivity. The proposed landscape changes, and the relocation of the bus turnaround, will be beneficial. The existing Portswood Place shopping parade, although contemporaneous with the bungalows, does not embody the same intellectual approach, and it is considered that its removal will cause negligible harm to the bungalows' sensitivity. The present Club Room and No. 2A do have some group value with the bungalows, and thus their removal will cause some harm to sensitivity. However, that should be balanced against the fact that the existing Club Room is not optimal for residents. The proposed new Club Room will deliver considerable communal benefits. On balance, it is considered that the magnitude of change to the bungalows' sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. There will therefore be an indirect, permanent effect on the bungalows of **minor beneficial** significance.

#### *Alton West bungalows: Nos. 245-255 & Nos. 257-261 Danebury Avenue*

- 7.213 The *settings* of the Grade II listed bungalows at Nos. 245-255 & 257-261 Danebury Avenue will experience some change through the replacement of the four-storey maisonettes on the southern sides of Harbridge Avenue (Nos. 1-115 odd) and Danebury Avenue (Nos. 117-243) with the new Blocks 'DE', 'F', 'G', 'H', 'I' and 'J'.
- 7.214 The existing four-storey maisonettes must be considered to contribute something to the bungalows' heritage value, simply because they are original elements of the estate. However, this contribution is clearly secondary to that made by the point blocks opposite across Danebury Avenue (also outside the Site), the relationship with which is expressly mentioned in the list description. At present, the bungalows' setting to the east is made up of the four-storey blank brick end walls of the Danebury Avenue maisonettes, which in design terms appear indifferent to the bungalows.
- 7.215 The new Blocks 'G' and 'H' will rise to 6-7 above-ground storeys. Although currently in outline, it is anticipated that their architecture will accord with the general character of the detailed elements of the Application, and offer fully-articulated, fenestrated façades towards the listed bungalows, providing a much more humane context. Despite the increased height, the more welcoming façades that will be erected near the bungalows will arguably have a modest beneficial effect on their setting.
- 7.216 In accordance with Table 1 of Appendix 7.1, the sensitivity of the bungalows is **moderate**. The bungalows' setting makes only a subsidiary contribution to their overall sensitivity, and on

balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. There will therefore be an indirect, permanent effect on the bungalows of **minor beneficial** significance.

#### *The Bull*

- 7.217 The wider *setting* of the Grade II listed sculpture will experience some change through the replacement of the existing Nos. 1-14 Portswood Place and the adjacent garages, car park and Danebury Avenue Surgery with the new Nursery and Children's Centre.
- 7.218 Although the existing Portswood Place terrace is an original component of the sculpture's wider setting, it is not considered to be an aspect of its setting that makes a notable contribution to its heritage value because one has one's back to it when viewing the sculpture, and in light of the parade's poor visual quality. The low-rise nature of the proposed new Nursery and Children's Centre, and the surrounding landscaping including new trees, will mean that it will not be a dominant presence within this part of the Site. Instead, it will allow the large green space of Downshire Field to remain the key feature.
- 7.219 In accordance with Table 1 of Appendix 7.1, the sensitivity of The Bull is **moderate**, and the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **negligible**. There will therefore be an indirect, permanent effect on The Bull of **negligible** significance.

#### *The Watchers*

- 7.220 The *setting* of the Grade II listed sculpture will undergo some change through:
- the replacement of the present Nos. 166 & 168 Roehampton Lane with the new Block 'Q'.
- 7.221 The proposed Block 'Q' will introduce taller built form into the sculpture's setting to the south, but this is not an aspect of its setting that contributes notably to its sensitivity. The new Block 'Q' will not impinge on any important views of the sculpture, or alter its relationship with the buildings and landscape of Alton West that it surveys.
- 7.222 In accordance with Table 1 of Appendix 7.1, the sensitivity of The Watchers is **moderate**. The sculpture's setting makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. In light of the selective removal of trees on Downshire Field, which will improve the sculpture's visibility from within the estate, there will be an indirect, permanent effect on The Watchers of **minor beneficial** significance.

### Changes to the settings of non-designated heritage assets (indirect effects)

#### *Mount Clare, Minstead Gardens (HP&G)*

- 7.223 The setting of the Mount Clare HP&G will experience some change through:
- the replacement of the existing Nos. 1-14 Portswood Place and the adjacent garages, car park and Danebury Avenue Surgery with the new Nursery and Children's Centre;
  - the replacement of the existing Club Room/No. 2A Minstead Gardens with the new Club Room, GP Facility and shop; and
  - the relocation of the bus turnaround.
- 7.224 The proposed new Nursery and Children's Centre will be arranged over one and two storeys, and will adopt a contemporary approach to form and materials in keeping with the modern approach to school design that the LCC used on the Estate in the 1950s. The low-rise nature of the building means that it will not be a dominant presence within this part of the Site, and will cause no more harm to the setting of the HP&G than the present Portswood Place terrace, garages, car park and surgery. Indeed, the new building will greatly improve the appearance of this part of the Site.
- 7.225 The proposed relocation of the bus turnaround has enabled the massing of the proposed new Club Room building to be kept low, although it will be a little taller than the existing due to modern standards of internal head-room and ceiling-mounted services. Nevertheless, the existing view from Downshire Field across the roofs of the bungalows to Mount Clare will not be negatively affected. The low-key design approach will allow the green spaces, trees, bungalows and Mount Clare to remain the key elements in views. The proposed new Club Room building will thus cause no harm to the sensitivity of the Mount Clare HP&G.
- 7.226 In accordance with Table 1 of Appendix 7.1, the sensitivity of the Mount Clare HP&G is **low**. The HP&G's setting makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. There will therefore be an indirect, permanent effect on the HP&G of **minor beneficial** significance.

#### *Cedars Cottages, Roehampton Lane*

- 7.227 It is considered that the locally-listed Cedars Cottages will be sufficiently well screened from all elements of the Development by existing buildings and vegetation such that their *setting* will experience no appreciable change.
- 7.228 In accordance with Table 1 of Appendix 7.1, the sensitivity of Cedars Cottages is **low**, and the magnitude of change to that sensitivity during the operational phase (year 1), prior to

mitigation, will be **negligible**. There will therefore be an indirect, permanent effect on Cedars Cottages of **negligible** significance.

#### *Nos. 24 & 26 Roehampton High Street*

- 7.229 The replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O' will affect the setting of the locally-listed Nos. 24 & 26 Roehampton High Street.
- 7.230 The buildings of Alton West are somewhat incidental in the setting of the Roehampton Village Conservation Area and the buildings within it (including Nos. 24 & 26)), and are not considered to be aspects of the setting of Nos. 24 & 26 that contribute meaningfully to their sensitivity. Indeed, the run-down nature and low relative quality of that part of the estate around Allbrook House might be considered to detract.
- 7.231 At 7 storeys on their Roehampton Lane side, the proposed new Blocks 'N' and 'O' will be lower than the present Allbrook House, but the larger footprint of the blocks and the greater quantum of development will undoubtedly engender a more urban feel to the character of Roehampton Lane. Although the new Block 'O' will come slightly closer to the western end of Roehampton High Street than the present Allbrook House, Roehampton Lane is a sufficiently generous thoroughfare that it is considered that the new buildings will not be an overbearing presence in the setting of Nos. 24 & 26. Furthermore, it is considered that the Development's high design quality and materiality will improve the character of this part of the estate, and thus the wider setting of Nos. 24 & 26 Roehampton High Street.
- 7.232 In accordance with Table 1 of Appendix 7.1, the sensitivity of Nos. 24 & 26 Roehampton High Street is **low**. The buildings' setting makes only a subsidiary contribution to their overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. There will therefore be an indirect, permanent effect on Nos. 24 & 26 Roehampton High Street of **minor beneficial** significance.

#### *Hartfield*

- 7.233 The replacement of the present Nos. 166 & 168 Roehampton Lane – built in the early 1960s as part of Garnett College – with the new Block 'Q' will affect the *setting* of the locally-listed Hartfield.
- 7.234 The buildings of Block 'Q' will be faced in multi-coloured brick, giving them a much more sympathetic material character than the existing concrete and glass structures on the Site. Whilst that will constitute an enhancement of Hartfield's setting, there will clearly be some impact from the new buildings' additional height; this will be moderated by their location to the north of the locally-listed building, and by their orientation which means that the main

view of Hartfield (from the east) will not be obstructed. Whilst the building's setting will undergo considerable change, limited harm will be caused to those aspects of its setting that contribute notably to its sensitivity in heritage terms.

- 7.235 In accordance with Table 1 of Appendix 7.1, the sensitivity of Hartfield is **low**. The building's setting makes only a subsidiary contribution to its overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **moderate**. There will therefore be an indirect, permanent effect on Hartfield of **minor adverse** significance.

#### *Nos. 5 & 7 Rodway Road*

- 7.236 The replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O' will affect the wider setting of the locally-listed Nos. 5 & 7 Rodway Road.
- 7.237 The buildings of Alton West are somewhat incidental in the setting of the Westmead Conservation Area and the buildings within it (including Nos. 5 & 7), and are not considered to be aspects of the setting of Nos. 5 & 7 that contribute meaningfully to their sensitivity. Indeed, the run-down nature and low relative quality of that part of the estate around Allbrook House might be considered to detract.
- 7.238 At 7 storeys on their Roehampton Lane side, the proposed new Blocks 'N' and 'O' will be lower than the present Allbrook House, but the larger footprint of the blocks and the greater quantum of development will undoubtedly engender a more urban feel to the character of Roehampton Lane. Although the new buildings will come slightly closer to the western end of Rodway Road than the present Allbrook House, Roehampton Lane is a sufficiently generous thoroughfare that it is considered that the new buildings will not be an overbearing presence in the setting of Nos. 5 & 7. Furthermore, it is considered that the Development's high design quality and materiality will improve the character of this part of the estate, and thus the wider setting of Nos. 5 & 7 Rodway Road.
- 7.239 In accordance with Table 1 of Appendix 7.1, the sensitivity of Nos. 5 & 7 Rodway Road is **low**. The buildings' setting makes only a subsidiary contribution to their overall sensitivity, and on balance the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **minor**. There will therefore be an indirect, permanent effect on Nos. 5 & 7 Rodway Road of **minor beneficial** significance.

*Ibstock Place School, Clarence Lane*

- 7.240 It is considered that the locally-listed buildings of Ibstock Place School will be sufficiently well screened from all elements of the Development by existing buildings and vegetation such that their *setting* will experience no appreciable change.
- 7.241 In accordance with Table 1 of Appendix 7.1, the sensitivity of Ibstock Place School is **low**, and the magnitude of change to that sensitivity, prior to mitigation, will be **negligible**. There will therefore be an indirect, permanent effect on Ibstock Place School of **negligible** significance.

*Maryfield Convent, Laverstoke Gardens*

- 7.242 At 6-7 storeys, the proposed new Blocks 'G' and 'H' – those closest to the convent – will rise higher than the existing maisonettes on the Site, and introduce a more urban feel to the wider environment. However, it is considered that the new buildings will not affect any aspects of the convent's *setting* that contribute to its sensitivity, and no harm will be caused.
- 7.243 In accordance with Table 1 of Appendix 7.1, the sensitivity of Maryfield Convent is **low**, and the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **negligible**. There will therefore be an indirect, permanent effect on the convent of **negligible** significance.

*Alton West bungalows: Nos. 68-70 & 80-86 Minstead Gardens*

- 7.244 It is considered that the locally-listed bungalows at Nos. 68-70 & 80-86 Minstead Gardens will be sufficiently well screened from all elements of the Development by existing buildings and vegetation such that their *settings* will experience no appreciable change.
- 7.245 In accordance with Table 1 of Appendix 7.1, the sensitivity of the bungalows is **moderate**, and the magnitude of change to that sensitivity during the operational phase (year 1), prior to mitigation, will be **negligible**. There will therefore be an indirect, permanent effect on the bungalows of **negligible** significance.

**APPENDIX 7.6**  
**TOWNSCAPE EFFECTS TABLE**



## Appendix 7.6: Townscape Effects Table

Townscape Receptor		Townscape Effects								
Area	Sensitivity	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes
		Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
TCA 1: Richmond Park & Golf Course	The Site lies to the east of this TCA, which comprises recreational areas in the form of a golf course, a driving range, and the expansive publicly accessible open space of Richmond Park. A number of designations also coincide with Richmond Park, which in combination with the positive visual amenity experience and the air of tranquillity across the area, the value of this TCA is considered to be High. Although the overriding characteristic of the TCA is that of an area that is free of built forms, the setting to the TCA does feature built forms, including tall development, and as such there is some scope to accommodate the type of development proposed within the setting of this TCA and accordingly the townscape is of Medium susceptibility. On the basis of the above the TCA is considered to be of <b>High</b> sensitivity.	Small	Minor Adverse	Small	Minor Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	Although the construction activities associated with the Development will not occur directly within this TCA, the temporarily introduced tall plant and machinery (including cranes) will be perceived as an incongruous alteration in its setting, particularly in those elevated areas where expansive views are a defining characteristic of the area. These elements will be perceived as incongruous and intrusive features that partially erode the setting to this TCA. However, from much of the TCA the construction works will not be perceived due to the enclosure afforded by dense woodland. Nonetheless, there will be a reduction in the sense of tranquillity due to the presence of construction activities in the setting to this TCA.  Once completed the majority of the introduced built form will not be perceived from this TCA. However, where the uppermost parts of the introduced buildings do form distinct features in the setting of this TCA, they will help to signpost the centre of Roehampton and thereby assist in wayfinding and legibility, due to the way in which they gently rise up in height towards the location of the new Village Square.
TCA 2: Roehampton Suburbs	This TCA is typified by its two/three storey detached residences that are set amongst a treed backdrop. Although the building vernacular varies (contrasting between neo-classical and asymmetrical styles), there is a sense of unity across the townscape derived through the consistent scale and building lines, providing a linear pattern to development and a definitive sense of place. The built forms and public realm are also well-maintained, with a lack of detractors in the area. However, the townscape is not subject to any designations and on balance is therefore considered to be of Medium value. As the townscape predominantly comprises built forms set amongst a treed backdrop there is some scope to accommodate the type of development proposed within the setting of this TCA and accordingly the townscape is of Medium susceptibility. On the basis of the above the TCA is considered to be of <b>Medium</b> sensitivity.	None	Neutral	None	Neutral	None	Neutral	None	Neutral	Considering the distance from the Site (over 300m at its closest point), the orientation of the streetscape, and the presence of intervening built forms and vegetation, neither construction activities nor the completed built forms of the Development will be readily perceptible from this TCA. There will be no alteration to any of the key characteristics of the TCA.

Townscape Receptor		Townscape Effects								
Area	Sensitivity	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes
		Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
TCA 3: Roehampton North	A large proportion of this TCA is defined as Metropolitan Open Land (MOL), with the south-eastern fringe also overlapping a Registered Park and Garden. These factors, in combination with the sense of seclusion and air of tranquillity afforded as a result of the relief from built form and largely green backdrop means that the value of the townscape is considered to be Medium. As an overriding characteristic of the townscape is its insular nature and green backdrop to the views outwith, there is little scope to accommodate the type of development proposed without altering the setting of this TCA and accordingly the townscape is of High susceptibility. On the basis of the above the TCA is considered to be of <b>Medium</b> sensitivity.	None	Neutral	None	Neutral	None	Neutral	None	Neutral	Given the enclosed nature of this TCA due to the extent of vegetation and the distance from the Site, neither construction activities nor the completed built forms of the Development will be readily perceptible from the vast majority of the TCA, with the ongoing works and completed buildings only perceived from exceptionally isolated areas, and in these locations tall elements in the skyline are a defining characteristic. In light of the above there will be no alteration to any of the key characteristics of the TCA.
TCA 4: Alton West	This TCA encompasses much of the Site and is characterised by its large scale built form set within the landscaped grounds of several late 18 <sup>th</sup> century estates. The townscape forms part of a wider conservation area and also incorporates a number of listed properties, all indicators of an enhanced value. However, some buildings within the area are in a poor condition and are visually detracting features, and accordingly the TCA is on balance considered to be of Medium value. As the townscape contains a variety of built forms, including high-rise development to the north of the High Street, there is some scope to accommodate the type of development proposed within the TCA, although undoubtedly due to the direct impacts that will arise the fabric of the area is likely to be altered and accordingly the townscape is of Medium susceptibility. On the basis of the above the TCA is considered to be of <b>Medium</b> sensitivity.	Large	Moderate Adverse	Large	Moderate Adverse	Large	Minor Beneficial	Large	Moderate Beneficial	Undoubtedly the introduction of plant and machinery, material stockpiles, welfare facilities, and construction traffic to facilitate the construction of the Development will result in a direct impact to this TCA. The presence of these elements in the townscape will alter the key characteristics of the majority of the TCA for a prolonged duration, leading to a sense of instability and fragmentation in the townscape and increased incidences of visual clutter. While the provision of hoardings will serve to somewhat ameliorate the intrusive nature of ground level activities in the TCA, the overarching effect will remain as a TCA that is defined by ongoing intensive construction works.  At Year 1, the introduced built form will fundamentally alter the fabric of the majority of this TCA. The new building blocks in the townscape will help to establish a strong local identity, while subtle variation in the arrangement of scale, mass, tonality and materiality will help to ensure that there is a successful balance between homogeneity and visual interest, while also referencing and acknowledging the surrounding features (principally those of historic interest) in the townscape. The extent and quality of green space within the TCA will also be increased as a result of the Development, including the introduction of the Village Square and the incorporation of courtyards within the podiums of the building blocks.  The proposed landscape interventions within the public realm, private spaces and courtyards will over time establish, such as at Year 15, and begin to mature, further integrating the built form into the townscape and softening their appearance, thus creating a more harmonious environment for those living, working, visiting and passing through the area.

Townscape Receptor		Townscape Effects								
Area	Sensitivity	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes
		Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
TCA 5: Acton Gardens	This TCA is characterised by its low rise built form, consisting of generally one storey bungalows and two storey terraces, set amongst areas of public and private open space. The townscape forms part of a wider conservation area and also incorporates a number of listed properties, all indicators of an enhanced value. However, some buildings within the area are in a poor condition and are visually detracting features, and accordingly the TCA is on balance considered to be of Medium value. As the townscape already features large scale built forms in its setting, there is considerable scope to accommodate the type of development proposed within its setting and accordingly the townscape is of Low susceptibility. On the basis of the above the TCA is considered to be of <b>Low</b> sensitivity.	Medium	Minor Adverse	Medium	Minor Adverse	Medium	Minor Beneficial	Medium	Minor Beneficial	Although the majority of the construction activities will not occur directly within this TCA, plant and machinery (including cranes) will be clearly perceptible from large parts of the townscape, with those works associated with the construction of buildings along Danebury Avenue most apparent. In addition, the work associated with the construction of Portswood Place will result in direct impacts to this LCA for a temporary period, with the introduced plant and machinery bring a sense of instability into the townscape, with these constituent elements appearing intrusive in the townscape.  Once completed, the newly introduced built forms in the eastern part of the Site will noticeably enhance the setting of this TCA as they will replace built forms that are in a poor condition and of a diminished architectural quality. Similarly, the introduction of Portswood Place, consisting of a distinctive juxtaposition of concrete and timber, will reinvigorate this part of the TCA and provide a renewed sense of vitality to the area.

Townscape Receptor		Townscape Effects								
Area	Sensitivity	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes
		Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
TCA 6: Alton East	This TCA lies to the south-east of the Site and generally comprises high density residential development of varying vernacular. The townscape forms part of a wider conservation area and also incorporates a number of listed properties, all indicators of an enhanced value. However, some buildings within the area are in a poor condition and are visually detracting features, and accordingly the TCA is on balance considered to be of Medium value. As the townscape contains mid-to-high-rise buildings, there is scope to accommodate the type of development proposed within the setting of this TCA and accordingly the townscape is of Low susceptibility. On the basis of the above the TCA is considered to be of <b>Low</b> sensitivity.	Medium	Minor Adverse	Medium	Minor Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	<p>Although construction activities will not occur directly within this TCA, tall plant and machinery (including cranes) will be clearly perceptible from parts of the townscape, and in particular from the north-western parts of the TCA. The introduced tall plant and machinery (including cranes) will be perceived as an incongruous alteration in the setting of this TCA for a prolonged period, thus leading to a sense of instability and fragmentation in the townscape.</p> <p>However, at Year 1 the newly introduced built forms in the eastern part of the Site will be perceived from this TCA. This will represent a beneficial change by helping to create a positive land use in the setting of this TCA. In addition, the height and massing of the proposed built forms will introduce articulation to the skyline, which will integrate with existing large-scale built forms in the adjacent surrounding townscape. From other areas of the TCA, the Development will not generally be perceived due to intervening built forms and vegetation. On balance, there will be a very slight improvement in the setting of this TCA.</p> <p>The proposed public realm and landscape interventions, including structure planting, will not be readily perceived from this TCA, meaning there will be no appreciable change at Year 15; the significance of effect reported at Year 1 is a factor predominantly of the perceived presence of the upper parts of proposed built forms.</p>

Townscape Receptor		Townscape Effects								
Area	Sensitivity	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes
		Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
TCA 7: Queen Mary's Place	The TCA is located to east of the Site and consists of mainly three to five storey residential blocks of a modern typology, arranged around a series of landscaped courtyards in the grounds of the historic Grade I listed Roehampton House. There is a strong sense of unity across the TCA, which is further emphasised by the road surfacing featuring brick in herringbone patterns with silver grey sett detailing. The townscape is well-maintained, is in good state of repair, and has a positive visual amenity experience. As such, the value of the townscape is considered to be Medium. The townscape is comprised of modern development of medium scale with larger scale built form in its setting to the west, and as such there is scope to accommodate the type of development proposed within the setting of this TCA and accordingly the townscape is of Low susceptibility. On the basis of the above the TCA is considered to be of <b>Medium</b> sensitivity.	Small	Minor Adverse	Small	Minor Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	Although construction activities will not occur directly within this TCA, tall plant and machinery (including cranes), principally associated with the construction of Block Q, will be clearly perceptible from parts of the townscape. In addition, the ground level works within the north-eastern part of the Site will be perceived from the western parts of this TCA and they will be intrusive elements in the setting of this TCA, discordant with the locality. Tall plant and machinery associated with the works in the south-eastern parts of the Site will also be perceived from the TCA, meaning that the construction activities will form part of the experience to the setting of this TCA for a prolonged period.  At Year 1 and 15, the Development will be perceptible from the western fringe of the TCA, and in the context of other existing modern development and which on balance will very slightly improve the fabric of the setting to this TCA.
TCA 8: Roehampton East	This TCA is located to the east of the Site and is centered on Roehampton High Street. The vernacular of the built form varies, although the buildings are generally two to three storeys in height. Extensive vegetation covered is present within the curtilages of properties, resulting in a sense of enclosure and a well-treed character, while the TCA also coincides with a conservation area. As such, the value of the townscape is considered to be Medium. As the townscape is comprised predominantly of two to three storey properties with larger scale buildings to the west, there is some scope to accommodate the type of development proposed within the setting of this TCA and accordingly the townscape is of Medium susceptibility. On the basis of the above the TCA is considered to be of <b>Medium</b> sensitivity.	Medium	Minor Adverse	Medium	Minor Adverse	Medium	Minor Beneficial	Medium	Minor Beneficial	Although construction activities will not occur directly within this TCA, plant and machinery (including cranes) will be clearly perceptible from large parts of the townscape where the streetscape is orientated towards the Site. The introduced tall plant and machinery (including cranes) will be perceived as an incongruous alteration in the setting of this TCA for a prolonged period, appearing as detracting and intrusive elements, and thus leading to a sense of instability and fragmentation in the townscape.  However, at Year 1 the newly introduced built forms in the eastern part of the Site will be perceived from this TCA. This will represent a beneficial change by helping to create a positive land use in the setting of this TCA. In addition, the height and massing of the proposed built forms will introduce articulation to the skyline, which will integrate with existing large-scale built forms in the adjacent surrounding townscape. The massing arrangement will also help to signpost the centre of Roehampton and thus assist in wayfinding and legibility, while the newly introduced buildings will be of a greater design aesthetic than those they replace. On balance, there will be a noticeable improvement in the setting of this TCA.

Townscape Receptor		Townscape Effects								
Area	Sensitivity	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes
		Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	
TCA 9: Putney Heath	This TCA lies to the south-east of the Site and is characterised by its extensive areas of heathland, woodland and open glades. As such, there is a heightened sense of tranquillity and seclusion on account of the general relief from built form, leading to a strong sense of place and positive experiential amenity experience. Overall, the value of the townscape is considered to be Medium. Although the townscape is generally devoid of development, the enclosure provided by the vegetation means that it is largely insular in character and accordingly there is some scope to accommodate the type of development proposed within the setting of this TCA and therefore the townscape is of Medium susceptibility. On the basis of the above the TCA is considered to be of <b>Medium</b> sensitivity.	None	Neutral	None	Neutral	None	Neutral	None	Neutral	Given the enclosed nature of this TCA due to the extent of vegetation and the distance from the Site (over 200m at its closest point), neither construction activities nor the completed built forms of the Development will be readily perceptible from the vast majority of the TCA, with the ongoing works and completed buildings only perceived from the western fringes, and in these locations tall elements in the skyline are a defining characteristic. In light of the above there will be no alteration to any of the key characteristics of the TCA.
TCA 10: Putney Park Residences	This TCA lies to the north-east of the Site, with the built forms mainly of two storeys in height and arranged around public greens. Although individual groups of buildings vary in style, there is a strong sense of cohesiveness on account of the uniformity in scale, height and materiality. This gives rise to a strong sense of place and a positive visual amenity experience. The TCA carries no townscape or townscape-related designations. Overall, the value of the townscape is considered to be Medium. As the townscape comprises larger scale built forms in its western fringe, there is scope to accommodate the type of development proposed within the setting of this TCA and accordingly the townscape is of Low susceptibility. On the basis of the above the TCA is considered to be of <b>Low</b> sensitivity.	None	Neutral	None	Neutral	None	Neutral	None	Neutral	Considering the distance from the Site (over 500m at its closest point), the orientation of the streetscape, and the presence of intervening built forms and vegetation, neither construction activities nor the completed built forms of the Development will be readily perceptible from this TCA. There will be no alteration to any of the key characteristics of the TCA.

**APPENDIX 7.7**  
**VISUAL EFFECTS TABLE**



## Appendix 7.7: Visual Effects Table

Visual Receptor					Visual Effects													
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes		
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect			
1	View south-west from Roehampton Playing Fields	The view obtained is considered to be of medium value as although it is not designated it is a place of local importance and is within a conservation area. As the receptors at this location will comprise people whose surroundings are incidental to their enjoyment, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	480m	Fixed	None	None	None	Very Small	Negligible Adverse	Very Small	Negligible Adverse	None	Neutral	None	Neutral	During the construction phase the uppermost parts of tall plant and machinery, including cranes, will be visible for a short duration in the backdrop of the view above the intervening mature vegetation and roofscape. However, on account of the substantial distance and the minimal vertical and horizontal extent of the view occupied by these temporal elements, there will be a barely perceptible change in the view during the construction phase.  Once completed, the Development will not be visible as it will be screened from view by the intervening mature vegetation and built forms.		
2	View west from Medfield Street / edge of Putney Heath	The view obtained is considered to be of medium value as although it is not designated it is a place of local importance and is within a conservation area. As the receptors at this location will comprise people whose surroundings are incidental to their enjoyment, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	266m	Transient	Open	Partial	Limited	Medium	Minor Adverse	Medium	Minor Adverse	Medium	Minor Beneficial	Medium	Minor Beneficial	During the construction phase the demolition of the existing built form within the eastern part of the Site will be visible, as will the construction of Blocks A, B, C and O, which will result in the presence of plant and machinery in the background of the view for a prolonged period, as these works will extend across both construction phases of the Development. The ground level activities associated with the creation of the Village Square will also be visible. The prolonged duration, in addition to the way in which the view obtained will be channelled along the streetscape towards the activities, means that there will be a noticeable change in the view during the construction phase.  Once completed, the newly introduced built elements will be visible in the background of the view. While being broadly comparable in scale and height to the existing built forms, the slightly greater height of Block O will help create a focal point in the background of the view and help to create and define a new vista that also assists in wayfinding and legibility.  By Year 15 the planting proposals will have established and will help to further soften the appearance of the built form, although at this distance there will be no tangible perceived effects.		

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
3	View north-west from A306 Roehampton Lane near Ponsonby Road	The view obtained is considered to be of medium value as although it is not designated it is within a conservation area. As the receptors at this location will comprise people who are passing through the townscape along a major route, their susceptibility to the type of development proposed is considered to be low. On the basis of the above the sensitivity of receptors at this location is <b>Low</b> .	117m	Transient	Open	Partial	Limited	Medium	Negligible Adverse	Medium	Negligible Adverse	Medium	Negligible Beneficial	Medium	Negligible Beneficial	During the construction phase the demolition of the existing built form within the eastern part of the Site will be visible, as will the construction of Blocks O, N, K and M, which will result in the presence of plant and machinery in the background of the view for a temporary period. As Block O begins to emerge, this will also serve to partially screen the construction activities that are occurring in the view. Given the above and the way in which the view obtained is channelled along the streetscape towards the activities, the construction activities will represent a noticeable change in the view.  Once completed, the newly introduced built elements will be visible in the background of the view, with the eastern elevations of Blocks O and K forming the main focus to the view. However the materiality and detailing of these elevations will not be appreciated on account of the distance. The scale, mass and height of the introduced built form will appear consistent with the surrounding area, with the chamfered edge of Block O helping to draw the eye through the streetscape, while also helping to signpost this nodal point in the townscape through its orientation, thus assisting in wayfinding and legibility.	

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
4	View west from A306 Roehampton Lane / Medfield Street	The view obtained is considered to be of medium value as although it is not designated it is within a conservation area. As the receptors at this location will comprise people who are passing through the townscape along a major route, their susceptibility to the type of development proposed is considered to be low. On the basis of the above the sensitivity of receptors at this location is <b>Low</b> .	10m	Transient	Open	Full	Partial	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Beneficial	Large	Moderate Beneficial	<p>During the construction phase the demolition of the exiting built form within the eastern part of the Site will be immediately apparent, as will the construction of Blocks A, O and B, while ground level works associated with the creation of the Village Square will also be immediately apparent. To a lesser extent, those works associated with the construction of Blocks C, N and M will also be visible, albeit appearing in the background of the view. In light of the above, the construction activities will occupy a large proportion of the view for a prolonged duration, resulting in a pronounced diminishment of the visual amenity experience.</p> <p>However, once completed these newly introduced built forms will represent a beneficial change in comparison to the existing built form that is in a poor state of repair. In particular, Blocks A and O (framed around the new Village Square) will represent a higher visual aesthetic, with Block A distinctive in its design featuring a bronzed base and lower mid-section, with the cornice of the mid-section consisting of a zig-zag profile that envelopes the entire building. Grey brickwork, punctuated by regular deep reveals and bronzed balustrades provides a sense of rhythm, while the cementitious crown appears visually recessive and softens the overall mass of the building. This attention to detail highlights the landmark function of this new building.</p> <p>In contrast, the wedge form of Block O helps to lead views along both Danebury Avenue and the A306 Roehampton Lane, while the brickwork broken up by concrete banding helps create a suitable transition between the existing built form in Roehampton and the distinctive form of Block A. The concrete base helps to provide continuity across Block O, while also grounding this building and helping it integrate with the Village Square.</p> <p>By Year 15 the planting proposals will have established and will help to further soften the appearance of the built form, although the overarching effect will remain unaltered.</p>	

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
5	View south-west from Roehampton High Street	The view obtained is considered to be of medium value as although it is not designated it is within a conservation area. As the receptors at this location will comprise people who are passing through the townscape along a secondary route, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	56m	Transient	Open	Partial	Limited	Medium	Minor Adverse	Medium	Minor Adverse	Medium	Minor Beneficial	Medium	Minor Beneficial	During the construction phase the demolition of the existing built form within the eastern part of the Site will be visible, as will the construction of Block O, which will result in the presence of plant and machinery in the background of the view for a temporary period. The plant and machinery will draw the viewers' eye at the end of this vista and will appear as detracting elements in the view, resulting in a noticeable change in the view during the construction phase.  Once completed, channelled views of the Block O will be obtained, replacing views of the existing high-rise built form with one of a comparable height. However, the materiality and elevational strategy of Block O will provide a more positive visual aesthetic and will result in an improvement to the composition of the view, as subtle detailing such as the chamfered brickwork piers will provide variation and visual interest in the façade on the upper levels, as will the articulation (and texture in the view) provided by the patterned brickwork.	
6	View north-west from Holybourne Avenue	The view obtained is considered to be of medium value as although it is not designated it is within a conservation area. As the receptors at this location will comprise people who are passing through the townscape along a secondary route, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	0m	Transient	Open	Full	Partial	Large	Moderate Adverse	Large	Moderate Adverse	Large	Minor Beneficial	Large	Moderate Beneficial	The demolition and construction activities associated with the building of Blocks A and B will be clearly visible in the foreground of this view, occupying a large proportion of the view and substantially altering its composition, albeit for a temporary period. Nonetheless, the movement of plant and machinery will draw the eye and the activities will appear visually discordant, further diminishing the visual amenity experience.  However, once completed to the right of the view Block A will appear as a distinctive new landmark building, featuring a bronzed base and lower mid-section, with the cornice of the mid-section consisting of a zig-zag profile that envelopes the entire building. Grey brickwork, punctuated by regular deep reveals and bronzed balustrades provides a sense of rhythm, as does the concrete horizontal banding. Block B will also be visible in the view, appearing slightly larger in scale than the existing built form and consequently resulting in increased enclosure.  By Year 15, the planting proposals will have established and will further soften the appearance of, and help further integrate the introduced built form into the townscape. In addition, the form of Block B in adherence to the adopted Design Codes will integrate successfully with the surrounding townscape and contribute positively to the amenity experience.	

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
7	View north-east from Roehampton Recreation Centre	The view obtained is considered to be of medium value as although it is not designated it is a place of local importance and is within a conservation area. As the receptors at this location will comprise people whose surroundings are incidental to their enjoyment, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	143m	Fixed	Filtered	Partial	Partial	Medium	Minor Adverse	Medium	Minor Adverse	Small	Negligible Beneficial	Small	Negligible Beneficial	The construction of Blocks B, C, D, E F and G will be visible in the background of the view, with the plant and machinery to demolition the existing built form and construct the new buildings extending across a wide horizontal extent. However, these elements, while detracting features in the view, will be heavily screened by the vegetation that encloses the intervening playing field, and as such the disruption to the skyline will be less pronounced. Prior to the construction of the aforementioned Blocks, some of the taller plant and machinery associated with the construction of Blocks O, N and K will also be visible, meaning that the construction activities will be visible over an extended duration.  Once completed, the uppermost storeys of Blocks B, C, D, E and F will be visible from this location, and will be seen to gradually step up in height from left to right, thereby helping to signpost the centre of Roehampton and thus assisting in wayfinding and legibility. However, the overarching composition of the view will only be subtly altered owing to the extent of vegetation filtering the views, with the introduced built form effectively perceived as replacing the existing built form.	

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
8	View west from A306 Roehampton Lane	The view obtained is considered to be of medium value as although it is not designated it is within a conservation area. As the receptors at this location will comprise people who are passing through the townscape along a major route, their susceptibility to the type of development proposed is considered to be low. On the basis of the above the sensitivity of receptors at this location is <b>Low</b> .	15m	Transient	Open	Most	Limited	Large	Moderate Adverse	Large	Moderate Adverse	Large	Moderate Beneficial	Large	Moderate Beneficial	<p>During the construction phase the activities associated with the construction of Block O and the Village Square will dominate the view, being at close proximity to the viewer, with those associated with Blocks A and B visible beyond. The introduced plant and machinery will draw the eye and will erode the amenity experience. While the provision of hoardings will serve to screen ground level activities, the plant and machinery will still be visible above these permeable structures and remain the main focus of the views.</p> <p>At Year 1 the completed Village Square will form the focus of the view from this location, with the introduced tree and shrub planting and high-quality public realm interventions enhancing the visual amenity experience. In addition the newly introduced Blocks O, A and B will complement the streetscape and will represent a beneficial change in comparison to the existing built form that is in a poor state of repair.</p> <p>In particular the materiality and elevational strategy of Block O will provide a positive visual aesthetic on account of the detailing and active frontage provided. On balance it will result in an improvement to the composition of the view, despite the loss of open space, as subtle detailing such as the chamfered brickwork piers will provide variation and visual interest in the façade on the upper levels, as will the articulation (and texture in the view) provided by the patterned brickwork. At ground level, the stonework will provide an alternative expression to the main body of the building and highlight the differing land use at this level.</p> <p>Block A will be distinctive in its design, featuring a bronzed base and lower mid-section, with the cornice of the mid-section consisting of a zig-zag profile that envelopes the entire building. Grey brickwork, punctuated by regular deep reveals and bronzed balustrades provides a sense of rhythm, while the cementitious crown appears visually recessive and softens the overall mass of the building. This attention to detail highlights the landmark function of this new building.</p> <p>By Year 15 the planting proposals within the Village Square will help soften the appearance of the built forms, and will over time help to further integrate the Development into the townscape, although the overarching effect will remain unaltered.</p>	

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
9	View south-west from Rodway Road / Akehurst Street	The view obtained is considered to be of medium value as although it is not designated it is within a conservation area. As the receptors at this location will comprise people who are passing through the townscape along a secondary route, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	92m	Transient	Filtered	Partial	Limited	Medium	Minor Adverse	Medium	Minor Adverse	Medium	Minor Beneficial	Medium	Minor Beneficial	During the construction phase tall plant and machinery, including cranes, will be clearly visible in the background of the view associated with Block N at the end of the road, while those associated with Block K will also be visible at an oblique angle to the right, partially filtered by the intervening vegetation. The features will draw the eye and appear visually discordant, resulting in a noticeable alteration to the view.  Once completed, Block N will form the main focus to the view and will be seen as an enhancement in comparison to the existing views of the built form that is currently in a poor condition and of a diminished architectural quality. The use of warm hue bricks in one of the buildings will reflect the red brick detailing present on Rodway Road, and the use of gold aluminium frames and balustrades will similarly reflect the warmer hues. In the adjacent building in Block N, the lighter brickwork and metal balustrading provides a visually complementary contrast, that lightens the overall feel of the building. The deep and wide reveals of Block N in the elevation will diminish the perceived height of the building, while the drop in height towards the A306 Roehampton Lane ensures that the bulk of the Block is perceptually reduced.  Planting proposals in the private amenity courtyard of Block N will soften the appearance of the built form, and will over time help to further integrate the Development into the townscape.	

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
10	View south-east from A306 Roehampton Lane	The view obtained is considered to be of medium value as although it is not designated it is within a conservation area. As the receptors at this location will comprise people who are passing through the townscape along a major route, their susceptibility to the type of development proposed is considered to be low. On the basis of the above the sensitivity of receptors at this location is <b>Low</b> .	5m	Transient	Open	Partial	Partial	Large	Moderate Adverse	Medium	Minor Adverse	Large	Minor Beneficial	Large	Minor Beneficial	During the construction phase the plant and machinery associated with the demolition and construction of Blocks M, K, N and O will be visible from this location. In particular, those associated with M and K will appear prominent in the view, while the movement of cranes in the background associated with N and O will also draw the eye. Given the wide extent of the view occupied by construction works for an extended duration there will be a pronounced change in the view. However, the provision of hoardings along the A306 Roehampton Lane will serve to screen much of the construction works due to the way in which the landform falls away from the viewer.  Once completed, the Development will result in additional enclosure to the view that will help to frame the streetscape and lead the eye towards the Village Square area and the church. The modulation in the height of the introduced buildings will ensure that the introduced buildings do not appear bulky, and instead provide a visually pleasing rhythm in the view that again leads the eye through the streetscape. The materiality of the built form will provide additional visual interest (with differing blocks displaying different treatments) and the protruding balconies a sense of articulation on the elevation fronting the A306 Roehampton Lane. Landscape interventions along the eastern boundary of the Site will also help to soften the appearance of the built form and further integrate these newly introduced features into the view. These positive elements offset the inherent loss of openness and extent of sky visible experienced currently, in addition to the loss of trees along this streetscape.	

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
11	View south from A306 Roehampton Lane / Holford Way	The view obtained is considered to be of medium value as although it is not designated it is within a conservation area. As the receptors at this location will comprise people who are passing through the townscape along a major route, their susceptibility to the type of development proposed is considered to be low. On the basis of the above the sensitivity of receptors at this location is <b>Low</b> .	8m	Transient	Filtered	Partial	Limited	Medium	Minor Adverse	Medium	Minor Adverse	Medium	Minor Beneficial	Medium	Minor Beneficial	The demolition of 166 Roehampton Lane and the construction of Block Q will form the main focus of the views obtained from this location, in the middle ground, although works associated with Block M will also be visible, with the tall plant and machinery visible in the background. On balance, a noticeable change in the view is to be experienced.  Once completed, Block M will be visible in the distance although it will not draw the eye. Instead, the focus will be towards the newly introduced Block Q, which is arranged as three distinct buildings, with two visible from this location. The 6 storey building fronting on to the A306 Roehampton Lane will feature an ordered façade that reflects the materiality of the nearby buildings (such as Downshire House and Chadwick Hall), while the wide recessed openings of the building reflect those of the nearby Point Blocks of Alton Estate. The decorative brick within recessed elements will provide a degree of fine detail and depth that results in articulation to the elevation and enhanced visual interest. On balance there will be an improvement to the composition of the view.	

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
12	View south from Ellisfield Drive	The view obtained is considered to be of medium value as although it is not designated it is within a conservation area. As the receptors at this location will comprise people who are passing through the townscape along a secondary route, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	0m	Transient	Open	Full	Limited	Large	Major Adverse	Large	Moderate Adverse	Large	Moderate Beneficial	Large	Moderate Beneficial	During the construction phase the activities associated with the demolition of the existing built forms on Kingsclere Close and Harbridge Avenue will be immediately apparent, followed by the construction of Blocks K and H. In particular those ground level works associated with the construction of Block K will dominate the view, leading to a diminished visual amenity experience and a pronounced change in the composition of the view. However, the erection of hoardings will help to ameliorate this effect somewhat, such that only the tall plant and machinery associated with the construction of Block K will be visible (albeit those associated with Block H will remain in the background of the view).  Once completed, Block K will form the main focus of the view, with the light grey and concrete hues of the building reflecting the materiality of the nearby Point Blocks and Slab Blocks of Alton Estate, while recessed balconies and Juliet balconies featuring gold aluminium detailing will provide visual interest (including protruding bays). The recessed corners will appear to diminish the visual bulk of the building, while the strong vertical and horizontal rhythm along the façades leads the eye to wander through the townscape rather than remaining fixated on static points, and resulting in a positive visual amenity experience. The landscape treatments will serve to help soften the appearance of the introduced built forms and better integrate them into the fabric of the townscape.	

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
13	View east along Danebury Avenue	The view obtained is considered to be of medium value as although it is not designated it is within a conservation area. As the receptors at this location will comprise people who are passing through the townscape along a secondary route, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	0m	Transient	Open	Full	Partial	Large	Moderate Adverse	Large	Moderate Adverse	Large	Negligible Beneficial	Large	Moderate Beneficial	During the construction phase there will be a pronounced change to the composition of the view on account of the demolition of the existing built form along Danebury Avenue and the introduction of plant and machinery to facilitate the construction of new buildings along its length on either side. These activities will occur over an extended duration, and while the provision of hoardings will help to somewhat ameliorate the effects by screening ground level activities, the overarching effect will remain unaltered.  Once completed, Blocks H, I J N and O will be visible to the left of Danebury Avenue, whilst Blocks G, F, E , D, C, B and A will be visible to the right. The viewers eye will be led through the streetscape, with the built form framing the view and resulting in a visually pleasing composition as a result of the unified building lines. Planting proposals within the public realm will also help soften the appearance of the built form.  By Year 15, the planting proposals will have established and will further soften the appearance of, and help further integrate the introduced built form into the townscape. In addition, due to the buildings adhering to the adopted Design Codes, they will integrate successfully with the surrounding townscape and contribute positively to the amenity experience, further reinforcing the positive perception of contrasting vertical and horizontal rhythm in the view.	
14	View south-west across Downshire Field	The view obtained is considered to be of medium value as although it is not designated it is a place of local importance and is within a conservation area. As the receptors at this location will comprise people whose surroundings are incidental to their enjoyment, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	0m	Transient	Filtered	Glimpse	Limited	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Small	Negligible Beneficial	Small	Negligible Beneficial	The majority of the construction activities will be screened from view by the intervening tree vegetation, including those associated with demolition and construction of the Portwood Place local centre. Towards the latter part of the construction period, those works associated with the removal of trees within Downshire Field will be visible, albeit for a very short duration, as will the works associated with the newly created playspace in the foreground of the view.  Once operational, the newly introduced built form at Portwood Place will be screened from view, despite the thinning of trees within Downshire Field (opening up an historic vista). However, the newly created playspace and landscape interventions will be visible in the foreground of the view and will represent a subtle albeit beneficial alteration.	

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
15	View north-west from Danebury Avenue	The view obtained is considered to be of medium value as although it is not designated it is within a conservation area. As the receptors at this location will comprise people who are passing through the townscape along a secondary route, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	28m	Transient	Filtered	Glimpse	Limited	Very Small	Negligible Adverse	Very Small	Negligible Adverse	Very Small	Neutral	Very Small	Neutral	During the construction phase tall plant and machinery associated with the demolition of existing built forms and the construction of the Portswood Place local centre will be visible in the backdrop of this view (in this direction), albeit heavily screened and/or filtered by the intervening built form and vegetation.  Once completed a small proportion of the eastern elevation of Portswood Place will be visible, as will some of the landscaping works (include hardscape elements such as the concrete sett paving in the streetscape). However, these elements will be barely appreciated due to the array of intervening features that more readily draw the eye.	
16	View west from Swanwick Close / Minstead Gardens	The view obtained is considered to be of medium value as although it is not designated it is within a conservation area. As the receptors at this location will comprise people who are passing through the townscape along a secondary route, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	92m	Transient	None	None	None	Very Small	Negligible Adverse	Very Small	Negligible Adverse	None	Neutral	None	Neutral	During the construction phase the uppermost parts of tall plant and machinery will be visible for a short duration in the backdrop of the view above the intervening built forms. Similarly, infrequent passing construction traffic will be visible peripheral to the viewer when travelling along Danebury Avenue. However, on account of the minimal vertical and horizontal extent of the view occupied by these temporal elements, there will be a barely perceptible change in the view during the construction phase.  Once completed, the Development will not be visible as it will be screened from view by the intervening mature vegetation and built forms.	

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
17	View south from Downshire Field	The view obtained is considered to be of medium value as although it is not designated it is a place of local importance and is within a conservation area. As the receptors at this location will comprise people whose surroundings are incidental to their enjoyment, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	0m	Transient	Open	Full	Limited	Large	Major Adverse	Large	Moderate Adverse	Medium	Minor Beneficial	Large	Moderate Beneficial	The demolition and construction works associated with Portswood Place will be in close proximity to the viewers and occupy a wide extent of the view, with the movement of plant and machinery drawing the eye and eroding the visual amenity scene. The provision of hoardings will however help to screen ground level activities, including any piling and drilling works and the storage of materials, which will lessen the detracting nature of the construction works in the views.  Once completed, the built form of Portswood Place will form the main focus of the view. The buildings, consisting of a 'U-shape' of one and two storeys, will be of a comparable height to the exiting built form but of a greater architectural aesthetic owing to the juxtaposition between concrete and timber, punctuated by large expanses of glazing. The timber fins of the buildings will provide a strong vertical emphasis that serves to provide articulation in the façade and a sense of rhythm, while also breaking up the horizontal mass of the form. The bulk of the building is also perceptually minimized by the timber appearing to rise out in a light manner from the 'heavier' concrete base.  Planting proposals along Danebury Avenue and in front of the building will soften the appearance of the built form, and which over time will help to further integrate the townscape and improve the composition of the view.	
18	View north-east from Mount Clare	The view obtained is considered to be of medium value as although it is not designated it is within a conservation area. As the receptors at this location will comprise people who are passing through the townscape along a secondary route, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	0m	Fixed	Filtered	Partial	Partial	Medium	Minor Adverse	Medium	Minor Adverse	Small	Negligible Beneficial	Small	Negligible Beneficial	During the construction phase, plant and machinery will be visible across three constituent parts of the view, including the tall plant and machinery associated with Block Q and G, in addition to those associated with Portswood Place in the centre of the view. As a result a wide extent of the view will be altered incrementally over a prolonged period, intensifying the detracting nature of the construction works.  Once completed, Portswood Place will be visible in the view. Portswood Place will appear to sit at the foot of the slope and will largely blend into the view, being of a comparable height to the existing built form. Block Q in the distance will be barely perceived through the tree vegetation and will remain subservient to the existing Point Blocks due to its reduced scale and height. Views through to Downshire Field will also be partly opened up, restoring this historic link.	

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
19	View south-east from Sherfield Gardens / Highcliffe Drive	The view obtained is considered to be of medium value as although it is not designated it is a place of local importance and is within a conservation area. As the receptors at this location will comprise people whose surroundings are incidental to their enjoyment, their susceptibility to the type of development proposed is considered to be medium. On the basis of the above the sensitivity of receptors at this location is <b>Medium</b> .	23m	Transient	Filtered	Partial	Limited	Small	Negligible Adverse	Small	Negligible Adverse	Very Small	Neutral	Very Small	Neutral	Plant and machinery will be visible in the background of the view during the construction phase, although they will be heavily filtered and screened by the intervening tree vegetation such that they will be an unobtrusive change in the view. Once completed, glimpses through the vegetation towards Portswood Place and Block Q are likely to be obtained, although they will not draw the eye and will cause a barely perceptible change in the view that effectively equates to an alteration that is neither beneficial nor adverse.	
20	View east from Richmond Park, west of Roehampton Gate	The view obtained is considered to be of medium value as although it is not designated it is a place of local importance and is within a conservation area. As the receptors at this location will comprise people whose attention is likely to be focussed on their surroundings, their susceptibility to the type of development proposed is considered to be high. On the basis of the above the sensitivity of receptors at this location is <b>High</b> .	920m	Transient	Open	Partial	Partial	Small	Minor Adverse	Small	Minor Adverse	Very Small	Neutral	Very Small	Neutral	During the construction phase tall plant and machinery will be visible in the backdrop of the view above the intervening treed skyline. Tall elements, such as cranes will be seen to incrementally advance across the skyline for a prolonged duration, appearing alongside the tall Point Blocks that punctuate the skyline. All ground level activities will be screened from view. In light of the above and the substantial distance of receptors from the works, the visibility of these activities will represent an unobtrusive change, with the main focus still drawn towards the expansive open space. Once completed the vast majority of the introduced built form will be screened from view. Where the uppermost parts of the introduced buildings are visible they will be seen in the context of the existing high-rise point and slab blocks, and will be of a reduced scale and height to these elements, thus maintaining their subservience to these features. Views of the church spire will be unobstructed, while the main focus of the view of the expansive open space will be unaltered.	

Visual Receptor					Visual Effects												
Ref	Name	Sensitivity	Distance	Type <sup>i</sup>	Nature <sup>ii</sup>	Intrusion <sup>iii</sup>	Proportion <sup>iv</sup>	Construction Phase		Construction Phase – Residual Effects		Operational Phase – Year 1		Operational Phase – Residual Effects (Year 15)		Notes	
								Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect	Magnitude of Effect	Significance of Effect		
21	View north-east from Richmond Park near White Lodge	The view obtained is considered to be of medium value as although it is not designated it is a place of local importance and is within a conservation area. As the receptors at this location will comprise people whose attention is likely to be focussed on their surroundings, their susceptibility to the type of development proposed is considered to be high. On the basis of the above the sensitivity of receptors at this location is <b>High</b> .	1030m	Transient	Open	Partial	Partial	Small	Minor Adverse	Small	Minor Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	During the construction phase tall plant and machinery will be visible in the backdrop of the view above the intervening treed skyline. Tall elements, such as cranes will be seen to incrementally advance across the skyline for a prolonged duration, appearing alongside the tall Point Blocks that punctuate the skyline. All ground level activities will be screened from view. In light of the above and the substantial distance of receptors from the works, the visibility of these activities will represent an unobtrusive change, with the main focus still drawn towards the expansive open space.  Once completed the vast majority of the introduced built form will be screened from view. Where the uppermost parts of the introduced buildings are visible they will be seen to gently rise up in height towards the location of the new Village Square, and thus helping to signpost the centre of Roehampton and thereby assisting in wayfinding and legibility.	
22	View north from Richmond Park near Spankers Hill Wood	The view obtained is considered to be of medium value as although it is not designated it is a place of local importance and is within a conservation area. As the receptors at this location will comprise people whose attention is likely to be focussed on their surroundings, their susceptibility to the type of development proposed is considered to be high. On the basis of the above the sensitivity of receptors at this location is <b>High</b> .	1570m	Transient	Open	Partial	Partial	Small	Minor Adverse	Small	Minor Adverse	Very Small	Negligible Beneficial	Very Small	Negligible Beneficial	During the construction phase tall plant and machinery will be visible in the backdrop of the view above the intervening treed skyline. Tall elements, such as cranes will be seen to incrementally advance across the skyline for a prolonged duration, appearing alongside the tall Point Blocks that punctuate the skyline. All ground level activities will be screened from view. In light of the above and the substantial distance of receptors from the works, the visibility of these activities will represent an unobtrusive change, with the main focus still drawn towards the expansive open space.  Once completed the vast majority of the introduced built form will be screened from view. Where the uppermost parts of the introduced buildings are visible they will be seen to gently rise up in height towards the location of the new Village Square, and thus helping to signpost the centre of Roehampton and thereby assisting in wayfinding and legibility.	

<sup>i</sup> Type of receptor: Fixed, Transient<sup>ii</sup> Nature of the view of the Development: Open, Filtered, None<sup>iii</sup> Degree of visual intrusion of the Development (extent of the view occupied by the Development): Full, Partial, Glimpse, None<sup>iv</sup> Proportion of the Development visible: Full, Most, Partial, Limited, None

## HERITAGE STATEMENT

Built Heritage Consultancy  
May 2019





# Alton Estate Roehampton Heritage Statement

May 2019

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# Executive Summary

This Heritage Statement – prepared by the Built Heritage Consultancy for Redrow Homes Ltd – assesses the potential effects of the Hybrid Planning Application for the Proposed Development of parts of the Alton Estate, Roehampton, on the (above-ground) historic environment.

Much of the Application Site lies within the Alton Conservation Area, and there are numerous designated and non-designated heritage assets in the immediate vicinity. The purpose of the Heritage Statement is to assess the impact of the Proposed Development on the *significance* of these heritage assets (including via their settings).

The Heritage Statement sets out the historical development of the Application Site, the wider area, and the identified designated and non-designated heritage assets, and provides an assessment of the significance of the identified heritage assets (including the contribution made in each case by their setting).

In the 16th century, the village of Roehampton was probably centred around the site upon which Downshire House now stands, whilst the site of the present village formed part of the Common lands. In the early 17th century, a Huguenot immigrant named David Papillon began amassing land in the area, which he began to develop as small aristocratic estates. These estates gradually took over the old village centre, displacing its residents to a ‘new’ village, which sprung up around the present King’s Head.

Before 1622, Papillon built a house (later known as Elm Grove) on the western side of Roehampton Lane, on the site of the University of Roehampton’s Digby Stuart College. Next, he built a house on the site of the present Grove House on the northern side of Clarence Lane. By 1624, he had also built a house on the eastern side of Roehampton Lane, probably on the site of the present Roehampton House. Two relatively modest country houses – the predecessors of the present Parkstead House and Downshire House – appeared in the mid 17th century, but the

next important period was the early 18th century, when The Cedars (demolished in the early 20th century) and the present Roehampton House were built. Large houses multiplied most rapidly after 1750, probably reflecting the increasing number of people able to afford suburban villas, as well as improved roads to and from London (the first Putney Bridge had been constructed in 1729), and greater appreciation of open countryside. The present Parkstead House was built in the early 1760s, and parts of the present Downshire House are thought to have been built in about 1770. Mount Clare was built between 1770 and 1773.

In the late 19th/early 20th century, several parcels of land from some of these estates were developed with the present Hartfield, St Serf’s House (now Ibstock Place School) and Roehampton Court (now Maryfield Convent).

In 1948, the LCC compulsorily purchased the Downshire House and Mount Clare estates, together with about two-thirds of the land then belonging to Parkstead House, for housing development – essentially to re-house people as part of slum clearance schemes in Hammersmith, Fulham and Shepherds Bush. These areas were developed with the present Alton West estate, designed by a team comprising the future founders of the successful architectural practice Howell, Killick, Partridge & Amis (HKPA). The Alton West team started from the premise of retaining as much green space as possible, and consciously sought to adapt the picturesque landscape of the 18th century villas to ‘enhance the impact’ of the new buildings.

Roehampton derives considerable heritage value from: the evidential, historic and aesthetic value of the extant aristocratic houses erected here in the 18th century; the aesthetic value of the 18th century landscape that informed the approach to development of the Alton Estate in the 1950s; and the historic and aesthetic value of the best buildings of the Alton Estate itself. The relationship of the estate’s slab blocks to each other and to the ‘judiciously improved’ landscape in which they sit has been described as a ‘majestic’ piece of town planning, whilst

the estate as a whole has – in consequence of ‘the combination of very large and very tiny buildings’ – been described as the ‘ultimate expression’ of the concept of ‘mixed development’. Also of some heritage value in the vicinity of the Site are the substantial houses erected on the earlier estates in the late 19th/early 20th century, and the core of the old village of Roehampton.

Some aspects of the Proposed Development, such as the relocation of the bus turnaround area to a less prominent location and the reinstatement of a school use at the heart of the estate, would enhance the significance of the historic environment.

Some harm would be caused to the special interest of the Alton Conservation Area through: the loss of several original, but unlisted estate buildings of little inherent heritage value within its boundary, and several more in its setting; as well as through the development of buildings of a larger scale in its setting. However, on balance, it is considered that that harm would be ‘less than substantial’ in the terms of the NPPF, and would be decisively outweighed by the high design quality of the new proposals and the creation of a new ‘heart’ to the estate in place of the failing centre, together with the considerable public benefits of the regeneration as a whole, notably the provision of much-needed new housing.

Limited harm would also be caused to the significance of: the Richmond Park Registered Park and Garden (RPG); the Roehampton Village and Westmead Conservation Areas; the statutorily-listed King’s Head, Montague Arms, Parkstead House, Mount Clare, Downshire House, Nos. 1-33 and 2-36 Minstead Gardens, and Nos. 245-255 and 257-261 Danebury Avenue; and the locally-listed Hartfield; through new development in their settings. As above, however, it is considered that the harm in each case would be ‘less than substantial’ in the terms of the NPPF, and would be decisively outweighed by the public benefits of the regeneration as a whole.

## Executive Summary | cont...

In summary, the Proposed Development has been conceived in light of the requirements of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. It is considered to be in accordance with the heritage provisions of the *NPPF*, together with policy 7.8 of the Greater London Authority's *London Plan*, policies PL 1, PL 15 and IS 13 of the London Borough of Wandsworth's *Core Strategy*, and policies DMS 1, DMS 2 and DMS 4 of the London Borough of Wandsworth's *Development Management Policies Document (DMPD)*. In addition, the Proposed Development responds to the guidance provided at sections 8.1.1 and 8.1.5 of the London Borough of Wandsworth's *Site Specific Allocations Document (SSAD)*, and the guidance provided by the London Borough of Wandsworth's *Historic Environment* and *Roehampton SPDs*.

# 1.0 Introduction

The Built Heritage Consultancy has been commissioned by Redrow Homes Limited ('the Applicant') to prepare this Heritage Statement in connection with the Proposed Development of parts of the Alton Estate, Roehampton ('the Application Site').

The application is for a part outline and part detailed planning permission for the following proposed development (aka Hybrid Planning Application):

- a) *Phased demolition of all existing buildings and structures (except Alton Activity Centre community building);*
- b) *Mixed-use phased development ranging from 1-9 storeys above ground level comprising up to 1,103 residential units and up to 9,572 sqm (GIA) of non-residential uses comprising new and replacement community facilities (including enhanced library and healthcare facilities, youth facilities, community hall, children's nursery & children's centre) (Class D1); flexible commercial floorspace (comprising retail (Class A1), financial and professional services (Class A2), café / restaurants (Class A3), hot-food takeaways (Class A5), business (Class B1) and community uses (Class D1)); landscaping; removal and replacement of trees; public realm improvements; access improvements; relocation of bus turnaround area; improvements to children's play facilities; provision of energy centre; car & cycle parking; and other highway works incidental to the development. All matters reserved except for Blocks A, K, M, N, O, Q, Portswood Place Nursery and Community Centre and highway/landscape/public realm improvements.*

As detailed in Chapter 2.0, much of the Site lies within the Alton Conservation Area, and there are numerous designated and non-designated heritage assets in the immediate vicinity. The purpose of this Heritage Statement is to assess the impact of the Proposed Development on the significance of these heritage assets (including via their settings), and on important views as they relate to heritage.

Paragraph 189 of the *National Planning Policy Framework (NPPF, revised February 2019)* requires applicants to:

*describe the significance of any heritage assets affected, including any contribution made by their setting. 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.*

The Heritage Statement meets these requirements at an appropriate level of detail.

The report has been prepared by James Weeks MA and Anthony Hoyte BA(Hons) MA(RCA) MSc IHBC. It is based on archival research and site visits made in June, July and September 2017 and March 2018.

Where the Site boundary is shown on historic maps, it should be regarded as indicative.

## 2.0 Identification of Heritage Assets

Those heritage assets that could potentially be affected by the Proposed Development were identified using professional judgement, following a series of Site visits and archive research. They include those assets within the Site, as well as those in the vicinity which have settings that may be notably affected by the proposals, either visually or through impacts on aspects of their historic/experiential setting. The list of relevant heritage assets has also been refined through pre-application discussions with the London Borough of Wandsworth, Historic England and the Twentieth Century Society. Consultation with these bodies is summarised in Chapter 5.0. The assets meriting consideration in this assessment are considered to comprise the following:

### Within the Site boundary

#### Designated heritage assets

- Alton Conservation Area [parts of the Site also lie beyond the conservation area boundary]

#### Non-designated heritage assets

- Mount Clare, Minstead Gardens (Historic Park & Garden) [Part of the HP&G lies beyond the Site boundary]

### Beyond the Site boundary

#### Designated heritage assets

- Richmond Park Registered Park & Garden (Grade I, list entry no. 1000828) [and the statutorily listed buildings within it]
- Grove House Registered Park & Garden (Grade II\*, list entry no. 1000419) [and the statutorily- and locally-listed buildings within it]
- Alton Conservation Area [as noted above, parts of the Site are also within the conservation area]
- Roehampton Village Conservation Area
- Westmead Conservation Area

- King's Head public house, Roehampton High Street (Grade II, list entry no. 1300007)
- Montague Arms public house, Medfield Street (Grade II, list entry no. 1184425)
- Roehampton House, Roehampton Lane (Grade I, list entry no. 1357694)
- Entrance gates and lodges at Roehampton House, Roehampton Lane (Grade II, list entry no. 1357695)
- Parkstead House, Roehampton High Street (Grade I, list entry no. 1357675)
- Mount Clare, Minstead Gardens (Grade I, list entry no. 1184436)
- Temple in the grounds of Mount Clare, Minstead Gardens (Grade II\*, list entry no. 1065545)
- Downshire House, Roehampton Lane (Grade II\*, list entry no. 1065522)
- Gates on the northern side of Downshire House, Roehampton Lane (Grade II, list entry no. 1184718)
- Drinking Fountain, Roehampton Lane (Grade II, list entry no. 1065484)
- Binley House, Highcliffe Drive (Grade II\*, list entry no. 1246040)
- Winchfield House and abutting chimney, Highcliffe Drive (Grade II\*, list entry no. 1246041)
- Dunbridge House, Highcliffe Drive (Grade II\*, list entry no. 1246042)
- Charcot House, Highcliffe Drive (Grade II\*, list entry no. 1246043)
- Denmead House, Highcliffe Drive (Grade II\*, list entry no. 1246044)
- Nos. 1-13 Minstead Gardens (Grade II, list entry no. 1246046)
- Nos. 2-26 Minstead Gardens (Grade II, list entry no. 1246045)
- Nos. 15-33 Minstead Gardens (Grade II, list entry no. 1246017)
- Nos. 245-255 Danebury Avenue (Grade II, list entry no. 1246018)
- Nos. 257-261 Danebury Avenue (Grade II, list entry no. 1246019)
- The Bull, at the foot of Downshire Field (Grade II, list entry no. 1376742)
- The Watchers, to the west of Downshire House (Grade II, list entry no. 1031600)

#### Non-designated heritage assets

- Parkstead House gardens (Historic Park & Garden)
- Cedars Cottages, Roehampton Lane
- Nos. 24 & 26 Roehampton High Street
- Hartfield, Roehampton Lane
- Nos. 5 & 7 Rodway Road
- Ibstock Place School, Clarence Lane
- Maryfield Convent, Laverstoke Gardens
- Nos. 68-70 & 80-86 Minstead Gardens

The historical development of each of these is addressed in Chapter 3.0, and their significance assessed in Chapter 4.0.

There are further designated and non-designated heritage assets beyond the Site boundary. However, these are considered to be sufficiently well concealed from potential visual, traffic, emissions and noise impacts by existing topography, street pattern, built form and/or dense foliage that their heritage value (whether visual, experiential or other) is unlikely to be affected by the Proposed Development. The following heritage assets have therefore been scoped out of the heritage assessment:

#### Designated heritage assets

- Putney Heath Conservation Area
- Dover House Conservation Area
- Bollard at the junction of Blackford's Path and Roehampton High Street (Grade II, list entry no. 1065555)
- Two bollards at the junction of Blackford's Path and Medfield Street (Grade II, list entry no. 1065556)

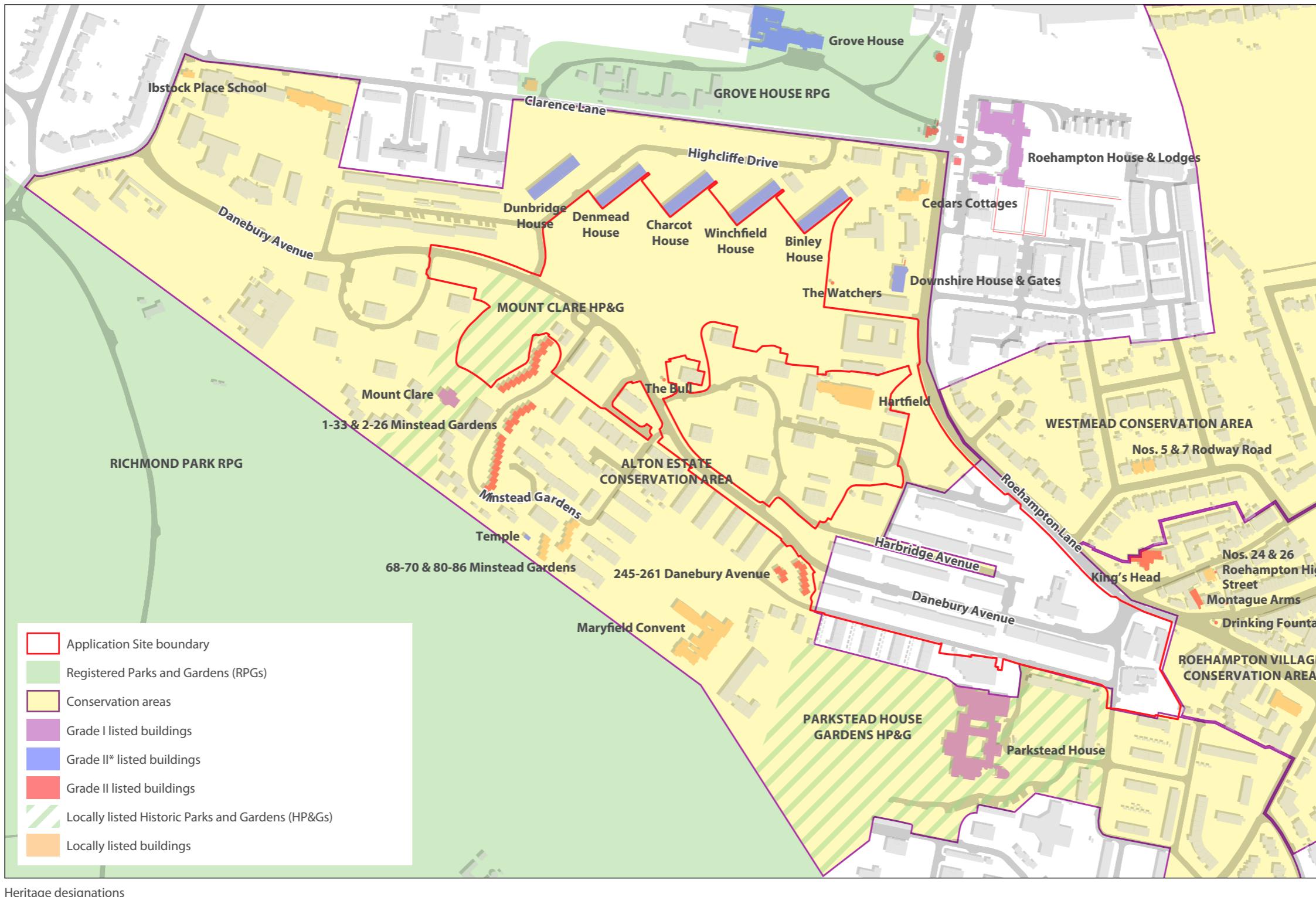
## 2.0 Identification of Heritage Assets | cont...

- Roehampton War Memorial, north west corner of Putney Heath close to the junction of Medfield and Treville Streets (Grade II, list entry no. 1425491)
- Church of Holy Trinity, Ponsonby Road (Grade II\*, list entry no. 1357671)
- Walls and gates to walled garden to south east of Roehampton House, Roehampton Lane (Grade II, list entry no. 1065483)
- Templeton House, Priory Lane (Grade II, list entry no. 1065517)

### Non-designated heritage assets

- Roehampton Parish Hall, Alton Road
- Nos. 1-4 Ponsonby Road

## 2.0 Identification of Heritage Assets | cont...



Heritage designations

# 3.0 Understanding

## 3.1 Overview of historical development

### 3.1.1 The development of Roehampton

The early history of Roehampton is dominated by its links with Putney and Wimbledon, which until the Tudor era were the area's main established settlements.

The origins of the settlement's name are somewhat obscure. It was first recorded as *Hamton* in 1273-4, which had changed by 1318 to *Est* (or *East*) *Hampton*, the prefix having perhaps been intended to avoid confusion with *Hampton* in Middlesex. By 1350, the area had become known as *Rokehampton*, and this subsequently morphed into *Rowhampton* and *Roehampton*, although *Roughampton* was also used, possibly describing the 'rough' ground. 'Roke' most likely came from an Old English term, and it is probable that this relates to 'rook', and hence a settlement where these birds were known to congregate. Certainly, a local house was known as 'The Rookery'.

In 1535, the manor transferred from ecclesiastical ownership to that of the Crown when Thomas Cranmer (1489-1556), as Archbishop of Canterbury, exchanged the manor for lands in Kent, and the area came under the control of Thomas Cromwell (c.1485-1540). At this time, Roehampton Lane was an access road leading through Putney deer park to and from the village of Roehampton, which was probably then centred around the site upon which Downshire House now stands. The site of the present village was then part of the Common lands, the field system being north of the present village and east of Roehampton Lane. The boundary bank of the Common is understood to survive in the north side of the garden of the King's Head public house.

By 1332, Roehampton contained three or four houses. The village comprised fourteen houses by the beginning of the Tudor period, and one inn, the Bull. By 1498 there were twenty houses, and by 1617 there were thirty-three. From about

this time there were two inns, one called the King's Head and another, the Angel.

Inn names sometimes moved with the licence or the licensee, when they moved to new premises, and the present King's Head (Grade II, list entry no. 1300007) is thought previously to have been the Bull. The present building dates from at least the 1670s, but was most likely to have originated as a farmhouse in the medieval period. There may be parts of the previous building incorporated into the present one. It is certainly the oldest building in Roehampton, and is probably the oldest secular building in the whole of the Borough of Wandsworth.

As discussed below, a Huguenot immigrant named David Papillon began amassing land in the area from 1619/20, which he began to develop as small aristocratic estates. These estates gradually took over the old village centre. This reduced the need for agricultural labour but increased the demand for other labourers and shopkeepers. By 1664, the population's settlement had grown to 59 households, most of them contained in the 'new' village (the core of which is now designated the Roehampton Village Conservation Area), which sprung up around the present King's Head.

The village underwent significant expansion in the 19th century, with speculative and estate-controlled development. Ponsonby Road was laid out in 1863, Medfield Street in 1862 and Elizabeth Place in 1870. The Montague Arms (Grade II, list entry no. 1184425), a 17th or 18th century cottage, was turned into a beer shop in the 1860s to cater for the influx of new working-class residents. New facilities included the school, with its oldest surviving building constructed in 1836. The Roman Catholic church appeared in 1881, and the nonconformist mission hall at 2 Medfield Street was in operation between 1889 and 1914. The Anglican chapelry based since the 17th century on the former private chapel of Grove House (built in 1843), became a full parish in 1862, with a new church to designs by George Halford Fellowes Prynne (1853-1927) built in the village in 1896-8.



The King's Head



The Montague Arms, Medfield Street

Google

## 3.0 Understanding | cont...

### 3.1.2 The development of the Site with aristocratic estates

In 1617, when a survey was made of the manor of Wimbledon (which included Roehampton and Putney), there were no large houses in Roehampton. However, the area was soon to undergo rapid change after David Papillon, a Huguenot, began purchasing land there in 1619/20.

First, Papillon built a house in a field called Upper Naylands, which he sold in 1622 to George Heriot, James I's jeweller. Later known as Elm Grove, this house stood on the western side of Roehampton Lane on the site of the University of Roehampton's Digby Stuart College.

Next, Papillon built a great house on the site of the present Grove House on the northern side of Clarence Lane, selling it in 1625, along with 5 hectares of land, to Sir Richard Weston (1577-1635), later the Earl of Portland. Weston acquired another 45 hectares from Papillon in 1626, and nearby Putney Park from the Crown in 1627. With these purchases, he was able to enclose 182 hectares in a new park (Roehampton Park), receiving a licence for this from Charles I in 1634. In 1648, the property was let (and later sold) to Christian Cavendish (1595-1675), 2nd Countess of Devonshire. It remained in her family until 1689, when it was sold to Sir Jeffrey Jeffreys (c.1652-1709), alderman of London. By 1746, the house seems to have become separated from much of the land accumulated by Weston. During the late 18th century, the estate's owners, Alexander Fordyce (d.1789), a banker, then Thomas Parker, a lawyer of the Inner Temple, were selling off plots from the estate for development. According to the list description for the Grove House Registered Park & Garden, the freehold of the property was sold to Joshua Vanneck (d.1816) in 1785. The present Grove House is generally attributed to James Wyatt (1746-1813). It is generally said to have been built by Vanneck, but has been variously dated to: 1777 (Grove House list description); c.1777-80 (Cherry & Pevsner, 1983:693); 1777-87 (RPG description); 1792 ([www.parksandgardens.org/places-and-people/site/9223/summary](http://www.parksandgardens.org/places-and-people/site/9223/summary) and [www.roehampton.ac.uk/colleges/](http://www.roehampton.ac.uk/colleges/)



John Rocque's plan of London and its Environs, 1741-45

## 3.0 Understanding | cont...

[froebel-college/](#); and 1779-93 ([www.grovehouse-roehampton.co.uk/the-history-of-house/](#)). By 1804, Roehampton Grove, as it was then called, had passed to William Gosling (c.1765-1834), a banker. The house was altered and extended for the Froebel Institute in the 20th century.

By 1624, Papillon had also built a house on the eastern side of Roehampton Lane, probably on the site of the present Roehampton House.

Two relatively modest country houses – the predecessors of the present Parkstead House and Downshire House – appeared in the mid 17th century, but the next important period was the early 18th century, when The Cedars (demolished in the early 20th century) and the present Roehampton House were built.

According to Gerhold (1997:23), the earliest parts of The Cedars were constructed in about 1705 by Thomas Denning, a salter who built houses in London. In 1700, he obtained a tenement in Roehampton Street; by 1707, he was leasing it to a Joseph Bagnall, a sugar refiner, to whom he sold it in 1715. Bagnall had acquired the tenements to either side in 1711 and 1712, and he extended the house before his death in 1729, apparently adding several rooms to the north and south, together with a coach house and stables to the south east, and a brew house, wash house and other offices to the north east. Land from Roehampton Park to the north and west was added in 1747 and 1784 respectively.

The present Roehampton House was built in 1710-12 for the merchant Thomas Cary. It was designed by Thomas Archer (1668-1743). As discussed further below, it was enlarged in the early 20th century.

Large houses multiplied most rapidly after 1750, probably reflecting the increasing number of people able to afford suburban villas, as well as improved roads to and from London, and greater appreciation of open countryside.

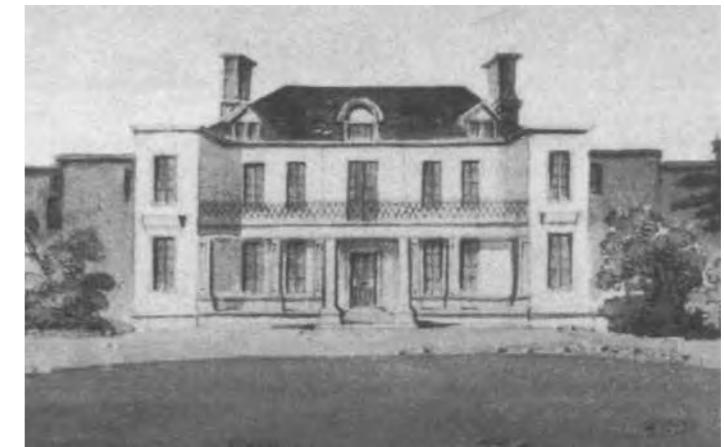
According to Gerhold (1997:29), there was a house on or close to the site of the present Parkstead House in the 17th century. The present house – later known as Manresa House – was designed in 1760 by Sir William Chambers (1723-1796) for William Ponsonby (1704-1793), the 2nd Earl of Bessborough, and was nearly complete by 1763. As discussed further below, it was much extended in the late 19th century.

According to Gerhold (1997:20), the first villa on the Downshire House site was developed in the 17th century. In 1664, it was described as a messuage or mansion house and contained eight hearths. In the 1730s, it had only about an acre of land. In 1769-70, General James Cholmondeley (1708-1775), the 4th Earl Cholmondeley, extended the grounds to the south, taking in several house plots of the former Roehampton Street (Roehampton Lane), a field called Little Fangate and two small parcels of waste or former waste. In 1775, he leased 13 acres, formerly part of Roehampton Park. It is thought that parts of the present Downshire House were built in about 1770. Gerhold (1997:21) states that Cholmondeley built coach houses and stables to the south of the house following his acquisition of the site in 1769, although Cherry & Pevsner (1983:692) suggest that these may have been added by Robert Furze Brettingham (1750-1806) in c.1795. Brettingham certainly undertook some works here for Arthur Hill (1753-1801), the 2nd Marquis of Downshire, after 1798. As discussed further below, the house was altered in the mid 19th century, and the outbuildings to the south were demolished in the 20th century.

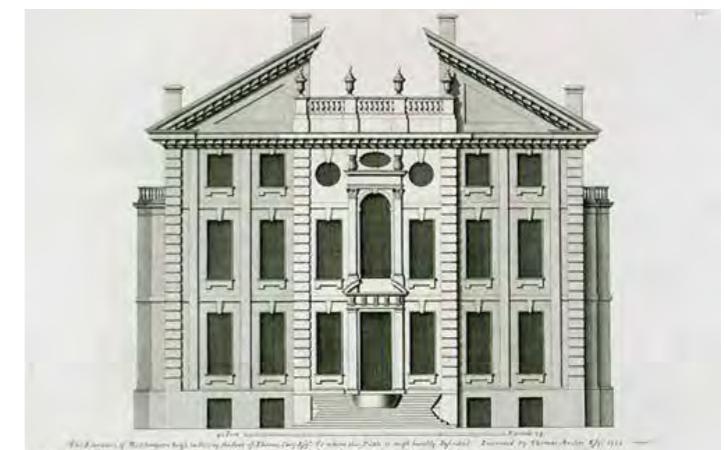
Mount Clare was built between 1770 and 1773 on 23 acres of the Roehampton Estate purchased in 1770 by George Clive (d.1779) – a cousin of Lord Clive ('Clive of India') – from Alexander Fordyce. As discussed further below, the house was probably designed by Robert Taylor (1714-1788), with whom Clive had had an association since 1766. In 1780, the Italian architect, Placido Columbani (b.1744), added the present portico and made a number of internal alterations for Sir John Dick (1721-1804), formerly the British Consul at Leghorn (Livorno). By 1849, as discussed further below, the house had been extended to the east, linking it up with its formerly detached service block.



Grove House



The Cedars from Roehampton Lane, drawn by John Hassell in 1822



Roehampton House, as depicted in Vitruvius Britannicus (1715)

<http://hidden-london.com/>

Gerhold (1997:23)

Royal Institute of British Architects

## 3.0 Understanding | cont...

All of these houses are shown on A Plan of Putney Parish (the 'Corris map') of 1787. The accompanying book of reference shows that the land bounded by Richmond Park to the south, Priory Lane to the west, Clarence Lane to the north and Roehampton Lane to the east (parcel 7) comprised around 76½ acres and was then owned by: Andrew Thomson Esq. (d.1795), a Russia merchant (The Cedars); Sir James York [sic., Joseph Yorke] (1724-1792), a soldier and diplomat (Downshire House); and Sir John Dick (Mount Clare). The acreages of the estates to the north of Clarence Lane – Roehampton Grove (William Vanneck) and Elm Grove (Lady Eggleton) – were similarly combined (parcel 3, comprising around 165 acres), making the extent of the individual estates impossible to quantify. The estate of Roehampton House, then owned by a Mrs Davison (parcel 54), ran to just over 34 acres. However, all of these landholdings were small compared to Lord Bessborough's estate, centred on Parkstead House, which comprised nearly 214 acres.



Parkstead House, as depicted by Edward Hassell in 1826



Downshire House, as depicted by Edward Hassell in 1822



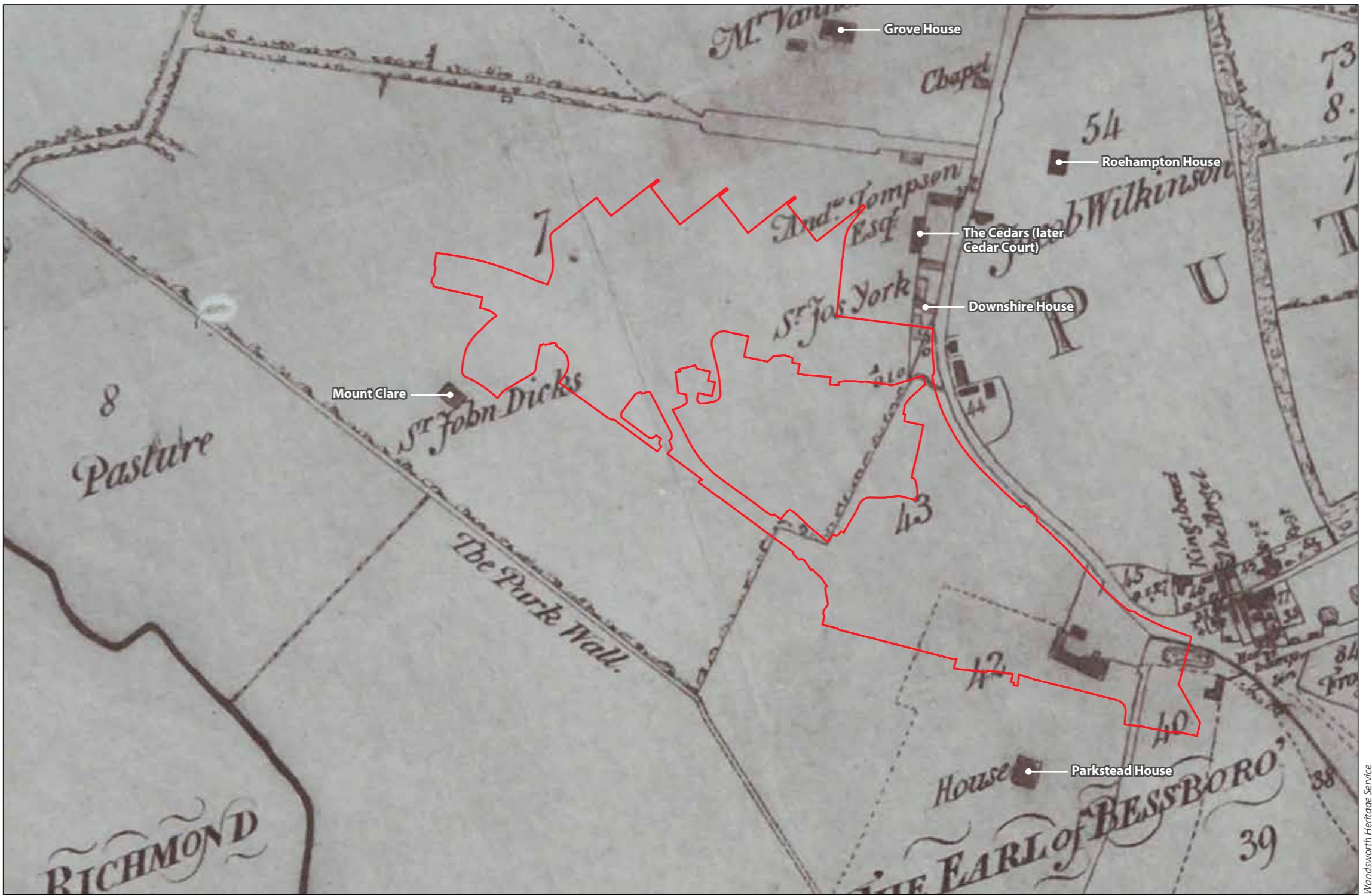
The 'Temple' of c.1762-29 that is believed originally to have stood in the grounds of Parkstead House



Mount Clare, as depicted in *The Seats of the Nobility and Gentry*, 1779

[https://en.wikipedia.org/wiki/Mount\\_Clare,\\_Roehampton#/media/File:Seats\\_of\\_the\\_nobility\\_and\\_gentry\\_-no-nb\\_digibok\\_2013122028001-103.jpg](https://en.wikipedia.org/wiki/Mount_Clare,_Roehampton#/media/File:Seats_of_the_nobility_and_gentry_-no-nb_digibok_2013122028001-103.jpg)

### 3.0 Understanding | cont...



A Plan of Putney Parish, 1787 [Site boundary is indicative]

## 3.0 Understanding | cont...

### 3.1.3 19th century development

Between 1804 and 1807, Cedar Court was altered by Sir John Soane for John Thomson. Initially, Soane made sketch designs for a new villa, but soon turned to a series of proposals in which the steeply pitched roof of the existing building was reduced in height, new wings were added, the entrance hall and the saloon were re-modelled and verandahs added to the front and back elevations. It is not possible to know exactly what was executed as Cedar Court was demolished in around 1913, but since the building costs were over £13,000 the alterations and additions must have been considerable.

In 1839, Mount Clare was put up for sale, at which time the estate comprised:

*that justly admired and complete Freehold Villa Residence called Mount Clare House, ... surrounded by its delightful Pleasure Grounds, and Paddocks of Rich Meadow Land, containing nearly Thirty Three Acres, ornamented with stately timber, together with Capital Stabling, Kitchen Garden, enclosed with Lofty Brick Walls, Peachery, Grapery, and Greenhouse.*

The arrangement of the Mount Clare estate at this time is discussed further at section 3.4.9.



<http://collections.soane.org/THE69199>

Watercolour of the garden front of The Cedars, 1805, showing one of the options for its remodelling and extension by Sir John Soane

The Putney tithe map of 1849 provides further detail of the extents of all the estates in the mid 19th century:

- Mount Clare had been purchased by a John Shepherd (or Shephard). Its grounds at this time appear to have comprised all the land that had been put up for sale a decade earlier, but quantified at this time as a total of just under 31 acres. By 1849, as discussed further at section 3.4.9, Mount Clare had been extended to the east, linking it up with its formerly detached service block.
- Cedar Court was at this time owned by Mrs Ann Poulett Thomson, presumably some relation of the Andrew Thomson who owned it in 1787 and the John Thomson who owned in 1804, and let to a John Alexander Hankey, a West India Merchant. Its grounds at this time comprised all the land due west of the house, together with all the land now occupied by Clarence Lane blocks 1-8 and Sherfield Gardens blocks 1 and 2, and the entire site of the present Ibstock Place School, a total of just over 25 acres.
- Downshire House was at this time owned and occupied by a David Barclay Chapman. Its grounds comprised all the land due west of the house as far as the present Clarence Lane block 1, a total of just over 17½ acres.



Mount Clare viewed from the north in 1952 showing the east wing of 1840

The total acreages of these three estates – just under 73½ acres – corresponds roughly with the total of around 76½ acres provided for them by the Corris map of 1787.

The Earl of Bessborough was still the largest single landowner in the area, but his estate, centred on Parkstead House, had contracted significantly by this time, down from the nearly 214 acres identified in 1787 to just under 108 acres. The estate was then let to an Abraham Wildey Robarts (d.1858), a politician, banker and East India proprietor. When Robarts died in 1858, the 5th Earl of Bessborough sold the house and 42 acres of parkland to the Conservative Land Society for division into smallholdings. However, in 1861 the house and 42 acres was sold to the Society of Jesus for use as a Novitiate and retreat for Ignatian spirituality. The Jesuits demolished Chambers' original wings in 1864 and 1877 and added a chapel, dining hall and two wings extending eastwards from the ends of the original block. The house was renamed Manresa House after the place in Spain where Ignatius Loyola, founder of the Jesuits, composed his *Spiritual Exercises*.

Much of the land to the west of Roehampton Lane remained in the ownership of the Earl of Bessborough, although a plot between the present Woodcott House point block and No. 190 Roehampton Lane was developed between 1867 and 1894 with a three-storey brick house known as Green Cottage. Later known as Ashley Cottage, this house was demolished after 1960.



Manresa (Parkstead) House viewed from the west in 1906

### 3.0 Understanding | cont...



Milne's map of 1800

### 3.0 Understanding | cont...



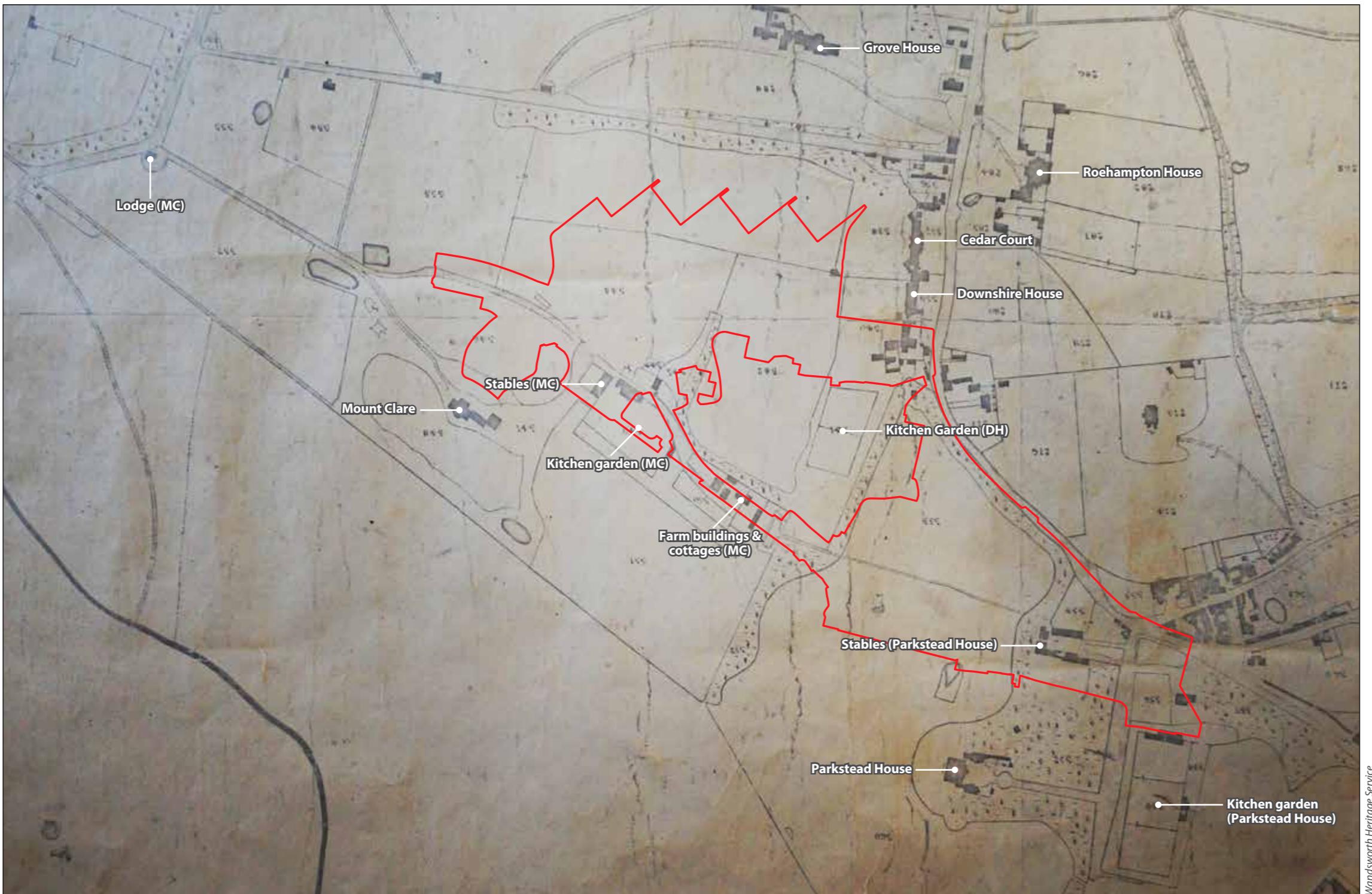
Plan of the town of Putney and hamlet of Roehampton, surveyed by Order of Vestry, 1834 [Site boundary is indicative]

### 3.0 Understanding | cont...



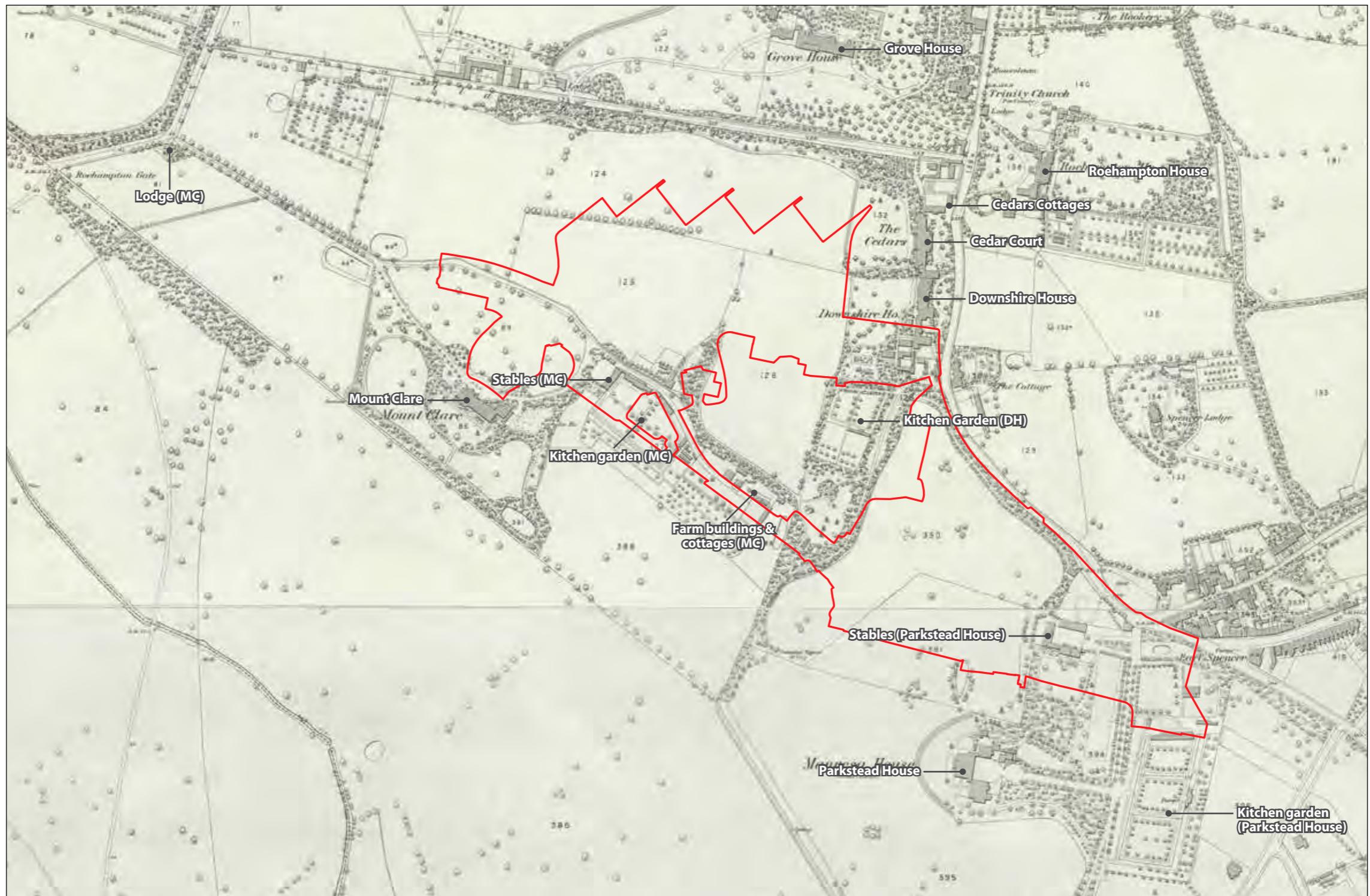
Wyld's map of 1848-49 [Site boundary is indicative]

### 3.0 Understanding | cont...



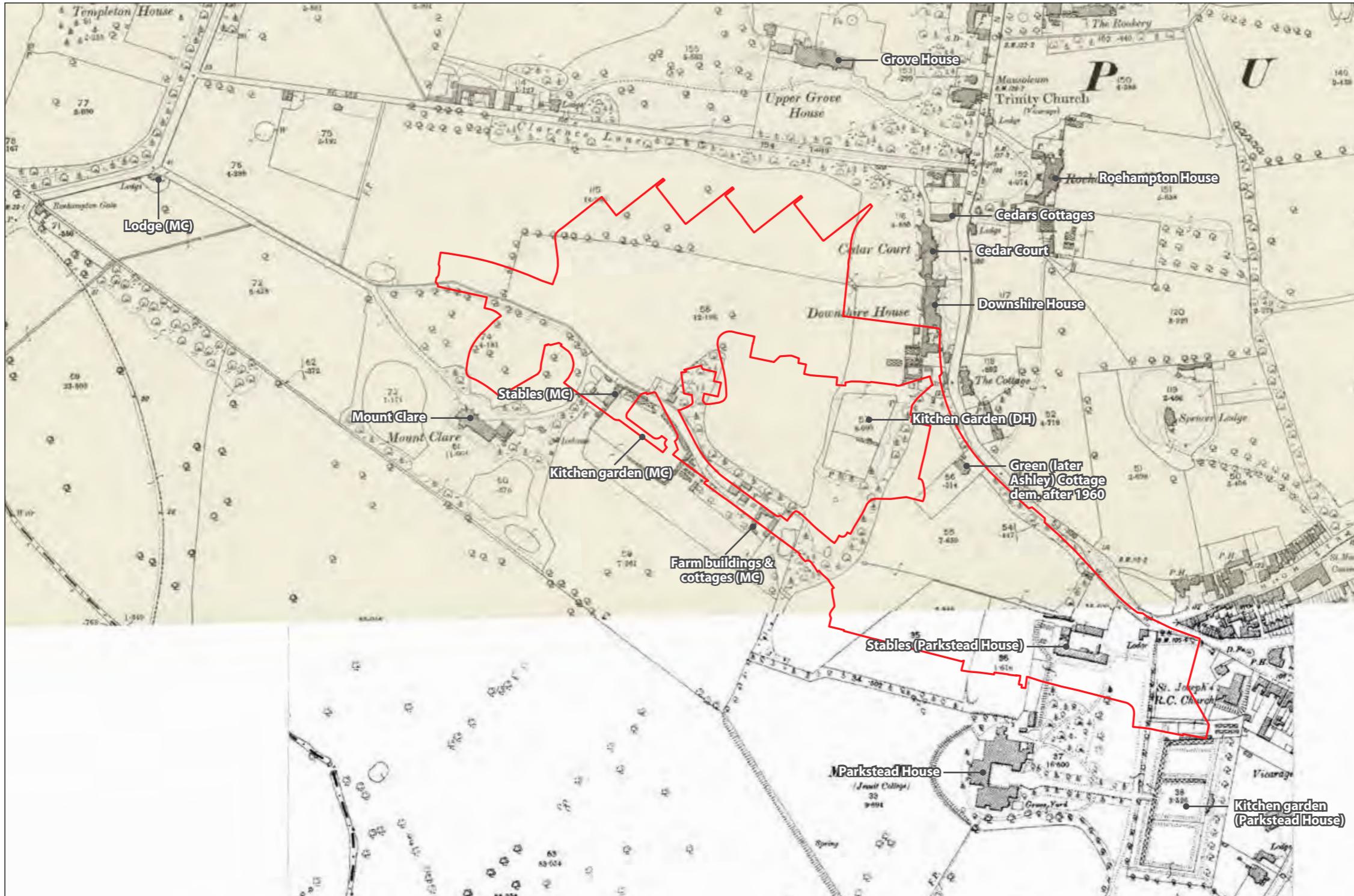
Putney tithe map, 1849 [Site boundary is indicative]

### 3.0 Understanding | cont...



Ordnance Survey: 1871 (surveyed 1867) [top]; 1869 (surveyed 1865-67) [bottom] [Site boundary is indicative]

## 3.0 Understanding | cont...



Ordnance Survey: 1897-98 [Site boundary is indicative]

## 3.0 Understanding | cont...

In 1875, Mount Clare was acquired by Hugh Colin Smith (1836-1910), a director of the Bank of England, and later (1897-99) its governor. Smith was also the founder of the Hays Wharf Company, an important firm of wharfingers. Smith subsequently bought Cedar Court and Downshire House in 1885 and 1891 respectively, letting them out as a college – under the leadership of a Colonel W. J. Bosworth and a Mr H. A. Stern – to prepare candidates for the army, civil service and universities. An advertisement for the college in *The Army and Navy Gazette* in September 1897 described the properties thus:

*Cedar Court is one of the finest country houses in the kingdom, standing on 20 acres of land, reaching almost Richmond Park, a distance of three-quarters of a mile. Downshire House, on the adjoining estate, is another magnificent country residence, formerly the seat of the Marquis of Downshire. There are many grass tennis courts, as well as cricket and football grounds; there is stabling for 20 horses, and the Wimbledon Golf Links are within 10 minutes' walk, whilst proximity to the river affords opportunity for boating.*



Green (later Ashley) Cottage, Roehampton Lane, photographed in 1926

### 3.1.4 Turn of the century development

In the early years of the 20th century (according to Hussey, 1935:123), Hugh Colin Smith made some alterations at Mount Clare, replacing the formerly detached service block at the eastern end of the east wing with a new north-south aligned wing containing further bedrooms.

The 'Temple of Honour' in the grounds of Mount Clare is believed to have been relocated here from the grounds of Parkstead House in 1913. It is thought to date from c.1762-69, and may have been designed by Sir William Chambers (1723-1796).

It was the Smith family, presumably, that was responsible for selling off several parcels of land from the Cedar Court, Downshire House and Mount Clare estates. These sites are all thought to have been developed speculatively, possibly by the Smith family.

- By 1900, the kitchen garden that belonged to Downshire House had been developed with the present Hartfield. This became home to William Austen-Leigh (1843-1921) and his sister Mary (1838-1922). Their aunt was Jane Austen, and the house was named Hartfield after the estate in Emma (1815). The architect of Hartfield is not known.



The north-south range erected in place of Mount Clare's original service block in the early years of the 20th century; viewed from the east, 1959

- By 1913, the land at the western end of the grounds of Cedar Court had been developed with two substantial houses in generous grounds:
  - St Serf's, now Ibstock Place School, was designed by Frank Sidney Chesterton (1876-1916). It was acquired by the Duchess of Sutherland in 1913, and Chesterton was brought back to extend it.
  - Primrose House was home to Lady Sybil Grant (née Primrose, 1879-1955), the eldest child of Archibald Primrose (Prime Minister as Lord Rosebery, 1894-95). The architect of Primrose House is not known. During the First World War, Sybil Grant opened the house as a hospital. It was demolished in the 1960s.
- What is now Maryfield Convent was built in 1913-14 as a private house, Roehampton Court, on the south-eastern corner of the Mount Clare estate. Like St Serf's, it was designed by F. S. Chesterton. As discussed further below, the house was approached along a private tree-lined avenue from Roehampton Lane (along the path of the present Harbridge Avenue). This avenue was created over land that belonged to the adjoining Manresa House (formerly Parkstead House).



Hartfield, viewed from the south in 2015

## 3.0 Understanding | cont...

Messrs. Bosworth & Stern's college vacated Cedar Court and Downshire House in 1910, and by 1913 Cedar Court had been demolished and its remaining grounds absorbed into those of Downshire House. By 1911, the enlarged Downshire House estate was owned by Sir Stephen Herbert Gatty (1849-1922), who had been Chief Justice of Gibraltar (1895-1905). Gatty laid out extensive formal gardens, including a terraced garden with a bowling green and summer house on the site of Cedar Court, designed by F. S. Chesterton, the architect of St Serf's and Roehampton Court.

In 1910, Roehampton House was acquired by Arthur Morton Grenfell, a Canadian merchant banker. He commissioned the architect Edwin Lutyens (1869-1944) to design enormous new wings to the north and south, together with various internal alterations and a new garden. By 1914, however, Grenfell had gone bust – before Lutyens could complete the interiors. The house was sold to the shipping magnate Kenneth Wilson, who immediately placed it at the disposal of the War Office, initially for billeting soldiers. The house was subsequently chosen as the site of a hospital – the Queen Mary Convalescent Auxiliary Hospital – for the rehabilitation of amputees injured in the First World War. New wards were added, along with fire escapes, huts to create additional wards in the grounds and a prosthetic limb factory in the basement.



St Serf's (now Ibstock Place School)



Aerial view of Primrose House, 1935

© Historic England



Roehampton Court (now Maryfield Convent)



View north along Roehampton Lane, 1955; the gates to the left are thought to have accessed the drive to Roehampton Court

London Metropolitan Archives, City of London (COLLAGE:the London Picture Archive ref. 123206)

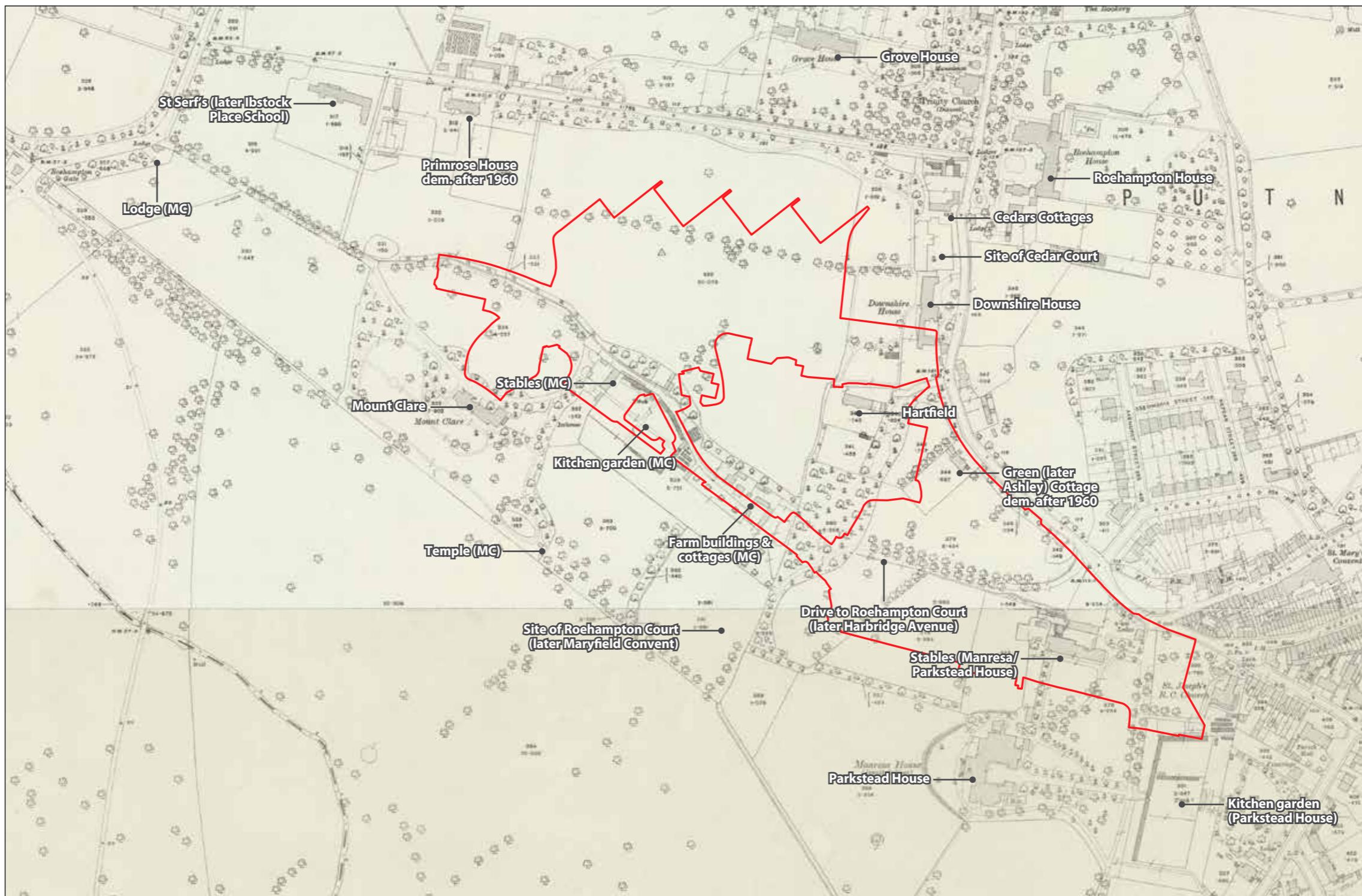


View of the garden pavilion and terraced garden created by F. S. Chesterton on the site of Cedar Court, with Cedars Cottages beyond, 1918



Roehampton House viewed from the west, showing the wings added by Lutyens

### 3.0 Understanding | cont...



Ordnance Survey: 1916 (revised 1913) [Site boundary is indicative]

## 3.0 Understanding | cont...

### 3.1.5 Interwar development

At some point between 1913 and the 1930s, an additional drive to Mount Clare was created, extending from the farm buildings at the eastern end of the estate to join Roehampton Lane opposite the southern end of the present Beech Close. The present No. 190 Roehampton Lane – identified on some maps as ‘Mount Clare Gate House’ – was erected on the southern side of the new driveway.

The Governors of Queen Mary’s Hospital purchased Roehampton House outright in 1919. An extension was opened by Queen Mary in May 1925, and in 1930 the wooden huts in the grounds were replaced with brick buildings.

Downshire House was put up for sale in 1920, at which time the estate comprised 28 acres, including ‘Well Timbered Old Pleasure Grounds, Tennis and Croquet Lawn, Walled Fruit and Kitchen Garden, Walled Rose Garden, &c., and Meadowland’. In addition to Downshire House (‘A Delightful Early Georgian Mansion’), there were ‘Stabling, Garage & Five Cottages’, two of the latter forming Cedars Cottages, claimed by Gerhold (1997:24) to have been Cedar Court’s brewhouse and washhouse. The estate was purchased by a Miss Faith Moore, who had a pavilion and swimming pool constructed to the south west of the house to designs by Oswald P. Milne (1881-1968) and Paul Phipps (1880-1953).

The Richmond Park Golf Club was founded in 1924 as a public facility. The historic footpaths were retained and incorporated into the layout, with a link extending through the grounds of Manresa (Parkstead) House.

The most dramatic change to the area during this period, however – and one that was to signal the massive changes that would follow in the post-war period – was the building by the LCC of the Roehampton Estate (now the Dover House Estate) as part of the ‘Homes fit for heroes’ programme. The Garden City-inspired estate was built on land to the north east of Roehampton House – previously the estates of two large houses, Dover House and Putney Park House.



‘Mount Clare Gate House’ (No. 190 Roehampton Lane), viewed from the south west, 1952  
*London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 122920)*



No. 190 Roehampton Lane today



Country Life, 26 July 1924

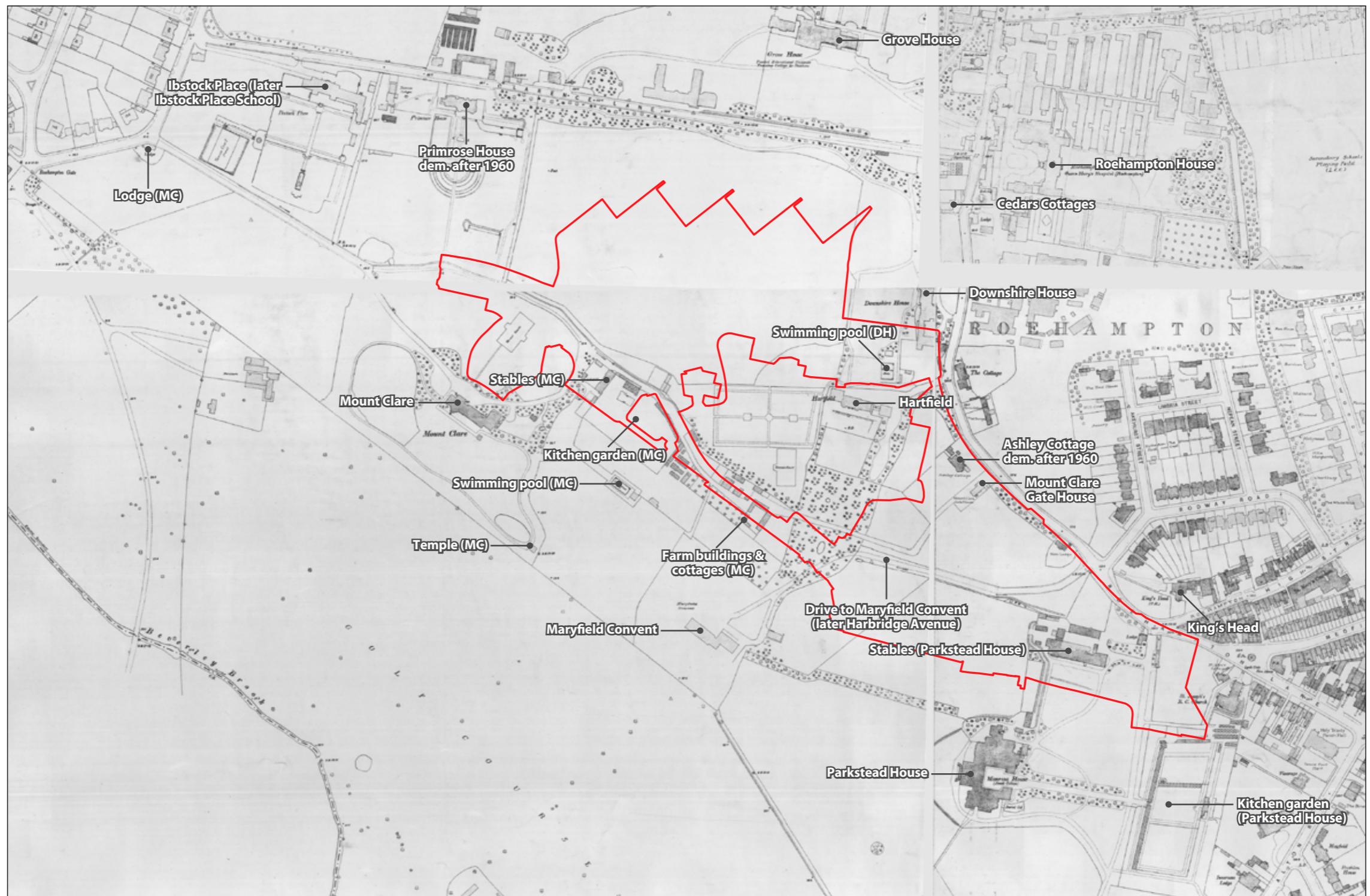


View of Dover House Road today



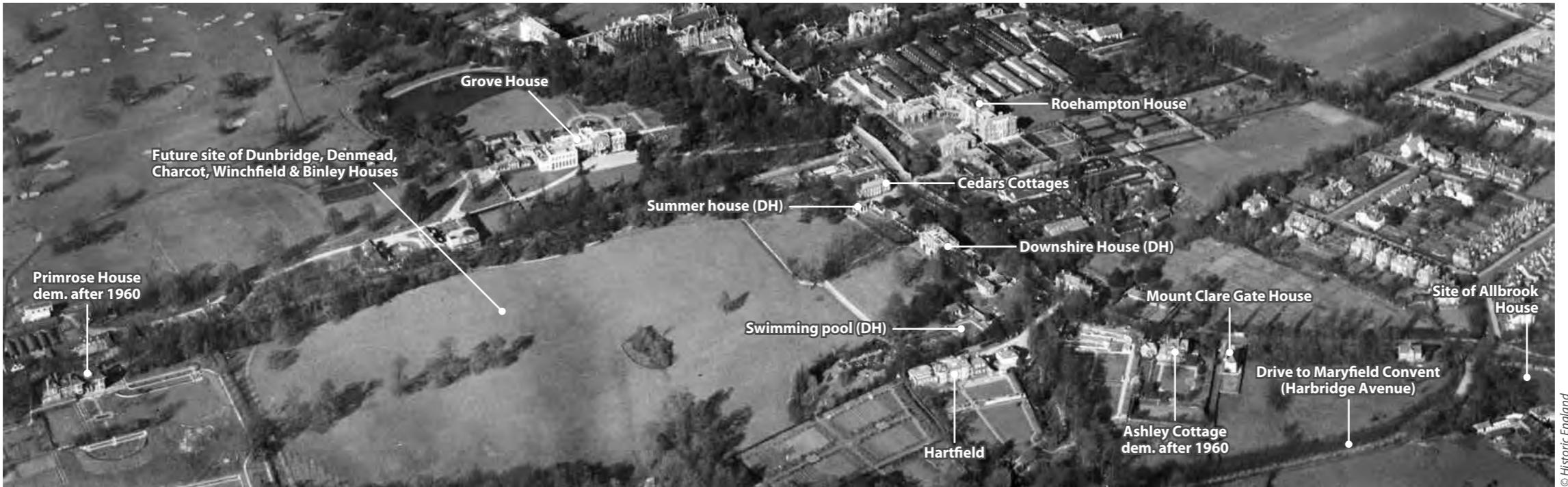
Dover House Estate: site plan

### 3.0 Understanding | cont...



1930s [Site boundary is indicative]

### 3.0 Understanding | cont...

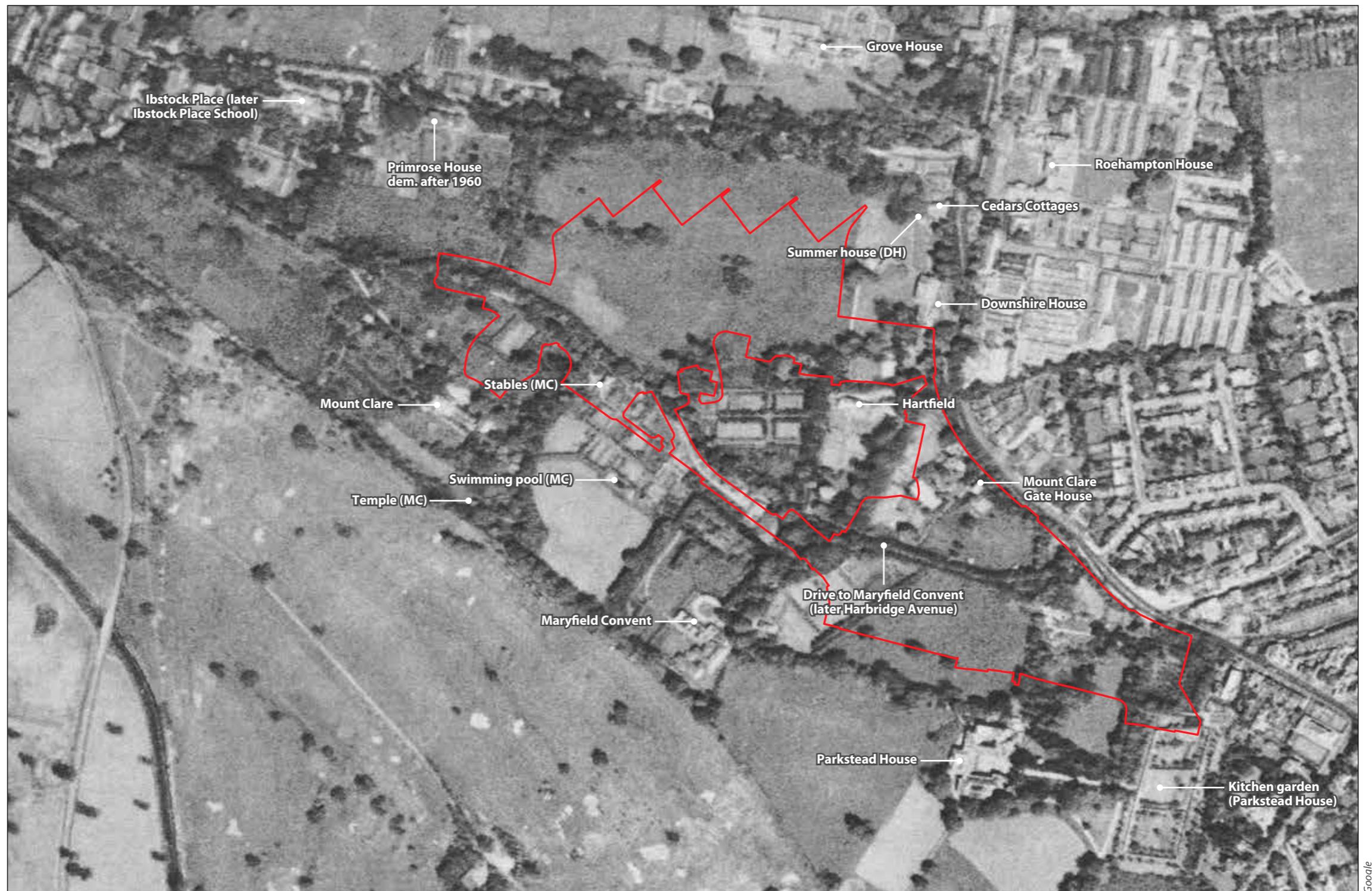


Aerial view of the Clarence Lane/Roehampton Lane area from the south, 1935



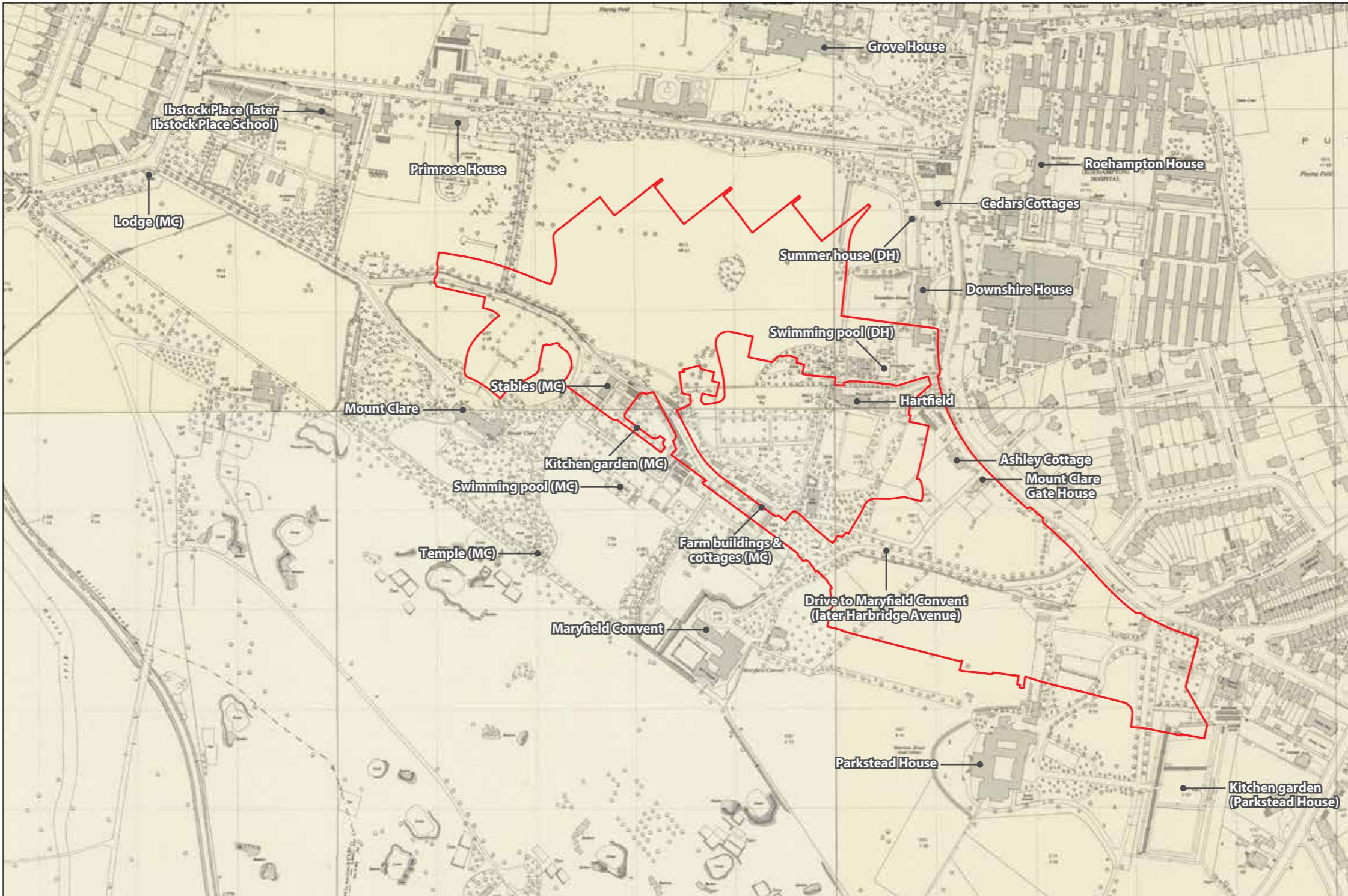
Aerial view of the Roehampton Lane area from the east, 1934

### 3.0 Understanding | cont...



Aerial photograph, 1945 [Site boundary is indicative]

### 3.0 Understanding | cont...



Ordnance Survey: 1953 (surveyed 1951) [top left]; 1952 (surveyed 1950-51) [top right]; 1953 (surveyed 1952) [bottom left]; 1953 (surveyed 1951) [bottom right] [Site boundary is indicative]

## 3.0 Understanding | cont...



### 3.1.6 Post-war development

#### The Alton Estate

In the late 1940s London was experiencing an acute housing crisis, and in 1948, the LCC compulsorily purchased the Downshire House and Mount Clare estates, together with about two-thirds of the land then belonging to Manresa (Parkstead) House, for housing development – essentially to rehouse people as part of slum clearance schemes in Hammersmith, Fulham and Shepherds Bush. Also acquired was 'Roehampton Park', an area to the south east of Manresa House that had been developed with large villas in the Victorian period. The project was divided into two phases, with Manresa House in the middle.

The first phase of new housing to be developed – from 1951 onwards – was Victorian Roehampton Park, which became the Portsmouth Road Estate, later named Alton East. The approach of the Alton East architect team – which included Rosemary Stjernstedt, Oliver Cox, Albert William Cleeve Barr and, early on, John Partridge – owed its inspiration to 1940s Swedish design. Ten eleven-storey 'point blocks' (from the Swedish punkthus) were placed on the footprints of the Victorian villas, leaving much of their planting undisturbed, whilst the slopes below were developed with pitched-roofed four-storey maisonettes and staggered two-storey houses. As noted by Franklin



## 3.0 Understanding | cont...

(2017:21): 'Colour, pattern and traditional materials provided humane accents, whilst asserting kinships with the 'loving detailing' of the nearby LCC cottage estate [the Dover House Estate] and the architecture of Scandinavian social democracy'. Alton East's original ten point blocks – Blendworth Point, Eashing Point, Witley Point, Hilsea Point, Hindhead Point, Cadnam Point, Dunhill Point, Westmark Point, Longmoor Point and Grayswood Point – were listed at Grade II in December 1998 (list entry nos. 1246030-1246039).

Next came the development of the 18th century landscape to the west of Parkstead House, originally known as the Roehampton Lane Estate, but renamed Alton West after completion. The Alton West team was under the direction of Colin Lucas (1906-1984), and comprised Bill Howell (1922-1974), John Killick (1924-1971), John Partridge (1924-2016) and Stan Amis (b.1924) – the future founders of the successful practice Howell, Killick, Partridge & Amis (HKPA). As discussed by Franklin (2017:21), it was at Alton West that 'the HKPA dynamic was first established'.

The Alton West team discarded a plan prepared by Arthur Ling's town-planning division, and started from the premise of retaining as much green space as possible. They initially devised a layout combining houses with 17-storey maisonette blocks, but when this was rejected by the head of the Housing Department, H. J. Whitfield Lewis (1911-2010), they adopted a mixed development formula of twelve-storey point blocks, eleven-storey slab blocks, four-storey maisonettes, two- and three-storey terraces, and single-storey bungalows for pensioners. A narrow-fronted terrace of three-storey houses – Nos. 1-28 Kingsclere Close – was included as an experiment to incorporate middle-income households, in response to the requirement of the 1949 Housing Act to provide for all members of the community. Also included were two primary schools: the Danebury School to the east of Nos. 1-33 Minstead Gardens,

demolished in 1996; and Roehampton Gate School, on the site of the present Alton School. There was also a subsidiary shopping terrace with maisonettes above, at Portswood Place. The last elements to be built, in 1957-61, were an eight-storey marker block (Allbrook House), branch library and shopping parade with maisonettes above at the eastern end of Danebury Avenue, to the designs of Partridge with Roy Stout (1928-2018), who saw them through on site.

As discussed by Franklin (2017:22), the development broke through the London height barrier of 100 ft (imposed by the Building Acts) by building each of the tall blocks in a hole and then digging away the ground around them. Alton West was a direct translation of Le Corbusier's idea of the 'Ville Radieuse' or park city. As discussed by Franklin (2017:21), what set it apart 'was its slightly higher budget for central heating in the tall blocks and better finishes and, above all, the picturesque landscape of parkland relieved by copses of trees, judiciously 'improved' by Partridge to enhance the impact of the architecture'. John Partridge recalled:

*I was given a bulldozer and a driver, and I went up one of the point blocks onto the sixth floor and told this bulldozer bloke what to do for several days, and we remodelled that field. And what we wanted to do was link up the two eighteenth-century villas with the certain same elements of an eighteenth-century landscape.*

Writing in 2008, Partridge related that:

*There was a valley running east-west through the length of the site. This meant that the ground in front of Mount Clare ... sloped northwards away from [Richmond] park until it reached this valley. It then rose up again more steeply towards Downshire House on Roehampton Lane. We aimed to use the complexity in the ground to enclose a very large open space linking the two*

*historic houses. The backdrop to the landscape would be the eleven-storey slab blocks of maisonettes looking out over the Downshire field towards the park, and these would be flanked by two clusters of point blocks set in amongst the trees. ... The Downshire field was to be remodelled so that there was a slight valley rising against the hill towards the north and a new copse planted in the centre of gravity of the space aiming at a feeling of endlessness to the grass carpet.*

### 3.0 Understanding | cont...



Aerial view of the Alton Estate from the west, n.d. [c.1964]

Historic England

### 3.0 Understanding | cont...



London Metropolitan Archives, City of London (COLLAGE:the London Picture Archive, ref. 250818)

Six of the point blocks (l to r: Finchdean, Brockbridge, Egbury, Holmsley, Hurstbourne & Overton) viewed from Danebury Avenue



Some of the point blocks today

### 3.0 Understanding | cont...



Four of the slab blocks (l to r: Winchfield, Charcot, Denmead & Dunbridge) viewed from Highcliffe Drive



Dunbridge, Denmead and Charcot Houses viewed from the south west today

### 3.0 Understanding | cont...



London Metropolitan Archives, City of London (COLLAGE:the London Picture Archive, ref. 250088)

The 4-storey maisonettes on Harbridge Avenue viewed from the west, 1961



Harbridge Avenue today



London Metropolitan Archives, City of London (COLLAGE:the London Picture Archive, ref. 249784)

One of the 2-storey terraces on the southern side of Danebury Avenue, 1961



One of the terraces today

Google

### 3.0 Understanding | cont...



Some of the single-storey bungalows for pensioners; here at Nos. 14-26 Minstead Gardens, n.d. but probably 1959

London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 249805)



Nos. 18-26 Minstead Gardens today



The Club Room at the southern end of the terrace of Nos. 2-26 Minstead Gardens with Mount Clare beyond, 1964

London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 204209)



Detail of the Club Room today

### 3.0 Understanding | cont...



The 3-storey houses on Kingsclere Close



Danebury Primary School (demolished in 1996)

London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 186492)



London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 249785)

The shopping parade at Portswood Place, 1961



Portswood Place today

### 3.0 Understanding | cont...



Allbrook House and Roehampton Library, 1962



Allbrook House and Roehampton Library today

*London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive ref. 250874)*

### 3.0 Understanding | cont...



London Metropolitan Archives, City of London (COLLAGE:the London Picture Archive, ref. 250702)

One of the shopping parade buildings at the eastern end of Danebury Avenue, 1961



The shopping parade today

## 3.0 Understanding | cont...

As part of the development of the estate, the private tree-lined avenue approaching Maryfield Convent (formerly Roehampton Court) was appropriated as the present Harbridge Avenue. Photographs of 1959 and 1961 show that the existing trees were initially retained and incorporated into the landscaping, but by 1964 virtually all of the trees had been replaced with new saplings, each set into a circular hole in new sett paving between the pavements and the roadway.

As discussed further below, two sculptures were sited at Alton West: The Bull (1961) by Robert Clatworthy (1928-2015) at the foot of Downshire Field; and The Watchers (1960) by Lynn Chadwick (1914-2003) to the west of Downshire House.



View east along Harbridge Avenue, 1959



View east along Harbridge Avenue, 1961

London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 268958)



View east along Harbridge Avenue, 1964



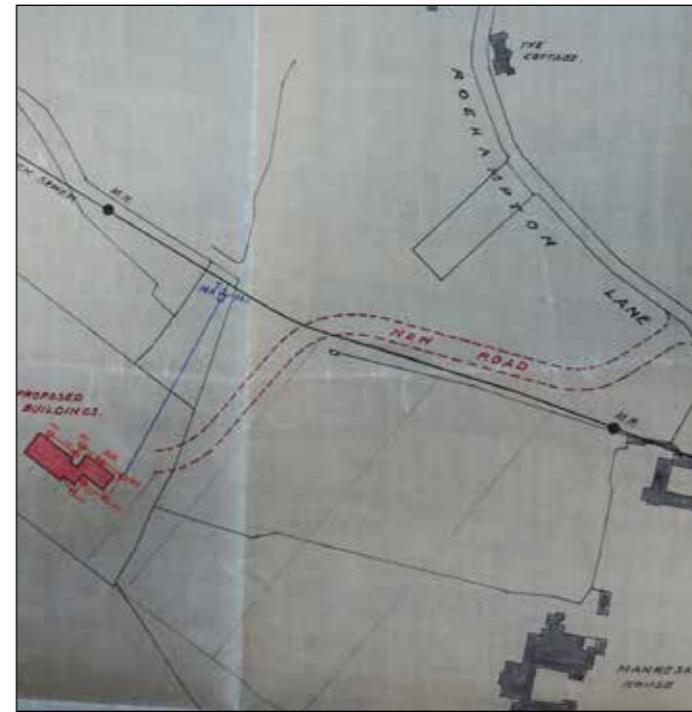
Detail of Harbridge Avenue today

London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 250561)

## 3.0 Understanding | cont...



Ordnance Survey: 1897-98



Undated drawing showing the future Roehampton Court ('proposed buildings') and its drive ('new road')



Ordnance Survey: 1916 (revised 1913)



1930s



Ordnance Survey: 1953 (surveyed 1951-2)



Ordnance Survey: 1960 (surveyed 1951-59)

## 3.0 Understanding | cont...

### Garnett College

Reporting on the development of what was to become Alton West, *The West London Observer* for 24 July 1953 noted that the eventual use of Mount Clare had not been settled, noting that 'it is hoped that it will take a natural place in the housing community of which it will now form part'. Downshire House, it was reported, would be used as a community centre and health centre. In the event, in 1963, both buildings became home to Garnett College, a dedicated lecturer-training college which had opened in 1946 at the North Western Polytechnic in North London as part of a Ministry of Education emergency scheme for training teachers. The college had been separated from the North Western Polytechnic in 1950 and put under the aegis of the London County Council.

Mount Clare became Garnett's residential facility. The eastern extensions were demolished in c.1962, and the building was converted to a hall of residence by the LCC's architect's department. Further halls of residence, arranged over two storeys, were erected in the grounds to the west and south of the house, and a new facilities block was erected to the south east. These buildings are all now in use by the University of Roehampton.

Downshire House became Garnett College's administrative centre, and two new teaching blocks were erected to the south (Nos. 166 & 168 Roehampton Lane), partially over the site of the swimming pool and pavilion of c.1924. Downshire House now belongs to the University of Roehampton, whilst the former teaching blocks accommodate various public services including a Citizens' Advice Bureau, a nursery, a children's centre and a school for children with disabilities. No. 168 has recently been re-clad.

In 1978/9, Garnett College also became responsible for Parkstead House, which since 1962 had accommodated the Battersea Training College for Primary Teachers. Parkstead House now also belongs to the University of Roehampton.



Mount Clare; removal of the east range, 1962



The residential blocks to the rear (south) of Mount Clare, 1963



The facilities building to the east of Mount Clare, viewed from Minstead Gardens, 1964



No. 166 Roehampton Lane, 1964



No. 168 Roehampton Lane, 1971



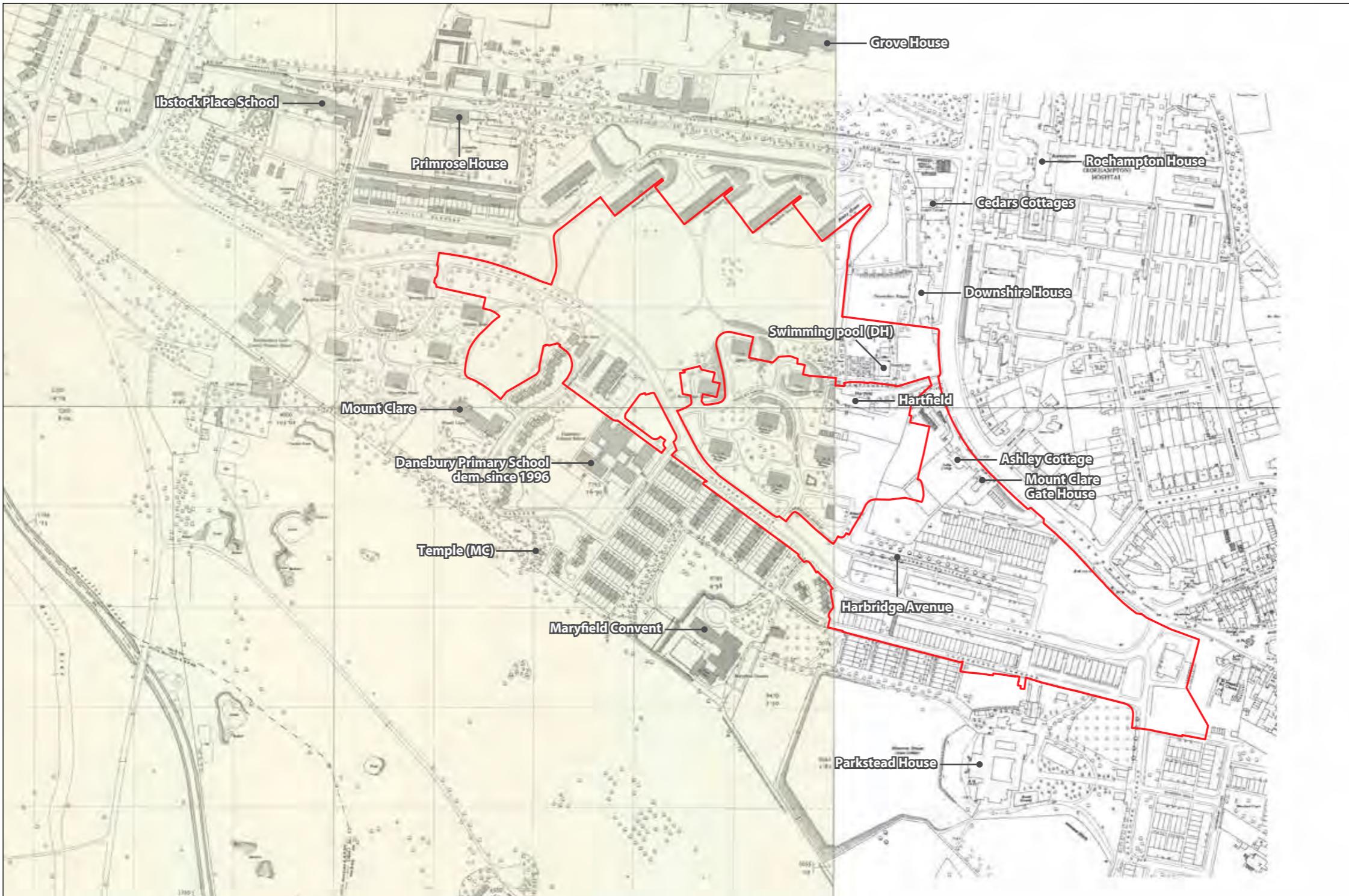
Nos. 166 (right) and 168 (left) Roehampton Lane today

London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 122873)

London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 204171)

Google

### 3.0 Understanding | cont...



Ordnance Survey: 1960 (surveyed 1951-59) [Site boundary is indicative]

## 3.0 Understanding | cont...

### Later 20th century development

The present Focus Hall (Danebury Community Social Club) just to the north east of the relocated 'Temple of Honour', appears not to have been part of the first phase of the Alton West estate. It is not shown on the OS map of 1964-66, but was present by the time of the 1971-77 edition.

Similarly, the Alton Education Centre (since demolished), immediately to the north east of the Danebury School, appears not to have been part of the first phase of the estate. It is not shown on the OS map of 1964-66, but was present by the time of the 1971-77 edition.

The Boys' Club (now Youth Club) at Nos. 36-38 Holybourne Avenue was not part of the first phase of the Alton West estate; it is not shown on the OS map of 1964-66, but was present by the time of the 1971-77 edition.

Also built between 1964-66 and 1971-77 was the Alton Practice surgery at Nos. 208-210 Danebury Avenue. The Danebury Avenue Surgery at No. 351 Danebury Avenue has been erected since the 1970s.

The Christian Community Centre (now the Richmond and Hounslow Methodist Circuit Church) on Minstead Gardens appeared between 1964-66 and 1971-77. Nos. 1-6 Clare Place, just to the south west of the church, are a more recent intervention, probably dating from the 1980s or '90s.



The Focus Hall (Danebury Community Social Club) on Minstead Gardens



The Alton Education Centre, 1966 (demolished in 1996)



The Boys' Club (now Youth Club) at Nos. 36-38 Holybourne Avenue, viewed from the south east, 1968



The Youth Club today, view from the north west



The Alton Practice surgery at Nos. 208-210 Danebury Avenue



The Danebury Avenue Surgery at No. 351 Danebury Avenue

London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 250021)

## 3.0 Understanding | cont...

The Children's Activity Centre on the northern side of Harbridge Avenue appears to have been built in the late 1970s or 1980s.

The Danebury School and the Alton Education Centre to the east of Nos. 1-33 Minstead Gardens were demolished in 1996, and their sites subsequently developed with the present Nos. 35-65 (odd) Minstead Gardens; Nos. 41-46 Swanwick Close; Nos. 1-14 Chadwick Close; Barr House, Clatworthy House, Balman House and Bronze Court on Cleeve Way; and Nos. 327 (Prime House), 329 (Newport House) and 331 (Newbury House) Danebury Avenue.

A small residential development – comprising nos. 49, 51 (nos. 1-16), 53, 55 & 57 Laverstoke Gardens – was built on the land to the east of Maryfield Convent, probably in the 1990s.

### 3.1.7 21st century development

In 2006, Roehampton House and the wider NHS site was acquired by St James, part of the Berkeley Group. The house was restored and converted into apartments. The grounds south of the house were subsequently developed with more than 500 new homes, those fronting Roehampton Lane comprising apartment blocks arranged over five storeys.

In 2004, Downshire House was acquired by the University of Roehampton. It now accommodates an outpost of the Glion Institute of Higher Education, a Swiss hospitality management school. Between 2012 and 2016, the University developed three new student residence buildings in the grounds of Downshire House. One of the buildings lies immediately to the south of Downshire House, whilst the other two lie to the east and west of the terraced garden laid out on the site of Cedar Court in c.1913. The development – designed by Henley Halebrown – is named Chadwick Hall after the sculptor of The Watchers, Lynn Chadwick.



The Richmond and Hounslow Methodist Circuit Church on Minstead Gardens



Google

Housing erected on the sites of Danebury School and the Alton Education Centre in the 1990s



Some of the apartment blocks on the eastern side of Roehampton Lane, south of Roehampton House and opposite Downshire House



The Children's Activity Centre



One of the buildings of Chadwick Hall, developed in the grounds of Downshire House between 2012 and 2016

### 3.0 Understanding | cont...



Aerial view of the site from the south

Bing

## 3.0 Understanding | cont...

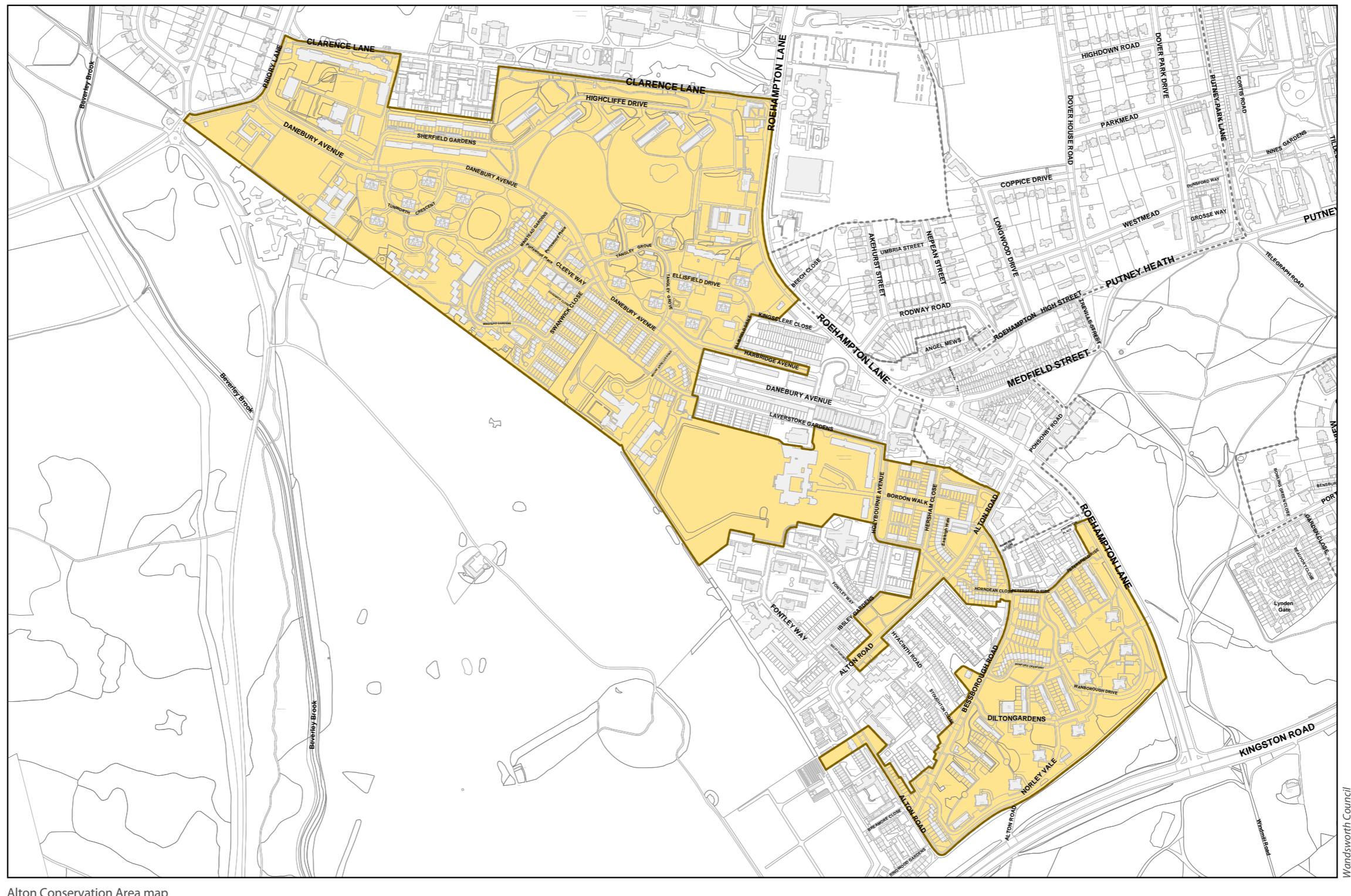
### 3.2 Designated heritage assets within the Site boundary

#### 3.2.1 Alton Conservation Area

Much of the Site lies within the Alton Conservation Area, which was designated in March 2001 and encompasses 58.1 hectares in two main parts: Alton East (1952-55) and Alton West (1955-59). The conservation area has more statutorily listed buildings than any other conservation area in the Borough. In the vicinity of the Site, the conservation area takes in the listed Mount Clare (and the Temple in its grounds), Downshire House and Parkstead House, together with the listed slab blocks and bungalows of Alton West and the locally listed Cedars Cottages, Hartfield, Ibstock Place School, Maryfield Convent and Nos. 68-70 & 80-86 Minstead Gardens.

The conservation area includes the trees lining Harbridge Avenue but excludes the four-storey maisonettes on either side. Also excluded are: the four-storey maisonettes on Danebury Avenue; the three-storey terraced houses on Kingsclere Close; the two-storey terraces south of Laverstoke Gardens; Allbrook House and Roehampton Library; the shopping parade with maisonettes above at the eastern end of Danebury Avenue; and Clarence Lane blocks 1-8; as well as some later parts of the estate to either side of Alton Road.

### 3.0 Understanding | cont...



Alton Conservation Area map

## 3.0 Understanding | cont...

### 3.3 Non-designated heritage assets within the Site boundary

#### 3.3.1 Mount Clare, Minstead Gardens (Historic Park & Garden)

The historical development of Mount Clare, a Grade I listed building beyond the Site boundary, is discussed in detail below. Its gardens were identified as an Historic Park & Garden (HP&G) and added to the *Local List* in June 2018.

Mount Clare was built between 1770 and 1773 on 23 acres of the Roehampton Estate purchased in 1770 by George Clive (d.1779) – a cousin of Lord Clive ('Clive of India') – from Alexander Fordyce. As discussed further below, the land immediately north and south of the house is understood to have been landscaped for Clive by the leading landscape designer of the day Lancelot 'Capability' Brown (1715/16-1783).

Although Mount Clare is shown on the 1787 plan of the parish of Putney (the 'Corris map'), the earliest map found to show the layout of the estate is a sales plan of 1839. This shows that the house was surrounded by lawns, shrubberies and meadow land (then known as 'the Ring'), and looked out over a paddock, with Downshire field beyond – then part of the estate associated with Downshire House. The area in front of the house (that part of the HP&G within the Site boundary) was the 'front paddock', whilst the land to the rear (beyond the Site boundary) formed part of 'the Ring'.

The Mount Clare estate was acquired by the LCC in the 1950s for the construction of the Roehampton Lane estate (later renamed Alton West). The present Nos. 2-26 Minstead Gardens were built on the south-eastern side of the former paddock. Nos. 1-13 stand on the site of shrubberies and perhaps the drying ground, whilst Nos. 15-33 occupy the eastern side of the rear lawn/meadow land.

In c.1962, Mount Clare was converted to a hall of residence for Garnett College. Further halls of residence, arranged over two storeys, were erected in the grounds to the west and south of the house, and a new teaching block was erected to the south east.



Mount Clare viewed from the north east with some of the Minstead Gardens bungalows to the left



Mount Clare viewed from the south east with one of the Garnett College halls of residence to the right

### 3.4 Designated heritage assets beyond the Site boundary

#### 3.4.1 Richmond Park Registered Park & Garden (Grade I)

To the south west of the Site lies the Richmond Park Registered Park & Garden, designated in October 1987 at Grade I (list entry no. 1000828).

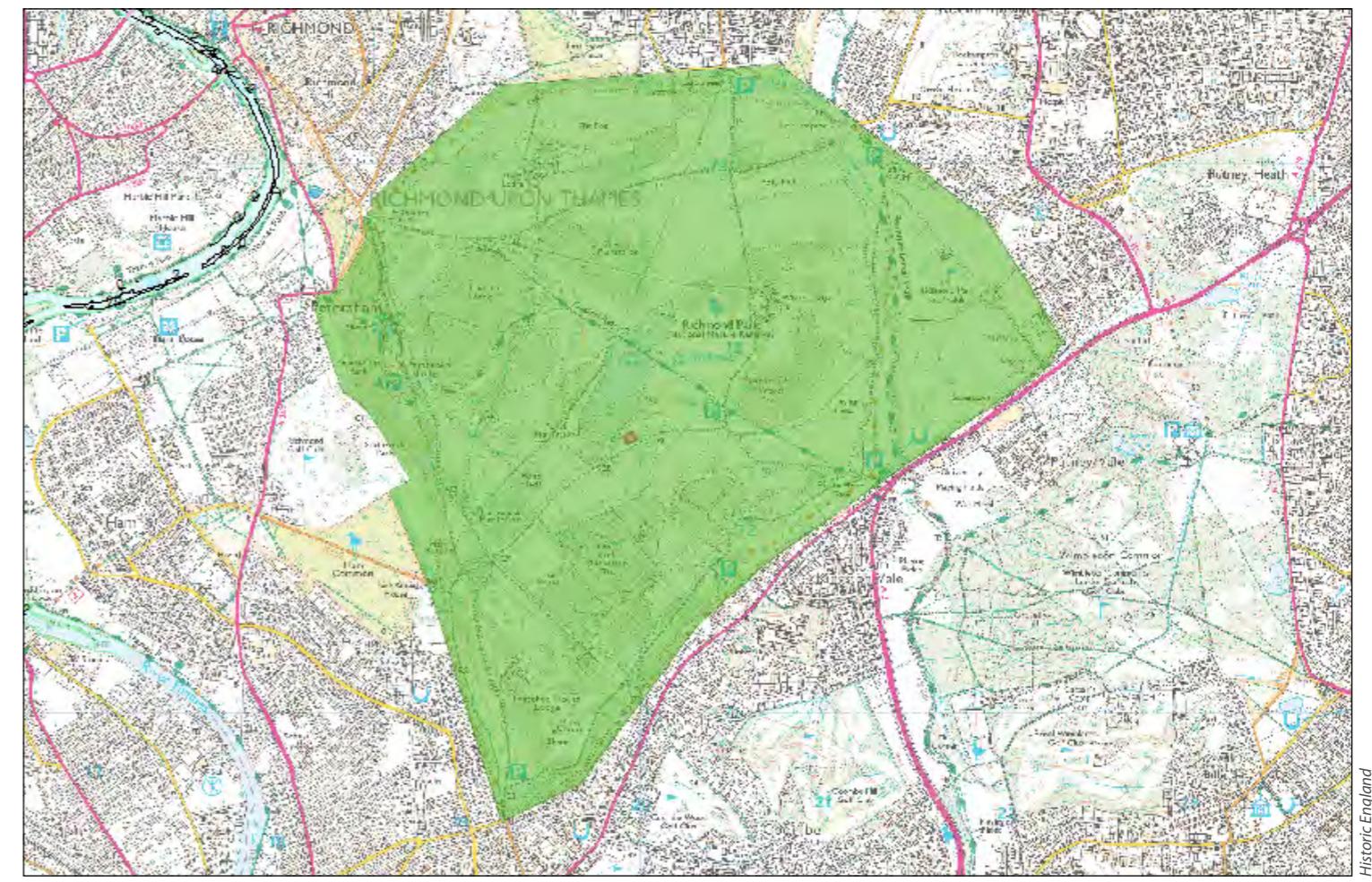
Both Henry VIII and Elizabeth I enjoyed hunting at Richmond but it was not until the reign of Charles I (1625-1649) that the area was imparked and New Park created. In 1649, following the Civil War, the Parliamentarians sold Richmond Palace and gave the New Park to the City of London. At the Restoration in 1660, the park was given back to the Crown and the Royal family continued to enjoy hunting there. The neglected Richmond Palace was later demolished when it was rejected as a residence by the Queen Mother, Henrietta Maria.

Under George II (1727-1760), the park became a well-maintained and well-stocked hunting ground, and a 'shooting box', Stone Lodge (now White Lodge), was constructed (1727-29, Grade I, list entry no. 1250045). Further repairs and improvements were made during the reign of George III (1760-1820). As the economic climate improved after the end of the Napoleonic Wars, new plantations were made and the park enlarged. The new plantings changed the appearance of the park from open hunting ground to an estate planned partly for preservation of game for privileged shooting parties, and partly for agreeable vistas.

### 3.0 Understanding | cont...

Full public access was secured in 1851 under the provisions of the Crown Lands Act. During the First World War, an army camp was set up and large areas were again put under the plough. In the inter-war years, the deer herds were restored, and the park reverted to a place of recreation. By 1930, two golf courses and a large number of football, rugby, and cricket pitches had been laid out within the park, and in c.1932 the first car-parking places were laid out. A bandstand was installed at about this time. During the Second World War, more than a quarter of the parkland was again under the plough and Pen Ponds were drained as a precautionary measure, being too obvious a landmark for enemy aircraft. The neglect and wartime damage was rectified after the war and c.8 hectares of woodland were replanted. In 1955, an advisory committee on Forestry was appointed to survey the park and propose planting policies. The bandstand was dismantled and re-erected in Regent's Park in 1975. The park lost over 1000 mature trees during the storms of 1987 and 1990 and replanting included Two Storm Wood in the northern area of the park.

Today, the park is managed by the Royal Parks Agency and supports 350 fallow and 300 red deer. The park was designated as a Site of Special Scientific Interest in 1992 and as a National Nature Reserve in 2000.



Richmond Park RPG map



View north-eastwards from Richmond Park towards Mount Clare and Alton West, 1959



View north-eastwards from Richmond Park (from the road to White Lodge) towards Alton West

## 3.0 Understanding | cont...

### 3.4.2 Grove House Registered Park & Garden (Grade II\*)

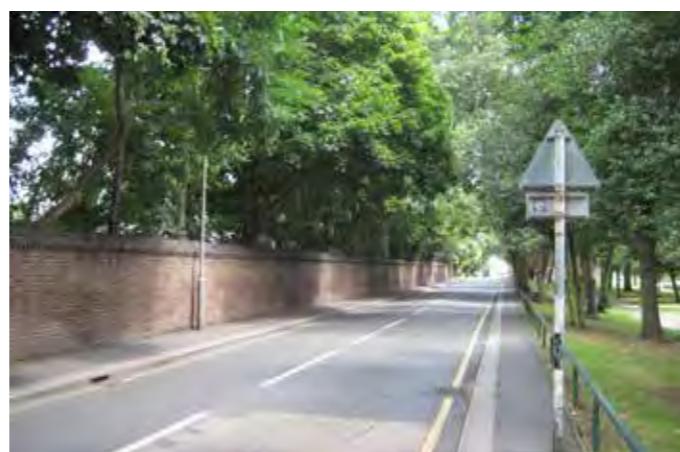
To the north of the Site lies the Grove House Registered Park & Garden, designated in March 1990 at Grade I (list entry no. 1000419).

As detailed above, David Papillon had, by 1624, built a great house on the site of the present Grove House on the northern side of Clarence Lane. In 1625, he sold it, along with 5 hectares of land, to Sir Richard Weston (1577-1635), later the Earl of Portland. Weston acquired another 45 hectares from Papillon in 1626, and nearby Putney Park from the Crown in 1627. With these purchases, he was able to enclose 182 hectares in a new park (Roehampton Park), receiving a licence for this from Charles I in 1634. In 1648, the property was let (and later sold) to Christian Cavendish (1595-1675), 2nd Countess of Devonshire. It remained in her family until 1689, when it was sold to Sir Jeffrey Jeffreys (c.1652-1709), alderman of London. By 1746, the house seems to have become separated from much of the land accumulated by Weston. During the late 18th century, the estate's owners, Alexander Fordyce (d.1789), a banker, then Thomas Parker, a lawyer of the Inner Temple, were selling off plots from the estate for development. The freehold of the property was sold to Joshua Vanneck (d.1816) in 1785.

The present Grove House (Grade II\*, list entry no. 1065523) is generally attributed to James Wyatt (1746-1813). It is generally said to have been built by Vanneck, but has been variously dated to: 1777 (Grove House list description); c.1777-80 (Cherry & Pevsner, 1983:693); 1777-87 (RPG description); 1792 ([www.parksandgardens.org/places-and-people/site/9223/summary](http://www.parksandgardens.org/places-and-people/site/9223/summary) and [www.roehampton.ac.uk/colleges/froebel-college/](http://www.roehampton.ac.uk/colleges/froebel-college/)); and 1779-93 ([www.grovehouse.roehampton.co.uk/the-history-of-house/](http://www.grovehouse.roehampton.co.uk/the-history-of-house/)). By 1804, Roehampton Grove, as it was then called, had passed to William Gosling (c.1765-1834), a banker. The lake and sham bridge (Grade II, list entry no. 1184728) were present by this time. The lodge (Grade II, list entry no. 1065524) and gates (Grade II, list entry no. 1357676) at the south-east corner of the RPG, date from the early 19th century.



Grove House RPG map



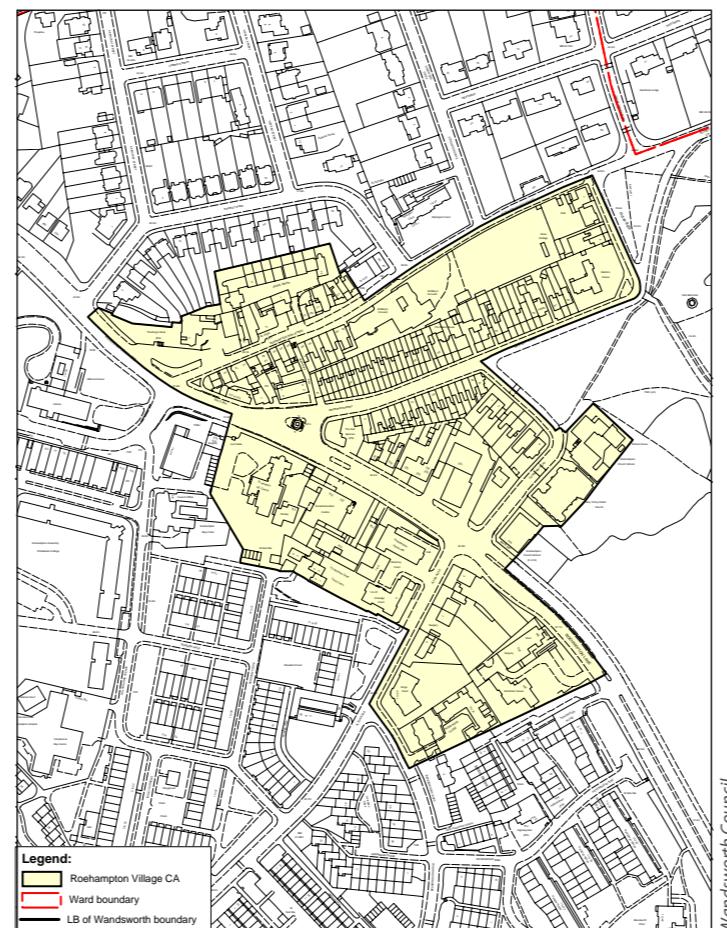
View eastwards long Clarence Lane, with the high wall along the southern side of the RPG to the left

## 3.0 Understanding | cont...

In the early 1840s, the estate was purchased by Charles Lyne-Stephens (1764-1851), a wealthy entrepreneur. On his death, his widow Yolande Lyne-Stephens erected the mausoleum (Grade II, list entry no. 1184736) by William Burn on the eastern side of the RPG. The estate and mansion (by this time known as Upper Grove House), stayed in the family until 1894, but Lower Grove House was built to the north of the site and the gardener's cottage was built to the west. The latter, for which sketches of 1854 by William Wilkinson Wardell exist, is thought to be Clarence Lodge, around 250m to the west of the house. (Clarence Lodge was added to the *Local List of Buildings of Architectural or Historic Interest* in June 2018.) Lyne-Stephens' widow, Yolande, continued to live at Grove House and on her death in 1894 the property passed to Henry Alexander Stopford, the youngest son of a family friend. Stopford died soon after inheriting and his widow married one Raoul Bedingfeld. A number of changes were made during the Bedingfelds' ownership including the construction of an artificial grotto. After Mrs Bedingfeld left the house in 1911, it was taken over by Charles Fischer, a merchant, who made improvements including alterations to the main house. After the First World War the freehold of Grove House was auctioned and purchased by the Frobel Educational Institute. The Institute transferred its school from West Kensington to Grove House after the Second World War.

### 3.4.3 Roehampton Village Conservation Area

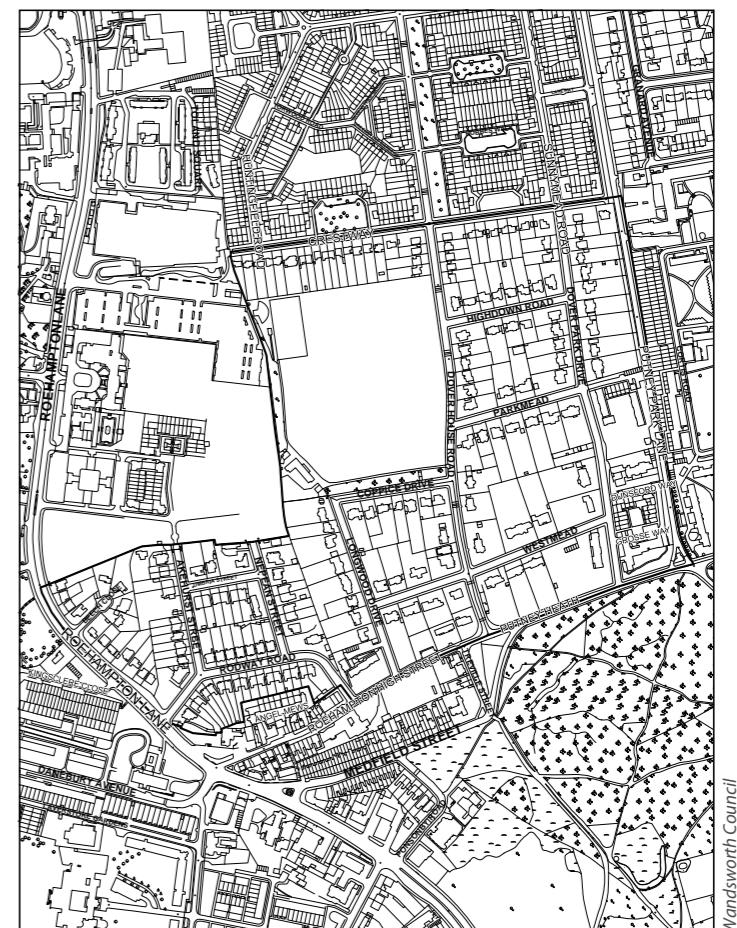
Roehampton Village Conservation Area, to the east of the Site, was designated in July 1969 and extended to include properties on the southern side of Roehampton Lane in October 1984. Its focus is the core of the old village of Roehampton centred on Roehampton High Street, which has its origins in the 17th century and which includes the Grade II listed King's Head (list entry no. 1300007) and Grade II listed Montague Arms (1184425). It also encompasses working-class, cottage-style housing along Medfield Street; educational and religious buildings around Ponsonby Road; and mixed commercial and community uses along Roehampton Lane.



Roehampton Village Conservation Area map

### 3.4.4 Westmead Conservation Area

Westmead Conservation Area, to the north east of the Site, was designated in May 1989, and encompasses three distinct phases of 20th century suburban development that occurred on land belonging to the estates of Dover House, Roehampton House and Spencer Lodge. These comprise the Spencer Lodge Estate (c.1899-1915), the Willett Estate (1924-1930) and Beech Close (1950s).



Westmead Conservation Area map

## 3.0 Understanding | cont...

### 3.4.5 King's Head public house

As discussed above, the present King's Head public house is thought previously to have been the Bull. According to the *Roehampton Village Conservation Area Appraisal & Management Strategy* (2008:7), the present building dates from at least the 1670s, but was most likely to have originated as a farmhouse in the medieval period. There may be parts of the previous building incorporated into the present one. It is certainly the oldest building in Roehampton, and is probably the oldest secular building in the whole of the Borough of Wandsworth. The *Roehampton Village Conservation Area Appraisal & Management Strategy* (2008:6) states that the boundary bank of the old Common lands survives in the north side of the garden of the King's Head.

The King's Head was statutorily listed at Grade II in July 1955 (list entry no. 1300007).



The King's Head

### 3.4.6 Montague Arms public house

The list description for the present Montague Arms public house describes it as an altered 17th century building, although the *Roehampton Village Conservation Area Appraisal & Management Strategy* (2008:7) describes it as a mid 18th century cottage that was turned into a beer shop in the 1860s to cater for the influx of new working-class residents.

The Montague Arms was statutorily listed at Grade II in April 1983 (list entry no. 1184425).



The Montague Arms, Medfield Street, c.1905

### 3.4.7 Roehampton House, Lodges and Gates

David Papillon had built a house on the eastern side of Roehampton Lane – probably on the site of the present Roehampton House – by 1624, but the present Roehampton House was built in 1710-12 for the merchant Thomas Cary. The house was designed by Thomas Archer (1668-1743). The house as built comprised a seven-bay rectangular structure over three storeys plus basement. According to Vitruvius Britannicus Volume 1 (1715), the house originally had a broken pediment similar to the one that Archer gave to Monmouth House, Soho (1703) and to Chettle House, Dorset (c.1730). In 1791, the house was sold and the sales particulars tell of an elegant principal oak bracket staircase ascending to the first floor, 3 groined arches in the basement to give strength and a preventative against fire, stabling for up to eight horses and a double coach house. The house appears to have been occupied by a number of different people after 1791. A Mr Duncan is known to have owned it in the early 19th century. In the summer of 1807 it was leased by Dr Markham, Archbishop of York, and in 1814 it was leased by John Pearse, the newly-retired Governor of the Bank of England. By the 1840s, the family of the Earl of Leven lived there, the last being the widow of Alexander, Lord Balgonie, who died in 1887.

Between 1869 and 1896, the Ordnance Survey maps indicate that there was little change to Roehampton House, aside from a couple of new outbuildings. However, by 1909 the maps show that a small south wing had been added, set back from the main house, as well as an orangery to the north.

In 1910, Roehampton House was acquired by Arthur Morton Grenfell, a Canadian merchant banker. He commissioned the architect Edwin Lutyens (1869-1944) to design enormous new wings to the north and south, together with various internal alterations and a new garden. By 1914, however, Grenfell had gone bust – before Lutyens could complete the interiors. The house was sold to the shipping magnate Kenneth Wilson, who immediately placed it at the disposal of the War Office, initially

## 3.0 Understanding | cont...

for billeting soldiers. The house was subsequently chosen as the site of a hospital – the Queen Mary Convalescent Auxiliary Hospital – for the rehabilitation of amputees injured in the First World War. New wards were added, along with fire escapes, huts to create additional wards in the grounds and a prosthetic limb factory in the basement.

The Governors of Queen Mary's Hospital purchased Roehampton House outright in 1919. An extension was opened by Queen Mary in May 1925, and in 1930 the wooden huts in the grounds were replaced with brick buildings.

During the Second World War, the hospital sustained bomb damage including the destruction of original painted decoration by James Thornhill (1675/6-1734). Between 1939 and 1945, the Ministry of Pensions took sole responsibility for the maintenance and administration and plans were approved for more changes to the hospital, including a new limb fitting centre and factory, wards, kitchens and department for tropical diseases. In 1953,

the Ministry of Health assumed responsibility for the hospital when the Ministry of Pensions ceased to exist.

In 1957, a new main entrance gate on Roehampton Lane was constructed opposite the main entrance. Several plans were drawn up by London County Council and ultimately a design was chosen for two two-storey lodges, with flanking curved walls leading to an ornate gate. The gates have the monogram AG, standing for Arthur Grenfell and were moved from where Lutyens had placed them in the north of the estate.

In 1960, the buildings were acquired by Westminster Hospital Group and in 1961 became a National Health Service hospital. Alterations continued to the building in the mid 1960s including the opening of casualty, pathology and outpatients departments. By this time, the hospital was spread over a large area with many outbuildings, factories and wards in the grounds of the house. In 1967, plans for further expansion saw the construction of a new maternity unit providing 50 beds.

Roehampton House was statutorily listed at Grade I in October 1978 (list entry no. 1357694). The entrance gates and lodges were listed at Grade II at the same time as they were regarded as an inseparable part of the ensemble (list entry no. 1357695).

Discovery of asbestos in 1983 brought to light serious structural weaknesses, inadequate fire protection and infestation, and a major restoration was undertaken at a cost of £700,000.

In 2006, the NHS site was acquired by St James, part of the Berkeley Group, and the house was restored and converted into apartments. The grounds south of the house were subsequently developed with more than 500 new homes, those fronting Roehampton Lane comprising apartment blocks arranged over five storeys.



Roehampton House viewed from Roehampton Lane to the west, with one of the lodges of 1957 to the left



The gates on Roehampton Lane relocated from where Lutyens had placed them in the north of the estate

## 3.0 Understanding | cont...

### 3.4.8 Parkstead House

As detailed by Gerhold (1997:29), there was a house preceding the present Parkstead (or Parksted) House on the same site or close to it from the 17th century. In 1665, it had ten hearths, and by 1674 it was described as a 'capital messuage'. The 2nd Earl of Bessborough, William Ponsonby (1704-1793), purchased the premises in 1761 and erected the present house, designed by William Chambers (1723-1796). Gerhold (1997:29) notes that, in September 1762, the house was 'not yet covered in'. Cherry & Pevsner (1983:693) relate that it was nearly complete by 1768. The house was Chambers' first private commission for a house, and helped to launch his career as one of the leading architects of the period.

As built, the house is thought to have comprised the roughly-square, three-storey, five-bay (1:3:1) volume at the centre of the western side of the present building, together with wings to the east partly enclosing a courtyard. Gerhold (1997:29) suggests that parts of the earlier house may have survived; in 1814, the detached billiard room and laundry to the east were said to be the remains of an earlier dwelling.

As noted above, the book of reference accompanying the Corris map of 1787 indicates that Lord Bessborough's estate, centred on Parkstead House, comprised nearly 214 acres.

In 1849, the estate – now in the hands of the 5th Earl of Bessborough, John Ponsonby (1809-1880) – was still the largest single landholding in the area, but it had contracted significantly, down from the nearly 214 acres identified in 1787 to just under 108 acres. The estate was then let to an Abraham Wildey Robarts (d.1858), a politician, banker and East India proprietor. When Robarts died in 1858, the 5th Earl sold the estate to the Conservative Land Society. In April 1860, the Society advertised the estate for sale, the *London Evening Standard* for 23 April describing it thus:



The garden (western) elevation of Parkstead House

## 3.0 Understanding | cont...

*The magnificent MANSION, formerly the seat of the Earl of Bessborough, is now FOR SALE, with the gardens, pleasure-grounds, conservatories, cottage residence, gardener's house, three walled kitchen gardens, grapery, farmyards, superior stabling, &c. This edifice was the design of Sir Wm. Chambers, the celebrated architect, and is of modern elevation, placed on an eminence, the façade fronting Richmond Park, the latter being an apparent continuation of the lawn and pleasure-ground, only separated by a sunk ha-ha. The approach to the mansion from the village of Roehampton by the principal lodge entrance is through a noble avenue of elms. The building is three stories, with wings, and there is a portico, with Corinthian columns in front. ... The mansion is surrounded by about 100 acres of a finely-timbered and ornamental wood, pleasure-grounds, parklike meadow, and plantations, commanding the most extensive and picturesque views.*

In the event, the house, together with 42 acres of land, was sold to the Society of Jesus for use as a Novitiate and retreat for Ignatian spirituality. The Jesuits expanded the building considerably, and re-named it Manresa House after the place in Spain where Ignatius Loyola, founder of the Jesuits, composed his *Spiritual Exercises*.

According to Cherry & Pevsner (1983:693), Chambers' original wings to the east were replaced with extensions by Henry Clutton (1819-1893), after 1860. They suggest that the central doorways to the inner courtyard may be re-used 18th century work. The chapel to the south was apparently begun by Joseph John Scoles (1798-1863), and completed after his death by his pupil Samuel Joseph Nicholl (1826-1905). Cherry & Pevsner (1983:693) state that the present five-bay range to the south of the original villa (which obscured its southern elevation) dates from 1877-80, and was designed by Frederick Arthur Walters (1849-1931). He, apparently, was also responsible for the slightly later eight-bay range to the north (1885-86).



[www.ebay.co.uk](http://www.ebay.co.uk)

Parkstead House viewed from the east in the early 20th century, showing the 19th century wings added by the Jesuits



London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 12325)



The entrance wing of 2004-5, which replaced the 1950s block



The perimeter blocks fronting Holybourne Avenue and Laverstoke Gardens



The modern additions at the building's north-western corner

## 3.0 Understanding | cont...

These attributions are somewhat at odds with those provided by the list description (1955, revised since 2004). This suggests that the ranges to the east were by Walters (south side, 1877-78; north side, 1885-86), whilst the ranges to the north and south were by Clutton (south, 1860; north, 'slightly later'). The phasing suggested by Cherry & Pevsner (1983:693) accords with the historic map evidence.

The eastern side of the courtyard was closed off with a four-storey neo-Georgian block in the 1950s. Parkstead House was statutorily listed at Grade I in July 1955 (list entry no. 1357675).

In September 1962, Parkstead House was acquired by Battersea College of Education, and became the Battersea Training College for Primary Teachers, providing day courses for men and women. This college was closed in 1978/9, and the site was taken over by Garnett College.

During the 1970s, the site of the present Roehampton Sport & Fitness Centre to the north of Parkstead House appears to have accommodated a gymnasium, presumably belonging to Battersea College. Its site appears not to have formed part of Garnett College. The rear part of the present Roehampton Sport & Fitness Centre on the site of the gymnasium was probably erected in the 1980s or '90s. The present frontage, along its northern side, was built between 2006 and 2008.

In 2004, the Parkstead House site was acquired by Whitelands College, one of the constituent colleges of the new University of Roehampton. The neo-Georgian 1950s frontage block was replaced with the present entrance wing in 2004-5. The present chapel at the building's south-eastern corner, the large extension around a second courtyard to the north, and the free-standing blocks fronting Holybourne Avenue and Laverstoke Gardens were also built at this time. These works were all designed by Sheppard Robson Architects.

### 3.4.9 Mount Clare

As noted above, Mount Clare was built between 1770 and 1773 on 23 acres of the Roehampton Estate purchased in 1770 by George Clive (d.1779) – a cousin of Lord Clive ('Clive of India') – from Alexander Fordyce. Clive paid £6,950 for the site, a prodigious sum which fifteen years later was still recalled as an enormous price for the privilege of acquiring 'the happy situations of the Ground which commands a most pleasing view of Richmond Park'.

Several commentators (including Stroud 1984:32 and Turner 1999:184) suggest that the house was built for Clive by Lancelot 'Capability' Brown (1715/16-1783) and Henry Holland (1745-1806). Brown's and Clive's accounts agree that £200 was paid to Brown in 1774, whilst Clive's record a further £129 in 1775. The inference from these insignificant payments was that the real costs would have appeared in Henry Holland's (now lost) ledgers. However, Riches (1984:255) and Cherry & Pevsner (1983:694) claim that Mount Clare was designed in 1770, a year before Holland joined Brown. They convincingly attribute the house to Robert Taylor (1714-1788), with whom Clive had had an association since 1766.



Mount Clare in an engraving from *The Seats of the Nobility and Gentry in a collection of the most interesting and picturesque views* by William Watts, 1779

[https://en.wikipedia.org/wiki/Mount\\_Clare,\\_Roehampton#/media/File:Seats\\_of\\_the\\_nobility\\_and\\_gentry\\_-\\_no-nb\\_digibok\\_201312202001-103.jpg](https://en.wikipedia.org/wiki/Mount_Clare,_Roehampton#/media/File:Seats_of_the_nobility_and_gentry_-_no-nb_digibok_201312202001-103.jpg)

### 3.0 Understanding | cont...

However, the 1774-75 payments suggest that Brown was involved somehow in landscaping the grounds. An engraving by William Watts shows the sweep of land to the front of the house, with mature oaks to the rear and side. The engraving has been dated by several commentators (including Riches 1984:259 and Matthews 2014:97) to 1784, although it is understood to have appeared in Watts' Seats of the Nobility and Gentry in a collection of the most interesting and picturesque views, published in Chelsea in 1779. This is the only known image of Mount Clare from Brown's day. The property is also depicted from the south in an engraving of 1850, with Brown's signature tree, a cedar of Lebanon, growing beside it. That tree, which may actually have post-dated Brown's involvement (it is not shown in the late 18th century engraving), survived into the 21st century (it has only recently been removed), along with others from Brown's time or soon after.

The estate was put on the market by George Clive's widow Sidney in 1780, at which time it was advertised as 'an elegant new-built villa beautifully situated in Roehampton Park with about 9 acres of land laid out in pleasure ground and kitchen garden'. Later maps show that the areas immediately north and south of the house appear to add up to c.9 acres, and this is thought to be the Brown landscape – between the stables and the pond along the future Danebury Avenue.

The estate was purchased by Sir John Dick (1721-1804), formerly the British Consul at Leghorn (Livorno), who in letter of 18 April 1780 wrote:

*I don't recollect that I told you that I have bought and am settled in an excellent house quite to our satisfaction. ... I have just bought a compleat villa which I conclude you must know, it was built by Mr Clive the banker between Lord Bessborough's [Parkstead House] and the Roehampton Gate of Richmond Park a most delightful situation. Mr Clive contrived to lay out twenty thousand pounds there althou' there is but 23 acres of land – but I hope to be able to get a few more acres of land adjoining to it. I mean to make some alterations to it and hope to have it ready by the beginning of June.*



Mount Clare from the south west, engraved by A. T. Prior after a picture by Thomas Allom, published in *A Topographical History of Surrey* (1850)

<http://www.ancestryimages.com/proddetail.php?prod=e5976>

## 3.0 Understanding | cont...

Dick employed the Italian architect, Placido Columbani (b.1744) to add the present portico and made a number of internal alterations. He also appears to have been successful in his plan to acquire a few more acres, for when the estate was again put up for sale in 1839 it comprised around 33 acres.

Although Mount Clare is shown on the 1787 plan of the parish of Putney (the 'Corris map'), the earliest map found to show the layout of the estate is the sales plan of 1839. The accompanying particulars described the estate thus:

*This VILLA RESIDENCE, known as MOUNT CLARE HOUSE, is erected in the purest style of Italian Architecture, encompassed with Pleasure Grounds and Paddocks of Rich Meadow Land, containing nearly Thirty-three Acres, commanding extensive view over Richmond Park, and the adjacent beautiful Country, and approached by a neat Lodge, with a handsome Carriage Sweep through an avenue, and portion of the Pleasure Grounds. It is a substantial Building, principally covered over in imitation of stone, and is entered from under a Doric Portico, approached on either side by a flight of stone steps, ...*

*At a short distance from the Mansion, with an easy communication thereto, a capital Kitchen, Scullery, and Laundry, all covered with a Lead Flat. Arched Coal Cellar, &c., contiguous thereto.*

*At a convenient distance from the House is a SPACIOUS PAVED STABLE YARD, comprising on the north side a capital Range of Brick and Slated Buildings, containing two four stall Stables, two Loose Boxes with Lofts and a Fruit Room over, a double Coach House and Harness Room, in which is a Staircase leading to three Servants Bed Rooms.*

### THE PLEASURE GROUNDS

*Are tastefully disposed in Parterres, Gravel Walks, and Luxurious Plantations, and in which is a Pond with Gold Fish.*

### THE KITCHEN GARDEN

*Contains about an Acre and a Quarter, entirely enclosed with lofty brick walls, fully stocked with choice Fruit Trees in the highest state of perfection, in which is a Peachery about thirty-four feet long, Greenhouse about thirty-seven feet long, and a Grapery thirty-three feet long.*

*Abutting on the North Garden Wall, a Brick and Slated Building, containing Stoke Hole, and Coal, Potatoe, and Mushroom Sheds. A Border on the outside of the South Wall of the Garden is enclosed with Park Paling.*

*On the East of Garden is a capital Orchard, in which is a Leanto Shed slated, for Implements, &c.*

*An Ice House placed at a convenient distance from the Reservoir, surrounded with Plantations.*

### THE FARM BUILDINGS

*Comprise a Cottage, containing Three Rooms, and a Leanto Washhouse.*

*A Brick-built and Tiled Brewhouse and Dairy adjoining, with Loft over.*

*A Granary on Staddles.*

*An enclosed Farm Yard, with Cow House, Calf Penns, Piggery, Hen House, Goose House, a three-bay Cart Shed, and a Cart Horse Stable for three Horses.*

*Near the Rick Yard, a Cart Shed, two Hen Houses, and a Stable now used as a Woodhouse.*

*The Entrance Lodge is brick-built and slated, containing a Parlour and Bed Room, and a Leanto Washhouse and Woodhouse.*

*The Residence, Offices, Pleasure Grounds, Kitchen Garden, Farm Yard, and Paddocks, comprise an Area of about Thirty-four Acres, divided as follows, viz.:—*

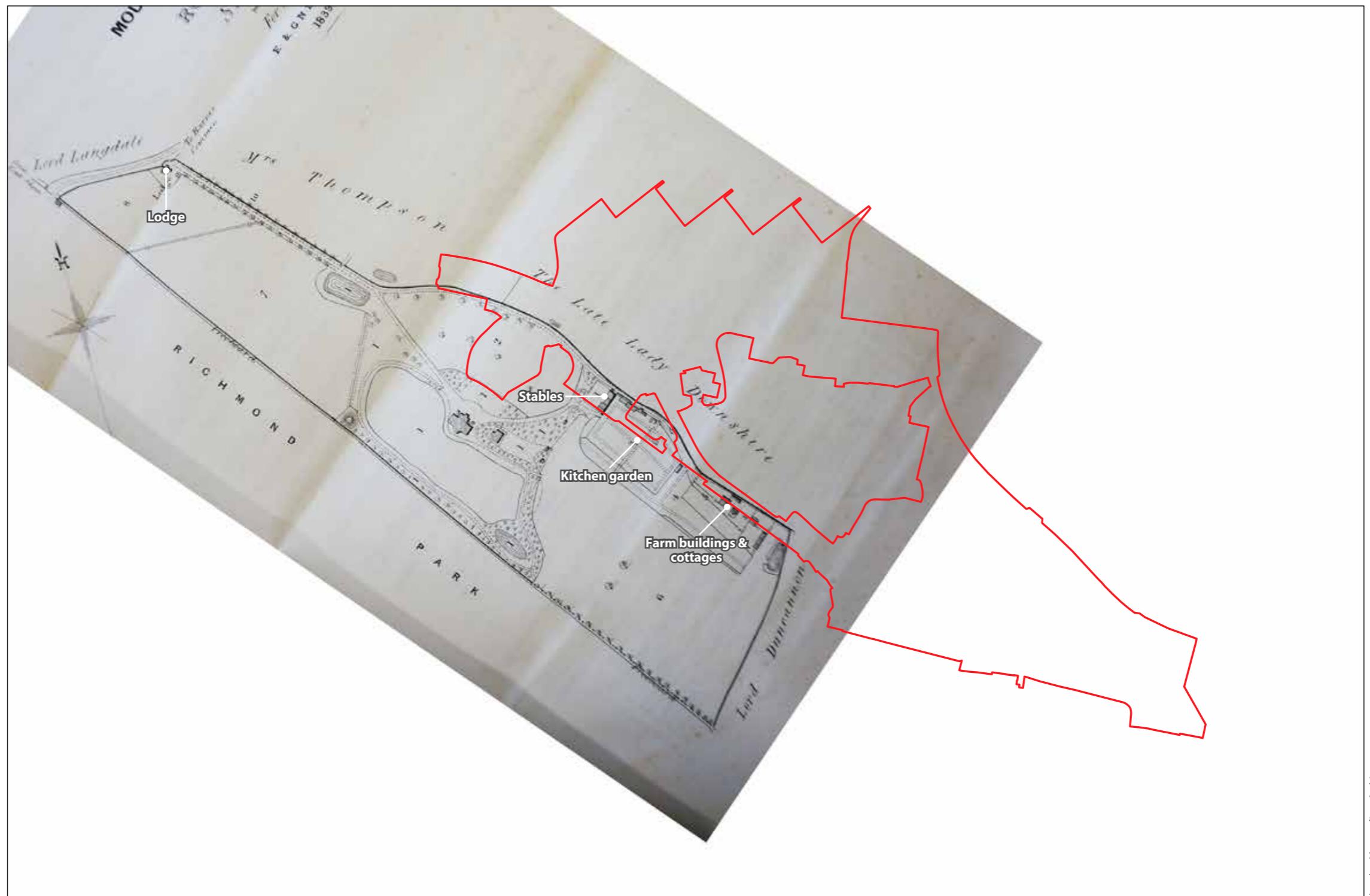
			A	R	P
1	Mansion House, Offices, Drying Ground, Lawn, Shrubberies, Stable Yard, Coach Houses, and Meadow Land called the Ring		8	0	3
2	Front Paddock	Meadow	3	3	37
3	Enclosed Kitchen Garden and Greenhouses	Garden	1	0	38
4	Kitchen Garden adjoining Ditto	Garden	1	0	22
5	Cottage, Farm Buildings, Small Pastures, and Roadway	Meadow, &c.	1	0	19
6	Besborough Field	Meadow	8	3	32
7	Lodge Field	Ditto	5	2	10
8	Ditto	Ditto	2	1	9
9	The Lodge and Garden	Garden	0	0	16
10	The Avenue		0	1	16
<b>Total Acres</b>			<b>32</b>	<b>3</b>	<b>2</b>

These elements are all identified on the 1839 sales plan. This shows that the house was approached via a carriage drive that entered the estate at its north-western corner (approximately at the junction of the present Danebury Avenue with Priory Lane), and passed through a chestnut avenue along the northern edge of extensive pleasure grounds to the west of the house. Hussey (1935:94) suggests that this avenue was probably planted by Clive. At a pool just to the north of the present Warnford House, the driveway split, the right-hand spur passing in front of the house, and the left-hand spur continuing onto the kitchen gardens and farm buildings further east – on the site of the present two-storey terraces on the southern side of Danebury Avenue (built as part of the Alton West estate), together with the more recent housing west of Swanwick Close. Mount Clare itself was surrounded by lawns, shrubberies and meadow land (then known as 'the Ring'), and looked out over a paddock, with Downshire field beyond – then part of the estate associated with Downshire House.

The 1839 sales plan shows Mount Clare's stables to have been located to the north east of the house, approximately on the site of the present Nos. 1-14 Portswood Place. The plan also shows various other structures further east, including cottages, farm buildings and the walled garden. Riches (1984:260) suggests that the stables, coach house, cottages and farm buildings shown on the 1839 plan may have been formed part of Dick's improvements in c.1780. Photographs of several of these structures appeared in *Country Life* in 1935, and the London Metropolitan Archives holds further photographs taken before the buildings' demolition in the 1950s.

As discussed further below, the present Nos. 2-26 Minstead Gardens are located on the south-eastern side of the former paddock. The site of Nos. 1-13 was occupied by shrubberies and perhaps the drying ground. The site of Nos. 15-33 was on the eastern side of the rear lawn/meadow land.

### 3.0 Understanding | cont...



'Plan of Mount Clare Residence at Roehampton, Surrey, 1839 [Site boundary is indicative]

## 3.0 Understanding | cont...

In 1849, Mount Clare was owned and occupied by a John Shepherd (or Shephard). Its grounds at this time appear to have comprised all the land that had been put up for sale a decade earlier, but quantified at this time as a total of just under 31 acres. By this time, the house had been extended to the east, linking it up with the formerly detached service block.

In 1875, Mount Clare was acquired by Hugh Colin Smith (1836-1910), a director of the Bank of England, and later (1897-99) its governor. Smith was also the founder of the Hays Wharf Company, an important firm of wharfingers. (The statue which now stands in front of the house recalls Hugh Colin Smith and

his wife Constance, who made Mount Clare 'the happiest of homes for their eight children', for nearly 50 years from 1871 until 1918.)

In the early years of the 20th century (according to Hussey, 1935:123), Hugh Colin Smith made some alterations at Mount Clare, replacing the formerly detached service block at the eastern end of the east wing with a new north-south aligned wing containing further bedrooms.

Hugh Colin Smith's son Lancelot Hugh Smith is known to have undertaken further works, including installing new gates

designed by Messrs. Imrie & Angel at the entrance to the estate on Priory Lane. He, presumably, was also responsible for the construction of a swimming pool (just to the west of the present Swanwick Close). By the 1930s, there was also a tennis court in the centre of the paddock in front of the house (to the north west of the present Nos. 2-26 Minstead Gardens). An aerial photograph of 1945, and the OS map of 1953 show this to have been bounded by trees. The OS map of 1960 suggests that the trees on the western side of the tennis court survived for longer than those to the east.



Mount Clare viewed from the north in 1952 showing the east wing of 1840



The east wing of 1840 viewed from the south, 1959



The north-south range erected in place of Mount Clare's original service block in the early years of the 20th century; viewed from the east, 1959



The rear of the eastern extension and the north-south range, and the summer house, 1949



View from the garden front of Mount Clare over Richmond Park, 1935

## 3.0 Understanding | cont...

The 'Temple of Honour', just to the west of Nos. 80-86 (even) Minstead Gardens, is believed to have been relocated here from the grounds of Parkstead House in 1913. It is thought to date from c.1762-69, and may have been designed by Sir William Chambers (1723-1796).

At some point between 1913 and the 1930s, an additional drive to Mount Clare was created, extending from the farm buildings at the eastern end of the estate to join Roehampton Lane opposite the southern end of the present Beech Close. The present No. 190 Roehampton Lane – identified on some maps as 'Mount Clare Gate House' – was erected on the southern side of the new driveway.

The Mount Clare estate was acquired by the LCC in the 1950s for the construction of the Roehampton Lane estate (later re-named Alton West). A new road – Danebury Avenue – was constructed approximately on the path of Mount Clare's driveway, although in places slightly further north. The present Minstead Gardens/Swanwick Close were laid out to the east of the house.

Mount Clare was statutorily listed at Grade I in July 1955 (list entry no. 1184436).

The eastern extensions to Mount Clare were demolished in c.1962, and the building converted to a hall of residence for Garnett College. Further halls of residence, arranged over two storeys, were erected in the grounds to the west and south of the house, and a new teaching block was erected to the south east.

In 2001, the Mount Clare site was acquired by the Trustees of Southlands College, one of the constituent colleges of the University of Roehampton.



The entrance front of Mount Clare, 2017



Mount Clare viewed from the south, 2017

### 3.4.10 Temple in the grounds of Mount Clare

The Greek Doric style 'Temple of Honour', just to the west of Nos. 80-86 (even) Minstead Gardens, is believed to have been relocated here from the grounds of Parkstead House in 1913. It is thought to date from c.1762-69, and may have been designed by Sir William Chambers (1723-1796), the architect of Parkstead House. The Temple is modelled on illustrations from James Stuart and Nicholas Revett's *The Antiquities of Athens* (1762).

The Temple was statutorily listed at Grade II\* in June 1955 (list entry no. 1065545).

Nos. 80-86 (even) Minstead Gardens, to the south east of the Temple, were constructed in 1957-58 as part of the Alton West estate. The overgrown lodge and garages to the north west of the Temple, and the Focus Hall (Danebury Community Social Club) to the north east, appear not to have been part of the first phase of the Alton West estate; they are not shown on the OS map of 1964-66, but were present by the time of the 1971-77 edition.



The 'Temple of Honour' in the grounds of Mount Clare, 1935

*Country Life*, 26 January 1935

## 3.0 Understanding | cont...

### 3.4.11 Downshire House & Gates

As noted above, Gerhold (1997:20) relates that the first villa on the Downshire House site was developed in the 17th century. In 1664, it was described as a messuage or mansion house and contained eight hearths. In the 1730s, it had only about an acre of land. In 1769-70, General James Cholmondeley (1708-1775), the 4th Earl Cholmondeley, extended the grounds to the south, taking in several house plots of the former Roehampton Street (Roehampton Lane), a field called Little Fangate and two small parcels of waste or former waste. In 1775, he leased 13 acres, formerly part of Roehampton Park.

It is thought that parts of the present Downshire House were built in about 1770. Gerhold (1997:21) states that Cholmondeley built coach houses and stables to the south of the house following his acquisition of the site in 1769, although Cherry & Pevsner (1983:692) suggest that these may have been added by Robert Furze Brettingham (1750-1806) in c.1795. Brettingham certainly undertook some works here for Arthur Hill (1753-1801), the 2nd Marquis of Downshire, after 1798. The wrought-iron gates on the northern side of the house are thought to date from the late 18th century.

The Putney tithe map of 1849 indicates that Downshire House was then owned and occupied by a David Barclay Chapman. Its grounds comprised all the land due west of the house as far as the present Clarence Lane block 1, a total of just over 17½ acres.

In 1885, Hugh Colin Smith of Mount Clare acquired Cedar Court. He followed this in 1891 with the purchase of Downshire House, and he subsequently let the pair out together as a college – under the leadership of a Colonel W. J. Bosworth and a Mr H. A Stern – to prepare candidates for the army, civil service and universities.



Downshire House, as depicted by Edward Hassell in 1822



The gates on the northern side of the house

### 3.0 Understanding | cont...



Downshire House, 1918

*Historic England*



The garden front, 1918

*Downshire House sales particulars, 1920*



View north past the garden front of Downshire House towards the site of The Cedars/Cedart Court, 1918

*Downshire House sales particulars, 1920*



View of the garden pavilion and terraced garden created by F. S. Chesterton on the site of Cedar Court, with Cedars Cottages beyond, 1918

*Downshire House sales particulars, 1920*



The view westwards from Downshire House, 1918

*Downshire House sales particulars, 1920*



The swimming pool and pool house at Downshire House, designed by Oswald P. Milne & Paul Phipps, 1924

*Country Life, 26 July 1924*

Most historic maps up to and including the Ordnance Survey map of 1897 (revised in 1893-94) show that Downshire's kitchen garden was located some way to the south west of the house. The kitchen garden was developed – perhaps speculatively by Hugh Colin Smith – with the present Hartfield in c.1900. (See section 3.5.4 below.)

Smith also sold off some land at the western end of the grounds of Cedar Court, and this was developed with two substantial houses in generous grounds: St Serf's, now Ibstock Place School, designed by F. S. Chesterton before 1913 (see section 3.5.6 below); and Primrose House, which was demolished in the 1960s.

In 1910, Messrs. Bosworth & Stern's college vacated Downshire House and Cedar Court. Cedar Court was subsequently demolished, and its grounds were absorbed into those of Downshire House. By 1911, the Downshire House estate was owned by Sir Stephen Herbert Gatty (1849-1922), who had been Chief Justice of Gibraltar (1895-1905). Gatty laid out extensive formal gardens, including a terraced garden with a bowling green and summer house on the site of Cedar Court. Gerhold (1997:21) and Cherry & Pevsner (1983:692) claim that these works were designed by Oswald P. Milne (1881-1968), although articles in *The Builder* (15 December 1916) and *Country Life* (28 August 1920: 272-278) attribute them to F. S. Chesterton, the architect locally of St Serf's (Ibstock Place School) and Roehampton Court (Maryfield Convent).

The enlarged Downshire House estate was put up for sale in 1920, at which time the estate comprised 28 acres, including 'Well Timbered Old Pleasure Grounds, Tennis and Croquet Lawn, Walled Fruit and Kitchen Garden, Walled Rose Garden, &c., and Meadowland'. In addition to Downshire House ('A Delightful Early Georgian Mansion'), there were 'Stabling, Garage & Five Cottages', two of the latter forming Cedars Cottages, claimed by Gerhold (1997:24) to have been Cedar Court's brewhouse and washhouse.

## 3.0 Understanding | cont...

The Downshire House estate was purchased by a Miss Faith Moore, who had a pavilion and swimming pool constructed to the south west of the house. *Country Life* (26 July 1924: 155-156) reported that these were designed by Oswald P. Milne (1881-1968) and Paul Phipps (1880-1953), and it was presumably this that led to the attribution of the earlier terraced garden and summer house to Milne. The new pavilion followed closely the architectural language of the earlier summer house.

Downshire House was statutorily listed at Grade II\* in July 1955 (list entry no. 1065522). The wrought-iron gates to the north were not separately listed until April 1983 (list entry no. 1184718).

As discussed above, the LCC compulsorily purchased the Downshire House estate in 1948 for housing development. Five slab blocks (Binley, Winchfield, Dunbridge, Charcot and Denmead Houses) were erected on the upper part of the remodelled Downshire Field. Lynn Chadwick's sculpture *The Watchers* was sited to the west of Downshire House in 1963, where its figures could survey the whole Alton West estate. (See section 3.4.17 below.)

In the early 1960s, as noted above, Downshire House became the administrative centre of Garnett College. The service buildings at its southern end were demolished, and it was linked to a large new teaching block by a covered walkway. The new teaching block, designed by the LCC Architect's Department, was built over the site of the swimming pool and pavilion of c.1924, as well as the land to the east beside Roehampton Lane.

In 1986 Garnett College merged with Thames Polytechnic (later the University of Greenwich), and the students were moved to a site in Avery Hill. It is unclear how Downshire House was subsequently used, but in 1999 the building was acquired by Study Group International (SGI) for use as a language school. The former teaching block to the south (No. 166 Roehampton Lane) was put to various uses including a Citizens' Advice Bureau, a nursery, a children's centre and a school for children

with disabilities. It was presumably at this time that the covered walkway to Downshire House was removed.

In 2004, Downshire House was acquired by the University of Roehampton. It now accommodates an outpost of the Glion Institute of Higher Education, a Swiss hospitality management school. Between 2012 and 2016, the University developed three new student residence buildings in the grounds of Downshire House. One of the buildings lies immediately to the south of Downshire House, whilst the other two lie to the east and west of the terraced garden laid out by Sir Stephen Gatty on the site of Cedar Court in c.1913. The development is named Chadwick Hall after the sculptor of *The Watchers*, Lynn Chadwick.



The garden front of Downshire House and the covered way to No. 168 Roehampton Lane, 1964

London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 204107)

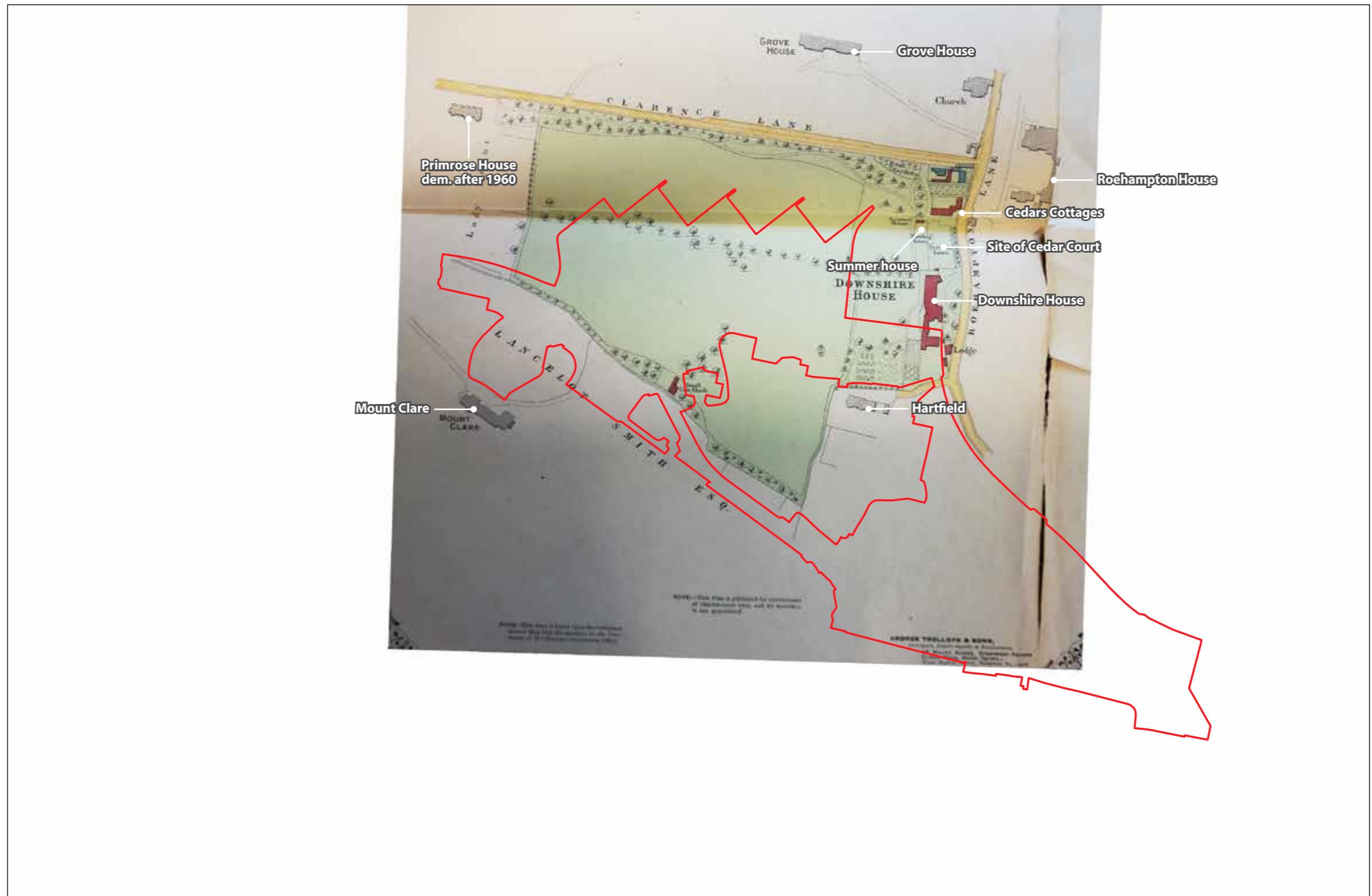


The Watchers



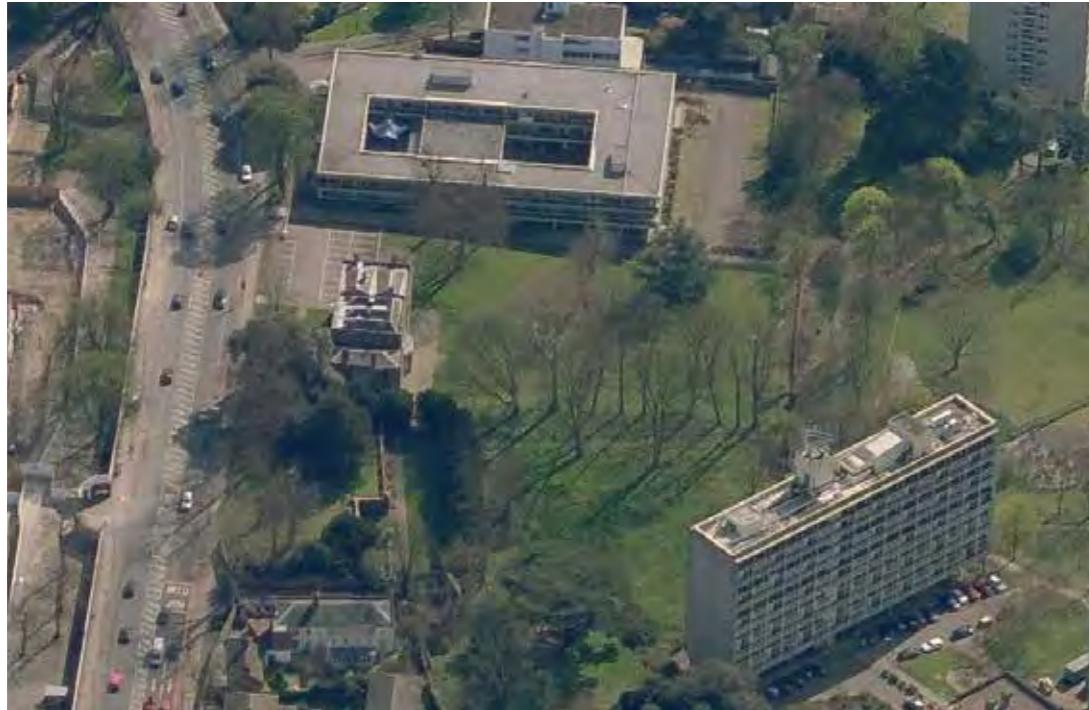
The westernmost block of Chadwick Hall, with the pavilion of c.1911 beyond

### 3.0 Understanding | cont...



Plan of the choice freehold residential property known as Downshire House, Roehampton, Surrey. For sale by auction by Messrs George Trollope and Sons, 1920 [Site boundary is indicative]

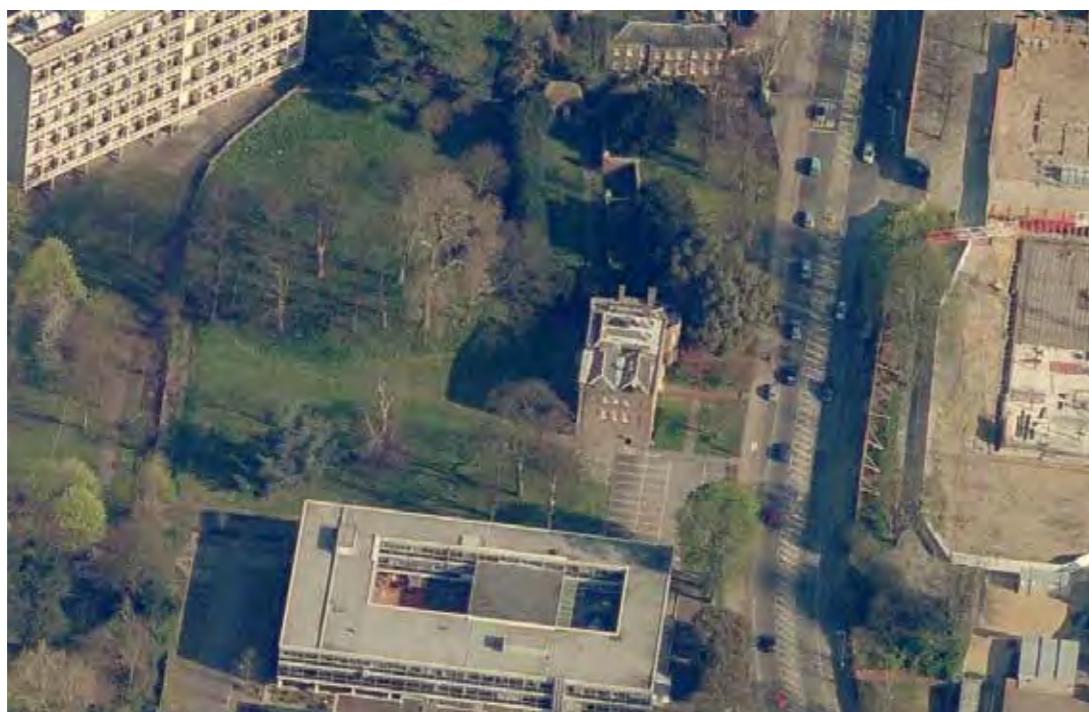
### 3.0 Understanding | cont...



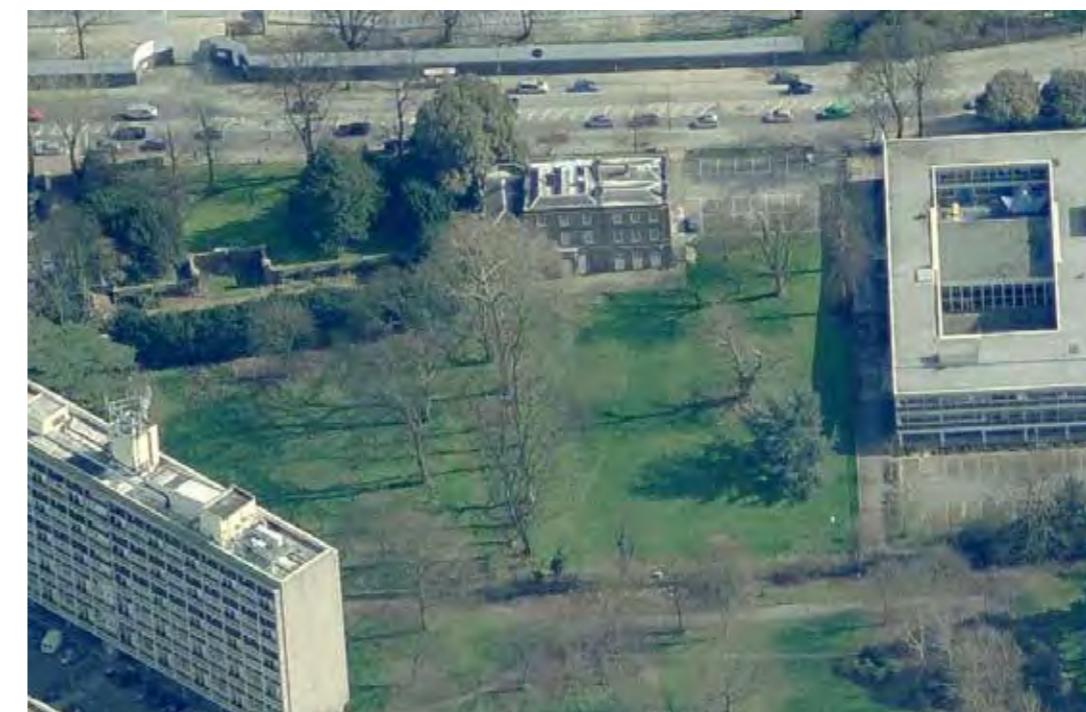
Aerial view of Downshire House from the north, prior to the construction of Chadwick Hall



Aerial view of Downshire House from the east, prior to the construction of Chadwick Hall



Aerial view of Downshire House from the south, prior to the construction of Chadwick Hall



Aerial view of Downshire House from the west, prior to the construction of Chadwick Hall

## 3.0 Understanding | cont...

### 3.4.12 Drinking Fountain

The drinking fountain at the junction of Roehampton Lane and Medfield Street was designed by the architect J. C. Radford and erected by Yolande Lyne-Stephens (1813/15-1894) – who resided at Grove House – in 1882. The fountain comprises a grey and red granite Doric arcaded ‘kiosk’ with cupola and ball finial on stepped plinth flanked by cambered-shape horse troughs to the north and south. The circular central basin is surmounted by a bronze fountain group of putti and fish by Henry Dasson (1825-1896).

The drinking fountain was statutorily listed at Grade II in April 1983 (list entry no. 1065484).



The Drinking Fountain viewed from the west in c.1905, with the Montague Arms beyond

### 3.4.13 Alton West slab blocks, Highcliffe Drive

Binley, Winchfield, Dunbridge, Charcot and Denmead Houses were built as part of the Alton West estate. They were erected on land that historically formed part of the estate belonging to Cedar Court, but which since the early 20th century had belonged to Downshire House.

The blocks were designed in 1952-53, and constructed in 1955-58. They were inspired by Le Corbusier’s Unité d’Habitation in Marseilles, which Howell and others had visited in 1951.

The proportions are based on his ‘Modulor’ and the Fibonacci number sequence. Each block comprises a reinforced concrete in-situ frame of board-marked concrete (now painted), with storey-height prefabricated concrete panels with Dorset shingle and Derbyshire spar exposed aggregate. The tops of the lift shafts and the services are expressed on the roofs as geometric shapes. Abutting the northern end of Winchfield House is a distinctive funnel-shaped, board-marked concrete chimney serving a district heating system for the slabs – the first installed by the LCC in any development.



Dunbridge House viewed from the south-western end of Highcliffe Drive

## 3.0 Understanding | cont...

Each block comprises five tiers each of fifteen two-storey maisonettes, each one occupying a 12 ft bay, the whole raised on alternating lines of two and three *pilotis* at bay intervals along the ground floor. Each maisonette has a private east-facing balcony, and gallery access from the west, and has (original) timber windows with opening casements and flush timber doors. The lower level of each maisonette accommodates a kitchen and a living room on the lower level, whilst the upper level comprises two bedrooms and an internal, mechanically-ventilated bathroom – a new departure in planning at this time. The expression of each maisonette as an individual element in the façade marked a new rigour and sophistication in slab design. The placing of the slabs into the side of the hill, a revision made in September 1953, is a powerful and skillful response to their setting in the 18th century landscape much remodelled by the team; the steep slope gave purpose to the *pilotis*.

The slab blocks were statutorily listed at Grade II\* in December 1998 (list entry nos. 1246040, 1246041, 1246042, 1246043 & 1246044).

### 3.4.14 Alton West bungalows: Nos. 1-13, 2-26 & 15-33 Minstead Gardens

Nos. 1-13, 2-26 & 15-33 Minstead Gardens were built as part of the Alton West estate. There are further bungalows of the same design at Nos. 245-255 & 257-261 Danebury Avenue (see section 3.4.15) and Nos. 68-70 & 80-86 Minstead Gardens (see section 3.5.8).

Nos. 2-26 Minstead Gardens are located on the south-eastern side of the paddock that belonged to Mount Clare. The site of Nos. 1-13 Minstead Gardens was historically occupied by

shrubberies and perhaps the drying ground. The site of Nos. 15-33 Minstead Gardens was on the eastern side of the rear lawn/meadow land.

The bungalows were designed in 1952-53, and constructed in 1957-58. The terraces comprise a series of brick crosswalls, with flat roofs between them, and each bungalow has a tall concrete chimney stack. The rectangle of each bungalow incorporates recessed porches to both sides.



Nos. 16-26 Minstead Gardens from the north east, with Mount Clare beyond, 1963

London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 122875)

## 3.0 Understanding | cont...

The bungalows are all orientated the same way, with the kitchens and bathrooms to the west, and the living/bedrooms to the east. The doors to the west were designated the 'front', as illustrated by the fact that these doors were the ones originally fitted with letterboxes. So, whilst Nos. 1-33 were historically accessed directly from Minstead Gardens, Nos. 2-26 were accessed from a path created to the west.

The 'fronts' of the bungalows were provided with small private areas bounded by low concrete kerbs, inside which were low fences made up of timber posts threaded with metal rails bent at the corners. Many of the concrete kerbs survive, but there are only a handful of bungalows still with their original fences. The enclosed areas appear to have provided a combination of patio and beds for planting. Historically, the 'back' doors opened onto to very small paved areas, really only large enough to accommodate a single chair, and then on to communal space laid to grass.

The communal grassed area to the east of Nos. 1-33 Minstead Gardens was bounded to the west by a (still extant) curved brick wall separating the terrace from the grounds of the (since demolished) Danebury Primary School. The communal grassed area to the east of Nos. 2-26 Minstead Gardens was historically enclosed by a painted post and rail timber fence (since replaced with modern railings).

As built, there appears to have been an area enclosed with horizontal louvres between Nos. 13 and 15 Minstead Gardens. It is unclear when these louvres were lost. The area is now enclosed by modern picket fencing.

Nos. 1-13, 2-26 & 15-33 Minstead Gardens were statutorily listed at Grade II in December 1998 (list entry nos. 1246046, 1246045 & 1246017). At some point before their listing in 1998, most of the bungalows' fenestration (including the panels beneath the windows) was replaced in white uPVC.



Nos. 9-33 Minstead Gardens viewed from the north west, 1958



View north east from Mount Clare towards Nos. 2-26 Minstead Gardens, 1961



The western side of Nos. 2-26 Minstead Gardens viewed from the south west



The listed bungalows of the same design at Nos. 245-255 & 257-261 Danebury Avenue



Nos. 245-255 & 257-261 Danebury Avenue viewed from the entrance to Maryfield Convent to the west

London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 250812)

London Metropolitan Archives, City of London (COLLAGE: the London Picture Archive, ref. 250636)

## 3.0 Understanding | cont...

The shopping parade of Portswood Place and the garages to its west were erected at the same time as the bungalows, and have thus always formed part of the setting to the east of the Nos. 2-26 terrace. From the outset, the estate had sites earmarked for a small church and a non-conformist chapel. The latter was located on the eastern side of Minstead Gardens opposite Nos. 2-26. The present red-brick Methodist church here was erected between 1966 and 1971.

Soon after the completion of the estate, the eastern extensions to Mount Clare were demolished, and their site and much of the rear lawn/meadow land were developed with the buildings of Garnett College. These buildings still characterise the setting of the Nos. 1-33 terrace to the west.

Although not directly affecting the bungalows, it is perhaps worth noting that planning permission was granted in September 1963 for the replacement of No. 2A Minstead Gardens with a part three-storey, part single-storey building with a public house on the ground floor and residential accommodation above (ref. WA/H4). Obviously, this was not realised. There was a further unrealised permission in September 1979 for an extension to provide an enlarged bar area and beer store (ref. 79/W/3225).

### 3.4.15 Alton West bungalows: Nos. 245-255 & 257-261 Danebury Avenue

The terraces of bungalows at Nos. 245-255 & 257-261 Danebury Avenue were built as part of the Alton West estate. There are further bungalows of the same design at Nos. 1-13, 2-26 & 15-33 Minstead Gardens (see section 3.4.14) and Nos. 68-70 & 80-86 Minstead Gardens (see section 3.5.8). The historical development of all three groups is essentially the same, as outlined in section 3.4.14 above.

Nos. 245-255 & 257-261 Danebury Avenue occupy land that previously belonged to Roehampton Court (now Maryfield Convent). The bungalows are all orientated the same way, with the kitchens and bathrooms to the north east, and the living/

bedrooms to the south west. All are accessed via paths from Danebury Avenue to front doors on their north-eastern sides. The areas to the rear of the bungalows were divided from one another by low walls. As built, there appears to have been an area enclosed with horizontal louvres and on the southern side of No. 257 Danebury Avenue. It is unclear when these louvres were lost.

Nos. 245-255 & 257-261 Danebury Avenue were statutorily listed at Grade II in December 1998 (list entry nos. 1246018 & 1246019).

#### 3.4.16 The Bull

The Bull, a bronze sculpture of 1961 by Robert Clatworthy (1928-2015), was commissioned by the London County Council at the behest of A. W. Cleeve Barr, one of the principal architects of Alton East. It comprises a shaggy, expressionistic figure of a bull that seems about to turn its head. The Bull was statutorily listed at Grade II in April 1998 (list entry nos. 1376742).

#### 3.4.17 The Watchers

The Watchers, a bronze sculpture of 1960 by Lynn Chadwick (1914-2003) was sited at Roehampton in 1963 by the London County Council (though unlike The Bull it had not been designed for the Estate). It comprises three abstract figures of menacing and predatory character that are said to sum up Chadwick's fear of 'big brother'. The sculpture was sited to the west of Downshire House, where its figures could survey the whole Alton West estate.

The Watchers was statutorily listed at Grade II in April 1998 (list entry no. 1031600), but subsequently became grown over. It was 're-discovered' by the University of Roehampton in 2005. One of the figures was stolen in January 2006, and the remaining two were removed to safe storage. The missing figure was re-cast in 2015, and all three were reinstated.



The Bull



The Watchers, viewed from Downshire House to the west

## 3.0 Understanding | cont...

### 3.5 Non-designated heritage assets beyond the Site boundary

#### 3.5.1 Parkstead House gardens (HP&G)

The historical development of Parkstead House is discussed above. Its gardens were identified as an Historic Park & Garden (HP&G) and added to the *Local List* in June 2018.

Early maps show the land to the west of the house to have been largely open and uninterrupted to take advantage of the views westwards over Richmond Park, whilst the land to the east was more formally arranged with an avenue approach from what is now Holybourne Avenue, and paths laid out through planting. As discussed above, the present wings to the east of the house, and those to the north and south, date from the late 19th century works of the Jesuits, as does the chapel to the south. At the north-western corner of the grounds, not shown on any Ordnance Survey maps, are the remains of a small temple marking the golden jubilee in 1904 of the proclamation in 1854 of the dogma of Immaculate Conception.

In 1948, the LCC compulsorily purchased about two-thirds of the land then belonging to Parkstead House for housing development, eventually resulting in the construction of the two-storey terraces on the southern side of Laverstoke Gardens and the later point blocks of Alton East to the south. In the 1950s, the eastern side of the courtyard on the eastern side of the house was closed off with a four-storey neo-Georgian block. This was replaced with the present entrance wing in 2004-5, at the same time as the erection of the present chapel at the building's south-eastern corner, the large extension around a second courtyard to the north, and the free-standing perimeter blocks fronting Holybourne Avenue and Laverstoke Gardens. The net effect of all these works is that the grounds to the east and west of the house are effectively separated by buildings, and have developed different characters such that they now have little relationship with one another.

#### 3.5.2 Cedars Cottages

According to Gerhold (1997:24), the present Cedars Cottages were the brewhouse and washhouse belonging to Cedar Court, which dated from the early 18th century and was demolished in around 1913. The present Cedars Cottages appears to have been present in some form since before 1729.

Following the demolition of the principal building, the grounds of Cedar Court were absorbed into those of the neighbouring Downshire House. The site of Cedar Court was laid out with extensive formal gardens, including a terraced garden with a bowling green and summer house. When Downshire House was put up for sale in 1920, the present Cedars Cottages were identified as 'cottages'.

Historic maps indicate that the land to the north of Cedars Cottages, at the corner of Roehampton Lane and Clarence Lane, was historically occupied by buildings, probably ancillary service structures. For most of the 20th century this area accommodated greenhouses, and there was a tennis court to

the west. The present brick buildings on the corner (Nos. 1-18 Clarence Lane) were erected in the 1980s or '90s, whilst the rendered building on the tennis court site (Green Way Building) was erected in 2012.

Cedars Cottages were added to the *Local List of Buildings of Architectural or Historic Interest* in November 2010.

The cottages are arranged over two storeys, and present nine bays to the south, the central three projecting slightly. Comparison of the present building with a photograph that appeared in *The Graphic* on 21 July 1906 (when Cedar Court hosted the start of the Automobile Association's Press Run to Brighton) shows that the fenestration has been much altered (as probably has much else). The first-floor windows of the projecting part appear historically to have been round-headed, whilst the ground-floor windows in the eighth and ninth bays (from the left), and the first-floor window in the eighth bay, were historically blind.



*The Graphic, 21 July 1906*

What are now Cedars Cottages pictured in 1906 at the start of the Automobile Association's Press Run to Brighton



Cedars Cottages today

*Zoopla*

## 3.0 Understanding | cont...

### 3.5.3 Nos. 24 & 26 Roehampton High Street

Nos. 24 & 26 Roehampton High Street – which lie within the Roehampton Village Conservation Area – look to date from the late 18th or early 19th century, although it is somewhat difficult to identify the houses with certainty on historic maps before the Ordnance Survey map of 1871 (surveyed in 1867). This shows that No. 26 then accommodated a Post Office.

The east-west aligned range comprising the fronts of Nos. 24 & 26 is constructed of London stock brick and arranged over three storeys rising to a shared hipped roof with a central chimney stack. The houses extend some way to the rear (south) of this narrow range as a long weatherboarded volume with a stepped and half-hipped roof and two further chimney stacks on the line of the party wall.

Photographs of the fronts in 1947 show No. 24 to have accommodated Ellis Culling wine merchants, whilst No. 26 was W. Laddison ironmongers. These photographs show that there were then blind windows on both the upper storeys, immediately to the right (west) of the line of the party wall. These lined through with the windows of No. 24, but not those of No. 26, which sat slightly lower. Both the upper-storey windows

of No. 24 sat forward in their apertures almost flush with the brickwork, whilst those of No. 26 were recessed as one would expect in a building of this period. All the windows were most likely replacements, and that to the second floor of No. 24 was a casement rather than a sash. Both properties had Victorian shopfronts at ground level.

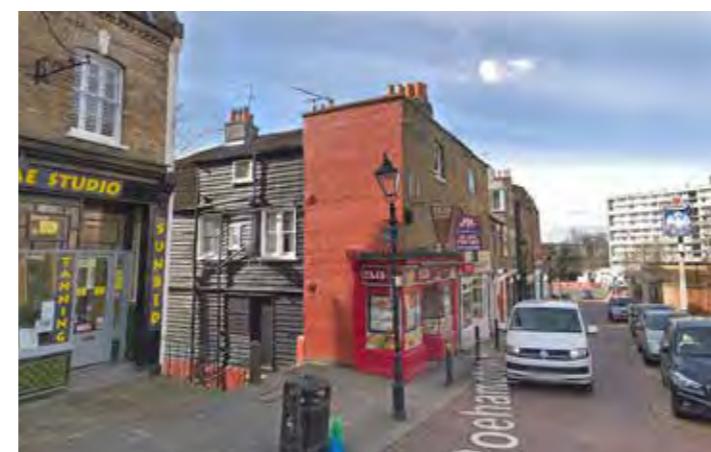
This arrangement remained essentially the same in 1969. No. 26 was still Laddison's ironmongers, but No. 24 was now occupied by Joe Mack, trade unknown. The shopfront of No. 24 had by this time been modified with a doorway to the right, accessing the upper storeys.

At some point since 1969, the second floor of No. 24 has been rebuilt, without the blind window, although the casement window present in 1947 was reinstated. No. 26 retains most elements of its Victorian shopfront, although modern signage ('Elis Takeaway') is now present. The shopfront to No. 24 ('Roehampton Tandoori Grill') is entirely modern. The weatherboarding of the rear range may have been renewed.

Nos. 24 & 26 Roehampton High Street are on the *Local List of Buildings of Architectural or Historic Interest*, although the date on which they were added is not given.



The front (left) and rear (right) of Nos. 24 & 26 Roehampton High Street in 1969



Nos. 24 & 26 Roehampton High Street, viewed from the east with Allbrook House beyond

### 3.5.4 Hartfield

As noted above, Hartfield occupies the site of the kitchen garden that previously belonged to Downshire House. The house is not shown on the Ordnance Survey map of 1897 (revised in 1893-94), but it is known to have been constructed by 1900, when the firm of Messenger & Co. erected a plant house there for a William Austen-Leigh (1843-1921).

Leigh was a great nephew of Jane Austen, and the house was named Hartfield after the estate in *Emma* (1815). Leigh was the author (with his second cousin Montagu George Knight) of *Chawton Manor and its Owners* (1911), and (with his nephew Richard Arthur Austen-Leigh) of *Jane Austen: her life and letters, a family record* (1913). Also resident at Hartfield was William's sister Mary Austen-Leigh (1838-1922), the author of *Personal Aspects of Jane Austen* (1920).

During the Second World War, Hartfield was the residence of Sir James Corry, who appears to have constructed an ice rink in the grounds.



Hartfield, viewed from the south in 2015

## 3.0 Understanding | cont...

By 1953, Hartfield had become an LCC children's home. It subsequently served as a respite care home. In 2014, the site was acquired by the Mosaic Jewish Primary School. Hartfield has recently been extensively refurbished, and new classrooms have been erected in the grounds.

Hartfield was added to the *Local List of Buildings of Architectural or Historic Interest* in November 2010.

### 3.5.5 Nos. 5 & 7 Rodway Road

The *Westmead Conservation Area Appraisal and Management Strategy* (2010:11) notes that Rodway Road was developed in the early 1900s, and that the last of its houses were built by 1915. It was developed on part of the Spencer Lodge Estate, which itself was carved out of the farmland formerly associated with Roehampton House.

The houses on the southern side of Rodway Road are arranged in semi-detached pairs, whilst those on the northern side (including Nos. 5 & 7) are larger and detached, and set back and up from the road. Nos. 5 & 7 are arranged over three storeys, with gabled fronts with half-hipped roofs, two ground-floor bays flanking the front door, and a central oriel window on the first floor. They are of red brick, with roughcast to the upper storeys, with red clay tiled roofs and timber casement windows. Although they are ostensibly the same design, No. 7 does not have the small second-floor windows to either side of the centre that are present on No. 5. Presumably, No. 7 originally had bracketed barge-boards like No. 5, but these had gone by 1969.

Nos. 5 & 7 Rodway Road were added to the *Local List of Buildings of Architectural or Historic Interest* in June 2018.



Nos. 5 & 7 Rodway Road

### 3.5.6 Ibstock Place School (St Serf's House)

Ibstock Place School was built as a private house, named St Serf's, by the architect Frank Sidney Chesterton (1876-1916), who was also responsible locally for Roehampton Court (Maryfield Convent) and the terraced garden at Downshire House. Like Roehampton Court, St Serf's was built speculatively in the years immediately preceding the First World War. As originally designed, according to *Country Life* (30 October 1920), it comprised an H-shaped main block with a short service wing to the east. However, when the house was acquired by Millicent Leveson-Gower (1867-1955), the Duchess of Sutherland, in 1913, Chesterton was brought back to extend it. The new elements comprised: an entrance vestibule between the wings on the northern side of the house; a two-storey block to the west comprising a ballroom on the ground floor and the Duchess's bedroom above; and an extension of the service quarters to the east. The house was approached via a short avenue lined with small chestnut trees from the extant gate piers and adjacent lodge at the corner of Clarence Lane and Priory Lane.

In 1920, *Country Life* reported that St Serf's was in the occupation of Serge Vincent de Bolotoff (1889-1977), but in 1925 the house was acquired by Major John Byng Paget (1870-1953), and re-named Ibstock Place after the Leicestershire village that was Paget's ancestral home. According to the school's website ([www.ibstockplaceschool.co.uk/history](http://www.ibstockplaceschool.co.uk/history)), Paget installed a telephone exchange and a sun-bed parlour, as well as an outdoor swimming pool.

At the outbreak of war, the Pagets evacuated to Oxfordshire, and subsequently to Ireland, and in 1942, the house was requisitioned by the Ministry of Supply for the Army Operational Research Group (AORG), a group of scientists engaged radar development.

## 3.0 Understanding | cont...



St Serf's (now Ibstock Place School)



St Serf's gates and lodge

Following the war, Paget sold the house to the Froebel Educational Institute to re-house their demonstration school, which had been evacuated from Kensington to Hertfordshire during the war, and the air-raid shelters and huts erected in the grounds during the war were converted into a dining room and classrooms. Since then, the house has undergone numerous phases of expansion and remodelling, and numerous new buildings have been built in its grounds. The historic composition of the house is still appreciable from Clarence Lane, but modern educational buildings now extend westwards from it all the way to the junction of Clarence Lane and Priory Lane. Here, the gate piers and lodge survive in their original form. The garden front of the house can just be glimpsed from Danebury Avenue, but most of the southern half of the site is occupied by various 20th century educational buildings.

Ibstock Place School was added to the *Local List of Buildings of Architectural or Historic Interest* in November 2010.

### 3.5.7 Maryfield Convent (Roehampton Court)

As noted above, what is now Maryfield Convent was built in 1913-14 as a private house named Roehampton Court. Like St Serf's, it was a speculative development, designed by Frank Sidney Chesterton (1876-1916). *Country Life* (28 August 1920: 272-278) reported that Roehampton Court was built 'on the superfluous acreage' of the park attached to Manresa House (Parkstead House), and that it was approached 'through a private avenue leading out of Roehampton Lane'. The 'proposed building' and 'new road' are both shown on an undated plan held by Wandsworth Heritage Service (ref. WBC/9/1/2/24). This identifies the site of the new house as 'Jesuit Field'. The avenue appears to have been planted by 1913, as evidenced by the Ordnance Survey map of 1916.

Various alterations and additions are understood to have been made to the house in 1923-4 by Harry Stuart Goodhart-Rendel (1887-1959).

In c.1926, Roehampton Court was acquired by Roscoe Brunner (1871-1926), the millionaire ex-chairman of Brunner, Mond & Co., reportedly then the world's largest chemical manufacturer and one of the main companies that later (1926) merged to form Imperial Chemical Industries (ICI). On 3 November 1926, Brunner and his wife Ethel were found dead in a bedroom at the home of their daughter, Green Cottage on Roehampton Lane, he apparently having shot her before taking his own life. The Brunners had been living at Green Cottage while Roehampton Court was furnished for them. Green Cottage, which was built between 1867 and 1894, subsequently became known as Ashley Cottage. It was demolished after 1960.

## 3.0 Understanding | cont...

Roehampton Court was subsequently bought at auction by The Poor Servants of The Mother of God in July 1927, and re-named Maryfield Convent. The property was needed as a Novitiate, as St Mary's Convent in the High Street housed not only an orphanage but also the general leadership of the congregation as well as postulants, novices and tertians, preparing to take final vows. Over the following decades, Maryfield Convent was substantially extended to the south east, with a large chapel (1939), probably designed by Scoles & Raymond, and new kitchens, refectory and laundry (between 1939 and 1952), designed by Stewart, Hendry & Smith.

The north-eastern part of the convent's grounds was acquired by the London County Council for the development of the Roehampton Lane Estate (later re-named Alton West). The convent's entrance was moved to the junction of two new streets, Laverstoke Gardens and Mount Angelus Road, whilst the straight east-west section of the convent's tree-lined avenue was developed as the present Harbridge Avenue.

From 1945 to 1974 Maryfield was used for the Generalate/ Trustees and Novitiate. In 1974, the Novitiate was relocated to the top floor of the convent and the remainder of the house converted as a residential home for women with learning disabilities. In 1995, part of the south-eastern extension was refurbished and became the present retreat and conference centre (the Kairos Centre).

Maryfield Convent was added to the *Local List of Buildings of Architectural or Historic Interest* in November 2010.

The detached east-west aligned building to the north east of the convent appears to be contemporaneous with the main house, but has been much extended to the south.

A small residential development – comprising nos. 49, 51 (nos. 1-16), 53, 55 & 57 Laverstoke Gardens – was built on the land to the east of the convent, probably in the 1990s.



Roehampton Court (later Maryfield Convent), 1920

Country Life, 28 August 1920



Maryfield Convent today



Aerial view of Maryfield Convent from the north, 2017

Bing

## 3.0 Understanding | cont...

### 3.5.8 Nos. 68-70 & 80-86 Minstead Gardens

The terraces of bungalows at Nos. 68-70 & 80-86 Minstead Gardens were built as part of the Alton West estate. There are further bungalows of the same design at Nos. 1-13, 2-26 & 15-33 Minstead Gardens (see section 3.4.14) and at Nos. 245-255 & 257-261 Danebury Avenue (see section 3.4.15). The historical development of all three groups is essentially the same, as outlined in section 3.4.14 above.

Nos. 68-70 & 80-86 Minstead Gardens bungalows were designed in 1952-53, and constructed in 1957-58 on previously undeveloped land that was historically part of the Mount Clare estate. Like Nos. 1-13, 2-26 & 15-33 Minstead Gardens, these bungalows are orientated with the kitchens and bathrooms to the west, and the living/bedrooms to the east. The doors to the west were designated the 'front'.

Nos. 68-70 & 80-86 Minstead Gardens were added to the *Local List of Buildings of Architectural or Historic Interest* in November 2010.

Nos. 1-40 Swanwick Close, to the south east of this group of bungalows, are contemporaneous with them. The Focus Hall (Danebury Community Social Club) just to the north west appears not to have been part of the first phase of the Alton West estate; it is not shown on the OS map of 1964-66, but was present by the time of the 1971-77 edition.



The locally-listed bungalows at Nos. 68-70 & 80-86 Minstead Gardens



Nos. 68-70 & 80-86 Minstead Gardens

# 4.0 Significance

## 4.1 Assessing significance

Significance is at the heart of the planning process, and is defined in the revised *National Planning Policy Framework (NPPF, February 2019)* as:

*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

The importance of the designated heritage assets potentially affected (as identified in Chapter 2.0) has already been recognised through their statutory listing or their designation as conservation areas or registered parks and gardens. Similarly, the local interest of the non-designated heritage assets potentially affected has been recognised through their local listing. However, these designations reflect only the statutory or local importance of the buildings or areas; they do not set out what features are important, or to what degree; neither do they describe what elements play a neutral role, or detract from significance. Understanding these aspects is essential in enabling informed decisions to be taken when proposing alterations, so that the assets' special interest can be conserved wherever possible.

## 4.2 Designated heritage assets within the Site boundary

### 4.2.1 Alton Conservation Area

Much of the Site lies within the Alton Conservation Area, which was designated in March 2001 and encompasses 58.1 hectares in two main parts: Alton East (1952-55) and Alton West (1955-59). In the vicinity of the Site, the conservation area takes in the listed Mount Clare (and the Temple in its grounds), Downshire House and Parkstead House, together with the listed slab blocks and bungalows of Alton West, The Bull and The Watchers

sculptures, as well as the locally listed Cedars Cottages, Hartfield, Ibstock Place School, Maryfield Convent and Nos. 68-70 & 80-86 Minstead Gardens.

#### Inherent heritage value

As detailed in the *Alton Conservation Area Appraisal* (2010:8):

*What gives the conservation area its special sense of place is the environment created by its atmospheric landscaping, historic layout and the architectural quality of [its] buildings. The area's built form, while contemporary with the surrounding area, derives from the range of building scales and overall consistency and use of materials. The special character of this conservation area is derived from these unique characteristics expressed in its architectural and urban qualities. ... The Alton's setting is of substantial historical and architectural interest as an example of eighteenth century town planning. The Alton Conservation Area contains distinguished individual buildings from the eighteenth, nineteenth and twentieth centuries, all set within an outstanding parkland environment, largely based on the Council's Alton Housing Estate.*

The inherent significance of the conservation area can be considered to derive primarily from: the evidential, historic and aesthetic value of the extant aristocratic houses erected here in the 18th century; the aesthetic value of the 18th century landscape that informed the approach to development of the Alton Estate in the 1950s; and the historic and aesthetic value of the high-quality buildings of the Alton Estate itself. In addition, the conservation area can be considered to derive some significance from the parcelling up of the earlier estates in the late 19th/early 20th century for the development of further substantial houses (Hartfield, Ibstock Place School, Maryfield Convent etc.). The significance of all these buildings is discussed further below.

The listed 18th century houses within the conservation area – Mount Clare, Parkstead and Downshire – are of the highest significance, as reflected in their Grade I and II\* listing, and make

a major contribution to the special interest of the conservation area. This significance derives from the buildings' inherent historic and aesthetic value, but also from the landscapes in which they stand, which, despite being remodelled for the development of the Alton Estate and altered by more recent ad hoc changes, retain something of their 18th century character.

Of a lesser significance are the houses erected in the late 19th/early 20th century when the historic estates began to be broken up. The substantial size of these houses meant that they had large grounds, thereby ensuring that those parts of the earlier estates they occupied retained an open nature. The significance of Hartfield, Ibstock Place School and Maryfield Convent derives primarily from their inherent design value, although that value has been diminished by extension/alteration – as reflected in the fact that these buildings are locally rather than statutorily listed.

As the above from the *Conservation Area Appraisal* notes, the conservation area is largely based on the Alton Housing Estate, and it is the planning of this that provides the area's defining characteristics and draws its disparate elements together.

The Alton West team started from the premise of retaining as much green space as possible, and consciously sought to adapt the picturesque landscape of the 18th century villas to 'enhance the impact' of the new buildings. The relationship of the slab blocks to each other and to the 'judiciously improved' landscape in which they sit has been described as a 'majestic' piece of town planning, whilst the estate as a whole has – in consequence of 'the combination of very large and very tiny buildings' – been described as the 'ultimate expression' of the concept of 'mixed development'. The slab blocks and bungalows are of the highest significance, as reflected in their statutory listing, discussed further below.

Although not listed, the point blocks within the conservation area are integral components of the estate's design value, and were fundamental in achieving the necessary densities whilst allowing the provision of so much green space. The

## 4.0 Significance | cont...

counterpoint that the point blocks provide to the bungalows is expressly mentioned in the bungalows' list descriptions. They also serve as important markers in views towards the estate from Richmond Park.

Not all elements of the Alton Estate within the conservation area are of the same heritage value, or as successful in townscape terms, as the above elements.

The shopping parade at Portswood Place – simply because it is an original component of the estate – contributes positively to the character of the conservation area, essentially because of its historical value. However, its contribution must be considered to be very limited because of the poor visual quality (it is rather generic in form instead of being part of the more interesting and innovative design language that makes much of the estate so notable) and run-down nature of the terrace. The hard landscaping and car parking to the east of the terrace are particularly unsuccessful in townscape terms.

The Club Room and No. 2A Minstead Gardens at the northern end of the terrace of Nos. 2-26 Minstead Gardens have group value with the listed bungalows, as they were built as part of the estate's wider provision for elderly residents. Whilst they are considered to make a modest positive contribution to the character of the conservation area, they are not of the same special interest as the bungalows or the slab blocks, and their contribution is considered to be limited. The later bus turnaround in front of the Club Room detracts considerably from the character of this part of the conservation area, notably the open expanse of Downshire Field.

The overgrown garages to the north west of the Grade II\* listed Temple, and the Focus Hall (Danebury Community Social Club) to the north east were not part of the first phase of Alton West but were present by the time of the 1971-77 OS. In the context of the Temple, the Focus Hall is considered to detract, but in the wider context of the conservation area as a whole it might be felt to be of neutral significance. The garages, by virtue of their dilapidated condition and overgrown nature, detract.

As detailed in section 3.5.7, Harbridge Avenue was historically a private, tree-lined drive approaching Roehampton Court, a private house of 1913-14 that became Maryfield Convent in 1927. Photographs of 1959 and 1961 show that the existing trees were initially retained and incorporated into the landscaping of Alton West, but by 1964 virtually all of the original trees had been replaced with new saplings, each set into a circular hole in new sett paving between the pavements and the roadway. The historical relationship between the convent and its former drive is no longer readily appreciable, and the original trees and landscaped verges have disappeared. Nonetheless the general form of the tree-lined road has a degree of historical value as a reminder of the pre-Alton West landscape, and is considered to make a positive contribution to the character and appearance of the conservation area. This contribution is lessened since the current trees (mostly limes) and the rather poor landscaping are a later alteration to the original Alton West concept and are not in themselves of much value.

There are several buildings within the conservation area that do not belong to the 18th century aristocratic estates, the late 19th/early 20th century parcelling up of the estates with substantial houses, or the post-war Alton West estate.

The present No. 190 Roehampton Lane is a survival of the pre-Alton West landscape. It appears to have been erected between 1913 and the 1930s as an additional gate house to Mount Clare. However, the building is of limited inherent aesthetic or historical value. Its architecture owes nothing to that of Mount Clare, and the historical-functional relationship between the two is no longer appreciable. The building contributes nothing to the aesthetic and historical value of the Alton West estate, and might be considered to play a neutral role in the special interest of the conservation area.

The present buildings at Nos. 166 & 168 Danebury Avenue were erected in the early 1960s as part of Garnett College, and were historically linked to Downshire House (then the College's

administrative centre) by a covered walkway (removed probably in 1999). The buildings are of no inherent heritage value, and are considered to detract somewhat from the conservation area's special interest. Similarly, the Garnett College buildings erected in the grounds of Mount Clare in the early 1960s are considered to detract.

The Christian Community Centre (now the Richmond and Hounslow Methodist Circuit Church) on Minstead Gardens, built between 1964-66 and 1971-77, and the more recent Nos. 1-6 Clare Place just to the south west of the church, have no relationship with the original buildings of the estate and have an infill character. They are considered to detract.

The Danebury Avenue Surgery at No. 351 Danebury Avenue – erected since the 1970s – is of no inherent heritage value, and is considered to detract from the conservations area's character.

The Children's Activity Centre on the northern side of Harbridge Avenue appears to have been built in the late 1970s or 1980s. Although not an original component of the estate, it complements the original estate architecture and might be considered to make a modestly positive contribution to the conservation area.

The 1990s housing around Swanwick Close, erected on the sites of Danebury School and Alton Education Centre, is of no inherent design value and has no relationship with the original buildings of the estate or the historic landscape it appropriated. The loss of the school is particularly unfortunate. In light of their high visibility in relation to the important buildings and landscape of the estate, these buildings are considered to detract from the conservation area's significance.

The modern school buildings erected around the former St Serf's (Ibstock Place School), and those of the present Alton Primary School, are at best of neutral significance. The same can be said of the riding stables at the easternmost corner of the conservation area, close to the Roehampton Gate of Richmond

## 4.0 Significance | cont...

Park. The modern buildings close to Cedars Cottages – the 1980s or '90s Nos. 1-18 Clarence Way and the 2012 Green Way Building – are also at best of neutral significance. In the context of the conservation area as a whole, the most recent extensions to Maryfield Convent, and the 1990s residential development to its east – Nos. 49-57 Laverstoke Gardens – are also at best of neutral significance.

The relatively-recent entrance wing that closes off the eastern side of the courtyard of Parkstead House, and the free-standing accommodation blocks fronting Holybourne Avenue and Laverstoke Gardens, are considered to detract from both the setting of Parkstead House and the wider character of the conservation area.

The very recent buildings of Chadwick Hall have brought considerable change to the setting of the listed Downshire House. These high-quality buildings do not contribute to Downshire's significance, or that of the wider conservation area, but neither are they considered to notably detract.

### Setting

The conservation area's boundaries were drawn to exclude: the four-storey maisonettes on either side of Harbridge Avenue; the four-storey maisonettes on the southern side of Danebury Avenue; the three-storey terraced houses of Kingsclere Close; the two-storey terraces south of Laverstoke Gardens; Allbrook House and Roehampton Library; the shopping parades with maisonettes above at the eastern end of Danebury Avenue; and Clarence Lane blocks 1-8; as well as some later parts of the estate to either side of Alton Road. The *Alton Conservation Area Appraisal* (2010:28) notes:

Generally, those buildings that fall outside the conservation area do not have the same architectural rigour or quality of those that are within. There are however, buildings in the vicinity of this character area – Allbrook House and Roehampton Library – that are of interest in terms of their architectural presence and relationship to the Alton Estate. The presence and connection

of these buildings to the north-eastern edge of the estate makes them difficult to go unnoticed – though outside the conservation area, their impact is complementary due to their applied architectural treatment and form, directly linked to the modernist principles established for Alton West, namely monumentality and originality.

Whilst it is undeniable that the buildings of the estate outside the conservation area form part of the area's setting, the Secretary of State noted in 2016 that: 'The decision not to include the buildings in the conservation area indicates that they would not enhance its character'. The role that the estate buildings within the Application Site but beyond the conservation area boundary play in terms of the heritage value of the conservation area is discussed further below.

Beyond the estate, the setting of the conservation area to the south is characterised predominantly by the landscape of Richmond Park, itself designated as a Grade I Registered Park & Garden (list entry no. 1000828). Although intervisibility between the park and some key elements within the conservation area – such as Mount Clare – has reduced as a result of tree growth, the park remains an aspect of the conservation area's setting that makes a major contribution to its significance. As noted in the list description for Parkstead House (which still affords uninterrupted views across the park), the park 'is invaluable in evoking the landscape setting that inspired so many aristocrats and gentlemen to build small villas in this area in the Georgian period'. The attraction of the setting of Richmond Park was clearly key to the nature of Roehampton's development, and it is thus of high significance.

To the north and north east of the conservation area boundary are the Grade II\* listed Grove House (list entry no. 1065523), set in a Grade I Registered Park & Garden (list entry no. 1000419), and the Grade I listed Roehampton House (list entry no. 1357694). Whilst there is limited visibility between these assets and most of the conservation area, they underscore the importance of the aristocratic estates to Roehampton's very development, and

thus represent aspects of the conservation area's setting that contribute positively to its significance. As detailed in Chapter 3.0, the grounds south of Roehampton House have recently been developed with more than 500 new homes, those fronting Roehampton Lane comprising apartment blocks arranged over five storeys. These new buildings are of no inherent heritage value, but neither do they detract notably from the setting of Roehampton House or the Alton Conservation Area.

Beyond the conservation area to the north east are the Roehampton Village and Westmead Conservation Areas. Whilst obviously of some inherent heritage value in their own right, as discussed below, these areas are somewhat incidental in the setting of the Alton Conservation Area, and are not considered to be aspects of its setting that contribute meaningfully to its significance.

### Role of the Application Site

#### *Within the conservation area*

For the most part, those parts of the Application Site within the conservation area are integral to the latter's special interest. As discussed above, the Alton West team started from the premise of retaining as much green space as possible, and consciously sought to adapt the picturesque landscape of the 18th century villas to 'enhance the impact' of the new buildings. Thus the parkland character of Downshire Field provides the setting not only for the estate buildings within the Site boundary but the 18th century houses beyond.

As discussed above, the estate's slab blocks are of the highest significance, as reflected in their Grade II\* listing, discussed further below. The point blocks, whilst being of a type developed slightly earlier (and deployed in similar fashion at Alton East), are also integral components of the estate's design value.

The other parts of the estate within the Site boundary have more limited inherent heritage value, and make a much less fundamental contribution to the special interest of the

## 4.0 Significance | cont...

conservation area. The shopping parade at Portswood Place, the three-storey terraced housing on Kingsclere Close, and the Club Room and No. 2A Minstead Gardens at the northern end of the terrace of Nos. 2-26 Minstead Gardens (beyond the Application Site), are not of the same special interest as the above elements, and their contribution to the special interest of the conservation area must be considered low.

The tree-lined Harbridge Avenue has a degree of historical value both as a survival of the pre-Alton West landscape, and because it was incorporated into the estate, and is considered to make a positive contribution to the character and appearance of the conservation area. That said, its contribution is somewhat diminished by the fact that neither the present trees nor the hard landscaping that contains them is original.

In respect of the non-estate buildings within the Site boundary, No. 190 Roehampton Lane might be considered to play a neutral role in the special interest of the conservation area, whilst the buildings of Garnett College to the south of Downshire House, and the Danebury Avenue Surgery at No. 351 Danebury Avenue, are considered detract.

### *Beyond the conservation area*

As noted above, parts of the Application Site lie outside the conservation area. The conservation area takes in the trees lining Harbridge Avenue but excludes the four-storey maisonettes on either side. Also excluded are the four-storey maisonettes on the southern side of Danebury Avenue, Allbrook House and Roehampton Library, the shopping parade with maisonettes above, the Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue, and the Alton Practice surgery at Nos. 208-210 Danebury Avenue.

The four-storey maisonettes lining Harbridge Avenue, and those on the southern side of Danebury Avenue, have a markedly different character to the Corbusian-inspired slab blocks on Highcliffe Drive, and to the small domestic nature of the bungalows. Although they are original components of the

estate, they are not particularly successful in townscape terms, and are considered to be of very limited inherent historic and aesthetic value. The same can be said of the shopping parade with maisonettes above at the eastern end of Danebury Avenue. These buildings now have a very run-down appearance, and might be considered to detract from the approach to the conservation area from the east.

Allbrook House and Roehampton Library were considered for statutory listing in 2015. Historic England's assessment followed an Assessment of Listability prepared by Alan Baxter Associates (2015) for Wandsworth Council, which concluded that the buildings are of insufficient interest to warrant listing. Historic England's assessment also found that the buildings did not meet the criteria for listing, and recommended that they should not be listed for the following reasons:

- *Architectural interest: the relationship between the library and slab lacks cohesion, and the separated nature of their designs has created unpleasant spaces in the piloti undercroft;*
- *Fulfilment of function: the gateway piazza was never realised and the positioning of the slab limits, rather than opens-up, lines of sight toward the estate to the west;*
- *Alterations to the library: the design intention, internally, has been lost through alterations;*
- *Historic interest: the estate as a whole is of international significance for its design and planning, but Allbrook House and the library are not principal elements;*
- *Architects: the approach of the LCC and the designs of John Partridge are better represented in the buildings to the west;*
- *Group value: the building stands removed from the heart of the estate hence lacks a strong visual relationship with its listed buildings.*

The Secretary of State subsequently received two requests to review the decision not to list, but concluded that the evidence was not strong enough to consider overturning the decision.

As detailed in Historic England's assessment, Allbrook House was intended to act as a marker to the entrance to the estate, and was part of the plan for a public piazza at the eastern end of Danebury Avenue. The building ended up being two storeys taller than first planned, and it went from framing the piazza on the east, to enclosing Danebury Avenue on the north. Rather than forming a welcoming gateway to the estate, it limits the view down Danebury Avenue, particularly when approaching from Roehampton High Street. Its height alone bestows on it a landmark quality, but it fails, in terms of planning, to define a gateway or piazza. The open space to the east of Allbrook House cannot reasonably be described as a piazza, and is very unsuccessful in townscape terms, failing to establish a meaningful connection between the estate and the historic core of the old village of Roehampton.

To the south east of this area, the Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue were not part of the first phase of the Alton West estate; they are not shown on the OS map of 1964-66, but were present by the time of the 1971-77 edition. They are of a different character to the principal buildings of the estate, and are not an aspect of the wider setting of the conservation area that contributes positively to its significance.

The poor-quality Alton Practice surgery at Nos. 208-210 Danebury Avenue – also erected between 1964-66 and 1971-77 – might be considered to detract.

## 4.3 Non-designated heritage assets within the Site boundary

### 4.3.1 Mount Clare, Minstead Gardens (Historic Park & Garden)

The gardens of Mount Clare were identified as an Historic Park & Garden (HP&G) and added to the Local List in June 2018. As discussed in Chapter 3.0, Mount Clare was built between 1770 and 1773 on 23 acres of the Roehampton Estate purchased in 1770 by George Clive. The land immediately north and south of the house is understood to have been landscaped for Clive by

## 4.0 Significance | cont...

Lancelot 'Capability' Brown. In 1839, the house was surrounded by lawns, shrubberies and meadow land (then known as 'the Ring'), and looked out over a paddock, with Downshire field beyond – then part of the estate associated with Downshire House. The area in front of the house (that part of the HP&G within the Site boundary) was the 'front paddock', whilst the land to the rear (beyond the Site boundary) formed part of 'the Ring'. The Mount Clare estate was acquired by the LCC in the 1950s for the construction of the Alton West estate. The present Nos. 2-26 Minstead Gardens were built on the south-eastern side of the former paddock. Nos. 1-13 stand on the site of shrubberies and perhaps the drying ground, whilst Nos. 15-33 occupy the eastern side of the rear lawn/meadow land. In c.1962, Mount Clare was converted to a hall of residence for Garnett College. Further halls of residence, arranged over two storeys, were erected in the grounds to the west and south of the house, and a new teaching block was erected to the south east.

### Inherent heritage value

The importance of the HP&G derives primarily from it providing the immediate setting of Mount Clare. The grounds immediately north and south of the house are thought to have been landscaped originally by Lancelot 'Capability' Brown, and despite being greatly affected by successive alterations and development in the 19th and 20th centuries, their heritage value is still derived in large part from their essential parkland character. As well as the 20th century roads and buildings near the house, the landscape's heritage value is also currently somewhat diminished by the fact that it has been so peppered with trees that visibility of Mount Clare within its original grounds is much reduced.

### Setting

Fifteen years after Clive purchased the site of Mount Clare in 1770, the prodigious sum he paid (£6,950) was still recalled as an enormous price for the privilege of acquiring 'the happy situations of the Ground which commands a most pleasing view

of Richmond Park'. There was still intervisibility between Mount Clare and the park in 1959, but since then the boundary has filled in with mature tree growth such that the contribution to the HP&G's significance made by the vistas south-westwards is currently somewhat limited.

The bungalows along Minstead Gardens are not considered to contribute positively to the significance of Mount Clare. However, the considered nature of their placing, and their low-key design, means that they form a pleasing group which allows something of the HP&G's historic character to be appreciated. Conversely, their position and height also allow the fine prospect from Mount Clare over the landscape to the north – as far as modern planting allows.

The college buildings in the grounds are not considered to contribute positively to the significance of Mount Clare. They do not obstruct the main view from the south, but they come a little close and thus might be considered to detract.

### Role of the Application Site

Downshire Field was historically part of the Downshire House and Cedar Court estates, and though apparently not formally landscaped its pre-existing character effectively extended the 18th century parkland aesthetic beyond the confines of Mount Clare's own estate. The quality and scale of this parkland influenced the approach to the layout of the Alton West estate, and despite considerable re-contouring of the ground to enhance the impact of the new buildings, and the rather later introduction of many more trees that hinder views through, it retains something of its historic character. Thus, despite being in separate ownership historically, the parkland nature of Downshire Field is an aspect of the setting of the Mount Clare HP&G that contributes positively to its heritage value.

## 4.4 Designated heritage assets beyond the Site boundary

### 4.4.1 Richmond Park Registered Park & Garden

#### Inherent heritage value

The Richmond Park Registered Park & Garden to the south west of the Site was designated at Grade I (list entry no. 1000828) in October 1987, meaning that it is regarded as being of exceptional interest.

The significance of the RPG derives primarily from its inherent aesthetic and historical value as a park historically planned partly for the preservation of game, and partly for agreeable vistas. Full public access was secured in 1851, and it is thus also of considerable communal value. The RPG also derives significance from the aesthetic and historical value of the listed buildings within it, notably the Grade I listed White Lodge (list entry no. 1250045).

#### Setting

Views of and from Richmond Park are a key aspect of its significance. As noted in section 4.4.8 below, the view westwards from Parkstead House over Richmond Park is as uninterrupted today as it was when Lord Bessborough first selected the site in 1762. As noted in that building's list description, 'this remarkable feature is invaluable in evoking the landscape setting that inspired so many aristocrats and gentlemen to build small villas in this area in the Georgian period'. The attraction of the setting of Richmond Park was clearly key to the nature of Roehampton's development, and it is thus of high significance.

Fifteen years after George Clive purchased the site of Mount Clare in 1770, the prodigious sum he paid (£6,950) was still recalled as an enormous price for the privilege of acquiring 'the happy situations of the Ground which commands a most pleasing view of Richmond Park'. As noted in section 4.3.9 below, there was still intervisibility between Mount Clare and

## 4.0 Significance | cont...

the park in 1959, but since then the boundary has filled in with mature tree growth such that Mount Clare's contribution to the significance of the park, and vice versa, is currently somewhat limited.

There are glimpsed views, between and over trees, of the point blocks of the Alton West estate, and the later point blocks of the Alton East estate, from within the park. These, however, are not an aspect of the park's setting that contribute to its heritage value.

### **Role of the Application Site**

As noted above, there are glimpsed views, between and over trees, of the point blocks of the Alton West estate, including those within the Application Site, from within the park. Whilst the point blocks are important markers (an aspect of their setting that might be considered to contribute positively to the significance of the Alton Conservation Area), their visibility from Richmond Park is not an aspect of the park's setting that contribute to its heritage value.

However, it is considered that the park is an aspect of the estate's setting that contributes positively to the significance of the heritage assets within it, both because of the views afforded over the park by the higher storeys of some of the buildings, and because it was the park that encouraged the development of the area with aristocratic estates, which in turn formed the basis of the layout of the much later estate.

At ground level, there is little intervisibility between the park and the Application Site. Even at the southern bend of Minstead Gardens adjacent to no. 33, and around the foot of the Allenford and Swaythling House point blocks, mature vegetation screens views from one to the other. Despite this, however, the park's role in the development of the area with aristocratic estates lends those aspects of the landscape that are redolent of these estates a considerable degree of significance.

### **4.4.2 Grove House Registered Park & Garden**

The Grove House Registered Park & Garden to the north of the Site was designated at Grade I (list entry no. 1000419) in March 1990, meaning that it is regarded as being of exceptional interest.

#### **Inherent heritage value**

The significance of the RPG derives primarily from the aesthetic value of the extensive grounds and the listed buildings within them, particularly the Grade II\* listed Grove House, thought to have been designed by James Wyatt. The RPG is also of considerable historical value, illustrative of the development of Roehampton with aristocratic estates from the 17th century onwards.

#### **Setting**

The settings of the individual listed buildings within the RPG are for the most part confined to the RPG. The high wall and mature trees along Clarence Lane mean that the RPG is quite insular to the south.

#### **Role of the Application Site**

As noted above, the high wall and mature trees along Clarence Lane mean that the RPG is quite insular to the south. The tall slab blocks of Alton West do not contribute to the significance of the RPG, although the recognisably 18th century landscape in which they sit might be considered to reinforce the character of the RPG's historic wider setting, and make a modest positive contribution to its setting.

### **4.4.3 Roehampton Village Conservation Area**

Roehampton Village Conservation Area, to the east of the Site, was designated in July 1969 and extended to include properties on the southern side of Roehampton Lane in October 1984.

#### **Inherent heritage value**

The focus of the conservation area is the core of the old village of Roehampton centred on Roehampton High Street, which has its origins in the 17th century and which includes the Grade II listed King's Head (list entry no. 1300007) and Grade II listed Montague Arms (1184425.). It also encompasses working-class, cottage-style housing along Medfield Street; educational and religious buildings around Ponsonby Road; and mixed commercial and community uses along Roehampton Lane.

The special interest of the conservation area derives primarily from the inherent evidential, historical and aesthetic value of the buildings within it.

#### **Setting**

The conservation area is bounded to the north by the Westmead Conservation Area and to the south west by the Alton Conservation Area. Whilst obviously of some inherent heritage value in their own right, as discussed elsewhere, these areas are somewhat incidental in the setting of the Roehampton Village Conservation Area, and are not considered to be aspects of its setting that contribute meaningfully to its significance.

#### **Role of the Application Site**

The small scale of the village is accentuated by the dramatic contrast with the Alton West estate, which dominates the approaches to the village along Roehampton Lane from the north and south. These approaches afford a fairly dramatic sense of arrival due to the significant changes in ground level and the location of two key listed buildings: the King's Head, with its elevated, garden setting; and the Church of Holy Trinity (Grade II\*, list entry no. 1357671) with its soaring, needle spire. However, the estate contributes nothing to the conservation area's special interest; indeed, the run-down nature of that part of it around Allbrook House might be considered to detract.

## 4.0 Significance | cont...

### 4.4.4 Westmead Conservation Area

Westmead Conservation Area, to the north east of the Site, was designated in May 1989, and encompasses three distinct phases of suburban development that occurred on land belonging to the estates of Dover House, Roehampton House and Spencer Lodge.

#### Inherent heritage value

The significance of the conservation area derives primarily from the inherent aesthetic and historical value of the buildings erected on the historic estates.

#### Setting

No views south and south-westwards out of the conservation area are identified as important. The conservation area is bounded to the south by the Roehampton Village Conservation Area and to the south west by the Alton Conservation Area. Whilst obviously of some inherent heritage value in their own right, as discussed elsewhere, these areas are somewhat incidental in the setting of the Westmead Conservation Area, and are not considered to be aspects of its setting that contribute meaningfully to its significance.

#### Role of the Application Site

The Alton West estate contributes nothing to the conservation area's special interest; indeed, the run-down nature and low relative quality of those parts of it around Allbrook House and Kingsclere Close might be considered to detract.

### 4.4.5 King's Head public house

The King's Head was statutorily listed at Grade II in July 1955 (list entry no. 1300007).

As detailed in Chapter 3.0, the present King's Head public house is thought to date from at least the 1670s, and is most likely to have originated as a farmhouse in the medieval period. There may be parts of the previous building incorporated into

the present one. It is the oldest building in Roehampton, and probably the oldest secular building in the whole of the Borough of Wandsworth.

#### Inherent heritage value

The building's significance derives primarily from its inherent aesthetic value as a surviving low-status building from the 17th century, and its considerable evidential and illustrative historical value as the earliest extant building at the nucleus of the village of Roehampton that grew up when the earlier settlement to the north was displaced with the development of the area with aristocratic estates.

#### Setting

The building derives some significance from its elevated garden setting (with a large, venerable oak tree) and the context provided by the historic settlement to the east.

#### Role of the Application Site

The buildings of the Alton West estate to the south west, dominated here by Allbrook House, contribute nothing to the inn's significance; indeed, the run-down nature of this part of the estate might be considered to detract.

### 4.4.6 Montague Arms Public House

The Montague Arms was statutorily listed at Grade II in April 1983 (list entry no. 1184425).

As detailed in Chapter 3.0, the list description for the present Montague Arms describes it as an altered 17th century building, although the *Roehampton Village Conservation Area Appraisal & Management Strategy* (2008:7) describes it as a mid 18th century cottage that was turned into a beer shop in the 1860s to cater for the influx of new working-class residents.

#### Inherent heritage value

The building's significance derives primarily from its inherent aesthetic value as a surviving low-status building from the 17th

or 18th century, and its evidential and illustrative historical value as one of the historic building at the nucleus of the village of Roehampton that grew up when the earlier settlement to the north was displaced with the development of the area with aristocratic estates.

#### Setting

The building derives little significance from its immediate setting. Its modern neighbour to the right (east) detracts, and, despite being set back slightly from the building line, the building almost fronts the heavily-trafficked Roehampton Lane. However, the building does derive some significance from its place amongst the other historic buildings making up the core of the old village of Roehampton, notably the working-class, cottage-style housing further to the east along Medfield Street.

#### Role of the Application Site

The pub derives no significance from the Application Site. The run-down nature of the area around Allbrook House, and the poor-quality Alton Practice surgery at Nos. 208-210 Danebury Avenue might be considered to detract.

### 4.4.7 Roehampton House, Lodges and Gates

Roehampton House was statutorily listed at Grade I in October 1978 (list entry no. 1357694), meaning that it is regarded as being of 'exceptional interest' and putting it in the top 2.5% of listed buildings. The entrance gates and lodges were listed at Grade II at the same time (list entry no. 1357695).

As detailed in Chapter 3.0, the present Roehampton House was designed by Thomas Archer and built in 1710-12 for the merchant Thomas Cary. Enormous new wings were added by Edwin Lutyens in 1910-13, in a continuation of the Archer style and to a plan close to Archer's original intentions. The house subsequently became a hospital, and in 1957 a new entrance gateway and lodges were added by the LCC. Roehampton House has recently been restored and converted into apartments,

## 4.0 Significance | cont...

whilst its grounds have been developed with more than 500 new homes.

### Inherent heritage value

The significance of Roehampton House derives primarily from the very considerable inherent aesthetic value of Archer's original house, and of Lutyens' additions, which the list description notes would in themselves merit Grade II\*. The house derives considerable associative historical value from the authorship of both Archer and Lutyens. Its historical value is also illustrative of the development of Roehampton with aristocratic estates from the 17th century onwards.

### Setting

The most important aspect of the building's setting relates to the aesthetic value of the views of its entrance front from Roehampton Lane – framed by the entrance gates and lodges of 1957 which were listed as they were regarded as an inseparable part of the ensemble – and to a lesser extent (in light of its private nature) views of the eastern elevation viewed from the gardens to the rear. The rest of the estate that historically belonged to Roehampton House, including the land to the south along Roehampton Lane, has been developed and does not contribute to the building's significance. Similarly, the building derives no significance from the buildings of the Alton West estate.

### Role of the Application Site

Those elements of the Application Site closest to Roehampton House are the Grade II\* listed slab blocks on Highcliffe Drive and the former Garnett College buildings at Nos. 166 & 168 Danebury Avenue. There are glimpsed views of the tops of the slab blocks from in front of Roehampton House, and more of the blocks must be visible from the upper storeys. However, this is not an aspect of the setting of Roehampton House that contributes in any way to its significance. Nos. 166 & 168 Danebury Avenue lie around 160m to the south of Roehampton House, but there is little intervisibility, and the buildings make no contribution to the significance of Roehampton House.

### 4.4.8 Parkstead House

Parkstead House was statutorily listed at Grade I in July 1955 (list entry no. 1357675), meaning that it is regarded as being of 'exceptional interest' and putting it in the top 2.5% of listed buildings.

As detailed in Chapter 3.0, Parkstead House was designed by William Chambers, and was erected in the 1760s for the 2nd Earl of Bessborough. In c.1860, the house was acquired by the Society of Jesus for use as a Novitiate and retreat for Ignatian spirituality. The Jesuits re-named the building Manresa House, and replaced Chambers' original wings to the east with extensions by Henry Clutton and a chapel begun by Joseph John Scoles and completed by Samuel Joseph Nicholl. The five-bay range to the south and the eight-bay range to the north were added in the 1870s/80s by Frederick Arthur Walters. The eastern side of the courtyard was closed off with a four-storey neo-Georgian block in the 1950s. This was itself replaced with the present entrance wing by Sheppard Robson Architects in 2004-5. The present chapel at the building's south-eastern corner, the large extension around a second courtyard to the north, and the free-standing blocks fronting Holbourne Avenue and Laverstoke Gardens were also built at this time.

### Inherent heritage value

The significance of Parkstead House derives primarily from the very considerable aesthetic value of the original house at the centre of the building. The list description notes that it is 'of exceptional interest as an example of the best Georgian architecture, inspired in form and setting by the villas of the Italian Veneto'. Parkstead House was Chambers' first private commission for a house and helped to launch his career as one of the leading architects of the period. It is thus also of considerable associative historical value. Of exceptional importance is the survival of Chambers' decorative scheme; including fireplaces, door-cases, a central staircase and plasterwork ceilings (the latter the most complete of his early works).

The 19th century additions by the Jesuits, whilst of less relative significance, are also of considerable aesthetic value, particularly the 1860s chapel. The early 21st century alterations are of no inherent heritage value, although the list description notes that they 'do not detract significantly from the special interest of the listed building'.

When Whitelands College relocated to Parkstead House in 2004, it brought with it stained glass windows and a reredos by William Morris and Company that had been commissioned in the 1880s for its first chapel in Chelsea, and which had been relocated to Putney in 1930. Fourteen of the windows were designed by Edward Burne-Jones, and one by William Morris, and all were crafted by Morris at the Merton Abbey Works. These, and the reredos, designed by Morris and crafted by Kate Faulkner, are all considered to be of exceptional aesthetic and historical value.

The building's historical value is also illustrative of the development of Roehampton with aristocratic estates from the 17th century onwards. For much of its history, Parkstead House boasted the largest estate in the area.

### Setting

In respect of setting, the view westwards from the villa over Richmond Park is as uninterrupted today as it was when Lord Bessborough first selected the site in 1762. As noted in the list description, 'this remarkable feature is invaluable in evoking the landscape setting that inspired so many aristocrats and gentlemen to build small villas in this area in the Georgian period. No other surviving C18 Thames-side house retains its original setting in the same way ...'.

By contrast, views to the south were fundamentally altered with the construction of the later point blocks of the Alton East estate, and make no contribution to Parkstead's significance.

To the north and north west, there are glimpsed views of the tops of some of the point blocks of Alton West, although these are much better screened by vegetation than those to the south.

## 4.0 Significance | cont...

Similarly, however, this is an aspect of Parkstead's setting that makes no contribution to its significance.

To the east, the setting of Parkstead House has been much compromised by the relatively-recent entrance wing that closes off the eastern side of the courtyard, and by the free-standing accommodation blocks fronting Holybourne Avenue and Laverstoke Gardens.

### **Role of the Application Site**

Those parts of the Application Site that form part of the wider setting of Parkstead House comprise the four-storey maisonettes and the shopping parade with maisonettes above along Danebury Avenue, the Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue, and, by virtue of their height, four of the point blocks at the western end of the estate (Shalden, Penwood, Swaythling and Allenford Houses). The latter might be considered to detract, although their impact is very much less than that of the highly-visible, later point blocks of Alton East to the south (outside the Application Site). The maisonettes and shopping parade on Danebury Avenue and the Council Offices and Youth Club on Holybourne Avenue are well screened by existing mature vegetation in views north from the lawn to the west of the house, and by intervening buildings in views north and north east from the forecourt to the east of the house. They might be considered to have a minor detrimental experiential impact because of their much more urban nature compared to the old aristocratic holdings they replaced, but in visual terms their effect on the setting of Parkstead House is negligible.

### **4.4.9 Mount Clare**

Mount Clare was statutorily listed at Grade I in July 1955 (list entry no. 1184436), meaning that it is regarded as being of 'exceptional interest' and putting it in the top 2.5% of listed buildings.

As detailed in Chapter 3.0, Mount Clare was built between 1770 and 1773 for George Clive, and was probably designed by Robert

Taylor. The grounds immediately north and south of the house are thought to have been landscaped originally by Lancelot 'Capability' Brown. The portico was added in 1780 by Placido Columbani. The house was extended to the east in the mid 19th century, linking it up with a formerly detached service block. The latter was rebuilt in the early 20th century.

Mount Clare was acquired by the LCC in the 1950s for the construction of the Alton West estate. Much of the land formerly associated with the house was given over to new housing such that its historic character was obliterated. However, the quality and scale of the parkland in front of the house, and that beyond on the Downshire House estate, established the approach to the layout design, and was judiciously 'improved' to enhance the impact of the new buildings, whilst also maintaining something of the historic settings of the 18th century villas.

The eastern extensions to the house were demolished in c.1962, and the building converted to a hall of residence for Garnett College. Further halls of residence, arranged over two storeys, were erected in the grounds to the west and south of the house, and a new teaching block was erected to the south east.

### **Inherent heritage value**

The significance of Mount Clare derives primarily from the aesthetic value of its fabric, and from its evidential and historical value, illustrative of the development of Roehampton with aristocratic estates. It is also of considerable associative historical value in consequence of the involvement of Robert Taylor and Lancelot 'Capability' Brown.

### **Setting**

The grounds immediately north and south of the house are thought to have been landscaped originally by Lancelot 'Capability' Brown, and despite being greatly affected by successive alterations and development in the 19th and 20th centuries, the essential parkland character of its setting contributes positively to its significance. As well as the 20th

century roads and buildings near the house, the landscape's contribution to significance is also currently somewhat diminished by the fact that the landscape has been so peppered with trees that visibility of Mount Clare within its original grounds is much reduced.

The bungalows along Minstead Gardens are not considered to contribute positively to the significance of Mount Clare. However, the considered nature of their placing, and their low-key design, means that they form a pleasing group which allows something of the historic setting of the mansion to be appreciated. Conversely, their position and height also allow the fine prospect from Mount Clare over the landscape to the north – as far as modern planting allows.

Fifteen years after Clive purchased the site of Mount Clare in 1770, the prodigious sum he paid (£6,950) was still recalled as an enormous price for the privilege of acquiring 'the happy situations of the Ground which commands a most pleasing view of Richmond Park'. There was still intervisibility between the house and the park in 1959, but since then the boundary has filled in with mature tree growth such that the contribution to the building's significance made by the vistas south-westwards is currently somewhat limited.

The college buildings in the grounds are not considered to contribute positively to the significance of Mount Clare. They do not obstruct the main view from the south, but they come a little close and thus might be considered to detract.

### **Role of the Application Site**

As noted above, the parkland setting to the north of Mount Clare has been greatly changed by successive alterations in the 19th and 20th centuries, but in its current form it is still considered to contribute positively to its significance. This, despite the open area comprising only a small part of the former paddock that historically existed, and the fact that it has been so peppered with trees that visibility of the house is much reduced from many locations within it.

## 4.0 Significance | cont...

Downshire Field was historically part of the Downshire House and Cedar Court estates, and though apparently not formally landscaped its pre-existing character effectively extended the 18th century parkland aesthetic beyond the confines of Mount Clare's own estate. The quality and scale of this parkland influenced the approach to the layout of the Alton West estate, and despite considerable re-contouring of the ground to enhance the impact of the new buildings, and the rather later introduction of many more trees that hinder views through, it retains something of its historic character. Thus, despite being in separate ownership historically, the parkland nature of Downshire Field is an aspect of the setting of Mount Clare that contributes positively to the building's significance.

### 4.4.10 Temple in the grounds of Mount Clare

As detailed in Chapter 3.0, the Greek Doric style 'Temple of Honour' is believed to have been relocated here from the grounds of Parkstead House in 1913. It is thought to date from c.1762-69, and may have been designed by Sir William Chambers (1723-1796), the architect of Parkstead House. The Temple is modelled on illustrations from James Stuart and Nicholas Revett's *The Antiquities of Athens* (1762).

The Temple was statutorily listed at Grade II\* in June 1955 (list entry no. 1065545), meaning that it is regarded as 'a particularly important building of more than special interest' and putting it in the top 8.3% of listed buildings.

#### Inherent heritage value

The significance of the Temple derives primarily from its very considerable aesthetic value. Of particular importance are the sculptured panels in the portico and interior, and the coved frescoed ceiling. If indeed by Chambers, it is also of considerable associative historical value. The Temple is also of considerable historical value, illustrative of the importance of Stuart and Revett's book in promoting Greek Neoclassicism based on accurate surveys.

#### Setting

The Temple is no longer in its original location, having been relocated from the grounds of Parkstead House. Furthermore, with the development of much of the Mount Clare estate with the Alton West estate, it has lost most of its relocated setting, including the pool that lay to the north west and the landscaped walk from Mount Clare. The overgrown garages to the north west of the Temple, and the Focus Hall (Danebury Community Social Club) to the north east – not part of the first phase of Alton West but present by the time of the 1971-77 OS – are considered to detract.

#### Role of the Application Site

That part of the Application Site closest to the Temple comprises the shopping parade at Portswood Place. There is practically no intervisibility between the two, and the site of Portswood Place previously played no notable part in the designed setting of the Temple.

### 4.4.11 Downshire House & Gates

As detailed in Chapter 3.0, it is thought that parts of the present Downshire House were built in about 1770. The wrought-iron gates on the northern side of the house are thought to date from the late 18th century.

In the early years of the 20th century, the adjacent Cedar Court was demolished, and its grounds were absorbed into those of Downshire House. The site of Cedar Court was laid out with a terraced garden with a bowling green and summer house designed by F. S. Chesterton. Downshire's kitchen garden had already been developed with Hartfield, and further disposals followed, including the sites of St Serf's (now Ibstock Place School) and Primrose House (since redeveloped with Sherfield Gardens blocks 1 and 2, and Clarence Lane blocks 1-8).

The Downshire House estate was acquired by the LCC in 1948 for the construction of the Alton West estate. Downshire Field became the site of five eleven-storey slab-blocks. The parkland

was judiciously 'improved' to enhance the impact of the new buildings, whilst also maintaining something of the historic settings of the 18th century villas. Lynn Chadwick's sculpture *The Watchers* was sited to the west of Downshire House in 1963, where its figures could survey the whole estate.

In the early 1960s, Downshire House became the administrative centre of Garnett College. The service buildings at its southern end were demolished, and it was linked to a large new teaching block by a covered walkway (removed probably in 1999). Downshire House was acquired by the University of Roehampton in 2004; the University has recently developed three new student residence buildings (Chadwick Hall) in the grounds.

Downshire House was statutorily listed at Grade II\* in July 1955 (list entry no. 1065522), meaning that it is regarded as 'a particularly important building of more than special interest' and putting it in the top 8.3% of listed buildings. The wrought-iron gates to the north were separately listed at Grade II in April 1983 (list entry no. 1184718).

#### Inherent heritage value

The significance of Downshire House and the gates to the north derives primarily from the architectural, evidential and historical value of their fabric.

#### Setting

The immediate setting of the house has undergone considerable change recently with the development of the three blocks of Chadwick Hall. These buildings have served to urbanise its former garden setting to both north and south, such that it now makes a very minor contribution to the special interest of the listed house. The southern block of Chadwick Hall largely screens the house from the former Garnett College buildings at Nos. 166 & 168 Roehampton Lane, around 30m to the south. The house's wider parkland setting to the west has been greatly changed by successive alterations in the 19th and 20th centuries, notably the development of the Alton West estate. The slab

## 4.0 Significance | cont...

blocks on Highcliffe Drive are not considered to contribute positively to the significance of Downshire House. However, their considered placing maintains something of the 18th century parkland character that formed Downshire's historic setting, and this does make a positive contribution. However, the modern trees in Downshire Field and the vegetation along the western boundary have notably inhibited the former open vista westwards from the house.

### **Role of the Application Site**

Those parts of the Application Site closest to Downshire House comprise Downshire Field to the west, with the slab blocks on Highcliffe Drive to the north west, and Nos. 166 & 168 Danebury Avenue to the south. As noted above, the slab blocks are not considered to contribute positively to the significance of Downshire House. However, their considered placing maintains something of the 18th century parkland character that formed Downshire's historic setting, and this does make a positive contribution. Nos. 166 & 168 Danebury Avenue detract somewhat, although they are now partially screened by one of the blocks of Chadwick Hall. The Downshire Field parkland contributes notably to the listed house's wider setting, as part of its historic landholding, although most of it is only visible with difficulty from the house itself.

### **4.4.12 Drinking Fountain**

As detailed in Chapter 3.0, the drinking fountain at the junction of Roehampton Lane and Medfield Street was designed by the architect J. C. Radford and erected in 1882 by Yolande Lyne-Stephens (1813/15-1894), who resided at Grove House. The drinking fountain was statutorily listed at Grade II in April 1983 (list entry no. 1065484).

### **Inherent heritage value**

The fountain's significance derives primarily from its aesthetic value as an intact piece of late 19th century street furniture, and its historical value illustrative of the provision of public facilities

in the Victorian period and as an example of patronage by a resident of one of the grand estates further north.

### **Setting**

The fountain's location at a busy intersection reflects the importance of its historic role and marks the heart of the village that grew up when the earlier settlement was displaced by the development of the area with aristocratic estates, but otherwise it derives very little heritage value from its setting. It derives no significance from the buildings of the Alton West estate.

### **Role of the Application Site**

The fountain occupies a traffic island just to the east of the Application Site. The existing buildings on this part of the Site – the shops with maisonettes above at Nos. 1-29 Danebury Avenue, together with the adjacent garages and the Alton Practice surgery (208-210 Danebury Avenue) – form part of the fountain's wider setting, but none can be considered to contribute to its significance. Indeed, the run-down nature of this part of the Site might be considered to detract.

### **4.4.13 Alton West slab blocks, Highcliffe Drive**

As detailed in Chapter 3.0, Binley, Winchfield, Dunbridge, Charcot and Denmead Houses were built in 1955-58 as part of the Alton West estate. They were erected on land that historically formed part of the estate belonging to Cedar Court, but which since the early 20th century had belonged to Downshire House. The slab blocks were statutorily listed at Grade II\* in December 1998 (list entry nos. 1246040, 1246041, 1246042, 1246043 & 1246044), meaning that they are regarded as 'particularly important buildings of more than special interest' and putting them in the top 8.3% of listed buildings.

### **Inherent heritage value**

The blocks derive much of their significance from their inherent aesthetic value. They are noted in particular for their rigorous

formal arrangement in echelon along the northern side of Downshire Field, and their gridded concrete façades and pilotis, displaying the influence of Le Corbusier. The expression of each maisonette as an individual element in the façade marked a new rigour and sophistication in slab design, whilst the internal, mechanically-ventilated bathrooms and district heating system were firsts.

### **Setting**

The blocks are bigger than anything attempted elsewhere at Roehampton, though their bulk is masked by the slope of the hill and the scale of the setting. The setting of the slab blocks into the side of Downshire Field proved critical to the buildings' success, since it justified their base of Corbusian-inspired pilotis. The pilotis and understoreys have been subject to much debate in terms of functionality, however their design and presence are considered to be integral historic and architectural features of the blocks.

The placing of the slabs into the side of the hill is a powerful and skillful response to their setting in the 18th century landscape much remodelled by the team, and makes a major contribution to their significance. The list description notes that:

the relationship of the blocks to each other and the landscape is a 'majestic' piece of town planning (Ian Nairn). They are the centrepiece of the Alton West estate, the LCC's most ambitious post-war development scheme and considered 'probably the finest low-cost housing development in the world' (G E Kidder Smith).

### **Role of the Application Site**

The slab blocks are the estate buildings of the highest significance, as reflected in their Grade II\* listing. They are not considered to contribute positively to the significance of Downshire House, in the landscape of which they stand. However, their considered placing maintains something of the 18th century parkland character that formed Downshire's historic setting, and this

## 4.0 Significance | cont...

does make a notable positive contribution both to their setting and to the character of the wider conservation area.

Views of the slab blocks from Danebury Avenue over Downshire Field are of paramount importance in respect of the buildings' significance. Although John Partridge complained that the 'feeling of endlessness to the grass carpet' has 'been destroyed in more recent years by indiscriminate planting by the local authority who have peppered the field with trees', the original conception nonetheless remains broadly legible. The continuation of the 'green carpet' south of Danebury Avenue connects the two 18th century estates (Downshire and Mount Clare), but, perhaps more importantly in respect of the setting of the slab blocks, allows for an holistic appreciation of the key elements of the Alton West Estate – the slab blocks, the bungalows and the point blocks – as far as the modern trees allow.

The nearest other buildings within the Application Site are the buildings of Garnett College at Nos. 166 & 168 Danebury Avenue. There is very limited intervisibility between these buildings and the slab blocks. The Garnett College buildings are of no particular heritage value, and play a negligible role in the setting of the slab blocks.

### 4.4.14 Alton West bungalows: Nos. 1-33 & 2-36 Minstead Gardens

Nos. 1-13, 2-26 & 15-33 Minstead Gardens were statutorily listed at Grade II in December 1998 (list entry nos. 1246046, 1246045 & 1246017). As detailed in Chapter 3.0, the bungalows were designed in 1952-53, and constructed as part of the Alton West estate in 1957-58. They are notable for their staggered layout which steps up the hill to Mount Clare avoiding the important pre-existing trees.

#### Inherent heritage value

The significance of the bungalows derives in part from their surviving historic fabric, but primarily from the aesthetic value of their design concept as simple flat-roofed dwellings offering

housing for the elderly within a wider mixed community. The list descriptions covering the Alton West estate note that 'the combination of very large and very tiny buildings exemplifies the concept of 'mixed development', with houses and flats to suit all ages and needs, of which Alton West is the ultimate expression'.

The front and rear elevations, with their modern windows, panels and doors, are generally of neutral value, although their general form does reflect the original approach, which comprised windows set above panels, and the use of recession and projection to create more visual interest.

#### Setting

The list descriptions identify the bungalows as 'a charming feature' of the Alton West estate, noting that 'their small scale is a deliberate counterpoise to the great slabs and point-blocks around, a contrast further exploited in the quirky, unexpected chimneys'. The visual importance of the chimneys has been picked up by numerous commentators, including Harwood (2003:678), who notes that they are 'a cheerful anachronism in so modern a vista of point blocks and flat roofs', and Franklin (2017:28), who notes that they present 'a spry countenance' to Mount Clare.

The list descriptions state that the bungalows form a strong group with the 18th century Mount Clare behind. Whilst the bungalows cannot be considered to contribute to the significance of Mount Clare, the appropriation of the historic setting of the latter into the planning of the Alton West estate is an aspect of the bungalows' setting that does contribute notably to their significance.

The surviving original LCC elements within the settings of the bungalows also contribute in a more modest way to their special interest. These include the curving wall to the east, and the communal lawns. The modern paths which have been introduced on the east side of Nos. 2-26 have broken up the original open lawn but do not notably detract. The modern metal railings bounding this space are quite different in character

from the original timber fence, although they perhaps suit the way this elevation has been turned into a second frontage with access paths.

The loss of the structures with louvred panels to the north of No. 2 and between Nos. 13 and 15 has somewhat detracted from the setting and group value of the whole.

#### Role of the Application Site

Downshire Field was historically part of the Downshire House and Cedar Court estates, and it extended the 18th century landscaped park character beyond the confines of Mount Clare's own estate. The quality and scale of this parkland established the approach to the layout of the Alton West estate, and despite being judiciously 'improved' through significant re-contouring to enhance the impact of the new buildings and subsequently being peppered with trees that hinder views, it retains something of its historic character, and is thus an aspect of the setting of Mount Clare that contributes positively to the building's significance. The bungalows, by virtue of the considered nature of their placing, and their low-key design, allow this relationship to remain legible – as far as modern planting allows.

As noted above in respect of the slab blocks on Highcliffe Drive, the continuation of the 'green carpet' of Downshire Field south of Danebury Avenue allows for an holistic appreciation of the key elements of the Alton West Estate – the slab blocks, the bungalows and the point blocks – as far as the modern trees allow.

The nearest buildings on the Application Site are the Club Room and No. 2A Minstead Gardens, together with the shopping parade at Portswood Place. The Club Room and No. 2A have group value with the listed bungalows, as they were built as part of the wider provision for elderly residents. However, they are not of the same special interest, and this is reflected in the fact that they are excluded from the listing. The later bus turnaround in front of the Club Room detracts from the bungalows' setting. The shopping parade at Portswood Place, because it is contemporaneous with the bungalows and part of the same

## 4.0 Significance | cont...

overall plan, must be considered to contribute something to the bungalows' significance. However, in light of the poor visual quality and run-down nature of the terrace, and its lack of architectural relationship to the bungalows, its contribution is considered to be very low.

### 4.4.15 Alton West bungalows: Nos. 245–255 & 257–261 Danebury Avenue

Nos. 245-255 & 257-261 Danebury Avenue were statutorily listed at Grade II in December 1998 (list entry nos. 1246018 & 1246019). They were built as part of the Alton West estate, and are of the same design as those within the Site boundary at Nos. 1-13, 2-26 & 15-33 Minstead Gardens, and those beyond the Site boundary at Nos. 68-70 & 80-86 Minstead Gardens.

#### Inherent heritage value

As with Nos. 1-13, 2-26 & 15-33 Minstead Gardens (see 4.4.14 above), the significance of the Grade II listed bungalows at Nos. 245-255 & 257-261 Danebury Avenue derives in part from their surviving historic fabric, but primarily from the aesthetic value of their design concept as simple flat-roofed dwellings offering housing for the elderly within a wider mixed community. The list descriptions covering the Alton West estate note that 'the combination of very large and very tiny buildings exemplifies the concept of 'mixed development', with houses and flats to suit all ages and needs, of which Alton West is the ultimate expression'.

The front and rear elevations, with their modern windows, panels and doors, are generally of neutral value, although their general form does reflect the original approach, which comprised windows set above panels, and the use of recession and projection to create more visual interest.

#### Setting

The setting of Nos. 245-255 & 257-261 Danebury Avenue remains largely as it was immediately following their construction. The four-storey maisonettes to the east and north east, the two-

storey terraces to the west, the point blocks to the north, and the convent wall to the south west are all contemporaneous with the bungalows. As detailed in the list description, 'these tiny units take their place exceedingly well with the tall blocks across the spine road', thus exemplifying the concept of 'mixed development' for which Alton West is celebrated. The four-storey maisonettes and the two-storey terraces are of less relative aesthetic value, but as other components of the Alton West estate they nonetheless make a modest positive contribution to the bungalows' setting. The only more recent intervention is Nos. 49-57 Laverstoke Gardens to the south, probably erected in the 1990s. These buildings contribute nothing to the bungalows' significance, but neither do they notably detract.

#### Role of the Application Site

As noted above, the four-storey maisonettes on Danebury Avenue must be considered to contribute something to the setting of this group of bungalows, simply because they are original elements of the estate. However, this contribution is clearly secondary to that made by the point blocks opposite across Danebury Avenue (outside the Site boundary), the relationship with which is expressly mentioned in the list description.

### 4.4.16 The Bull

As detailed in Chapter 3.0, The Bull is a bronze sculpture of 1961 by Robert Clatworthy. It was statutorily listed at Grade II in April 1998 (list entry nos. 1376742).

#### Inherent heritage value

The sculpture's significance derives primarily from its inherent aesthetic value, as well as its historical value as an LCC commission and associative value borne of Clatworthy's authorship.

#### Setting

The Bull – perhaps intended to reflect the grassland character of the estate's landscape – was commissioned specifically for the Alton West estate (at the behest of A. W. Cleeve Barr), and thus its

setting on the south-eastern side of Downshire Hill is considered to make a strong positive contribution to its significance. The sculpture must also be considered to have group value with the other buildings of the estate, and to be an aspect of their setting that contributes positively to their significance.

#### Role of the Application Site

The Bull's setting amongst the buildings and landscape of the Alton West estate undoubtedly contributes positively to its significance. In terms of the Application Site, it is the rolling landscape of Downshire Field to the north west that makes the greatest contribution. The shopping parade at Portswood Place, to the west of the sculpture, is an original component of its setting, but it is not considered to be an aspect of setting that makes a notable contribution to the sculpture's significance because one has one's back to it when viewing the sculpture, and in light of its poor visual quality. The more recent Danebury Avenue Surgery at No. 351 Danebury Avenue is an aspect of the sculpture's wider setting that might be considered to detract slightly.

### 4.4.17 The Watchers

As detailed in Chapter 3.0, The Watchers is a bronze sculpture of 1960 by Lynn Chadwick. It was statutorily listed at Grade II in April 1998 (list entry no. 1031600).

#### Inherent heritage value

The sculpture's significance derives primarily from its inherent aesthetic value, as well as its associative historical value borne of Chadwick's authorship. One of the figures is a modern casting, the original having been stolen; whilst this figure must be considered to have less inherent value, it is not considered to diminish the sculpture's aesthetic value in the landscape.

#### Setting

The Watchers was not commissioned specifically for this site, but it is broadly contemporaneous with the Alton estate's development and has occupied this position for nearly sixty

## 4.0 Significance | cont...

years; its setting – surveying much of the Alton West estate – is thus considered to make a strong positive contribution to its significance. The sculpture must also be considered to have group value with the buildings of the estate, and to be an aspect of their setting that contributes positively to their significance.

### Role of the Application Site

The Watchers undoubtedly derives some significance from its setting. In the context of the Application Site, it is the slab blocks on Highcliffe Drive and the rolling landscape of Downshire Field that play the most important role.

## 4.5 Non-designated heritage assets beyond the Site boundary

### 4.5.1 Parkstead House gardens (HP&G)

The gardens of Parkstead House were identified as an Historic Park & Garden (HP&G) and added to the *Local List* in June 2018. As discussed in Chapter 3.0, Parkstead House was designed by William Chambers, and was erected in the 1760s for the 2nd Earl of Bessborough. The present wings to the east of the house, and those to the north and south, date from the late 19th century works of the Jesuits, as does the chapel to the south. There are also the remains of a small temple at the north-western corner of the grounds. In 1948, the LCC compulsorily purchased about two-thirds of the land then belonging to Parkstead House for housing development, eventually resulting in the construction of the two-storey terraces on the southern side of Laverstoke Gardens and the later point blocks of Alton East to the south. In the 1950s, the eastern side of the courtyard on the eastern side of the house was closed off with a four-storey neo-Georgian block. This was replaced with the present entrance wing in 2004-5, at the same time as the erection of the present chapel at the building's south-eastern corner, the large extension around a second courtyard to the north, and the free-standing perimeter blocks fronting Holybourne Avenue and Laverstoke Gardens.

### Inherent heritage value

The importance of the HP&G derives in large part from it providing the immediate setting of Parkstead House. As discussed in Chapter 3.0, the net effect of all the post-war works to the house and the land that historically belonged to it is that the grounds to the east and west of the house are effectively separated by buildings, and have developed different characters such that they now have little relationship with one another. As discussed above, the land to the west of the house 'is invaluable in evoking the landscape setting that inspired so many aristocrats and gentlemen to build small villas in this area in the Georgian period. No other surviving C18 Thames-side house retains its original setting in the same way ...'. To the east, however, the setting of the house has been much compromised by the relatively-recent entrance wing that closes off the eastern side of the courtyard, and by the free-standing accommodation blocks fronting Holybourne Avenue and Laverstoke Gardens.

### Setting

In respect of setting, the view westwards over Richmond Park is as uninterrupted today as it was when Lord Bessborough first selected the site in 1762. By contrast, views to the south were fundamentally altered with the construction of the later point blocks of the Alton East estate, and make no contribution to Parkstead's significance. To the north and north west, there are glimpsed views of the tops of some of the point blocks of Alton West, although these are much better screened by vegetation than those to the south. Similarly, however, this is an aspect of the HP&G's setting that makes no contribution to its heritage value. To the east, the importance of the HP&G's setting is diminished by the presence of other estate buildings.

### Role of the Application Site

Those parts of the Application Site that form part of the HP&G's setting comprise the four-storey maisonettes and the shopping parade with maisonettes above along Danebury Avenue, the Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue, and, by virtue of their height, four of the point blocks

at the western end of the estate (Shalden, Penwood, Swaythling and Allenford Houses). The latter might be considered to detract, although their impact is very much less than that of the highly-visible, later point blocks of Alton East to the south (outside the Application Site). The maisonettes and shopping parade on Danebury Avenue and the Council Offices and Youth Club on Holybourne Avenue are well screened by existing mature vegetation in views north from the lawn to the west of the house, and by intervening buildings in views north and north east from the forecourt to the east of the house. They might be considered to have a minor detrimental experiential impact because of their much more urban nature compared to the old aristocratic holdings they replaced, but in visual terms their effect on the setting of the HP&G is negligible.

### 4.5.2 Cedars Cottages

Cedars Cottages were added to the *Local List of Buildings of Architectural or Historic Interest* in November 2010. As detailed in Chapter 3.0, they are thought historically to have been the brewhouse and washhouse belonging to Cedar Court, which dated from the early 18th century and which was demolished in around 1913. The buildings appear to have been present in some form since before 1729, and were being described as 'cottages' by 1920.

### Inherent heritage value

Cedars Cottages undoubtedly have a degree of inherent aesthetic and historical value, but they have been so altered that that value is much diminished – as reflected in the fact that they are locally rather than statutorily listed.

### Setting

The cottages would historically have been appreciable as ancillary structures to Cedar Court. With the demolition of the house in the early 20th century, the cottages lost the key aspect of their historic setting. The cottages' present setting – enclosed to the south by mature trees and a modern domestic panel fence with the modern Chadwick Hall beyond, and enclosed

## 4.0 Significance | cont...

to the north by modern domestic panel fencing with the 1980s or '90s Nos. 1-18 Clarence Way beyond – is not considered to contribute positively to their significance.

### **Role of the Application Site**

The top of the Grade II\* listed Binley House to the west is visible over the trees in views of Cedars Cottages from Roehampton Lane, but this is not an aspect of the cottages' setting that contributes to their significance. Otherwise, the Application Site plays no role in the locally-listed cottages' setting.

### 4.5.3 Nos. 24 & 26 Roehampton High Street

Nos. 24 & 26 Roehampton High Street are on the *Local List of Buildings of Architectural or Historic Interest*, although the date on which they were added is not given. They look to date from the late 18th or early 19th century, but have undergone considerable alteration, notably the replacement of their windows, and the rebuilding of No. 24's second floor, and the replacement of its Victorian shopfront, at some point since 1969.

#### **Inherent heritage value**

Nos. 24 & 26 Roehampton High Street undoubtedly have a degree of inherent aesthetic and historical value, but they have been so altered that that value is much diminished – as reflected in the fact that they are locally rather than statutorily listed.

#### **Setting**

Nos. 24 & 26 derive some significance from their immediate setting amongst the other historic buildings of Roehampton High Street (although most of these are later), and from their place at the core of the old village of Roehampton.

#### **Role of the Application Site**

Parts of the Alton West estate – Allbrook House, and the shopping parade with maisonettes above at the eastern end of Danebury Avenue – are prominent in the view down Roehampton High Street. Nos. 24 & 26 are stepped forward of the buildings to their

east, and thus sit alongside the Alton West buildings in the view westward from the eastern half of the street. Whilst the Alton West buildings might therefore be considered to form part of the wider setting of Nos. 24 & 26, they contribute nothing to the locally-listed buildings' significance; indeed, their run-down nature and low relative quality might be considered to detract.

### 4.5.4 Hartfield

Hartfield was added to the *Local List of Buildings of Architectural or Historic Interest* in November 2010. As detailed in Chapter 3.0, the house is known to have been constructed by 1900 on the site of the kitchen garden that previously belonged to Downshire House. By 1953, it had become an LCC children's home. It subsequently served as a respite care home, until, in 2014, it was acquired by the Mosaic Jewish Primary School. Hartfield has recently been extensively refurbished, and new classrooms have been erected in the grounds.

#### **Inherent heritage value**

Hartfield undoubtedly has some inherent aesthetic value, and the artistic intentions of its (unknown) architect remain legible. However, it has been so altered and extended that its aesthetic value must be considered to be much diminished – as reflected in the fact that it is locally rather than statutorily listed. The building also has a degree of historical value, illustrative of the breaking up of the aristocratic estates that once characterised Roehampton. It also has some associative historical value as the home of William Austen-Leigh and Mary Austen-Leigh – both of whom were related to Jane Austen and wrote books about her – and their naming of the house 'Hartfield' after the estate in Emma.

#### **Setting**

Hartfield's historic setting has undergone considerable change, primarily through the development of the Alton West estate to the south and west and the erection of the former Garnett College teaching block to the north, as well as through the recent development of the site as a school. Consequently,

Hartfield derives very little significance from its setting. It derives no significance from its setting amongst the buildings of the Alton West estate.

#### **Role of the Application Site**

Those elements of the Application Site closest to Hartfield comprise the former Garnett College buildings to the north (Nos. 166 & 168 Roehampton Lane), together with a strip of green alongside Roehampton Lane to the east and the onetime 'Mount Clare Gatehouse' (190 Roehampton Lane) to the south east. The strip of green might be considered to provide an appropriate buffer to the heavily trafficked Roehampton Lane, but the buildings contribute nothing to Hartfield's significance.

### 4.5.5 Nos. 5 & 7 Rodway Road

Nos. 5 & 7 Rodway Road were added to the *Local List of Buildings of Architectural or Historic Interest* in June 2018. Rodway Road was developed in the early 1900s on part of the Spencer Lodge Estate, which itself was carved out of the farmland formerly associated with Roehampton House. Externally, the houses appear to survive essentially as built, although No. 7 has lost its bracketed barge-boards.

#### **Inherent heritage value**

The significance of Nos. 5 & 7 Rodway Road derives primarily from their inherent aesthetic value as attractive turn-of-the-century dwellings, as well as some historical value in connection with the development of the Spencer Lodge Estate. The houses have a distinctive Arts and Crafts character, and are amongst the street's most interesting buildings.

#### **Setting**

The setting of Nos. 5 & 7 Rodway Road is characterised primarily by the other dwellings on the street, which were developed at the same time. Similarities in scale, materials and architectural treatment give the street an attractive and cohesive character, which undoubtedly contributes positively to the locally-listed buildings' heritage value.

## 4.0 Significance | cont...

### **Role of the Application Site**

The position of the houses just to the north east of a bend in Rodway Road means that they are nearly on axis with, and highly visible from, the western end of the road. It thus also means that parts of the Alton West estate – Allbrook House, the shopping parade with maisonettes above at the eastern end of Danebury Avenue, and the four-storey maisonettes on Harbridge and Danebury Avenues – are visible from the houses, and form part of their wider setting. However, these buildings contribute nothing to the significance of Nos. 5 & 7 Rodway Road; indeed, their run-down nature and low relative quality might be considered to detract.

### 4.5.6 Ibstock Place School (St Serf's House)

Ibstock Place School was added to the *Local List of Buildings of Architectural or Historic Interest* in November 2010. It was built speculatively before 1913 as a private house named St Serf's. In 1913, it was extended by its original architect, F. S. Chesterton, for the Duchess of Sutherland. The house was re-named Ibstock Place in the 1920s, and, following the Second World War, was acquired by the Froebel Educational Institute. Since then, the house has undergone numerous phases of expansion and remodeling, and numerous new buildings have been built in its grounds.

### **Inherent heritage value**

The principal building and the entrance lodge and gate piers undoubtedly have some inherent aesthetic value, and the neo-Georgian composition of the principal building's entrance front remains readily appreciable. The garden front can just be glimpsed from Danebury Avenue. However, the house has been so altered and extended that its aesthetic value must be considered to be much diminished – as reflected in the fact that it is locally rather than statutorily listed. The house and lodge also have a degree of historical value, illustrative of the breaking up of the aristocratic estates that once characterised Roehampton, and associative interest as buildings by F. S.

Chesterton. As such, they also have some group value with Maryfield Convent (formerly Roehampton Court) and the terraced garden and summer house on the site of Cedar Court, both also by Chesterton.

### **Setting**

The house and lodge have an historical-functional relationship with one another that contributes positively to the significance of both, and ensures that aspects of the site's historic arrangement remain legible. Otherwise, however, their settings have undergone considerable change through the development of the school, as well as the erection on the land to the east – historically the site of the broadly contemporaneous Primrose House – of Sherfield Gardens blocks 1 and 2, and, as a later phase, Clarence Lane blocks 1-8. As such, the house and lodge derive very little significance from their surroundings. They derive no significance from their setting amongst the buildings of the Alton West estate.

### **Role of the Application Site**

That part of the Application Site closest to the school accommodates four of the point blocks south of Danebury Avenue – Shaldon, Penwood, Swaythling and Allenford Houses. The locally-listed school derives no significance from these buildings.

### 4.5.7 Maryfield Convent (Roehampton Court)

Maryfield Convent was added to the *Local List of Buildings of Architectural or Historic Interest* in November 2010. As detailed in Chapter 3.0, it was built speculatively in 1913-14 as a private house named Roehampton Court, and was approached via a private tree-lined avenue from Roehampton Lane. Roehampton Court became Maryfield Convent in 1927, and was much extended in the 1930s and '40s. Further alterations followed in the 1970s and '90s. In the 1950s, the north-eastern part of the convent's grounds was acquired by the LCC for the

development of Alton West. The convent's entrance was moved to the junction of two new streets, Laverstoke Gardens and Mount Angelus Road, whilst the straight east-west section of the tree-lined avenue was developed as the present Harbridge Avenue.

### **Inherent heritage value**

The principal building – the original Roehampton Court – undoubtedly has some inherent aesthetic value, and the very fine neo-Georgian composition of its entrance front remains readily appreciable. However, the building has been so altered and extended that the value of the whole must be considered to be much diminished – as reflected in the fact that it is locally rather than statutorily listed. The building also has a degree of historical value, illustrative of the breaking up of the aristocratic estates that once characterised Roehampton, and associative interest as a building by F. S. Chesterton. As such, it also has some group value with Ibstock Place School (formerly St Serf's) and the terraced garden and summer house on the site of Cedar Court, both also by Chesterton.

### **Setting**

The original building has undergone considerable change to its setting through its extension, the appropriation of much of its grounds for the Alton West estate, and the construction, probably in the 1990s, of Nos. 49-57 Laverstoke Gardens on the land to the east.

The convent's immediate setting is now effectively defined by the gardens that surround it, contained to the north by a tall boundary wall. Within the grounds, the present short drive and turning circle in front of the convent afford good views of its principal façade, and thus make a modest positive contribution to its significance.

The convent's wider setting is characterised by Richmond Park to the south west and the Alton West estate to the north east. The convent derives some significance from its location on the edge of Richmond Park, clearly an important factor in its siting, and

## 4.0 Significance | cont...

one that would have made it attractive to potential purchasers. It derives no significance from its setting amongst the buildings of Alton West, or from the later residential buildings to the east.

### **Role of the Application Site**

That part of the Application Site closest to the convent accommodates the four-storey maisonettes lining Danebury Avenue and Harbridge Avenue. The locally-listed convent derives no significance from these buildings.

The historical relationship between the convent and its former tree-lined private drive (Harbridge Avenue) is no longer readily appreciable, and the drive's historic trees have all been replaced. The contribution made by Harbridge Avenue to the significance of Maryfield Convent is thus now considered to be negligible.

### **4.5.8 Alton West bungalows: Nos. 68-70 & 80-86 Minstead Gardens**

The terraces of bungalows at Nos. 68-70 & 80-86 Minstead Gardens were built as part of the Alton West estate, and are of the same design as those within the Site boundary at Nos. 1-13, 2-26 & 15-33 Minstead Gardens, and those beyond the Site boundary at Nos. 245-255 & 257-261 Danebury Avenue. Nos. 68-70 & 80-86 Minstead Gardens were added to the *Local List of Buildings of Architectural or Historic Interest* in November 2010. It is unclear why they are not statutorily listed like the others of the same design.

### **Inherent significance**

As with the listed bungalows (see sections 4.4.14 & 4.4.15), the significance of these bungalows derives in part from their surviving historic fabric, but primarily from the aesthetic value of their design concept as simple flat-roofed dwellings offering housing for the elderly within a wider mixed community. The list descriptions covering the Alton West estate note that 'the combination of very large and very tiny buildings exemplifies the concept of 'mixed development', with houses and flats to

suit all ages and needs, of which Alton West is the ultimate expression'.

The front and rear elevations, with their modern windows, panels and doors, are generally of neutral value, although their general form does reflect the original approach, which comprised windows set above panels, and the use of recession and projection to create more visual interest.

### **Setting**

The key aspect of the setting of the bungalows, and one that makes a major positive contribution to their significance, derives from them being an integral component of the Alton West estate, exemplifying the concept of mixed development'.

Nos. 1-40 Swanwick Close, to the south east of this group of bungalows, are contemporaneous with them but of less aesthetic value. Nonetheless, as another part of the Alton West estate, these houses make a modest positive contribution to the bungalows' significance. The Focus Hall (Danebury Community Social Club) just to the north west appears not to have been part of the first phase of the Alton West estate; it is not shown on the OS map of 1964-66, but was present by the time of the 1971-77 edition. It is of neutral significance in respect of the bungalows' setting. The housing to the north, erected on the sites of Danebury School and Alton Education Centre in the 1990s, is also at best of neutral significance. The Grade II\* listed Temple to the west, while of very considerable inherent aesthetic and historical value, makes no contribution to the bungalows' significance.

### **Role of the Application Site**

Although there is little intervisibility between this group of bungalows and the statutorily-listed slab blocks at the top of Downshire Field, the locally-listed bungalows derive considerable significance from being part of this seminal group. The other original parts of the Alton West estate within the Application Site boundary make a more modest contribution to their group value, and play a negligible role in their setting.

# 5.0 Assessment of the Proposals

## 5.1 Outline of the proposals

The proposals are illustrated and described in detail in the architects' and landscape designers' submissions (including the drawings and explanatory statements, as well as in the verified views (as assessed in the townscape assessment). The assessment in this chapter is based on those drawings, descriptions and illustrations of the scheme and its design intentions. The text immediately following is intended merely as a summary to inform the subsequent discussion about the scheme's potential impacts on the significance of the identified designated and non-designated heritage assets.

### 5.1.1 Detailed elements

- The replacement of the existing maisonettes, shops and garages at Nos. 1-14 Portswood Place, together with the adjacent car park and Danebury Avenue Surgery, with a new building arranged over 1 and 2 storeys, and comprising a Nursery, Children's Centre and Multifunctional Hall;
- The replacement of the present Club Room/No. 2A Minstead Gardens and the adjacent bus turnaround with a new single-storey building accommodating a new Club Room, GP Facility and shop;
- The relocation of the bus turnaround to a site in front of Shalden Hall;
- The reconfiguration and extension of the existing Downshire Field Play Area;
- A significantly improved, level streetscape to Harbridge Avenue, including the re-establishment and extension westwards of the existing tree avenue with better Lime trees;
- The replacement of the present Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with a new 7-storey 'marker' building accommodating a new Library, Café, Youth Centre, GP Surgery, and 40 new homes (Block 'A');

- The removal of the present shops with maisonettes above at Nos. 1-29 Danebury Avenue, together with the adjacent garages and the Alton Practice surgery (208-210 Danebury Avenue), and the creation of a new public square;
- The replacement of the terrace of three-storey houses at Nos. 1-28 Kingsclere Close and the four-storey maisonettes on the northern side of Harbridge Avenue (Nos. 2-84 even) with three new residential blocks of 4-9 storeys arranged around two landscaped courtyards (Block 'K');
- The replacement of the present No. 190 Roehampton Lane ('Mount Clare Gate House') and the adjacent garages with a new residential block arranged over 7-9 storeys (Block 'M');
- The replacement of the present Allbrook House and Roehampton Library with four new residential and retail blocks (Block 'N') configured as two ranges of 7-8 storeys linked by a low podium level, and linked by a further low podium level to a new residential, office and retail building arranged over 7 storeys (Block 'O');
- The replacement of the present Nos. 166 & 168 Roehampton Lane with three residential blocks arranged over 6-8 storeys with undercroft car parking (Block 'Q').

### 5.1.2 Outline elements

- The replacement of the four-storey maisonettes on the southern side of Harbridge Avenue (Nos. 1-115 odd) and the southern side of Danebury Avenue (Nos. 117-243), and the shopping parade with maisonettes above further east (Nos. 31-115 Danebury Avenue), with eight new commercial and residential blocks of 5-8 storeys (Blocks 'B', 'C', 'DE', 'F', 'G', 'H', 'I' and 'J');
- Associated hard and soft landscaping, parking, servicing, new public realm, access and other associated works.

## 5.2 Consultation and design development

As detailed in the Planning Statement, the masterplan and detailed proposals for the regeneration have been the subject of engagement with the Wandsworth Design Review Panel (DRP), which has comprised four full sessions and two workshop sessions. Engagement has also taken place with the GLA, Historic England, the Twentieth Century Society, and local residents and stakeholders. These sessions have helped to positively shape and inform the masterplan to ensure the quality of the architecture, sense of place and usability of the regenerated estate is of the highest quality.

### 5.2.1 Community consultation

As discussed in detail in the Statement of Community Involvement, Wandsworth Council and Redrow Homes have engaged in extensive consultation with the Alton community.

In respect of built heritage, an 'Arts, heritage and culture' workshop took place on 6 September 2017, attracting four participants. Consultation with community and other stakeholders during 2017 and 2018 identified the following points relating to built heritage:

- Most consultation event participants accepted that it would be acceptable for some tree thinning to take place to improve historic views.
- Although some people expressed concern about the loss of lime trees on Harbridge Avenue because of the avenue's historic interest, it was acknowledged that the existing trees were planted relatively recently and (due to problems with the uneven pavements and sticky sap) it would be appropriate to replace them with more suitable species.
- Views across Downshire Field are usually obstructed by waiting buses. The bus turn-around and waiting areas will therefore move along Danebury Avenue, to improve the parkland setting.

## 5.0 Assessment of the Proposals | cont...

The following comments in respect of heritage were frequently raised during the consultation process:

Comments received in relation to heritage	Project team response
Downshire Field should be left largely untouched as an open green space.	In response to feedback from the local community, earlier proposals to provide additional features on Downshire Field have been eliminated. The green open character of Downshire Field will be retained and further enhanced, through the removal of the bus stand and the careful creation of views through to Downshire House and Mount Clare.
We should protect and enhance the surroundings and views of the listed bungalows in Minstead Gardens.	The Grade II listed bungalows on Minstead Gardens will be completely modernised and extended, enhancing their appearance and landscaping.
We continue to support the proposal for relocating the bus turnaround away from Portswood Place. Repositioning the turnaround will deliver considerable enhancement of Downshire Field and the Conservation Area.	Improving the bus turnaround on Danebury Avenue has always been considered an important part of the regeneration of the Alton Estate. The small size of the current bus turnaround at Minstead Gardens means that buses have to wait at stands on Danebury Avenue before departing. This often leads to long queues of buses that cause delays and impact on the safety of this busy crossing point from Downshire Field to Portswood Place. It also impacts on the heritage value of the parkland scenery and key views from Downshire Field to Mount Clare. The new bus turnaround will be located in front of Shalden House, next to the junction with Tunworth Crescent. Improved landscaping and tree-planting will provide a visual screen and enhanced landscape buffer to Shalden House.
The regeneration provides a good opportunity to open up views of St Joseph's Church.	Views of the Church are currently obscured by surrounding buildings. The creation of the new Village Square will open up views of the Church from Danebury Avenue.

Comments received in relation to heritage	Project team response
Anything new over four storeys high will be visible from Richmond Park, and different from the Alton skyline above trees as now seen. There is also the impact that the new height would have on the 5 Grade II* listed slab blocks which are one of the Alton Estate most famous landmarks as well as the other listed building in the Estate and on three adjacent conservation areas.	<p>Views of the estate from Richmond Park and of the listed buildings have been a key consideration in the design process. These buildings are all within the conservation area setting, which has been discussed at length with Historic England – and these discussions have influenced the design approach.</p> <p>In heritage terms the key views of the Highcliffe slab blocks are primarily from Downshire Field and the adjacent stretch of Danebury Avenue, showing their concrete end walls and gridded facades rising up on <i>pilotes</i>. This is the main designed setting for the blocks, which Downshire Field was remodelled to accentuate. This will not be affected except by the playground replacement and the removal of certain trees - both of which would be a modest enhancement.</p> <p>There are other views of these blocks from further south by Mount Clare, from the north around Clarence Lane, and from the east towards Downshire House, although these are secondary in comparison. They would remain unaffected by the new buildings, except the new Portswood Place School which would be an enhancement.</p> <p>From Richmond Park there are views of the tops of the slab blocks from the high ground, and from the grounds of Manresa / Parkstead House. A number of illustrative views from Richmond Park will be submitted with the planning application. Although the taller new blocks might be visible to the east of the slab blocks. The point blocks by the Mosaic School are already close to the eastern slab block and so any additional interference with views of them is unlikely.</p>

### 5.2.2 Historic England consultation

The regeneration proposals have been discussed with Historic England several times during the past three years. The following points summarise the feedback received:

**3 March 2014: Historic England letter concerning the initial draft Masterplan:**

- Expressed concern at potential loss of some of the listed bungalows, which was proposed in the draft regeneration masterplan to address issue of unfitness for purpose, as well as the scale of the proposed new community & leisure hub at Portswood Place.
- Requested more investigation of the Estate's heritage assets to inform future proposals. LB Wandsworth responded on 18 March to assure Historic England that these issues would be taken into account.

**24 March 2014: meeting at which Historic England:**

- Agreed that significant change is required to the eastern part of Danebury Avenue to enhance the town centre, and urged the designers to 'be brave'.
- Accepted the principle of redevelopment of 166 Roehampton Lane subject to massing and scale, and retention of views to open space from Downshire House.
- Requested analysis of the relationship between the Georgian landscapes and the post-war estate landscaping, to inform the preferred option.
- Suggested some tree removal, and cutting back self-seeded scrub, to open up views between Mount Clare and Downshire House and the central open space.
- Indicated potential support for interesting interventions to the undercrofts of the Highcliffe slab blocks.
- Requested retention of the listed bungalows and a careful approach to any change to their landscape setting, but accepted their potential for extension to provide necessary accommodation.

## 5.0 Assessment of the Proposals | cont...

- Considered that green roofs might be acceptable.
- Supported the principle of a community heart at Portswood Place, of suitable design.
- Stated that development should not have negative impacts on the settings of heritage assets.
- Stated that the student accommodation around Mount Clare has no heritage merit.
- Favoured enhancing the setting of the Temple.
- Stated that one of the fundamental problems with the Estate is the lack of connectivity with the wider area.

### 27 October 2014: Historic England letter:

- Confirmed that the revisions to the draft Masterplan addressed their principal concerns.
- Particularly welcomed the retention of the listed bungalows and the reduction in scale of the proposed community hub on Portswood Place.
- Requested an assessment of the heritage assets' significance, including their settings and the value of the landscape, to inform the evolving proposals and support any planning application. This should include understanding the Alton Estate as a whole so that changes are coordinated appropriately.
- Highlighted the NPPF's stress on the desirability of sustaining and enhancing the significance of heritage assets and for new development to make a positive contribution to local distinctiveness.
- Asked for LB Wandsworth to liaise with relevant stakeholders to identify opportunities to improve the wider setting of heritage assets (particularly those in University ownership including Mount Clare), and to pursue solutions to 'at risk' assets.

### 28 March 2017: meeting to discuss preparations for the forthcoming Application, at which Historic England:

- Confirmed that the proposed massing of the new buildings was located where they had expected it might be.
- Requested that the design and mix of materials should derive from an understanding of each main phase of the Estate, noting the importance of brick. There was an opportunity to create interesting new buildings but there should be a clear rationale for the chosen approach.
- Suggested that the scheme's impact on the Alton Conservation Area could be positive, by connecting the Estate back into the wider town centre.
- Accepted that the debates over Allbrook House and the present library have 'been successfully resolved', allowing their redevelopment.
- Suggested that the key landscape considerations were:
  - The impact of proposals at Portswood Place.
  - Views from Mount Clare and Downshire House towards Downshire Field, including the potential desirability of some tree removal.
  - The need to understand the historic development of the Site, to inform the proposals for changes to the landscaping and road layout.
- Reiterated the need to consider the settings of the listed bungalows and Mount Clare in any proposals.
- Requested that the Temple's setting should be improved and more surveillance and protection created.
- Agreed to comment on future design proposals in due course.

### 1 August 2017: conference call to review historic building and landscape issues, at which Historic England:

- Reiterated that the Portswood Place area is the most sensitive due to its role in the setting of Mount Clare, Downshire Field, etc. Visualisations of the proposals were requested.
- Wished the design team to consider how 'formal' any landscape interventions in Downshire Field and around Portswood Place should be. Paths on desire lines seemed logical, although the landscape should still read as a field. A rationale needs to be developed to justify whether the area around Portswood Place should be guided by the Georgian or the 1950s phase of design, or should be contemporary in nature.
- Commended the aspiration to reconnect Mount Clare with the historic northern view, and wondered if the southern view over Richmond Park could be reinstated (NB this area is outside LB Wandsworth's ownership).
- Asked if the post-1950s car parking areas by the Highcliffe slab blocks could be removed.
- Agreed that the path west of the Minstead Gardens bungalows might be removed.
- Regretted the recent loss of Capability Brown's Cedar of Lebanon north west of Mount Clare (NB the University of Roehampton has agreed to plant a replacement).
- Asked for the 'at risk' status of the Temple to be addressed (NB this is outside the regeneration site).

### 19 October 2017: site visit with LB Wandsworth at which Historic England:

- Agreed there was potential for the architecture and brick façades of the new build at the eastern end of the site to help tie the Estate into the rest of Roehampton.

## 5.0 Assessment of the Proposals | cont...

- Requested visualisations showing the effect of the massing at the eastern part of the site on the settings of Parkstead/Manresa House and views from the west, amongst others.
- Agreed that replacing the 1960s trees on Harbridge Avenue with more appropriate street trees should be fine, as their as their significance relates to their role in memorialising the original early 20th century avenue (historical value).
- Welcomed the proposed opening-up of important views to Mount Clare and Downshire House from Downshire Field.
- Supported the general approach to the new Nursery School at Portswood Place, and considered that additional height could be possible in some areas further from Minstead Gardens.
- Agreed the Club Room site and turning circle could be redeveloped with a single storey building, subject to design, and that the lost 1950s structure to the west might allow for additional footprint.
- Welcomed the relocation of the bus stand and turning circle to either of the two proposed sites, though with a clear preference for Tunworth Crescent.
- Suggested the use of the slab block undercrofts for outdoor gym equipment or other open-air elements might be supported, subject to further details.

### 8 October 2018: Historic England letter:

- Noted that the development in the east side of Alton West is likely to have some degree of impact on the adjacent conservation areas, given its scale. Noted that the developed design has made steps towards reflecting HE's previous advice that the design should aim to reflect the distinctive aesthetic of the estate;

- Noted that HE raised no objection to the approach to the design of the nursery and children's centre, subject to details, including relating to landscaping;
- Noted that HE continued to support the associated proposal for relocating the bus turnaround away from Portswood Place;
- Advised that upgrading the existing play area to a play hub in its present location would need a carefully-considered design response which minimises the visual impact of the enhanced play area so as to maintain and enhance the character of Downshire Field and views to and from Downshire House.
- Reiterated previous support for the general approach to open up views across Downshire Field and in front of Mount Clare.

### 5.2.3 Twentieth Century Society

The Twentieth Century Society has been involved with debates over the future of various buildings on the Alton Estate for some years. Most notably this included campaigning for the listing of Allbrook House, which was subsequently turned down by English Heritage (now Historic England) in 2015 after an in-depth review, as noted earlier in this report.

During the preparation of the present regeneration proposals a Site visit and meeting with the Twentieth Century Society was held on 30 October 2017, and their written feedback was received on 23 November 2017. Some of their feedback relates to aspects of the original proposals which no longer form part of the scheme and so are not considered here. Their relevant comments included:

- The buildings around the eastern end of Danebury Avenue are of greater value than their exclusion from the conservation area suggests, and should be retained.
- Allbrook House and the Library in particular should be retained, despite being turned down for listing in 2015.

- The increased scale of new development proposed risked forming 'an extensive barrier between the Alton West Conservation Area and the wider Roehampton environs', and would 'entirely undo the village-like character currently achieved by the existing buildings'.
- Members queried in what way the new public square would constitute 'much improved public space' and were concerned for its success given the tall buildings and roads around it.
- Members 'considered that this new development would have a detrimental impact on the setting of the Alton West and Roehampton Village Conservation Areas' through the loss of original buildings and landscaping, and the increased scale of the new development.
- Members had no opposition to the removal of trees in Downshire Field as long as these were 'not of significance within the 1950s landscaping scheme'.
- Members 'had no major objections to the relocation of the bus turn-around area' although they wanted to see more information on the detailed proposals.

### 5.2.4 London Parks & Gardens Trust

The Gardens Trust were approached to be involved in the consultation process, and passed the case on to the London Parks & Gardens Trust. Their representative was present at the site visit and consultation meeting on 30 October 2017, and their relevant comments included:

- The scheme's impact on views from Richmond Park would need to be illustrated on visualisations in due course.
- The amount of green space on the Alton Estate should not be reduced through the proposals.
- Accepted the potential for replacing the Harbridge Avenue trees.

## 5.0 Assessment of the Proposals | cont...

- Appreciated that selective tree removal in Downshire Field may be beneficial, as long as the significant trees are retained.
- Expressed a hope that the present intrusive play space in Downshire Field could be improved or removed, and suggested the team consider 'natural play' features.
- Asked for the horticultural strategy to be considered further.

### 5.3 Direct effects

#### 5.3.1 Alton Conservation Area

The only designated heritage asset that would be directly affected by the Proposed Development would be the Alton Conservation Area, the boundary of which takes in much of the Application Site. Those elements of the Proposed Development that would directly affect the conservation area comprise:

- The replacement of the existing maisonettes, shops and garages at Nos. 1-14 Portswood Place, together with the adjacent car park and Danebury Avenue Surgery, with the new Nursery and Children's Centre;
- The replacement of the present Club Room/No. 2A Minstead Gardens and the adjacent bus turnaround with a new building accommodating a new Club Room, Shop and GP Facility;
- The relocation of the bus turnaround to a site in front of Shalden Hall;
- The reconfiguration and extension of the existing Downshire Field Play Area;
- The improvement of the paths across Downshire Field, together with the provision of drifts of wildflower meadow; A significantly improved, level streetscape to Harbridge Avenue, including the re-establishment and extension westwards of the existing tree avenue with better Lime trees;

- The replacement of the present No. 190 Roehampton Lane ('Mount Clare Gate House') and the adjacent garages (outside the conservation area) with the new Block 'M'; and
- The replacement of the present Nos. 166 & 168 Roehampton Lane with the new Block 'Q'.

The potential impacts of these interventions are considered below on an area-by-area basis.

#### Portswood Place Community Centre ('PPCC')

The development of the new Portswood Place Community Centre ('PPCC') would involve the loss of some original elements of the LCC masterplan, and would thus cause some harm to the Alton Conservation Area.

As an original part of the estate, the shopping parade at Nos. 1-14 Portswood Place must be considered to contribute something to the conservation area's heritage value. However, both because it is not of the same special interest as the listed estate buildings, and in light of its poor visual quality and rundown nature, its contribution is considered to be very low. The adjacent garages do not have particular interest for their design and are of very poor visual quality in a key part of the estate. The hard landscaping and car parking to the east of the terrace are particularly unsuccessful in townscape terms. The later Danebury Avenue Surgery is of no inherent heritage value, and is considered to detract from the conservations area's character.

These buildings would be replaced with a new building accommodating a Nursery, Children's Centre and Multifunctional Hall. The new building would be arranged as a 'U' (open to the south west) around a central playground. It would be arranged predominantly over one storey, with its supporting accommodation over two storeys in the central part. This plan-form would give it an affinity with the layout of the listed Minstead Gardens bungalows nearby, and evoke the layout of the original school building that formerly stood to the north. Furthermore, its proposed architectural language is in keeping

with the modern approach to school design that the LCC used on the estate in the 1950s. The new building would be no taller than the existing Portswood Place terrace, enabling the key view from Mount Clare to be maintained, and allowing the large green space of Downshire Field to remain the key feature. At the same time, the building's considered design would constitute a definite enhancement of the site's aesthetic contribution to the settings of the bungalows.

The present Club Room and No. 2A Minstead Gardens have group value with the listed bungalows, as they were built as part of the wider provision for elderly residents. However, they are not of the same special interest, and this is reflected in the fact that they are excluded from the listing. It has been the case from the beginning that the facilities provided by the Club Room are not optimal for residents, due partly to the narrow proportions of the interior and the lack of potential for effective subdivision between different areas. What is more, the design of the Club Room and No. 2A includes a covered outdoor area and well screened passages that enable anti-social behaviour to take place. The present (later) bus turnaround in front of the existing Club Room might be considered to detract from the bungalows' setting.

As part of the regeneration it is proposed to replace the Club Room with a new building that contains better facilities for the bungalow residents, providing a greatly enhanced community resource. Alongside this it is proposed to provide a new GP Facility to replace the surgery that would be lost – this location is ideal given its position in the centre of Alton West, and the limited mobility of many users. A shop unit is also proposed, to maintain the role of this location as a local hub. The proposed relocation of the bus turnaround has enabled the massing of the proposed new Club Room building to be kept low, although it would be a little taller than the existing due to modern standards of internal head-room and ceiling-mounted services. Nevertheless, the existing view from Downshire Field across the roofs of the bungalows to Mount Clare would not be negatively affected. The low-key design approach would allow the green

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spaces, trees, bungalows and Mount Clare to remain the key elements in views.

The landscaping around the new buildings on this part of the Site is intended to stitch together the green spaces on either side of Danebury Avenue, such that the road becomes secondary, simply transitioning through parkland. The high-quality public realm landscaping is intended to mark the civic/community importance of the new buildings, whilst promoting a harmonious relationship with the parkland character of Downshire Field, and ensuring that the listed bungalows and Mount Clare remain readily appreciable.

Overall, it is clear that the concerns expressed by Historic England in 2014 have been addressed through a major reduction in the massing proposed for this part of the estate. Any harm caused to the character of the Alton Conservation Area and the settings of the listed bungalows through the loss of some original estate structures would be minor. This harm would be more than outweighed by the improvement in appearance of the new buildings and landscaping, the benefit of reinstating a school use in this key location, and the wider public benefits of the Proposed Development as a whole.

### New bus turnaround

As part of the Proposed Development, the bus turnaround would be relocated from its present location beside the existing Club Room on Minstead Gardens to a new position in front of Shalden Hall, just to the east of the eastern end of Tunworth Crescent.

This would bring a number of benefits: the unsightly bus stand would be removed from the southern side of Downshire Field, enhancing this area's setting and the view to Mount Clare; buses would not be left idling directly outside the new Nursery School entrance; the risk of accidents with pedestrians and schoolchildren would be greatly reduced; problems of capacity with the present bus stand area would be addressed; and the present turning circle could be developed to provide the much-improved health/community facility and shop.

The proposed new location, whilst still within the conservation area, is much less sensitive in heritage terms, as it would allow the required number of buses to be accommodated with a much-reduced impact on views from Downshire Field and Mount Clare. A number of existing trees would need to be removed from the site of the new bus turnaround, but these would be replaced with new planting in the same general area, conceived in tandem with the new layout.

### Downshire Field landscape proposals

The key heritage value of this open space derives from the way the LCC architects kept a large expanse of grassland that ran almost uninterrupted from the garden of Downshire House past the point and slab blocks to Danebury Avenue and up the hill to Mount Clare. In this way, the original masterplan for the estate reinterpreted the 18th century Arcadian ideal that helped attract people to live here in the first place. The character of this landscape may reflect the history of the Site's private owners, but following its re-shaping by bulldozers in the 1950s, and the removal of the historic field boundaries, it is above all a product of the LCC architects' interpretation of the English landscape tradition – albeit with some later alterations such as the introduction of additional trees and car parking.

The 2014 masterplan consultation gave rise to proposals for a variety of potential interventions in Downshire Field, reflecting its location at the heart of Alton West and the aspiration to improve the outdoor amenity of the Estate. Following further design development, and in response to consultation with both residents and Historic England, the landscape proposals have been refined so as to adopt a more low-key and sensitive approach that aims to enhance the Site's naturalistic parkland beauty. The Application scheme provides for modest paths across the main open space to the Portswood Place Community Centre ('PPCC'), which would have a much-reduced area of shared surface paving to provide a more welcoming environment for pedestrians visiting the Nursery, Children's Centre, new Club Room, surgery and shop. The intention is to leave as much as possible of the grass in Downshire Field, whilst also providing an

attractive area of hard surface to help deal with the additional footfall that will occur outside the main entrance of the 'PPCC'.

The improved paths across Downshire Field would utilise felled logs, enhancing biodiversity and providing picnic opportunities for the community, but also ensuring that they have an informal quality that accords with the Site's parkland character. Drifts of wildflower meadow would promote biodiversity, whilst maintaining the Site's open nature. Very few of the existing trees would be removed from Downshire Field itself and from in front of Mount Clare (and only where absolutely necessary), and additional trees would be planted on the western side of the field and on Danebury Avenue in front of the new buildings. Thus, the existing parkland quality of Downshire Field would be maintained.

The Proposed Development also includes a revised play strategy, which would see the upgrading of existing play spaces so that they are more accessible and appeal to a wider age range. The existing play area on Downshire Field is of poor quality and no existing play features would be retained. The new play space here is intended to respond to its unique location amongst the mature trees and proposed meadow planting, and thus provide a naturalistic play zone that act as a springboard for children's engagement with nature and the wider parkland quarter. The play zone would utilise a palette of natural materials and surfaces, and would be surrounded by a secure fence line nestled within planting and an outer layer of meadow, ensuring that it reads as a sympathetic intervention, that allows the parkland nature of the Site to remain its dominant characteristic. A number of trees would need to be removed, but this would be balanced with new planting in the same general area.

The existing play area around the Alton Activity Centre is of poor quality and high fences currently impede community interaction with it. No existing play features would be retained. This part of the Site is somewhat detached from the open space of Downshire Field and does not share its visual characteristics. Given its more compromised character, and its location between Downshire Field and the new public square,

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it is intended that the replacement play hub would have a more civic nature than that on Downshire Field, with an identity that is striking and unique to the Roehampton area. That said, the landscaping would respond to the site topography, with a series of undulating mounds, terraces and landscape edges, creating social corners and play features. The new play hub would be screened by new tree planting and soft landscaping around its perimeter, ensuring that provides a softer foil to the existing buildings to the north and west, and the new buildings to the south and east.

Overall, the landscape proposals would enhance the special character of the Alton Conservation Area by responding positively and sensitively to the LCC's version of the Arcadian ideal. Critically, the role of the open space as a key part of the original masterplan, and as the main setting of the slab and point blocks, would be maintained. The benefits of this approach would outweigh any localised harm from the relatively modest expansion of the hard surfacing along Danebury Avenue.

### **Harbridge Avenue**

Harbridge Avenue's trees and granite setts are within the Alton Conservation Area, although the buildings along the street are excluded. As detailed in Chapter 3.0, Harbridge Avenue was historically a private, tree-lined drive approaching Roehampton Court, a speculatively-built private house of 1913-14 that became Maryfield Convent in 1927. The original trees were retained by the LCC within their original masterplan for the Alton Estate, and set within a landscaped scheme of stepped beds. However, almost all of the original trees had been removed by 1964, and a new avenue of lime trees was planted within a redesigned landscape of sloping granite setts. Since the original trees do not survive, and since the original LCC landscape scheme was later replaced, the significance of the present avenue would appear mainly to relate to its historical value as a reminder of the original tree-lined avenue which stood here before the estate was built. The replacement of the present trees, and the present landscaping, would not harm this key significance, nor would it remove parts of the original (pre-1960) LCC masterplan.

The proposals for a new avenue here are led by several issues with the present trees and granite setts. Firstly, the lime trees are periodically pollarded, in which state they contribute to making Harbridge Avenue as a whole appear rather unattractive. Secondly, the limes attract aphids which secrete sap onto parked cars, causing problems for residents. Thirdly, the granite setts are mostly laid on a slope. In places, this is very steep, meaning that residents have to get out of their cars into the middle of the road, a particular concern where the elderly or children in pushchairs are involved.

The proposed re-planting of Harbridge Avenue would allow for the establishment of more suitable street trees that can create a better appearance for this important road. It would also enable safer pavements and more attractive landscaping to be introduced between the roadway and the new buildings on either side (discussed further below), enhancing the area's appearance whilst making it much safer for pedestrians. The proposals would also enable the adjustment of the ground level here, which would have marked benefits in terms of creating better frontages onto the street. The landscaping proposals here also include a level-access ramp up the hill towards Roehampton Lane, improving accessibility.

The proposed works on Harbridge Avenue would create a greatly enhanced public realm, whilst reinforcing the memory of the original tree-lined avenue by establishing a much more attractive avenue of appropriately-scaled street trees. The minor harm caused to the Alton Conservation Area through the loss of the present trees and setts would be more than outweighed by the enhancements the Proposed Development as a whole would deliver.

### **Block 'M'**

As discussed in Chapter 3.0, the present No. 190 Roehampton Lane appears to have been erected between 1913 and the 1930s as an additional gate house to Mount Clare. However, the building is of limited inherent aesthetic or historical value. Its architecture owes nothing to that of Mount Clare, and the

historical-functional relationship between the two is no longer appreciable. The building contributes nothing to the aesthetic and historical value of the Alton West estate, and might be considered to play a neutral role in the character and appearance of the conservation area. Its demolition would thus cause no harm to the special interest of the Alton Conservation Area.

The garages just to the south east of No. 190 Roehampton Lane (just outside the conservation area) were built as part of the Alton West estate to serve the terraced houses on the southern side of Kingsclere Close. However, they are of no particular interest for their design and are of poor visual quality. Their demolition would cause no harm to the special interest of the Alton Conservation Area.

The proposed Block 'M' that would replace No. 190 Roehampton Lane and the garages would be arranged over 7-9 storeys, but, by virtue of the building's massing and the fall in ground level to the south west, would present 5-7 storeys to Roehampton Lane. The building would introduce a larger scale of development to this part of the conservation area than exists at present, but its massing has been broken up into several parts, so that when viewed from any particular direction it would not have a monolithic overbearing appearance. The building would read as part of the wider Alton Estate, grouping with the taller point blocks to the west, and relating to other new buildings to the south (Block 'K'). The new building's architectural character, materiality and colour palette would fit in with the wider regeneration of the eastern part of the Site. Consequently, it is considered that the proposed Block 'M' would have a very limited impact on the special interest of the Alton Conservation Area; any perceived harm would quite clearly be 'less than substantial' in the terms of the NPPF, and would be decisively outweighed by the high design quality of the new building and the public benefits of the regeneration as a whole.

The proposed Block 'M' would introduce a taller built form to the boundary between the Alton Estate and Westmead Conservation Areas, and a more urban feel to the character of Roehampton Lane. However, as discussed further below, Roehampton Lane

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is considered a sufficiently generous thoroughfare that the new building would not be an overbearing presence in the setting of the Westmead Conservation Area.

### Block 'Q'

Although broadly contemporaneous with the estate buildings, Nos. 166 and 168 Roehampton Lane are of no inherent heritage value, and are considered to detract somewhat from the conservation area's special interest. Their demolition would thus cause no harm to the significance of the Alton Estate Conservation Area.

The proposed Block 'Q' that would replace these buildings comprises three residential buildings arranged on the northern, southern and eastern sides of an open landscaped courtyard atop an undercroft car park. The western ends of the northern and southern blocks would extend slightly further to the west than the present No. 166. The eastern building, fronting Roehampton Lane, would rise to 6 storeys, whilst the northern and southern buildings would take advantage of the fall in ground level to the west and rise to 8 storeys.

The proposed Block 'Q' would have a potential impact on the setting of the Grade II\* listed Downshire House. However, this impact would not be as great as that of the recent 4-storey student accommodation blocks (Chadwick Hall), which have urbanised its former garden setting to the north and south such that it now makes a very minor contribution to the special interest of the listed house. The existing new student block to the south of Downshire House would also act to screen most of Block 'Q'. Where the upper parts of the new buildings might be visible, they would appear as part of the wider Alton Estate, grouping with the tall point blocks to the south west, and relating to the other new buildings to the south east. The proposals for Block 'Q' have responded to feedback from the DRP and Historic England. In particular, care has been taken to articulate the elevations with well-defined framing and generous horizontal openings, drawing upon the character of the nearby point blocks of the Alton Estate. At the same time, the materials have been carefully

chosen to respond to the brown brick of Downshire House and the recent student housing blocks, as well as fitting in with the wider regeneration of the eastern part of the Site. The massing, form and materials were broadly welcomed by Historic England in May 2018 as responding well to the setting of Downshire House, and the streetscape of Roehampton Lane, and offering an appropriate companion to the point blocks in views from Downshire Field. As a consequence of all this, the impact of Block 'Q' on the overall significance of Downshire House, and on the special interest of the Alton Conservation Area, would be very low, and would be offset by the design quality of the new proposals as well as the public benefits of the regeneration as a whole.

The indirect effects of the Proposed Development on the conservation area are discussed below at Section 5.5.1.

### 5.4 Indirect effects on non-designated heritage assets within the Site boundary

#### 5.4.1 Mount Clare, Minstead Gardens (Historic Park & Garden)

Those elements of the Proposed Development that have the potential to affect the setting of the Mount Clare HP&G comprise: the replacement of the existing Nos. 1-14 Portswood Place and the adjacent garages, car park and Danebury Avenue Surgery with the new Nursery and Children's Centre; the replacement of the existing Club Room/No. 2A Minstead Gardens with the new Club Room, GP Facility and shop; and the relocation of the bus turnaround.

As discussed in Chapter 4.0, the importance of the HP&G derives primarily from it providing the immediate setting of Mount Clare. The grounds immediately north and south of the house are thought to have been landscaped originally by Lancelot 'Capability' Brown, and despite being greatly affected by successive alterations and development in the 19th and 20th

centuries, their heritage value is still derived in large part from their essential parkland character. As well as the 20th century roads and buildings near the house, the landscape's heritage value is also currently somewhat diminished by the fact that it has been so peppered with trees that visibility of Mount Clare within its original grounds is much reduced.

There is some intervisibility between Mount Clare and the existing Nos. 1-14 Portswood Place, including the garages to the west of the terrace. These estate buildings, and the later Danebury Avenue Surgery, make no contribution to Mount Clare's significance, and arguably, in light of their unsympathetic massing, architectural expression and very run-down nature, detract. The hard landscaping and car parking to the east of the Portswood Place terrace are particularly unsuccessful in townscape terms, but are screened from Mount Clare by the terrace. The existing Club Room/No. 2A Minstead Gardens are not considered to contribute positively to the significance of Mount Clare. However, their low-key design means that they allow something of the historic setting of the mansion to be appreciated. Their position and height allow some appreciation of the fine prospect from Mount Clare over the landscape to the north – as far as modern planting allows. The demolition of all these buildings would cause no harm to the significance of the Mount Clare HP&G.

The proposed new Nursery and Children's Centre would be arranged over one and two storeys, and would adopt a contemporary approach to form and materials in keeping with the modern approach to school design that the LCC used on the Estate in the 1950s. The low-rise nature of the building means that it would not be a dominant presence within this part of the Site, and would cause no more harm to the setting of the HP&G than the present Portswood Place terrace, garages, car park and surgery. Indeed, the new building would greatly improve the appearance of this part of the Site.

The proposed relocation of the bus turnaround has enabled the massing of the proposed new Club Room building to be kept low, although it would be a little taller than the existing due to

## 5.0 Assessment of the Proposals | cont...

modern standards of internal head-room and ceiling-mounted services. Nevertheless, the existing view from Downshire Field across the roofs of the bungalows to Mount Clare would not be negatively affected. The low-key design approach would allow the green spaces, trees, bungalows and Mount Clare to remain the key elements in views. The proposed new Club Room building would thus cause no harm to the significance of the Mount Clare HP&G.

### 5.5 Indirect effects on designated heritage assets beyond the Site boundary

#### 5.5.1 Alton Conservation Area

Those elements of the Proposed Development that have the potential to affect the setting of the Alton Conservation Area comprise:

- The replacement of the present Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with the new Block 'A';
- The removal of the present shops with maisonettes above at Nos. 1-29 Danebury Avenue, together with the adjacent garages and the Alton Practice surgery (208-210 Danebury Avenue), and the creation of a landscaped public square;
- The replacement of the terrace of Nos. 1-28 Kingsclere Close and the four-storey maisonettes on the northern side of Harbridge Avenue (Nos. 2-84 even) with the new Block 'K';
- The replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'; and
- The replacement of the four-storey maisonettes on the southern sides of Harbridge Avenue (Nos. 1-115 odd) and Danebury Avenue (Nos. 117-243), and the shopping parade with maisonettes above further east (Nos. 31-115

Danebury Avenue), with the new Blocks 'B', 'C', 'DE', 'F', 'G', 'H', 'I' and 'J'.

The potential impacts of these interventions are considered below on an area-by-area basis.

#### New public square and Blocks 'A', 'N' and 'O'

The eastern end of the Site, around the junction of Danebury Avenue and Roehampton Lane, comprises concrete buildings from the latter part of the LCC's original development of the estate. As discussed in Chapter 4.0, the present shops and maisonettes, as well as Roehampton Library and Allbrook House, have been assessed by Historic England as not worthy of listing. The public space they enclose has been widely acknowledged to be unsuccessful, whilst the shopping area has not reached the level of popularity that was originally envisaged. It is therefore proposed to redevelop this part of the Estate to provide public, commercial and residential buildings more suited to modern requirements, alongside an improved public space.

The arrangement of the new public square would create a much-improved space that addresses Roehampton Lane and the buildings on its northern side, through a larger central space bounded to the south and west by well-defined buildings – rather than the present arrangement where the open spaces are broken up by buildings and there is a blank end façade along Roehampton Lane. The new square would offer an attractive landscape with grass, trees and high-quality hard surfaces, forming a new point of interest along the main road.

The new building on the southern side of the square (Block 'A') would contain the new Library, Café, and Youth Centre, whilst that to the west (Block 'O') would have commercial retail space at ground-floor level, providing enhanced amenities for the whole community on both sides of Roehampton Lane, and offering a high level of activity around this focal space. Meanwhile, the eastern end of Danebury Avenue itself would be shifted to provide an improved junction, and would be paved to improve the appearance of the roadway and provide a more attractive pedestrian environment.

Block 'A' is a single building formed of 5 interwoven functions. It has been conceived as a 'building in the round', with frontages to the new public square and Roehampton Lane, as well as Hersham Close and Holybourne Avenue. To the north, Block 'A' presents two large 'civic' storeys, with five residential floors above curving around a south-facing courtyard. Its massing has been conceived to allow for sunlight to fall on the public square for much of the day, especially in the summer months, and to respect the setting of the neighbouring St Joseph's Church – not locally- or statutorily listed but a local landmark in townscape terms and a positive contributor to the special interest of the Roehampton Village Conservation Area.

The building's external envelope would comprise mostly brickwork, with delicate concrete detailing to relate to adjacent stonework and cast concrete. To the north, the new Library would be given an appropriate civic presence through the use of a high-quality bronze-coloured elevational treatment.

At 7 storeys, Block 'A' would be 5 storeys taller than the existing Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue. Although the building would be only around 110m from the Grade I listed Parkstead House, its additional height is unlikely to be visible from the forecourt to the east of the house because of the presence of the intervening modern perimeter block of student housing. It would thus have a negligible impact on the listed building's setting, and this part of the setting of the conservation area, and would harm the special interest of neither.

Fronting the western side of the public square, and conceived to mark the entrance to the regeneration, Block 'O' would rise to 7 storeys. It would accommodate a large retail unit and pharmacy on the ground floor, offices on the first floor, and flats on the second to sixth floors. The building's distinctive 'wedge' shape has been conceived to respond to the public square and its position within the reconfigured road layout. Its lower storeys would be expressed with high-quality stonework to impart a civic character in the street scene, whilst chamfered brickwork piers would provide visual interest to the upper levels.

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To the west, Block 'O' would be linked by a low podium level (accommodating commercial retail space to the south and undercroft parking to the north) to Block 'N'. This would comprise four new buildings ('N1', 'N2', 'N3' and 'N4') configured as two ranges of 7-8 storeys linked by a further single-storey retail/parking podium level. Blocks 'N2' and N3' to the north would accommodate five floors of residential flats above a podium car park. Blocks 'N1' and 'N4' to the south would accommodate six floors of residential flats above double-height commercial units. Each of the buildings would have its own distinctive detailing, but would share a similar architectural language and materiality – mostly brickwork but adopting different brick tones and incorporating more concrete towards the west to mediate between the brick found in Roehampton village and the concrete banding of the point blocks.

The commercial frontages to the south between Blocks 'O' and 'N4', and between 'N4' and 'N1' would be differentiated from the residential plots through the use of a modern curtain walling system.

At a similar height to the present Allbrook House, the massing of Blocks 'N' and 'O' would reflect the original intention of the LCC architects that there should be a taller building in this location to act as a marker for the entrance to the estate. The architectural treatment and materiality of the buildings has been conceived to promote a harmonious relationship with the historic parts of Roehampton, and to help to knit the two sides of the busy road together. Consequently, compared to the existing situation, there would be a positive impact on the settings of the nearby traditional conservation areas, listed buildings, and non-designated assets. The setting of St Joseph's Church in particular would be enhanced, as it would now be visible across the square, and in longer views up Danebury Avenue.

Overall, the new square would provide a public space of a more humane layout and design than the present arrangement, with buildings more sympathetic to the wider neighbourhood than the present structures. At the same time, the mix of activities would be enhanced. Some of the new buildings would be taller

than the existing ones, but their massing would be modulated to respond to their location. The overall effect would be to restore a more traditional organisation of buildings and spaces, on the whole enhancing the settings of the nearby heritage assets. A dense green buffer would create a verdant backdrop to the square, screening the busy road. Feature trees would announce the corners, whilst seating & terraces would create inward-facing activation. Trees and planting would sweep around the entire community hub, and a key view of St Joseph's Church would be framed by tree planting.

The setting of the Alton Conservation Area would suffer some harm from the loss of original estate buildings outside its boundary; however, the public benefits of the Proposed Development as a whole would be considerable, and thus can be held to outweigh the harm that would be caused.

### **Block 'K'**

The four-storey maisonettes on the northern side of Harbridge Avenue, and terraced houses at Nos. 1-28 Kingsclere Close, were excluded from the Alton Conservation Area due to their different character and less important design when compared to the more innovative buildings of the estate.

The proposed redevelopment of this part of the estate with the new Block 'K' would therefore entail the loss of buildings of lesser heritage value, in order to allow the construction of much-improved and more diverse accommodation.

The proposed Block 'K' would comprise three buildings ('K1', 'K2' and 'K3') arranged around two landscaped courtyards atop a podium-level car park. The buildings would be arranged over a total of 9 storeys, but because they make use of the fall in ground level to the south and west, they would present 5-8 storeys to Kingsclere Close and 6 storeys to Harbridge Avenue. The buildings would introduce a larger scale of development to this part of the Site than exists at present, but their massing has been broken up, and their elevations articulated with 'pushed' and 'pulled' bays, so that when viewed from any particular direction they would not have a monolithic overbearing appearance. The

arrangement of the buildings would facilitate key pedestrian routes, increasing permeability from Roehampton Lane to the wider masterplan area. The massing of the blocks would step down at the gateways of these public routes highlighting the key thresholds. Each of the buildings would have its own distinctive detailing, but they would share a similar architectural language and materiality – mostly brickwork but incorporating lighter brick tones and more concrete towards the west to mediate between the brick found in Roehampton village and the new buildings to the east, and the concrete banding of the point blocks to the west.

The new Block 'K' would read as part of the wider Alton Estate, grouping with the taller point blocks to the west, and relating to other new buildings to the north and south. The Block's architectural character, materiality and colour palette would fit in with the wider regeneration of the eastern part of the Site. Consequently, it is considered that the proposed Block 'K' would have a limited impact on the special interest of the Alton Conservation Area; any perceived harm would be 'less than substantial' in the terms of the NPPF, and would be decisively outweighed by the high design quality of the new buildings and the public benefits of the regeneration as a whole.

### **Blocks 'B', 'C', 'DE', 'F', 'G', 'H', 'I' and 'J' (Outline)**

As discussed in Chapter 4.0, the four-storey maisonettes on the southern sides of Harbridge and Danebury Avenues, and the shops with maisonettes above further east, were excluded from the Alton Conservation Area due to their different character and less important design when compared to the more innovative buildings of the estate.

The proposed redevelopment of these parts of the estate with the new Blocks 'B', 'C', 'DE', 'F', 'G', 'H', 'I' and 'J' would therefore entail the loss of buildings of lesser heritage value, in order to allow the construction of much-improved and more diverse accommodation. The Proposed Development aims to provide for the majority of the additional dwellings in this part of the Site, reflecting its nature as one of the more densely developed

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parts of the estate, its location closest to the 'town centre', and its relatively low sensitivity to change. However, the original LCC street grid would be retained, helping to maintain a recognisable sense of place.

Although the new blocks here are in outline at this stage, it is anticipated that they will continue the brick 'modern London vernacular' of the development around the new public square. The articulation of the façades with brick piers, generous windows and balconies, would help to provide a more sympathetic architectural environment than the present somewhat stark terraces. The new blocks would have areas of different heights to modulate their massing, deal with daylight/sunlight concerns, and respond to townscape and setting issues, and would vary from 5 to 8 above-ground storeys across this part of the estate. Despite the increase in height, the overall effect would be to integrate this area better with the more traditional character of the older suburbs on the northern side of Roehampton Lane. Whilst the setting of the Alton Conservation Area would suffer some harm from the loss of original estate buildings outside its boundary, the public benefits of the Proposed Development as a whole would be considerable and thus can be held to outweigh the harm that would be caused.

The blocks at the western end of this area – Blocks 'G' and 'H' – would alter the setting of the Grade II listed bungalows at Nos. 245-255 and 257-261 Danebury Avenue. At present, the bungalows' setting to the east is made up of the four-storey blank brick end walls of the Danebury Avenue maisonettes, which in design terms appear indifferent to the bungalows. Blocks 'G' and 'H' would rise to 6-7 above-ground storeys. Although they are in outline at this stage, it is anticipated that they would offer fully-articulated, fenestrated façades towards the listed bungalows, providing a much more humane context. Despite the increased height, the more welcoming façades that would be erected near the bungalows would arguably have a modest beneficial effect on their setting.

At 5-8 storeys, the proposed new buildings on the southern side of Danebury Avenue (Blocks 'DE', 'F' and 'G') would be 1-4

storeys taller than the existing buildings here. This would make them more visible from the lawn to the west of the Grade I listed Parkstead House, above and through the existing screen of mature trees, and thus they would have a minor impact on the settings of the listed mansion and the Alton Conservation Area in which it is located. However, the massing of these new blocks when viewed from the Parkstead House site would appear as well-spaced pavilions beyond the tree screen, with high quality brick façades broken up by generous recessed areas and windows.

At 5-7 storeys, the proposed Blocks 'B' and 'C' would be 1-3 storeys taller than the buildings they would replace. However, due to the intervening presence of the modern extensions to the listed building, and the modern perimeter block of student housing, these blocks would be unlikely to be visible from the forecourt on the eastern side of Parkstead House, and thus their impact on the settings of the listed building and the wider conservation area would be neutral. The gateway on Laverstoke Gardens to the west of the perimeter block would afford a glimpsed view of Block 'C' from within the Parkstead House site, but, even here, the change to the listed building's setting would be negligible because of the intervening presence of the modern extensions.

Taking into account the improvement in architectural quality, these blocks would cause very little harm to the significance of Parkstead House, the setting of which has in any case been greatly degraded in this direction by the original estate development and later student housing, or to the significance of the Alton Conservation Area. Any modest harm that might be perceived would be greatly outweighed by the public benefits of the Proposed Development as a whole.

### 5.5.2 Richmond Park Registered Park & Garden

As discussed in Chapter 4.0, there are glimpsed views, between and over trees, of the point blocks of the Alton West estate, including those within the Application Site, from within the

Richmond Park RPG. Whilst the point blocks are important markers (an aspect of their setting that might be considered to contribute positively to the significance of the Alton Conservation Area), their visibility from Richmond Park is not an aspect of the park's setting that contribute to its heritage value.

That said, it is considered that the park is an aspect of the estate's setting that contributes positively to the significance of the heritage assets within it, both because of the views afforded over the park by the higher storeys of some of the buildings, and because it was the park that encouraged the development of the area with aristocratic estates, which in turn formed the basis of the layout of the much later estate.

Those aspects of the Proposed Development that might potentially affect the RPG's setting comprise: the replacement of the present Council Offices and Youth Club on Holybourne Avenue with the new Block 'A'; the replacement of Nos. 1-28 Kingsclere Close and the four-storey maisonettes on the northern side of Harbridge Avenue (Nos. 2-84 even) with the new Block 'K'; the replacement of the present No. 190 Roehampton Lane ('Mount Clare Gate House') and the adjacent garages with the new Block 'M'; the replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'; and the replacement of the present Nos. 166 & 168 Roehampton Lane with the new Block 'Q'.

The removal of the 10-storey Allbrook House should enhance the setting of the Park, and generally the replacement buildings would be lower than this and not so prominent. Although the uppermost storeys of some of the new blocks might be visible, their natural tones and materiality would be more sympathetic to the dense tree cover amongst which they would appear. Where the uppermost storeys of the new blocks might be visible, they would be backed by, or sit amongst, the existing point and slab blocks, and read as part of the wider Alton Estate.

The Richmond Park RPG is a large asset of considerable inherent heritage value. The Proposed Development would introduce new buildings into its wider setting. However, given the size

## 5.0 Assessment of the Proposals | cont...

of the asset, the extent of its setting, the fact that the new buildings would be concentrated in a direction where there are already relatively-tall buildings, and the fact that views of them would be filtered through existing mature trees, the impact on the significance of the RPG as a whole must be considered low. Any harm would quite clearly be 'less than substantial' in the terms of the *NPPF*, and would be outweighed by the high design quality of the new buildings and the public benefits of the regeneration as a whole.

### 5.5.3 Grove House Registered Park & Garden

It is considered that the Grade I Grove House RPG, and all the statutorily- and locally-listed buildings within it, would be sufficiently well screened from all elements of the Proposed Development by existing buildings and vegetation such that their settings would experience no appreciable change. The Proposed Development would thus have a neutral effect on the RPG's significance.

### 5.5.4 Roehampton Village Conservation Area

The setting of the Roehampton Village Conservation Area would undergo some change through: the removal of the present shopping parade with maisonettes above (Nos. 1-29 Danebury Avenue) and the Alton Practice surgery (208-210 Danebury Avenue) and the creation of a new public square; the replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'; and the replacement of the present Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with the new Block 'A'.

As discussed in Chapter 4.0, the special interest of the conservation area derives primarily from the inherent evidential, historical and aesthetic value of the buildings within it. It is bounded to the north by the Westmead Conservation Area and to the south west by the Alton Conservation Area. Whilst obviously of some inherent heritage value in their own right,

as discussed elsewhere, these areas are somewhat incidental in the setting of the Roehampton Village Conservation Area, and are not considered to be aspects of its setting that contribute meaningfully to its significance. The small scale of the village is accentuated by the dramatic contrast with the Alton West estate, which dominates the approaches to the village along Roehampton Lane from the north and south. These approaches afford a fairly dramatic sense of arrival due to the significant changes in ground level. However, the estate contributes nothing to the conservation area's special interest; indeed, the run-down nature of that part of it around Allbrook House might be considered to detract. The demolition of the existing estate buildings here would thus cause no harm to the Roehampton Village Conservation Area's significance.

At 7 storeys on their Roehampton Lane side, the proposed new Blocks 'N' and 'O' would be lower than the present Allbrook House, but the larger footprint of the blocks and the greater quantum of development would undoubtedly engender a more urban feel to the character of Roehampton Lane. Although the new Block 'O' would come slightly closer to the conservation area boundary than the present Allbrook House, Roehampton Lane is a sufficiently generous thoroughfare that it is considered that the new building would not be an overbearing presence in the conservation area's setting.

At 7 storeys, the proposed new Block 'A' would be somewhat taller than the existing buildings on this part of the Site, and would, like the new Blocks 'N' and 'O', intensify the area's urban feel. However, the building's articulation and massing, with a 2-storey projecting 'podium' level, have been conceived to ensure that it would not be an overbearing presence, either from the new square, or in views from the Roehampton Village Conservation Area. The projecting 'podium' level, accommodating the new Library, would ensure that the building operates at a human scale, and presents an active frontage to the new square. The massing of Block 'A' has been conceived to allow for sunlight to fall on the square for much of the day, especially in the summer months, and to respect the setting of the neighbouring St Joseph's Church – not locally- or statutorily

listed but a local landmark in townscape terms and a positive contributor to the special interest of the Roehampton Village Conservation Area.

The new square itself would provide a generous setting to the new buildings, reducing their visual bulk. Furthermore, the square would arguably deliver a modest enhancement of the Roehampton Village Conservation Area's setting by restoring a greener 'heart' to the settlement, and by better connecting the estate with the historic core of the old village of Roehampton. The square would also afford good views back towards the core of the old village from the eastern end of Danebury Avenue, and would open up views of St Joseph's Church. As noted above, a key view of St Joseph's Church would be framed by tree planting.

The new buildings fronting onto the square would be high-quality contemporary architecture with mainly brick façades, and generous windows. The choice of brick reflects the predominant material in the historic parts of Roehampton, which the new square would be facing, and would thus help to knit the two sides of the busy road together. Compared to the existing situation, there would consequently be a positive impact on the settings of the nearby traditional conservation areas, listed buildings, and non-designated assets. The setting of St Joseph's Church in particular would be enhanced, as it would now be visible across the square, and in longer views up Danebury Avenue. The high design quality and materiality of the new buildings and landscaping would also result in a considerable 'upgrade' of the character of this part of the Site.

Any harm that the Proposed Development's increase in massing, and its intensified 'urbanisation', might be perceived to cause to the setting of the Roehampton Village Conservation Area, and by extension its significance, would quite clearly be 'less than substantial' in the terms of the *NPPF*, and would be decisively outweighed by the very significant public benefits of the Proposed Development as a whole, notably the provision of much-needed new housing.

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### 5.5.5 Westmead Conservation Area

The setting of the Westmead Conservation Area would undergo some change through: the replacement of Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'; the replacement of Nos. 1-28 Kingsclere Close and the four-storey maisonettes on the northern side of Harbridge Avenue (Nos. 2-84 even) with the new Block 'K'; and the replacement of No. 190 Roehampton Lane ('Mount Clare Gate House') and adjacent garages with the new Block 'M'.

As discussed in Chapter 4.0, the buildings of Alton West are somewhat incidental in the setting of the Westmead Conservation Area, and are not considered to be aspects of its setting that contribute meaningfully to its significance. Indeed, the run-down nature and low relative quality of that part of the estate around Allbrook House and Kingsclere Close might be considered to detract. The demolition of these estate buildings would thus cause no harm to the significance of the Westmead Conservation Area. Similarly, the existing No. 190 Roehampton Lane ('Mount Clare Gate House') is somewhat incidental in the conservation area's setting. Its demolition would thus cause no harm to the conservation area's significance.

The Proposed Development would introduce a taller built form to the setting of the conservation area, and a more urban feel to the character of Roehampton Lane. However, Roehampton Lane is a sufficiently generous thoroughfare that it is considered that the new buildings would not be an overbearing presence in the conservation area's setting. Indeed, the high design quality and materiality of the new buildings and landscaping would result in a considerable 'upgrade' of the character of the area.

Any harm that the Proposed Development's increase in massing, and its intensified 'urbanisation', might be perceived to cause to the setting of the Westmead Conservation Area, and by extension its significance, would quite clearly be 'less than substantial' in the terms of the NPPF, and would be decisively outweighed by the very significant public benefits of the

Proposed Development as a whole, notably the provision of much-needed new housing.

### 5.5.6 King's Head public house

The setting of the King's Head would undergo some change through: the removal of the present shopping parade with maisonettes above (Nos. 1-29 Danebury Avenue) and the Alton Practice surgery (208-210 Danebury Avenue) and the creation of a new public square; the replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'; and the replacement of the present Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with the new Block 'A'.

As discussed in Chapter 4.0, the King's Head derives a measure of significance from its elevated garden setting and the context provided by the historic settlement to the east. The buildings of the Alton West estate contribute nothing to the inn's significance; indeed, the run-down nature of this part of the estate might be considered to detract. The demolition of the existing estate buildings here would thus cause no harm to the pub's significance.

At 7 storeys on their Roehampton Lane side, the proposed new Blocks 'N' and 'O' would be lower than the present Allbrook House, but the larger footprint of the blocks and the greater quantum of development would undoubtedly engender a more urban feel to the character of Roehampton Lane. Although the new Block 'O' would come slightly closer to the King's Head than the present Allbrook House, Roehampton Lane is a sufficiently generous thoroughfare that it is considered that the new building would not be an overbearing presence in the pub's setting.

At 7 storeys, the proposed Block 'A' would be somewhat taller than the existing buildings on this part of the Site, and would, like Blocks 'N' and 'O', intensify the area's urban feel. However, the building's articulation and massing, with a two-storey projecting 'podium' level, have been conceived to ensure that

it would not be an overbearing presence, either from the new square, or in the setting of the pub.

The new square itself would provide a generous verdant setting to the new buildings, reducing their visual bulk. Furthermore, it would arguably deliver a modest enhancement of the pub's setting by restoring a 'heart' to the settlement, and by better connecting the estate with the historic core of the old village of Roehampton. The square would also afford good views back towards the pub from the eastern end of Danebury Avenue.

The high design quality and materiality of the new buildings and landscaping would also result in a considerable 'upgrade' of the character of this part of the Site.

Any harm that the Proposed Development's increase in massing, and its intensified 'urbanisation', might be perceived to cause to the wider setting of the pub, and by extension its significance, would quite clearly be 'less than substantial' in the terms of the NPPF, and would be decisively outweighed by the very significant public benefits of the Proposed Development as a whole, notably the provision of much-needed new housing.

### 5.5.7 Montague Arms Public House

The setting of the Montague Arms would undergo some change through: the removal of the present shopping parade with maisonettes above (Nos. 1-29 Danebury Avenue) and the Alton Practice surgery (208-210 Danebury Avenue) and the creation of a new public square; the replacement of the present Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with the new Block 'A'; and the replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'.

As discussed in Chapter 4.0, the Montague Arms derives little significance from its immediate setting. Its modern neighbour to the right (east) detracts, and, although it is set back slightly from the building line, the building almost fronts the heavily-trafficked Roehampton Lane. However, the building does derive

## 5.0 Assessment of the Proposals | cont...

some significance from its place amongst the other historic buildings making up the core of the old village of Roehampton, notably the working-class, cottage-style housing further to the east along Medfield Street. It derives no significance from the buildings of the Alton West estate. The demolition of some of the existing estate buildings here would thus cause no harm to the pub's significance.

The replacement of the existing shopping parade (Nos. 1-29 Danebury Avenue) and Alton Practice surgery (208-210 Danebury Avenue) with the new public square would arguably deliver a modest enhancement of the pub's wider setting by restoring a 'heart' to the settlement, and by better connecting the rejuvenated Alton Estate with the historic core of the old village of Roehampton.

The proposed new Blocks 'A', 'N' and 'O' would introduce a taller built form to the area, intensifying its urban character. However, they would be at a sufficient distance from the pub that their presence would not have a dominating effect. On balance, it is considered that they would have a negligible impact on those aspects of the pub's setting that contribute to its significance.

Any harm that the Proposed Development's increase in massing, and its intensified 'urbanisation', might be perceived to cause to the wider setting of the pub, and by extension its significance, would quite clearly be 'less than substantial' in the terms of the NPPF, and would be decisively outweighed by the very significant public benefits of the Proposed Development as a whole, notably the provision of much-needed new housing.

### 5.5.8 Roehampton House, Lodges and Gates

It is considered that the Grade I listed Roehampton House and its Grade II listed entrance gates and lodges would be sufficiently well screened from all elements of the Proposed Development by existing buildings and vegetation such that their setting would experience no appreciable change. The

Proposed Development would thus have a neutral effect on the listed buildings' significance.

### 5.5.9 Parkstead House

Those elements of the Proposed Development that have the potential to affect the setting of the Grade I listed Parkstead House comprise: the replacement of the Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with the new Block 'A'; and the replacement of the four-storey maisonettes on the southern side of Danebury Avenue (Nos. 117-243), and the shopping parade with maisonettes above (Nos. 31-115 Danebury Avenue), with the new Blocks 'B', 'C', 'DE', 'F' and 'G'.

As discussed in Chapter 4.0, the significance of Parkstead House derives primarily from the very considerable aesthetic value of the original house at the centre of the building, and its historical value illustrative of the development of Roehampton with aristocratic estates from the 17th century onwards. The 19th century additions by the Jesuits are also of some aesthetic value although quite different from the original house. The early 21st century alterations are of no inherent heritage value. In respect of setting, the uninterrupted views westwards over Richmond Park make a major contribution to the building's significance. The buildings of Alton East to the south and Alton West to the north make no contribution to the building's significance. The highly-visible later point blocks of Alton East to the south markedly detract. To the north, there are glimpsed views of the tops of some of the point blocks of Alton West, although these are much better screened by vegetation. To the east, the setting of Parkstead House has been severely compromised by the relatively-recent entrance wing that closes off the eastern side of the courtyard, and by the perimeter accommodation blocks fronting Holybourne Avenue and Laverstoke Gardens.

The estate buildings it is proposed to demolish – the Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue, the four-storey maisonettes on the southern side of Harbridge Avenue (Nos. 1-115 odd) and the southern side of Danebury

Avenue (Nos. 117-243), and the shopping parade with maisonettes above (Nos. 31-115 Danebury Avenue) – are well screened by existing mature vegetation in views north from the lawn to the west of the house, and by intervening buildings in views north and north east from the forecourt to the east of the house, and in any case, do not contribute positively to its significance. The demolition of these buildings would thus cause no harm to the significance of Parkstead House.

The proposed new buildings would leave the key aspect of the setting of Parkstead House – the uninterrupted views westwards over Richmond Park – intact.

As discussed above, the proposed new Blocks 'DE', 'F' and 'G' would be 1-4 storeys taller than the existing buildings on the southern side of Danebury Avenue. This would make them more visible through the trees which run along the boundary with Parkstead House, and thus they would have a minor impact on the setting of the Grade I listed mansion. However, the massing of these new blocks when viewed from the lawn to the west of the house would appear as well-spaced pavilions behind the tree screen, with high quality brick façades broken up by generous recessed areas and windows.

At 5-7 storeys, the proposed Blocks 'B' and 'C' would be 1-3 storeys taller than the buildings they would replace. And, Block 'A' would be 5 storeys taller than the existing Council Offices and Youth Club on Holybourne Avenue. However, due to the intervening presence of the modern extensions to the listed building, and the modern perimeter block of student housing, these blocks would be unlikely to be visible from the forecourt on the eastern side of Parkstead House, and thus their impact on the setting of the listed building would be neutral. The existing gateway on Laverstoke Gardens to the west of the perimeter block would afford a glimpsed view of Block 'C' from within the Parkstead House site, but, even here, the change to the listed building's setting would be negligible because of the intervening presence of the modern extensions.

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Taking into account the notable improvement in architectural quality, overall there would be little harm to the significance of Parkstead House, the setting of which has in any case been greatly degraded in this direction by the original estate development and later student housing. Any harm that the Proposed Development might be perceived to cause to the significance of Parkstead House would quite clearly be 'less than substantial' in the terms of the *NPPF*, and would be decisively outweighed by the very significant public benefits of the Proposed Development as a whole, notably the provision of much-needed new housing.

### 5.5.10 Mount Clare

Those elements of the Proposed Development that have the potential to affect the setting of the Grade I listed Mount Clare comprise: the replacement of the existing Nos. 1-14 Portswood Place and the adjacent garages, car park and Danebury Avenue Surgery with the new Nursery and Children's Centre; the replacement of the existing Club Room/No. 2A Minstead Gardens with the new Club Room, GP Facility and shop; and the relocation of the bus turnaround.

As discussed in Chapter 4.0, the significance of Mount Clare derives primarily from the aesthetic value of its fabric, and from its evidential and historical value, illustrative of the development of Roehampton with aristocratic estates from the 17th century onwards.

In respect of setting, the grounds immediately north and south of the house are thought to have been landscaped originally by Lancelot 'Capability' Brown, and this parkland setting, despite being greatly changed by successive alterations in the 19th and 20th centuries, contributes positively to its significance. That contribution to significance is currently somewhat diminished by the fact that the landscape has been so peppered with trees that intervisibility between Danebury Avenue (approximately on the alignment of the former drive) and the house is much reduced.

There is some intervisibility between Mount Clare and the existing Nos. 1-14 Portswood Place, including the garages to the west of the terrace. These estate buildings, and the later Danebury Avenue Surgery, make no contribution to Mount Clare's significance, and arguably, in light of their unsympathetic massing, architectural expression and very run-down nature, detract. The hard landscaping and car parking to the east of the Portswood Place terrace are particularly unsuccessful in townscape terms, but are screened from Mount Clare by the terrace. The existing Club Room/No. 2A Minstead Gardens are not considered to contribute positively to the significance of Mount Clare. However, their low-key design means that they allow something of the historic setting of the mansion to be appreciated. Their position and height allow some appreciation of the fine prospect from Mount Clare over the landscape to the north – as far as modern planting allows. The demolition of all these buildings would cause no harm to the significance of Mount Clare.

The proposed new Nursery and Children's Centre would be arranged over one and two storeys, and would adopt a contemporary approach to form and materials in keeping with the modern approach to school design that the LCC used on the Estate in the 1950s. The low-rise nature of the building means that it would not be a dominant presence within this part of the Site, and would cause no more harm to the setting of Mount Clare than the present Portswood Place terrace, garages, car park and surgery. Indeed, the new building would greatly improve the appearance of this part of the Site.

The facilities provided by the existing Club Room have never been optimal for residents, due partly to the narrow proportions of the interior and the lack of potential for effective subdivision between different areas. What is more, the design of the Club Room and No. 2A includes a covered outdoor area and well-screened passages that enable anti-social behaviour to take place. Therefore, as part of the regeneration it is proposed to replace the Club Room with a new building that contains better facilities for the bungalow residents, providing a greatly enhanced community resource. Alongside this it is proposed to

provide a new GP Facility to replace the surgery that would be lost – this location is ideal given its position in the centre of Alton West, and the limited mobility of many users. A shop unit is also proposed, to maintain the role of this location as a local hub.

The proposed relocation of the bus turnaround has enabled the massing of the proposed new Club Room building to be kept low, although it would be a little taller than the existing due to modern standards of internal head-room and ceiling-mounted services. Nevertheless, the existing view from Downshire Field across the roofs of the bungalows to Mount Clare would not be negatively affected. The low-key design approach would allow the green spaces, trees, bungalows and Mount Clare to remain the key elements in views. The proposed new Club Room building would thus cause no harm to the significance of Mount Clare.

### 5.5.11 Temple in the grounds of Mount Clare

It is considered that the Temple in the grounds of Mount Clare would be sufficiently well screened from all elements of the Proposed Development by existing buildings and vegetation such that its setting would experience no appreciable change. The Proposed Development would thus have a neutral effect on the Temple's significance.

### 5.5.12 Downshire House & Gates

The replacement of the present Nos. 166 & 168 Roehampton Lane with Block 'Q' has the potential to affect the setting of the Grade II\* listed Downshire House and its Grade II listed gates.

As discussed in Chapter 4.0, the significance of Downshire House and the gates to the north derives primarily from the architectural, evidential and historical value of their fabric. The immediate setting of the house has undergone considerable change recently with the development of the three blocks of Chadwick Hall. These buildings have served to urbanise its setting in this direction, such that that setting now makes a very

## 5.0 Assessment of the Proposals | cont...

minor contribution to the special interest of the listed house. The southern block of Chadwick Hall largely screens the house from the former Garnett College buildings at Nos. 166 & 168 Roehampton Lane, around 30m to the south. These buildings, erected in the early 1960s, detract, although their impact has been somewhat ameliorated by the erection of the southern block of Chadwick Hall. The house's wider parkland setting to the west has been greatly changed by successive alterations in the 19th and 20th centuries, notably the development of the Alton West estate. The slab blocks on Highcliffe Drive are not considered to contribute positively to the significance of Downshire House. However, their considered placing maintains something of the 18th century parkland character that formed Downshire's historic setting, and this does make a positive contribution.

The proposed Block 'Q' would have a potential impact on the setting of Downshire House. However, this impact would not be as great as that of the recent 4-storey student accommodation blocks (Chadwick Hall) which have urbanised the listed building's former garden setting to the south and north such that that setting now makes a greatly reduced contribution to the building's special interest. The existing new student block to the south of Downshire House would also act to screen most of Block 'Q'. Where the upper parts of the new buildings might be visible, they would appear as part of the wider Alton Estate, grouping with the tall point blocks to the south west, and relating to the other new buildings to the south east. The massing, form and materials of Block 'Q' were broadly welcomed by Historic England in May 2018 as responding well to the setting of Downshire House, and the streetscape of Roehampton Lane, and offering an appropriate companion to the point blocks in views from Downshire Field. As a consequence of all this, the impact of the redevelopment on the overall special interest of Downshire House would be very low, and would be offset by the high design quality of the new proposals as well as the public benefits of the regeneration as a whole.

### 5.5.13 Drinking Fountain

The Drinking Fountain's setting would undergo some change through: the removal of the present shopping parade with maisonettes above (Nos. 1-29 Danebury Avenue) and the Alton Practice surgery (208-210 Danebury Avenue) and the creation of a new public square; the replacement of the present Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with the new Block 'A'; and the replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'.

As discussed in Chapter 4.0, the Drinking Fountain's location at a busy intersection reflects the importance of its historic role and marks the heart of the village that grew up when the earlier settlement was displaced by the development of the area with aristocratic estates. Otherwise, however, it derives very little heritage value from its setting. It derives no significance from the buildings of the Alton West estate. The demolition of the existing estate buildings would thus cause no harm to the fountain's significance.

The replacement of the existing shopping parade (Nos. 1-29 Danebury Avenue) and Alton Practice surgery (208-210 Danebury Avenue) with the new public square would arguably deliver a modest enhancement of the Fountain's wider setting by restoring a 'heart' to the settlement, and by better connecting the estate with the historic core of the old village of Roehampton.

The proposed new Blocks 'A', 'N' and 'O' would introduce a taller built form to the area, intensifying its urban character. However, they would be at a sufficient distance from the Fountain that their presence would not have a dominating effect. On balance, it is considered that they would have a negligible impact on those aspects of the Fountain's setting that contribute to its significance.

### 5.5.14 Alton West slab blocks, Highcliffe Drive

The settings of the Grade II\* listed Binley, Winchfield, Dunbridge, Charcot and Denmead Houses would undergo some change through: the replacement of the present Nos. 166 & 168 Roehampton Lane with the new Block 'Q'; the relocation of the present bus turnaround to a site in front of Shalden Hall; the reconfiguration and extension of the existing Downshire Field Play Area; the replacement of the existing Portswood Place parade with the new Nursery and Children's Centre; and the replacement of the present Club Room/No. 2A Minstead Gardens with the new Club Room, GP Facility and shop.

As discussed in Chapter 4.0, the slab blocks derive much of their significance from their inherent aesthetic value. In particular, they are noted for their rigorous formal arrangement in echelon along the northern side of Downshire Field, and their gridded concrete façades and pilotis, displaying the influence of Le Corbusier. The blocks are bigger than anything attempted elsewhere at Roehampton, though their bulk is masked by the slope of the hill and the scale of the setting. The setting of the slab blocks into the side of Downshire Field proved critical to the buildings' success, since it justified their base of Corbusian-inspired pilotis. The pilotis and understoreys have been the subject of much debate in terms of functionality, however their design and presence are considered to be integral historic and architectural features of the blocks. The placing of the slabs into the side of the hill is a powerful and skillful response to their setting in the 18th century landscape much remodelled by the LCC team, and makes a major contribution to their significance. The slab blocks are not considered to contribute positively to the significance of Downshire House, in the landscape of which they stand. However, their considered placing maintains something of the 18th century parkland character that formed Downshire's historic setting, and this does make a notable positive contribution both to their setting and to the character of the wider conservation area.

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The nearest other buildings within the Application Site are the buildings of Garnett College at Nos. 166 & 168 Roehampton Lane. There is very limited intervisibility between these buildings and the slab blocks. The Garnett College buildings are of no particular heritage value, and play a negligible role in the setting of the slab blocks. Their demolition would thus cause no harm to the significance of the slab blocks. As discussed above in respect of the Alton Conservation Area, the northern and southern sides of the new Block 'Q' would rise to 8 storeys (compared to the present No. 166's three), although its massing would be broken up into several parts, so that when viewed from any particular direction the new buildings would not appear overly large. Despite their greater height, it is considered that, because of their siting out of the principal views of the slab blocks from Downshire Field, and the screening afforded by existing trees, the new buildings would play a very limited role in the setting of the listed buildings, and would cause no harm to their significance.

The key heritage value of Downshire Field derives from the way the LCC architects kept a large expanse of grassland that ran almost uninterrupted from the garden of Downshire House past the point and slab blocks to Danebury Avenue and up the hill to Mount Clare. In this way, the original masterplan for the estate reinterpreted the 18th century Arcadian ideal that helped attract people to live here in the first place. The character of this landscape may reflect the history of the Site's private owners, but following its re-shaping by bulldozers in the 1950s, and the removal of the historic field boundaries, it is above all a product of the LCC architects' interpretation of the English landscape tradition – albeit with some later alterations such as the introduction of additional trees and car parking. The landscape proposals for this area provide for modest paths across the main open space to the Portswood Place hub.

Although at some distance from the slab blocks, the new Nursery and Children's Centre and the new Club Room, surgery and shop would have a low-key character, allowing the large green space of Downshire Field, and the slab blocks' spatial and visual relationship with the Minstead Gardens bungalows, to

remain readily appreciable. The redevelopment of these parts of the Site would thus cause no harm to the significance of the slab blocks.

### 5.5.15 Alton West bungalows: Nos. 1-33 & 2-36 Minstead Gardens

Those elements of the Proposed Development that have the potential to affect the setting of the Grade II listed bungalows at Nos. 1-33 & 2-36 Minstead Gardens comprise: the replacement of the present Club Room/No. 2A Minstead Gardens with a new single-storey building accommodating a new Club Room, GP Facility and shop; the relocation of the bus turnaround; and the replacement of the existing Nos. 1-14 Portswood Place, together with the adjacent garages, car park and Danebury Avenue Surgery, with the new Nursery and Children's Centre.

The bungalows at Nos. 1-33 & 2-36 Minstead Gardens are the subject of a separate application for their renovation and extension. A separate Heritage Statement assessing the impact of these works on the bungalows' significance accompanies that Application.

As discussed in Chapter 4.0, the significance of the bungalows derives in part from their surviving historic fabric, but primarily from the aesthetic value of their design concept as simple flat-roofed dwellings offering housing for the elderly within a wider mixed community.

The present Club Room and No. 2A have group value with the listed bungalows, as they were built as part of the wider provision for elderly residents. However, they are not of the same special interest, and this is reflected in the fact that they are excluded from the listing. It has been the case from the beginning that the facilities provided by the Club Room are not optimal for residents, due partly to the narrow proportions of the interior and the lack of potential for effective subdivision between different areas. What is more, the design of the Club Room and No. 2A includes a covered outdoor area and well screened passages that enable anti-social behaviour to take

place. The present (later) bus turnaround in front of the existing Club Room might be considered to detract from the bungalows' setting.

As part of the regeneration it is proposed to replace the Club Room with a new building that contains better facilities for the bungalow residents, providing a greatly enhanced community resource. Alongside this it is proposed to provide a new GP Facility to replace the surgery that would be lost – this location is ideal given its position in the centre of Alton West, and the limited mobility of many users. A shop unit is also proposed, to maintain the role of this location as a local hub.

The proposed relocation of the bus turnaround has enabled the massing of the proposed new Club Room building to be kept low, although it would be a little taller than the existing due to modern standards of internal head-room and ceiling-mounted services. Nevertheless, the existing view from Downshire Field across the roofs of the bungalows to Mount Clare would not be negatively affected. The low-key design approach would allow the green spaces, trees, bungalows and Mount Clare to remain the key elements in views. The proposed new Club Room building would thus have a negligible impact on the significance of the listed bungalows.

The shopping parade at Portswood Place, because it is contemporaneous with the bungalows and part of the same overall plan, must be considered to contribute something to the bungalows' significance. However, in light of the poor visual quality and run-down nature of the terrace, its contribution is considered to be very low.

The proposed new Nursery and Children's Centre would be arranged as a 'U' (open to the south west) around a central playground. It would be arranged predominantly over one storey, with its supporting accommodation over two storeys in the central part. This plan-form would give it an affinity with the layout of the listed Minstead Gardens bungalows, and evoke the layout of the original school building that formerly stood to the north. Furthermore, its proposed architectural language is

## 5.0 Assessment of the Proposals | cont...

in keeping with the modern approach to school design that the LCC used on the Estate in the 1950s. The building would be no taller than the existing Portswood Place terrace, enabling the key view from Mount Clare to be maintained, and allowing the large green space of Downshire Field to remain the key feature. At the same time, the building's considered design would constitute a definite enhancement of the site's aesthetic contribution to the settings of the bungalows.

Overall, it is clear that the concerns expressed by Historic England in 2014 have been addressed through a major reduction in the massing proposed for this area of the Site. Any harm caused to the settings of the bungalows, and the character of the Alton Conservation Area by the loss of the original estate structures would be minor. This harm would be more than outweighed by the improvement in appearance of the new buildings, the benefit of reinstating a school use in this key location, and the wider public benefits of the Proposed Development as a whole.

### 5.5.16 Alton West bungalows: Nos. 245–255 & 257–261 Danebury Avenue

The setting of the Grade II listed bungalows at Nos. 245–255 & 257–261 Danebury Avenue would undergo some change through the replacement of the four-storey maisonettes on the southern sides of Harbridge Avenue (Nos. 1–115 odd) and Danebury Avenue (Nos. 117–243) with the new Blocks 'DE', 'F', 'G', 'H', 'I' and 'J'.

As discussed in Chapter 4.0, the significance of the bungalows derives in part from their surviving historic fabric, but primarily from the aesthetic value of their design concept as simple flat-roofed dwellings offering housing for the elderly within a wider mixed community. The setting of this group remains largely as it was immediately following their construction. The four-storey maisonettes to the east and north east, the two-storey terraces to the west, the point blocks to the north, and the convent wall to the south west are all contemporaneous with the bungalows. The four-storey maisonettes must be considered to contribute something to the setting of the bungalows, simply because they

are original elements of the estate. However, this contribution is clearly secondary to that made by the point blocks opposite across Danebury Avenue (also outside the Application Site boundary), the relationship with which is expressly mentioned in the list description.

At present, the bungalows' setting to the east is made up of the four-storey blank brick end walls of the Danebury Avenue maisonettes, which in design terms appear indifferent to the bungalows. The new Blocks 'G' and 'H' would rise to 6–7 above-ground storeys. Although they are in outline at this stage, it is anticipated that they would offer fully-articulated, fenestrated façades towards the listed bungalows, providing a much more humane context. Despite the increased height, the more welcoming façades that would be erected near the bungalows would arguably have a modest beneficial effect on their setting.

### 5.5.17 The Bull

The wider setting of The Bull would experience some change through the replacement of the existing Nos. 1–14 Portswood Place and the adjacent garages, car park and Danebury Avenue Surgery with the new Nursery and Children's Centre.

As discussed in Chapter 4.0, the sculpture's significance derives primarily from its inherent aesthetic value, as well as its associative historical value borne of Clatworthy's authorship. It was commissioned specifically for the Alton West estate, and thus its setting on the south-eastern side of Downshire Hill with Brockbridge House as its backdrop is considered to make a strong positive contribution to its significance.

The existing terrace at Nos. 1–14 Portswood Place is an original component of the sculpture's setting, but it is not considered to be an aspect of setting that makes a notable contribution to the sculpture's significance because one has one's back to it when viewing the sculpture, and in light of the parade's poor visual quality. The demolition of the shopping parade would thus cause negligible harm to the sculpture's visual setting. The more recent Danebury Avenue Surgery at No. 351 Danebury

Avenue is an aspect of the sculpture's wider setting that might be considered to detract slightly. Its demolition would thus cause no harm to the sculpture's significance.

The proposed new Nursery and Children's Centre would be predominantly over one storey, with its supporting accommodation over two storeys in the central part, and would adopt a contemporary approach to form and materials in keeping with the modern approach to school design that the LCC used on the Estate in the 1950s. The low-rise nature of the building, and the surrounding landscaping including new trees, would mean that it would not be a dominant presence within this part of the Site. Instead, it would allow the large green space of Downshire Field to remain the key feature. Any harm caused to the setting of The Bull would be very minor, and would be decisively outweighed by the improvement in appearance of the new buildings, and the public benefits of the Proposed Development as a whole, including the benefit of reinstating a school use in this key location.

### 5.5.18 The Watchers

The setting of The Watchers would experience some change through the replacement of the present Nos. 166 & 168 with Block 'Q'.

As discussed in Chapter 4.0, the sculpture's significance derives primarily from its inherent aesthetic value, as well as its associative historical value borne of Chadwick's authorship. It was not commissioned specifically for this site, but it is broadly contemporaneous with the Alton estate's development and has occupied this position for nearly sixty years; its setting – surveying much of the Alton West estate – is thus considered to make a strong positive contribution to its significance. In the context of the Application Site, it is the slab blocks on Highcliffe Drive and the rolling landscape of Downshire Field that play the most important role.

Nos. 166 & 168 Roehampton Lane – around 25m to the south east and built in the early 1960s as part of Garnett College –

## 5.0 Assessment of the Proposals | cont...

are broadly contemporaneous with the sculpture, but they are not considered to be an aspect of the sculpture's setting that contributes notably to its significance. The demolition of these buildings would thus have a negligible impact on the sculpture's significance.

The proposed Block 'Q' that would replace these buildings comprises three residential buildings arranged on the northern, southern and eastern sides of an open landscaped courtyard atop an undercroft car park. The western ends of the northern and southern blocks would extend slightly further to the west than the present No. 166. The eastern building, fronting Roehampton Lane, would rise to 6 storeys, whilst the northern and southern buildings would take advantage of the fall in ground level to the west and rise to 8 storeys. Whilst this would introduce taller built form into the sculpture's setting to the south, this is not an aspect of its setting that contributes notably to its significance. The new Block 'Q' would not impinge on any important views of the sculpture, or alter its relationship with the buildings and landscape of Alton West that it surveys.

### 5.6 Indirect effects on non-designated heritage assets beyond the Site boundary

#### 5.6.1 Parkstead House gardens (HP&G)

The setting of the Parkstead House HP&G would undergo some change through: the replacement of the Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue with the new Block 'A'; and the replacement of the four-storey maisonettes on the southern side of Danebury Avenue (Nos. 117-243), and the shopping parade with maisonettes above (Nos. 31-115 Danebury Avenue), with the new Blocks 'B', 'C', 'DE', 'F' and 'G'.

As discussed in Chapter 4.0, the importance of the HP&G derives in large part from it providing the immediate setting of Parkstead House. The uninterrupted views westwards over Richmond Park make a major contribution to the site's heritage value.

The highly-visible later point blocks of Alton East to the south detract from the historic character of its setting. To the north and north west, there are glimpsed views of the tops of some of the point blocks of Alton West, although these are much better screened by vegetation. To the east, the setting of the house has been severely compromised by the relatively-recent entrance wing that closes off the eastern side of the courtyard, and by the perimeter accommodation blocks fronting Holybourne Avenue and Laverstoke Gardens. The wider setting of the HP&G on this side is further diminished by the presence of further estate buildings here.

The estate buildings it is proposed to demolish – the Council Offices and Youth Club at Nos. 36-38 Holybourne Avenue, the four-storey maisonettes on the southern side of Harbridge Avenue (Nos. 1-115 odd) and the southern side of Danebury Avenue (Nos. 117-243), and the shopping parade with maisonettes above (Nos. 31-115 Danebury Avenue) – are well screened by existing mature vegetation in views north from the lawn to the west of the house, and by intervening buildings in views north and north east from the forecourt to the east of the house, and in any case, do not contribute positively to its significance. The demolition of these buildings would thus cause no harm to the significance of the Parkstead House HP&G.

The proposed new buildings would leave the key aspect of the setting of the HP&G – the uninterrupted views westwards over Richmond Park – intact. The proposed new Blocks 'DE', 'F' and 'G' would be 1-4 storeys taller than the existing buildings on the southern side of Danebury Avenue. This would make them more visible through the trees which run along the boundary with Parkstead House, and thus they would have a minor impact on the setting of the HP&G. However, the massing of these new blocks when viewed from the lawn to the west of the house would appear as well-spaced pavilions behind the tree screen, with high quality brick façades broken up by generous recessed areas and windows.

At 5-7 storeys, the proposed Blocks 'B' and 'C' would be 1-3 storeys taller than the buildings they would replace. And, Block

'A' would be 5 storeys taller than the existing Council Offices and Youth Club on Holybourne Avenue. However, due to the intervening presence of the modern extensions to the listed building, and the modern perimeter block of student housing, these blocks would be unlikely to be visible from that part of the HP&G to the east of the house, and thus their impact would be neutral. The existing gateway on Laverstoke Gardens to the west of the perimeter block would afford a glimpsed view of Block 'C' from within the HP&G, but, even here, the change would be negligible because of the intervening presence of the modern extensions.

Taking into account the notable improvement in architectural quality, overall there would be little harm to the heritage value of the Parkstead House HP&G, the setting of which has in any case been greatly degraded in this direction by the original estate development and later student housing. Any harm that the Proposed Development might be perceived to cause to the significance of the HP&G would quite clearly be 'less than substantial' in the terms of the NPPF, and would be decisively outweighed by the very significant public benefits of the Proposed Development as a whole, notably the provision of much-needed new housing.

#### 5.6.2 Cedars Cottages

It is considered that all elements of the Proposed Development would be sufficiently well screened from Cedars Cottages by existing buildings and vegetation such that the cottages' setting would experience no appreciable change. The Proposed Development would thus have a neutral effect on the cottages' significance.

#### 5.6.3 Nos. 24 & 26 Roehampton High Street

The wider setting of Nos. 24 & 26 Roehampton High Street would undergo some change through the replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'.

## 5.0 Assessment of the Proposals | cont...

As discussed in Chapter 4.0, the buildings of Alton West are somewhat incidental in the setting of the Roehampton Village Conservation Area and the buildings within it (including Nos. 24 & 26), and are not considered to be aspects of the setting of Nos. 24 & 26 that contribute meaningfully to their significance. Indeed, the run-down nature and low relative quality of that part of the estate around Allbrook House might be considered to detract. The demolition of the existing estate buildings here would thus cause no harm to the houses' significance.

At 7 storeys on their Roehampton Lane side, the proposed new Blocks 'N' and 'O' would be lower than the present Allbrook House, but the larger footprint of the blocks and the greater quantum of development would undoubtedly engender a more urban feel to the character of Roehampton Lane. Although the new Block 'O' would come slightly closer to the western end of Roehampton High Street than the present Allbrook House, Roehampton Lane is a sufficiently generous thoroughfare that it is considered that the new buildings would not be an overbearing presence in the setting of Nos. 24 & 26.

Any harm that the Proposed Development's increase in massing, and its intensified 'urbanisation', might be perceived to cause to the setting of Nos. 24 & 26 Roehampton High Street, and by extension their significance, would quite clearly be 'less than substantial' in the terms of the NPPF, and would be decisively outweighed by the very significant public benefits of the Proposed Development as a whole, notably the provision of much-needed new housing

### 5.6.4 Hartfield

The only element of the Proposed Development that has the potential to materially affect the setting of the locally-listed Hartfield is the proposed replacement of the present Nos. 166 & 168 Roehampton Lane – built in the early 1960s as part of Garnett College – with the new Block 'Q'.

As discussed in Chapter 4.0, the significance of Hartfield derives primarily from its inherent aesthetic value, and its historical

value illustrative of the breaking up of the aristocratic estates that once characterised Roehampton. Practically nothing survives of its historic setting, and its present setting, amongst the buildings of Alton West and the former Garnett College, contributes nothing to its significance. The demolition of the present Nos. 166 & 168 Roehampton Lane would thus cause no harm to Hartfield's significance.

The proposed Block 'Q' that would replace these buildings comprises three residential buildings arranged on the northern, southern and eastern sides of an open landscaped courtyard atop an undercroft car park. The western ends of the northern and southern blocks would extend slightly further to the west than the present No. 166. The eastern building, fronting Roehampton Lane, would rise to 6 storeys, whilst the northern and southern buildings would take advantage of the fall in ground level to the west and rise to 8 storeys. That part of Block 'Q' closest to Hartfield – the southern block – would lie approximately in the location of the recently re-clad No. 168 Roehampton Lane.

The buildings of Block 'Q' would be faced in multi-coloured brick, giving them a much more sympathetic material character than the existing concrete and glass structures on the site. Whilst that would constitute an enhancement of Hartfield's setting, there would clearly be some impact from the new buildings' additional height; this would be moderated by their location to the north of the locally listed building, and by their orientation which means that the main view of Hartfield House (from the east) would not be obstructed. As a locally listed building, Hartfield is of relatively-low significance and so the impact of the new Block 'Q's additional mass would be correspondingly less than if it were a statutorily-listed building.

Any harm that the Proposed Development might be perceived to cause to the setting of Hartfield, and by extension its significance, would quite clearly be 'less than substantial' in the terms of the NPPF, and would be decisively outweighed by the very significant public benefits of the Proposed Development as a whole, notably the provision of much-needed new housing.

### 5.6.5 Nos. 5 & 7 Rodway Road

The wider setting of Nos. 5 & 7 Rodway Road would undergo some change through the replacement of the present Allbrook House and Roehampton Library with the new Blocks 'N' and 'O'.

As discussed in Chapter 4.0, the buildings of Alton West are somewhat incidental in the setting of the Westmead Conservation Area and the buildings within it (including Nos. 5 & 7), and are not considered to be aspects of the setting of Nos. 5 & 7 that contribute meaningfully to their significance. Indeed, the run-down nature and low relative quality of that part of the estate around Allbrook House might be considered to detract. The demolition of the existing estate buildings here would thus cause no harm to the houses' significance.

At 7 storeys on their Roehampton Lane side, the proposed new Blocks 'N' and 'O' would be lower than the present Allbrook House, but the larger footprint of the blocks and the greater quantum of development would undoubtedly engender a more urban feel to the character of Roehampton Lane. Although the new buildings would come slightly closer to the western end of Rodway Road than the present Allbrook House, Roehampton Lane is a sufficiently generous thoroughfare that it is considered that the new buildings would not be an overbearing presence in the setting of Nos. 5 & 7.

Any harm that the Proposed Development's increase in massing, and its intensified 'urbanisation', might be perceived to cause to the wider setting of Nos. 5 & 7, and by extension their significance, would quite clearly be 'less than substantial' in the terms of the NPPF, and would be decisively outweighed by the very significant public benefits of the Proposed Development as a whole, notably the provision of much-needed new housing.

### 5.6.6 Ibstock Place School (St Serf's House)

It is considered that all elements of the Proposed Development would be sufficiently well screened from the locally-listed buildings of Ibstock Place School by existing buildings and vegetation such that the locally-listed buildings' setting would

## 5.0 Assessment of the Proposals | cont...

experience no appreciable change. The Proposed Development would thus have a neutral effect on the locally listed buildings' significance.

### 5.6.7 Maryfield Convent (Roehampton Court)

Those elements of the Proposed Development that have the potential to affect the setting of the locally-listed Maryfield Convent comprise the replacement of the four-storey maisonettes on the southern sides of Harbridge Avenue (Nos. 1-115 odd) and Danebury Avenue (Nos. 117-243) with the new Blocks 'DE', 'F', 'G', 'H', 'I' and 'J'.

As discussed in Chapter 4.0, the significance of Maryfield Convent derives primarily from the inherent aesthetic value of the original Roehampton Court, as well as its historical value illustrative of the breaking up of the aristocratic estates that once characterised Roehampton. The building's historic setting has undergone considerable change, much of it in relation to the construction of the Alton West estate. Its immediate setting is now effectively defined by the gardens that surround it, contained to the north by a tall boundary wall. Its wider setting is characterised by Richmond Park to the south west and the Alton West estate to the north east. The convent derives some significance from its location on the edge of Richmond Park, clearly an important factor in its siting, and one that would have made it attractive to potential purchasers. However, it derives no significance from its setting amongst the buildings of Alton West. The demolition of the four-storey maisonettes on the southern sides of Harbridge Avenue and Danebury Avenue would thus cause no harm to the convent's significance.

At up to 8 storeys, the proposed new buildings would rise higher than the existing maisonettes, and introduce a more urban feel to the streets north east of the convent. However, it is considered that the new buildings would not affect any aspects of the convent's setting that contribute to its significance, and no harm would be caused.

### 5.6.8 Alton West bungalows: Nos. 68-70 & 80-86 Minstead Gardens

It is considered that the locally-listed bungalows at Nos. 68-70 & 80-86 Minstead Gardens would be sufficiently well screened from all elements of the Proposed Development by existing buildings and vegetation such that their setting would experience no appreciable change. The proposed Development would thus have a neutral effect on the significance of this group of bungalows.

## 6.0 Conclusion

The Proposed Development of the Alton Estate has been conceived from the outset with the aim of minimising harm to the numerous designated and non-designated heritage assets on the Site and in the immediate vicinity as much as possible, whilst also providing a considerable quantum of much-needed new housing, and delivering a notable 'upgrade' of the estate.

As detailed in Chapter 4.0 of this report, Roehampton derives considerable heritage value from: the evidential, historic and aesthetic value of the extant aristocratic houses erected here in the 18th century; the aesthetic value of the 18th-century-derived landscapes that influenced the approach to development of the Alton Estate in the 1950s; and the historic and aesthetic value of the better buildings of the Alton Estate itself. The relationship of the estate's slab blocks to each other and to the 'judiciously improved' landscape in which they sit has been described as a 'majestic' piece of town planning, whilst the estate as a whole has – in consequence of 'the combination of very large and very tiny buildings' – been described as the 'ultimate expression' of the concept of 'mixed development'. Also of some heritage value in the vicinity of the Site are the substantial houses erected on the earlier estates in the late 19th/early 20th century, and the core of the old village of Roehampton.

Some harm would be caused to the special interest of the Alton Conservation Area through the loss of several original, but unlisted estate buildings of little inherent heritage value within its boundary, and several more in its setting; as well as through the development of buildings of a larger scale in its setting. However, on balance, it is considered that that harm would be 'less than substantial' in the terms of the NPPF, and would be decisively outweighed by the high design quality of the new proposals and the creation of a new 'heart' to the estate in place of the failing centre, together with (as set out in other supporting reports to this Application) the considerable public benefits of the regeneration as a whole, notably the provision of much-needed new housing. Some aspects of the Development, such as the relocation of the bus turnaround area to a less prominent location and the reinstatement of a school use at the

heart of the estate, would enhance the heritage significance of the conservation area.

Generally, the overall impacts of the scheme would be similar in respect of the settings of most of the other identified designated and non-designated heritage assets just beyond the Site boundaries.

The key aspect of the setting of the Highcliffe Drive slab blocks comprises their relationships to one another (and to the bungalows and point blocks to the south), and to the 'judiciously improved' landscape of Downshire Field in which they sit. The new Nursery and Children's Centre and the new Club Room, surgery and shop would be at some distance from the slab blocks. Their low-key character would allow the large green space of Downshire Field, and the slab blocks' spatial and visual relationship with the Minstead Gardens bungalows, to remain readily appreciable. The new Block 'Q' to the south east, although taller than the present Nos. 166 & 168 Roehampton Lane, would be out of the principal views of the slab blocks from Downshire Field, and partially screened by existing trees, and thus would play a very limited role in the setting of the listed slab blocks. Taken together with the landscape proposals, which would leave the vast majority of the trees on Downshire Field in place, it is considered that no harm would be caused to the slab blocks' significance.

The significance of the bungalows on Minstead Gardens and Danebury Avenue derives in part from their surviving historic fabric elements, but primarily from the aesthetic value of their design concept as simple flat-roofed dwellings offering housing for the elderly within a wider mixed community. The present Club Room and No. 2A Minstead Gardens, and the shopping parade at Portswood Place, must be considered to contribute something to the significance of the Minstead Gardens group, although these buildings do not possess the same degree of special interest. The low-key design approach to the new Nursery and Children's Centre and the new Club Room, surgery and shop that would replace them would allow the green spaces,

trees, bungalows and Mount Clare to remain the key elements in views, and thus only limited harm would be caused to the significance of the listed bungalows. The minor harm caused by the loss of the less significant original estate structures would be more than outweighed by the improvement in appearance of the new buildings, the benefit of reinstating a school use in this key location, and the wider public benefits of the Proposed Development as a whole (as noted in other consultants' reports). The setting of the Danebury Avenue group would undergo some change through the replacement of the four-storey maisonettes on the southern sides of Harbridge Avenue and Danebury Avenue with the new Blocks 'DE', 'F', 'G', 'H', 'I' and 'J'. The existing maisonettes here must be considered to contribute something to the setting of the bungalows, because they are original elements of the estate. However, this contribution is clearly secondary to that made by the point blocks opposite across Danebury Avenue. Furthermore, the blank brick end walls of the maisonettes in design terms appear indifferent to the bungalows. Although the replacement buildings would be taller, it is anticipated that they would offer fully-articulated, fenestrated façades towards the bungalows, providing a much more humane context. The more welcoming façades would arguably have a modest beneficial effect on the bungalows' setting.

The proposed new Nursery and Children's Centre, and the new Club Room, would cause some change within the setting of Mount Clare. However, the low-rise nature of these new buildings mean that they would not be a dominant presence within this part of the Site, and would cause no more harm to the setting of Mount Clare than the existing buildings here. Indeed, the new buildings, together with the relocation of the bus turnaround, would greatly improve the appearance of this part of the Site.

There would be some change to the settings of Downshire House and Hartfield House through the redevelopment of the present Nos. 166 & 168 Roehampton Lane with the taller Block 'Q'. From Downshire House, most of Block 'Q' would be screened

## 6.0 Conclusion | cont...

by one of the student accommodation blocks of Chadwick Hall. Where the upper parts of the new buildings might be visible, they would appear as part of the wider Alton Estate, grouping with the tall point blocks to the south west, and relating to the other new buildings to the south east. Consequently, the impact of the redevelopment on the overall special interest of Downshire House would be very low, and would be offset by the high design quality of the new proposals as well as the public benefits of the regeneration as a whole. The setting of the locally-listed Hartfield would undergo greater change. However, the new buildings' additional height would be moderated by their location to the north of the locally listed building, and by their orientation which means that the main view of Hartfield House (from the east) would not be obstructed. As a locally listed building, Hartfield is of relatively-low significance and so the impact of the new Block 'Q's additional mass would be correspondingly less than if it were a statutorily-listed building.

The Development would undoubtedly engender a more urban feel to the character of Roehampton Lane, and thus to the settings of the adjacent Roehampton Village and Westmead Conservation Areas, and the various statutorily- and locally-listed buildings to the east of the Site. However, any harm that this intensified 'urbanisation' might be perceived to cause, would quite clearly be 'less than substantial' in the terms of the NPPF; it would be offset by the high design quality and materiality of the new buildings and landscaping, which would result in a considerable 'upgrade' of the character of this part of the Site, and would be decisively outweighed by the very significant public benefits of the Proposed Development as a whole, notably the provision of much-needed new housing (as set out in other consultants' supporting reports).

The Development would introduce buildings of a larger scale into the settings of the Richmond Park Registered Park and Garden (RPG) and Parkstead House. From the RPG, the replacement buildings would be lower than Allbrook House and not so prominent, and their natural tones and materiality would be more sympathetic to the dense tree cover amongst

which they would appear. Where the uppermost storeys of the new blocks might be visible, they would be backed by, or sit amongst, the existing point and slab blocks, and read as part of the wider Alton Estate. From the grounds around Parkstead House, the replacement buildings would appear as well-spaced pavilions behind the tree screen, with high quality brick façades broken up by generous recessed areas and windows. In both cases, any harm would quite clearly be 'less than substantial' in the terms of the NPPF, and would be outweighed by the high design quality of the new buildings and the public benefits of the regeneration as a whole (the latter set out in other consultants' supporting reports).

The Proposed Development has been conceived in light of the requirements of the *Planning (Listed Buildings and Conservation Areas) Act 1990*. In summary, whilst some harm would be caused to certain aspects of significance of the historic environment, that harm would, in all cases, be limited and 'less than substantial' in the terms of the NPPF, and would be outweighed by the very significant public benefits of the Proposed Development as a whole, notably the provision of much-needed new housing, but also the considerable enhancement of the Alton Estate that the scheme would deliver. The Proposed Development is thus considered to be in accordance with the heritage provisions of the NPPF. It is also considered to be in accordance with policy 7.8 of the Greater London Authority's *London Plan*, policies PL 1, PL 15 and IS 13 of the London Borough of Wandsworth's *Core Strategy*, and policies DMS 1, DMS 2 and DMS 4 of the London Borough of Wandsworth's *Development Management Policies Document (DMPD)*. In addition, the Proposed Development responds to the guidance provided at sections 8.1.1 and 8.1.5 of the London Borough of Wandsworth's *Site Specific Allocations Document (SSAD)*, and the guidance provided by the London Borough of Wandsworth's *Historic Environment and Roehampton SPDs*.

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# Appendix A: RPG Descriptions

## Richmond Park

<b>Heritage Category:</b>	Park and Garden
<b>Grade:</b>	I
<b>List Entry No.:</b>	1000828
<b>Date first listed:</b>	01-Oct-1987
<b>County:</b>	Greater London Authority
<b>District:</b>	Kingston upon Thames (London Borough) / Richmond upon Thames (London Borough) / Wandsworth (London Borough)
<b>Parish:</b>	Non Civil Parish
<b>National Grid Ref.:</b>	TQ2022972941

### Details:

A royal deer park with pre C15 origins, imparked by Charles I and improved by subsequent monarchs. A public open space since the mid C19.

### Historic Development:

The tradition of hunting in the area probably goes back to the C14 when the site was part of the Manor of Sheen. A royal palace was built here and became very popular with Henry VII who named the estate Richmond after his earldom in Yorkshire.

Both Henry VIII and Elizabeth enjoyed hunting at Richmond but it was not until the reign of Charles I (1625-49) that the area was imparked and New Park created. In order to placate the poor, the King allowed pedestrian access over the walls via ladder stiles.

At the end of the Civil War (1649) the Parliamentarians sold Richmond Palace and gave the New Park to the City of London. At the Restoration in 1660, the park was given back to the Crown and the Royal family continued to enjoy hunting there. The neglected palace was later demolished when it was rejected as a residence by the Queen Mother, Henrietta Maria.

When George II (1727-60) reinstated Sir Robert Walpole as his principal advisor, Walpole's eldest son, Lord Orford, was given the post of Ranger of the Park. Encouraged by the King, Lord

Orford and his father set about improving the park, draining the boggy land, clearing the overgrown area, and making it into a well-maintained and well-stocked hunting ground. A 'shooting box', Stone Lodge (now known as White Lodge) was constructed. Walpole, who felt his privacy at Richmond was being invaded by casual intruders, had the ladder stiles removed, erected lodges beside the main park gates, and initiated a system to control access. Matters came to a head when in 1751, after the death of Lord Orford, the King's youngest daughter, Princess Amelia, took over Rangership of the Park and moved into Old Lodge (Sir Robert Walpole's old house). She proceeded to treat the park as if it were her own private property and closed it to the public altogether. After a long and protracted court case, ladder stiles were again built over the park walls and pedestrian access restored. The Princess sold her Rangership to George III shortly after his accession and retired to Gunnersbury (qv), north of the Thames.

In 1761, George III (1760-1820) appointed the third Lord Bute as Ranger but continued to keep up an interest in the park and instigated many repairs and improvements. Carriages were, on production of a ticket, allowed admission to the park. When Lord Bute died in 1792 the King took the Rangership back into his own keeping and for a short time areas were given over to farming. In 1813 Lord Sidmouth was made Deputy Ranger and a year later Princess Elizabeth, daughter of King George III, was given the Rangership. As the economic climate improved after the end of the Napoleonic Wars, new plantations were made and the park enlarged. The new plantings changed the appearance of the park from open hunting ground to an estate planned partly for preservation of game for privileged shooting parties, and partly for agreeable vistas. The Old Lodge was demolished and other lodges gained status as they aged. By the mid C19 the general public enjoyed the park in greater numbers, but it was not until 1850 that carriages were admitted without prior permission.

Full public access was secured in 1851 under the provisions of the Crown Lands Act. During the First World War an army camp was set up and large areas were again put under the plough. In the inter-war years the deer herds were restored and the

park reverted to a place of recreation. By 1930, two golf courses and a large number of football, rugby, and cricket pitches had been laid out within the park, and c 1932 the first car-parking places were made. A bandstand was installed at about this time. During the period 1939-45 more than a quarter of the parkland was again under the plough and Pen Ponds were drained as a precautionary measure, being too obvious a landmark for enemy aircraft. The neglect and wartime damage was rectified after the war and c 8ha of woodland were replanted. In 1955 an advisory committee on Forestry was appointed to survey the park and propose planting policies. The bandstand was dismantled and re-erected in Regent's Park (qv) in 1975. The park lost over 1000 mature trees during the storms of 1987 and 1990 and replanting included Two Storm Wood in the northern area of the park.

Today (2002) the park is managed by the Royal Parks Agency and supports 350 fallow and 300 red deer. The park was designated as a Site of Special Scientific Interest in 1992 and as a National Nature Reserve in 2000.

### Description:

**Location, Area, Boundaries, Landform, Setting** Richmond Park is located in outer south-west London and is surrounded almost entirely by urban development: houses back onto much of the park. The town of Sheen lies c 1km to the north, Roehampton c 1km to the north-east, Petersham c 500m to the west, and Richmond c 1.5km to the north-west. To the south-west the park borders with Sudbrook Park. Beyond Star and Garter Hill to the west-north-west is Petersham Common and to the north is East Sheen Common. The c 1000ha site is enclosed within eight miles of brick wall (listed grade II) built between 1630 and 1637 and repaired many times during its long history. The undulating parkland has high areas to the west, east, and south-east and is crossed by numerous horse rides and footpaths which connect with the roads, entrances, and other features. Plantations are a major feature of the park and many pieces of water are distributed around the site, with lesser streams or drains generally flowing to the north-east.

## Appendix A: RPG Descriptions | cont...

**Entrances and Approaches** The main entrance to Richmond Park is from Richmond Hill to the north-west through Richmond Gate (widened 1896, listed grade II), and past Richmond Gate lodges (listed grade II). The road then divides, one branch, Sawyer's Hill, leading to the east and the other (un-named) to the south. These roads provide vehicular access around the park and link to five additional entrances.

**Principal Building** The brick- and stone-built White Lodge is situated to the south-east of the park and is approached from the west by the mid C18 Queen's Ride, an oak and sweet chestnut avenue over 1km in length which connects to Sawyer's Hill.

White Lodge (listed grade I), initially built as a shooting box, is an elegant Palladian villa, five bays wide with a central staircase to the first floor. The engaged Doric columns above support entablature and pediment. Building was begun in c 1727 from designs by Henry, Earl of Pembroke, probably assisted by Roger Morris, and finished two years later for George II. The Lodge was enlarged 1751-2 by Stephen Wright with further additions in 1801 by James Wyatt. Originally known as Stone Lodge, the name changed first to New Lodge and then in 1768 to White Lodge. In 1805 Humphry Repton (1752-1818) was called in to lay out c 2ha of grounds around the house. The house was further extended in the late C20 for its current (1998) occupiers, the Royal Ballet School.

**Park** From Richmond Gate, Sawyer's Hill runs c 3km east to Roehampton Gate passing, to the north, the C19 Conduit Wood and Holly Lodge (today, 1998, the Park Office and Environmental Centre). This building was shown on Eyre's map of 1754 as Cooper's Lodge, on Richardson's plan of 1771 as Lucass Lodge, and until the late C20 was known as Bog Lodge. Beyond Holly Lodge the road passes south of Two Storm Wood, planted to commemorate the trees lost in the storms of 1987 and 1990. After c 2km the road divides, the northern branch leading to East Sheen Gate with the C19 Sheen Wood to the west and C18 Adam's Pond (today used for sailing model boats) to the east. The road continues east, past the polo field to the south, to Roehampton Gate where it turns sharply to the south, crossing

over Beverley Brook which runs along the boundary of the c 85ha Richmond Park Public Golf Course which lies to the east.

Continuing south the road passes paths which lead west to White Lodge, Victory Plantation (planted C20), and Spankers Hill Wood. Spankers Hill Wood was first planted in 1819 with oak, larch, spruce, sweet chestnut, and other trees, the western slopes being planted in 1824 and an extension to the north-east enclosed and planted in 1877. After 2km the road passes to the west of the Robin Hood Gate entrance. A spur road leads 0.75km north-west to a car park at the south-west corner of Spankers Hill Wood. The main route leads south-west where it climbs up through Broomfield Hill Wood passing, after c 0.75km, a car park to the east and the entrance to Isabella Plantation to the west. The 17ha Isabella Plantation was established in 1831 when Lord Sidmouth enclosed an area of oak, beech, and sweet chestnuts known as Isabella Slade. From 1950 the plantation was made into a woodland garden by J M Fisher (who also began the Waterhouse Plantation at Bushy Park (qv) in 1949). Divided from north to south by a stream which flows to Peg's Pond in the north, this garden was further developed by George Thompson between 1951 and 1953 when it was opened to the public. The Isabella Plantation is well known for displays of bluebells, camellias, azalias and rhododendrons. The road continues south-west to a network of paths west of Ladderstile Gate and then runs parallel to the south-east boundary to the Kingston Gate at the southern tip of the site. The Bog Garden was refurbished in 2000.

Some 200m north of the Kingston Gate the road divides again, the southern spur leading out of the park and the northern route turning north-north-west, passing c 200m west of Thatched House Lodge. Thatched House Lodge was begun in the mid C17 and enlarged c 1727, possibly by William Kent for Sir Robert Walpole, and remains a private residence. The thatched house which gives the lodge its present (1998) name is a summerhouse erected c 1727 in the 2ha grounds of the Lodge. After 1.25km the road divides, the western spur leading 0.5km to Ham Gate and Ham Gate Lodge (C19, listed grade II). To the north-east a horse ride and cycle path leads c 0.75km to the C19

Pond Plantation. Beyond the Plantation to the north-east are the c 12ha Pen Ponds. The two pieces of water, separated by a causeway, were created in the mid C18 from streams that run through the park and the ponds appear little altered from 1771 when they were identified on Richardson's map as 'Canals'.

The road continues c 1km north-west to Pembroke Lodge, passing White Ash Lodge (C18, listed grade II) c 300m to the east. Running almost parallel with the west side of the road is Hornbeam Walk. Developed in the mid C18, the walk leads c 1km north into the gardens of Pembroke Lodge, a white-painted, two-storey building with a Tuscan porch and pediment. Now (1998) used as a restaurant, the erstwhile C18 mole-catcher's house was altered and improved in 1788 by Sir John Soane for Elizabeth, Countess of Pembroke. Over the following forty years the Countess further enlarged the building. Surrounding Pembroke Lodge are c 5ha of semi-formal gardens laid out in the C20. A path leads north from the gardens to the highest spot in the park, known as the King Henry VIII's Mound. Possibly a Bronze Age barrow, it is recorded on C17 maps as The King's Standing and may well have been used by the King either to shoot deer or watch the hunt as it passed. To the west there are impressive views across Petersham Park, added to Richmond Park in 1834, to the Thames Valley; to the east is a protected view of London, the Post Office Tower, and on a clear day, St Paul's Cathedral. The path continues north in the direction of Richmond Gate, passing beneath a pergola (Laburnum Walk) and through a small pedestrian gate. To the east of Pembroke Lodge and the road to Richmond Gate lies the largest of the C19 plantations, Sidmouth Wood. Begun c 1823, the c 30ha plantation consists mainly of chestnuts, a smaller number of oaks, and a few beeches. The pathway which runs east/west through this plantation is known as the Driftway.

### References:

- Richmond Park Historical Survey*, (Land Use Consultants 1984)  
[contains a number of maps and references] G Williams, *The Royal Parks of London* (1985), pp 151-72 D Edgar, *The Royal Parks* (1986), pp 149-59

## Appendix A: RPG Descriptions | cont...

Maps E J Eyre, *A Plan of His Majesty's New Park at Richmond Surrey*, 1754 T Richardson, *A Plan of His Majesty's new park called Richmond Park*, 1771 Standidge, *Plan of the Crown's Richmond Park state and Sudbrook Park in the County of Surrey*, 9" to 1 mile

OS 25" to 1 mile: 1st edition published 1864 2nd edition published 1893 1933 edition OS 10" to 1 mile: 3rd edition published 1911 1926 edition

Description written: June 1998; Amended May 2002 Register Inspector: LCH Edited: May 2002

### Grove House

<b>Heritage Category:</b>	Park and Garden
<b>Grade:</b>	II
<b>List Entry No.:</b>	1000419
<b>Date first listed:</b>	13-Mar-1990
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 21917 74314

#### Details:

Mid C18 gardens and pleasure grounds of a villa, altered in the C19, laid out within a wider setting dating from the late C18 and early C19.

#### Historic Development:

By 1624 David Papillon, a French Huguenot builder and developer, had built a great house in the hamlet of Roehampton, on a piece of land then known as Mortlake Way. The house, Roehampton House, along with 5ha of land, he sold on to Richard Weston (1577-1635). Weston acquired another 45ha from Papillon in May 1626 and nearby Putney Park from the Crown in March 1627. With these purchases he was able to enclose 182ha in a new park, receiving a licence for this from Charles I in 1634. The park was stocked with deer. Weston became one of Charles I's most-favoured ministers and in 1628 was made first Lord Weston of Neyland and five years later first Earl of Portland. Weston employed the Dutch architect and connoisseur, Sir Balthasar Gerbier to work on the interiors of the house and on the gardens. In a letter to Weston dated 19 January 1630, Gerbier describes the setting of the house and how he expected the Great Chamber to have fine views over the four parterres. The letter also implies that the four parterres already existed but as these were too small for so fine a setting, four longer parterres, but of the same width, should be laid out to reach the end of the garden. By this time Weston had already commissioned the French sculptor Hubert Le Suer to make a bronze equestrian figure of Charles I for the garden. The statue

was cast and set up in the gardens by 1633. It was removed in 1644 by order of Parliament but was saved from destruction and has stood on the south side of Trafalgar Square (qv) since 1675 (Survey of London). By 1634 Portland was a sick man and he died in March 1635, leaving a severely encumbered estate to his son Jerome, who succeeded as second Earl. Five years later the Roehampton estate was sold to Sir Abraham Daws, apparently in trust for his son Sir Thomas. Sir Thomas resided at Roehampton House for much of the 1640s and his diary for this period survives (Surrey Archaeol Collect 1926). In 1648 the property was let (and later sold) to Christian, second Countess of Devonshire. The estate remained in the Devonshire family until 1689, when it was sold to Sir Jeffrey Jeffreys, alderman of London.

Little is known about the house in the late C17 and early to mid C18 but it seems to have become separated from much of the land accumulated by Weston. In 1746 the immediate gardens and grounds appear to have covered a relatively small area, approximating to the present grounds of Grove House (Rocque). During the late C18 the then owner, Thomas Parker, a lawyer of the Inner Temple, was selling off plots of land from the estate for development and in 1785 the freehold of the property was sold to Joshua Vanneck. By 1787 (Corris) Vanneck had replaced the house with a much smaller villa (Manning and Bray 1814). By 1804 Roehampton Grove, as it was then called, had passed to William Gosling, a banker. An engraving of the house published in that year shows it roughly the same shape as today (1999). The engraving also shows the lake and the sham bridge. In the early 1840s the estate was purchased by Charles Lyne-Stephens (1764-1851), a wealthy entrepreneur. The estate and mansion (by this time known as Upper Grove House), stayed in the family until 1894, during which time Lower Grove House was built to the north of the site and the gardener's cottage to the west. Lyne-Stephens' widow, Yolande, continued to live at Grove House and on her death in 1894 the property passed to Henry Alexander Stopford, the youngest son of a family friend. Stopford died soon after inheriting and his widow married one

## Appendix A: RPG Descriptions | cont...

Raoul Bedingfeld. A number of changes were made during the Bedingfelds' ownership including the construction of an artificial grotto. After Mrs Bedingfeld left the house in 1911 it was then taken over by Charles Fischer, a merchant, who made improvements including alterations to the main house. After the First World War the freehold of Grove House was auctioned and purchased by the Frobel Educational Institute, in whose hands it remains today (1999). The Institute transferred their school from West Kensington to Grove House after the Second World War.

### Description:

**Location, Area, Boundaries, Landform, Setting** The level 7ha site is situated in the outskirts of west London. Barnes is 2km to the north, Wandsworth town 4km to the east, Wimbledon Park (qv) 3km to the south-east, and Richmond Park (qv) c 1km to the south-west. Grove House is bounded by Roehampton Lane to the east and Clarence Lane to the south. Buildings of the convent of the Sacred Heart (Digby Stewart College) provide the boundary to the north-east, and the grounds of Roehampton Golf Club (the former parkland) the boundary to the west.

**Entrances and Approaches** The drive remains as laid out in the late C18, entering the estate at the early C19 lodge (listed grade II) and gates (listed grade II but possibly not original) which stand at the south-east corner of the site, off Roehampton Lane. The drive leads north-west to the south front of the House, beyond which it curves south-west to join Clarence Lane at a mid C19 lodge c 250m west of the House. This lodge is possibly the 'gardener's cottage', for which sketches by William Wilkinson Wardell, dated 1854, exist. Several late C20 buildings occupy the area between the south-west arm of the drive and Clarence Lane.

**Principal Building** Grove House (listed grade II\*), originally Roehampton Grove and subsequently Upper Grove House, replaced a C17 building, Roehampton Great House. It was built by James Wyatt for Joshua Vanneck (d 1816) sometime after his marriage in 1777 and before 1787. The two-storey house has a pedimented centre and balustraded portico at ground-floor

level. The garden front (to the north) has a three-storey, three-windowed splayed bay to the centre which is surmounted by a balustraded parapet which is echoed in the east and west wings.

Overlooking the lake to the north, Grove House was little altered until the C20 when, c 1912, the owner, Charles L Fischer, undertook extensive alterations which included re-casing the whole of the north front in stone and adding an arcaded walk along its eastern section. Minor alterations were also made to the eastern front, and it could be that it was at this time that this side of the House was stuccoed.

**Gardens and Pleasure Grounds** Between the House and the southern boundary is an area of lawn, bordered by mature trees (which include a collection of conifers) and shrubs, the main gardens being on the north side of the House. These were laid out in the mid C18 to accompany the new house (Manning and Bray 1814). Immediately below the House to the north is a stone-paved terrace, edged with a balustrade, from which three sets of steps lead north down to the gardens. These form a rectangular area, extended on its northern edge by a semicircular bow, the whole being enclosed by a low stone wall decorated with urns. A raised walk leads down the eastern side, and the main area is laid out with gravel walks through grass plats. At the centre of the semicircle is a round pond and fountain, and from here a path leads north across the surrounding lawns.

A straight path extends east from the top terrace. A little further to the east of this is a lightly wooded pleasure ground which provides the setting for the mausoleum (listed grade II), built in the early 1860s by William Burn for Yolande Lyne-Stephens, in memory of her husband (d 1860). The stone-faced mausoleum has fine Romanesque-style detail.

A path extends north from the pleasure grounds to the east end of the kidney-shaped lake. This was enlarged by Vanneck in the late C18 from an existing smaller body of water, and the balustraded sham bridge (listed grade II) at the west end was built at the same time. The inlet at the eastern end of the lake

is marked by 'Rooks Grotto'. Constructed in the late 1890s by T B Harpham, horticultural builder, of Edgeware Road, for the then-owner Raoul Bedingfeld, the Grotto, made from a variety of natural and artificial stones, originally included caverns, rocky paths, and a waterfall running into the lake. At the northern tip of the lake the path forks, one branch continuing north as a walk through a strip of woodland alongside Roehampton Lane, the other looping round the northern edges of the water and so back to the west side of the gardens.

Leading south from the south-west corner of the House to the southern boundary is a yew hedge, incorporating stone piers at intervals along it. This boundary probably dates from the mid C19 alterations to the House and grounds.

**Other Land** To the west of the House (outside the area here registered) are a number of free-standing late C20 buildings associated with the present Institute. Beyond (also outside the area here registered) is an area of playing fields.

The former park, which lies to the north-west, is now a golf course and, like the playing fields, is outside the boundary of the registered site from which it is screened by a band of mature woodland.

The kitchen garden, now infilled with C20 buildings, stands on Roehampton Lane c 100m to the north-east of the House and is outside the registered boundary.

### References:

Manning and Bray, *History of Surrey I*, (1814) *Surrey Archaeol Collect 37 pt 1*, (1926) *Survey of London XVI*, (1937), pp 263-6  
Wandsworth Borough Council Report, (1990) *Inspector's Report*, (English Heritage 1992)

Maps J Rocque, *Twenty Miles around London*, 1745 J Corris, 1787 (Wandsworth Local Studies Centre) *Milne's Land Use map*, 1800 (Wandsworth Local Studies Centre) *Tithe map for Putney parish*, 1849 (Wandsworth Local Studies Centre)

## Appendix A: RPG Descriptions | cont...

OS 25" to 1 mile: 1st edition published 1865 2nd edition published 1898 3rd edition published 1916

Illustrations William Wilkinson Wardell, sketches of 'gardener's cottage', 1854 (Mitchell Library, Sydney, NSW) [copies in Wandsworth Local Studies Centre]

*Description written: September 1999 Amended: March 2001  
Register Inspector: LCH Edited: November 2001*

## Appendix B: Listed Building Descriptions

### King's Head Inn Public House

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II
<b>List Entry No.:</b>	1300007
<b>Date first listed:</b>	14-Jul-1955
<b>Statutory Address:</b>	King's Head Inn Public House, Roehampton High Street SW15
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 22342 73834

#### Details:

Roehampton High Street SW15 1. 5033 King's Head Inn public house TQ 2273 11/3 14.7.55 II 2. Probably 17th Century with alterations and additions. Two-storeys. Weatherboarded with stucco extension. Irregular plan. Slate, tile and pantile roofs. Flush frame windows, with glazing bars some 2-storey bays. A picturesque building.

### The Montague Arms Public House

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II
<b>List Entry No.:</b>	1184425
<b>Date first listed:</b>	07-Apr-1983
<b>Statutory Address:</b>	THE MONTAGUE ARMS PUBLIC HOUSE, 3, MEDFIELD STREET SW15
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 22390 73798

#### Details:

Medfield Street SW15 1. 5033 No 3 (The Montague Arms public house) TQ 2273 11/2 II 2. 17th Century, altered. Three storeys. Two windows. Painted brick. Tile and concrete pantile mansard. Flush framed windows. Brick nogged passage wall.

### Roehampton House (at Queen Mary's Hospital)

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	I
<b>List Entry No.:</b>	1357694
<b>Date first listed:</b>	23-Oct-1978
<b>Statutory Address:</b>	Roehampton House (at Queen Mary's Hospital), Roehampton Lane SW15
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 22210 74260

#### Details:

Roehampton Lane SW15 1. 5033 Roehampton House (At Queen Mary's Hospital) TQ 27SW 3/14 23.10.78 I 2. 1710-12 by Thomas Archer. Alterations to the main house and addition of advanced north and south wings 1910-13 by Sir E Lutyens: a continuation of the Archer style and to a plan close to Archer's original intentions. The Lutyens parts would in themselves merit Grade II\*. See Vitruvius Britannicus Vol 1 for original plan and elevation. Three-storeys and basement. Seven-window centre block linked by five-window quadrants to the wings. Brown brick with fine red brick dressings. Green slated roofs. [Centre Block: Entrance Front (West)] Moulded brick bands between storeys. Plain brick pilasters. Brick rustication to angles and to three-window centre projection. Main cornice below brick parapet, except to three-window centre which has stone cornice and balustrade. Semi-recessed windows with red gauged flat arches, dressings, projecting brick keyblocks and shaped aprons. Stone central feature comprising entrance flanked by Doric pilasters supporting entablature and broken segmental pediment, and semi-circular-headed window at first floor flanked by fluted Corinthian pilasters. Entrance approached by 2 flights of steps with wrought iron ornamental balustrade. One-storey quadrant brick arcades at angles of block. Above the arcades the quadrants and wings by Lutyens. Linked to them

## Appendix B: Listed Building Descriptions | cont...

on north and south sides of front courtyard 2-storey seven-window pavilions with three-window advanced centres, also by Lutyens. [Centre Block: Garden Front (East)] Similar to west front but with window in place of entrance door and niche in place of window above. [Centre Block: South Front] Similar to west front but the stone central feature pedimented and framing a 'stable door' window on ground floor. Good original interior features including staircase, panelling and carved woodwork.

### Entrance Gates and Lodges with related walls at Queen Mary's Hospital

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II
<b>List Entry No.:</b>	1357695
<b>Date first listed:</b>	23-Oct-1978
<b>Statutory Address:</b>	Entrance Gates and Lodges with related walls at Queen Mary's Hospital, Roehampton Lane SW15
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 22153 74251

#### Details:

Roehampton Lane SW15 1.5033 Entrance gates and lodges with related walls at Queen Mary's Hospital TQ 27SW 3/14 23.10.78 II 2. 1960. Resited elaborate wrought iron gates and overthrow in 18th Century early style. Plum and red brick quadrant walls and rusticated piers with stone caps and urns linking the gates to twin lodges. Each lodge 2-storeys in style of Lutyens with pyramidal slated roofs (the lodges and gate piers, etc by LCC Architect's Department, but included in listing as they are now an inseparable part of the ensemble which has Archer's Roehampton House (qv) at its centre).

### Parkstead House

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	I
<b>List Entry No.:</b>	1357675
<b>Date first listed:</b>	14-Jul-1955
<b>Statutory Address:</b>	Parkstead House, Roehampton High Street SW15
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 22167 73650

#### Details:

1207/11/1 Roehampton High Street SW15 14-JUL-1955  
Roehampton Lane Parkstead House  
I

Also Known As: Manresa House, Roehampton High Street SW15, Roehampton Lane Bessborough House, Roehampton High Street SW15, Roehampton Lane

Villa, 1760, by Sir William Chambers for Lord Bessborough with later additions from the 1860s by the Society of Jesus and then in 2004 by Whitelands College.

**Plan:** rectangular C18 villa faces west with intact C18 plan on ground and first floors; single storey C19 corridor to the east connecting villa to flanking C19 wings to north and south. Further ranges, running east from the corridor, form a courtyard closed by a block of c2004 on the east side. Former chapel is to the south of south courtyard range; a chapel of c2004 is further to the east, accessed through the east courtyard range. There is a third block of c2004 to the north, an extension of the north courtyard range.

**Exterior:** The villa's principal façade is an excellent example of a mid-C18 villa, inspired by the houses of the Italian Veneto. The brick building is faced with Portland stone and of five bays and three storeys. It demonstrates those features characteristic of the Italian villas it emulated, including a rusticated ground

## Appendix B: Listed Building Descriptions | cont...

floor and a central six-column Ionic pedimented loggia with a balustrade at first floor. This is reached by grand twin curved flights of steps with wrought iron railings. There is also a central entrance at basement level with a carved entablature. The rear, typically for a building of the C18, is relatively plain and a single storey corridor of 1860 partially obscures the elevation. The fenestration is regular with a clock set into the central window, introduced by the Jesuits in the C19.

The north and south elevations of the villa are obscured by C19 additions. To the south is a five bay wing of 1860 by H Clutton, in the Italian palazzo style, of stock brick with stone dressings, including a rusticated plinth and quoins. The chapel, behind the south wing was begun in 1860 by JJ Scoles and completed after his death by Nicholl, has a nave with aisles and an apsidal east end. To the north is a wing, added by the Jesuits slightly later; this has eight bays, five in the centre projecting, and is of stock brick with stone surrounds to the central windows, voussoirs to the ground floor windows and quoins. Adjoining this is a new building, built c2004, housing teaching rooms and a café. Running east from the villa are two ranges creating a courtyard to the rear of 1877-8 (south) and 1885-6 (north) by FA Walters. That to the north abuts the c2004 block. The courtyard is enclosed to the east by an entrance wing of c2004. There are now free-standing blocks in the area to the east of the house, built in c2004, and a new chapel to the south of the Jesuit chapel, which is connected to the C19 block by a small link corridor.

**Setting:** The 1760s villa faces west and has a view over Richmond Park, as uninterrupted as it was when Lord Bessborough first selected the site in 1762. This remarkable feature is invaluable in evoking the landscape setting that inspired so many aristocrats and gentlemen to build small villas in this area in the Georgian period. No other surviving C18 Thames-side house retains its original setting in the same way, although the area to the east of Parkstead House has changed beyond recognition.

**Interior:** Of exceptional significance for the survival of Chambers' decorative scheme; including fireplaces, door-cases, a central

staircase and plasterwork ceilings (the latter most complete of his early works). The most elaborate fireplace, in the central hall, is of marble carved by Joseph Wilton and has a raised centre, swags and trophies of the arts. Other fireplaces by Chambers in the principal reception rooms are equally fine, though not as grand. The ceilings are of considerable significance and are described in detail in *The Buildings of England: London, South* p. 693. The staircase, which rises along three sides of the hall, is also of particular note in having a wrought-iron carved balustrade and elaborate plasterwork friezes that are typical of Chambers' work. The staircase originally had an octagonal servants' stair within its central well, which has since been removed, depriving the plan-form of its principal feature of interest. The ingenuity of this solution to making the most of the space within a compact building is not repeated elsewhere in the house, although the arrangement remains of intrinsic special interest as an example of a C18 villa plan. The basement floor of the Chambers' villa has narrow passageways leading to small rooms. Of note are the floral plasterwork on the corridor walls and the use of a medallion motif with heads and brows in the ceilings. The same pattern is repeated on a C18 circular skylight on the second floor. There is a good level of survival of original doors, door-cases and windows on the second floor, although the plan has been altered and fireplaces removed.

Also of exceptional special interest are the William Morris and Company stained glass windows and reredos, imported in 2004. Originally pointed lancets, the fifteen windows were altered to round-headed to suit the Romanesque style of the Putney chapel. Twelve of the windows, depicting female saints, were funded by donations from graduating students; they are now situated in the corridor of the north wing in the courtyard, lit from a smaller inner courtyard to the north. The windows form an obvious group, each depicting a tall female figure with a small face and hands on alternating red and blue backgrounds. All are characterised by the serenity of the figures, although each is distinguished by the symbols of their martyrdom illustrated in the glass. The other three windows, formerly at the east end of the chapels at Chelsea and Putney, are in a small corridor

leading from the southern wing to the new chapel, built to the east of the original chapel in 2004. They were commissioned as a memorial to a Head Governess who died in a road accident. The central window depicts Christ the Saviour of the World, and the other two the Virgin Mary and Mary Magdalene, the latter the only Morris design in the ensemble. The reredos was designed by William Morris and is now in a lecture theatre in the c2004 buildings to the north of the site. This is a rectangular trellis supporting square panels of carved oak. Most panels display curling foliage but four contain the creatures associated with the four Evangelists and the central two depict arrows, symbolic of the martyrdom of St Ursula, the College's patron saint. A cornice bears the Latin inscription 'hoc facite in meam commemorationem' meaning 'Do this in remembrance of me', words taken from *1 Corinthians 11*. The design and craftsmanship of the reredos, particular in the use of silver and gold to reflect light, are of a very high quality.

The interiors of the C19 sections retain a number of original features which are of special interest. The finest interior of the C19 work is the chapel, which is in the Italian Renaissance style with marble pilasters and colourful paintwork. The aisle bays contain sky-lit coffered domes and the barrel vaulted nave ceiling is pierced by a row of clerestory lights. The adjacent former vestry has an elaborate frieze and pedimented door cases. Also of note is the single storey corridor to the rear of the Chambers' villa, which is largely unaltered and has a handsome colonnade of Doric pillars. Other corridors contain pilasters and pedimented door cases. There are several fireplaces, some bearing the Jesuits' insignias: 'IHS' and 'AMDG'. On the first floor of the south wing are small cell-like rooms, once accommodation for the Jesuit residents.

**History:** The history of Parkstead House falls neatly into three phases. The original building was built from 1762 to designs by Sir William Chambers as a riverside villa for Lord Bessborough. Designs for surviving ceilings can be dated to 1761 and 1763 and the house was complete by 1768. Then, in 1860, two wings and a chapel for the Society of Jesus were added, creating a

## Appendix B: Listed Building Descriptions | cont...

horseshoe courtyard to the rear of Chambers' villa and replacing Chambers' wings (which are illustrated in Vitruvius Britannicus IV). Finally, when the house passed into educational use in the C20, the courtyard was enclosed with the addition of a fourth wing, firstly by a building of 1949 then by a new foyer built c2004. At this time, the fifteen stained glass windows and a reredos by William Morris and Company were installed in the building.

Sir William Chambers is an architect of exceptional significance, the designer of Somerset House and an important figure in the C18 neo-classical movement. This was the first of several villas designed by Chambers in the 1760s and owes its form and type to Lord Burlington's Chiswick House of 1728. Foot's Clay, a villa in Kent built by Bouchier Cleeve in 1756 in an imitation of Palladio's Villa Rotunda, has also been cited as an influence on Chambers' design (by Pevsner).

The William Morris and Company stained glass was commissioned by Whitelands College in the 1880s for their first chapel in Chelsea and subsequently moved with them to Putney in 1930 and then to Parkstead in 2004. In 1883, John Ruskin wrote to Edward Burne-Jones on behalf of the 'Principal, Governesses and Scholars of Whitelands College' and secured his, and William Morris', personal involvement in the commission. Fourteen of the windows were designed by Burne-Jones, one by Morris, and all were crafted by Morris at the Merton Abbey Works. Five of the windows (saints Agnes, Celia, Catherine, Dorothy and Margaret) were from pre-existing Burne-Jones designs; the rest were designed specifically for the College. The reredos was commissioned 1886 and designed by Morris. It was crafted by Kate Faulkner at her studio in Bloomsbury. In a letter she described how the surface was treated with silver and then gold paint in order that 'every part, even the lowest relief, catches the light, reflects it ... [and] even strong colours have been used freely'.

**Summary of Importance:** Parkstead House, formerly Manresa House, is a 1760s house by a major architect of the C18, Sir William Chambers. The building survives well and is of exceptional interest as an example of the best Georgian architecture, inspired in form and setting by the villas of the Italian Veneto. The interiors are of particular note in having the original staircase, plan form, fireplaces and plasterwork ceilings. The C19 additions by the Jesuits are also of special architectural and historic interest, particularly the 1860s chapel. The changes the building has undergone in the first years of the C21 do not detract significantly from the special interest of the listed building and the installation of the exceptionally important William Morris and Company stained glass windows and reredos considerably enhances the building's architectural and historic qualities.

**Sources:** John Harris and Michael Snodin (eds), *Sir William Chambers: architect to George III* (1996) 245 Bridget Cherry and Nikolaus Pevsner, *Buildings of England: London, South* (2001) 692-4 Malcolm Cole, *Whitelands College: the Chapel* (1985) Historians File on Manresa House in EH archives

**Sources:**

Cherry, B, Pevsner, N, *The Buildings of England: London 2: South*, (1994)  
Cole, M, *Whitelands College: the Chapel*, (1985)  
Harris, Snodin, *Sir William Chambers: Architect to George III*, (1996), 245

### Mount Clare

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	I
<b>List Entry No.:</b>	1184436
<b>Date first listed:</b>	14-Jul-1955
<b>Statutory Address:</b>	Mount Clare, Minstead Gardens SW15
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 21623 74004

**Details:**

Minstead Gardens SW15 1. 5033 Mount Clare TQ 27SW 3/11 14.7.55 I 2. 1772 probably by Sir Robert Taylor, enlarged with portico and other enrichments. 1780 by Columbani, 2-storeys and basement. Five-bays. Stucco, with rusticated stone basement. Three-bay projecting centre with pediment and wood Doric trestyle balustraded portico with modelled plaster ceiling and WI railings raised above arched basement and approached by 2 curved flights of stone steps with WI railings. Dentil cornice. Rear elevation of 2-storeys with semi-octagonal projection in centre. Entrance hall has vaulted and shallow coffered ceiling. Geometrical stone staircase with WI balustrade. Octagon drawing room with good delicately-modelled ceiling and niches. Marble fireplaces and other good interior features. In the grounds are the dismantled remains of a circular Composite temple, the columns of which are stored in the basement. The marble capitals of 2 columns are Roman. Built by George Clive, cousin to Lord Clive. The gardens were laid out by Capability Brown.

## Appendix B: Listed Building Descriptions | cont...

### Temple in Grounds of Mount Clare

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II*
<b>List Entry No.:</b>	1065545
<b>Date first listed:</b>	14-Jun-1955
<b>Statutory Address:</b>	Temple in Grounds of Mount Clare, Minstead Gardens SW15
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 21706 73855

#### Details:

Minstead Gardens SW15 1. 5033 Temple in grounds of Mount Clare TQ 27SW 3/12 14.6.55 II\* 2. Stone. Circa 1762-69 Greek Doric style, modelled on illustration from Stuart and Revett: 'The Antiquities of Athens'. Sculptured panels in portico and interior and coved frescoed ceiling. Brought here from Bessborough House in 1913 and thus was possibly designed by Sir William Chambers the architect of that building.

#### Sources:

Stuart, J, Revett, N, *Antiquities of Athens*, (1762)

### Downshire House

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II*
<b>List Entry No.:</b>	1065522
<b>Date first listed:</b>	14-Jul-1955
<b>Statutory Address:</b>	Downshire House, Roehampton Lane SW15
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 22088 74120

#### Details:

Roehampton Lane SW15 1. 5033 Downshire House TQ 27SW 3/13 14.7.55 II\* 2. Circa 1770 for Marquess of Downshire. Three-storeys, 6 windows with 2-storey, 3 window splayed bay extension to north. Brown brick. Red segmental arches to recessed windows and red dressings at jambs and angles. Rusticated wood doorcase with fluted Doric pilasters, triglyph frieze, segmental pediment broken over pilasters and panelled reveals. Garden front has stone bands at first floor and first floor sill, brick band second floor and stone bracketed cornice below parapet; brick rusticated quoins and 3 window splayed bay at ground floor. R w Furze Brettingham did work at Downshire House for second Marquess of Downshire presumably circa 1795 (APSD and Colvin).

### Garden Gates to Downshire House (on North Side of House)

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II
<b>List Entry No.:</b>	1184718
<b>Date first listed:</b>	07-Apr-1983
<b>Statutory Address:</b>	Garden Gates to Downshire House (on North Side of House), Roehampton Lane SW15
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 22109 74121

#### Details:

Roehampton Lane SW15 1. +Q j ] Garden gates to Downshire House (On north side of house) TQ 27SW 3/13 II 2. Late 18th Century, Wrought iron, with scroll overthrow between piers.

## Appendix B: Listed Building Descriptions | cont...

### Drinking Fountain

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II
<b>List Entry No.:</b>	1065484
<b>Date first listed:</b>	07-Apr-1983
<b>Statutory Address:</b>	Drinking Fountain, Roehampton Lane SW15
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 22414 73767

#### Details:

Roehampton Lane SW15 1. 5033 Drinking Fountain TQ 2273 11/5 II 2. J C Radford. Dated 1882. Grey and red granite. Doric arcaded kiosk erected by Mrs Lyne Stephens, with cupola and ball finial on stepped plinth flanked by cambered-shape horse troughs north and south. Circular central basin with bronze fountain group by Henry Dasson of putti and fish. Semi-circular basin set into each of 4 sides of kiosk.

### Binley House

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II*
<b>List Entry No.:</b>	1246040
<b>Date first listed:</b>	22-Dec-1998
<b>Statutory Address:</b>	Binley House, Highcliffe Drive
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 22014 74194

#### Details:

TQ 22 74 SW Wandsworth, LB Highcliffe Drive (south east side)  
1207/19/10052 Binley House  
GV II\*

Block of 75 maisonettes. Designed 1952-3; built 1955-8 by the London County Council's Architect's Department, Colin Lucas Architect in Charge, J A Partridge, W G Howell, J A W Killick, S F Amis, J R Galley and R Stout job architects. W V Zinn and Partners, engineers. Reinforced concrete in-situ frame of board-marked concrete now painted, with storey-height prefabricated concrete with Dorset shingle and Derbyshire spar exposed aggregate; flat roof. The plan consists of five tiers each of fifteen maisonettes each a 12' bay, raised on alternating lines of two and three piloti at bay intervals along the ground floor. The nine bays south of the lift shaft left open. Top of lift shaft and services expressed on roof as geometric shapes. Double-height lift landings, paved. Each maisonette has private balcony facing east, and gallery access from west; the upper three tiers of flats additionally with steel emergency access balconies at bedroom level. Timber windows (original) with open casements and flush timber doors. Each maisonette with kitchen and living room on lower level, two bedrooms and internal, mechanically ventilated bathroom and toilet (a new departure in planning) on upper level; internal fittings not of special interest. Ramp of board-marked concrete in front of lifts incorporates Corbusian drip-mould, much imitated in the most progressive architecture

of the time. The slab blocks devised by this team are inspired by Le Corbusier's Unite d'Habitation in Marseilles, which Howell and others had visited in 1951. The proportions are based on his 'Modulor' and the Fibonacci number sequence. The expression of each maisonette as an individual element in the facade marked a new rigour and sophistication in slab design. The placing of the slabs into the side of the hill, a revision made in September 1953, is a powerful and skillful response to their setting in Downshire Field, a C18 landscape much remodelled and enhanced by the team; the steep slope gave purpose to the pilotis; the relationship of the blocks to each other and the landscape is a 'majestic' piece of town planning (Ian Nairn). They are the centrepiece of the Alton West estate, the LCC's most ambitious post-war development scheme and considered 'probably the finest low-cost housing development in the world' (G E Kidder Smith). It remains very highly regarded.

#### Sources:

- Bruckmann, H, Lewis, D L, *New Housing in Great Britain*, (1960), 60-99  
Kidder Smith, G E, *The New Architecture of Europe*, (1961), 42-45  
Nairn, I, *Modern Buildings in London*, (1964), 62-63  
Pepper, S, 'The Cambridge Guide to the Arts in Britain' in *Housing At Roehampton*, (1988), 279-87

## Appendix B: Listed Building Descriptions | cont...

### Winchfield House and Abutting Chimney

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II*
<b>List Entry No.:</b>	1246041
<b>Date first listed:</b>	22-Dec-1998
<b>Statutory Address:</b>	Winchfield House and Abutting Chimney, Highcliffe Drive
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 21938 74196

#### Details:

TQ 21 74 SE Wandsworth, LB Highcliffe Drive (south east side)  
1207/18/10053 Winchfield House and abutting chimney  
GV II\*

Block of 75 maisonettes. Designed 1952-3; built 1955-8 by the London County Council's Architect's Department, Colin Lucas Architect in Charge, J A Partridge, W G Howell, J A W Killick, S G Amis, J R Galley and R Stout job architects. W V Zinn and Partners, engineers. Reinforced concrete in-situ frame of board-marked concrete now painted, with storey-height prefabricated concrete with Dorset shingle and Derbyshire spar exposed aggregate; flat roof. The plan consists of five tiers each of fifteen maisonettes, each a 12' bay, raised on alternating lines of two and three piloti at bay intervals along the ground floor. The nine bays south of the lift shaft left open. Top of lift shaft and services expressed on roof as geometric shapes. Double-height lift landings, paved. Each maisonette has private balcony facing east, and gallery access from west; the upper three tiers of flats additionally with steel emergency access balconies at bedroom level. Timber windows (original) with opening casements and flush timber doors. Each maisonette with kitchen and living room on lower level, two bedrooms and internal, mechanically ventilated bathroom and toilet (a new departure in maisonette planning) on upper level; internal fittings not of special interest. Ramp of board-marked

concrete in front of lifts incorporates Corbusian-style drip mould, much imitated in the most progressive architecture of the time. Chimney abutting to north of board-marked concrete in elegant funnel form, concealed behind Winchfield House but forming a distinctive incident in the line of slabs seen from Highcliffe Drive. It serves district heating system for the slabs, the first installed by the LCC in any development, and is linked underground to the boiler house, which is not in itself of listable quality. The slab blocks devised by this team are inspired by Le Corbusier's Unite d'Habitation in Marseilles, which Howell and others had visited in 1951. The proportions are based on his 'Modulor' and the Fibonacci number sequence. The expression of each maisonette as an individual element in the facade marked a new rigour and sophistication in the LCC's pioneering slab design. The placing of the slabs into the side of the hill, a revision made in 1953, is a powerful and skillful response to their landscape setting in Downshire Field, an C18 landscape much remodelled and enhanced by the team; the steep slope gave purpose to the pilotis. The relationship of the blocks to each other and the landscape is a 'majestic' piece of townplanning (Ian Nairn). They are the centrepiece of the Alton West estate, the LCC's most ambitious post-war development scheme and considered 'probably the finest low-cost housing development in the world' (G E Kidder Smith). With its chimney and prominent position, Winchfield House is the most idiosyncratic and most photographed of the group.

#### Sources:

- Bruckmann, H, Lewis, D L, *New Housing in Great Britain*, (1960), 60-99  
Kidder Smith, G E, *The New Architecture of Europe*, (1961), 42-45  
Nairn, I, *Modern Buildings in London*, (1964), 62-63  
Pepper, S, 'The Cambridge Guide to the Arts in Britain' in *Housing At Roehampton*, (1988), 278-287

### Dunbridge House

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II*
<b>List Entry No.:</b>	1246042
<b>Date first listed:</b>	22-Dec-1998
<b>Statutory Address:</b>	Dunbridge House, Highcliffe Drive
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 21734 74225

#### Details:

TQ 21 74 SE Wandsworth  
1207/18/10056  
GV Highcliffe Drive (South East side)  
Dunbridge House  
II\*

Block of 75 maisonettes. Designed 1952-3; built 1955-8 by the LCC's Architect's Department, Colin Lucas Architect in Charge, J A Partridge, W G Howell, J A W Killick, S F Amis, J R Galley; R Stout job architects; W V Zinn and Partners engineers. Reinforced concrete in-situ frame of board-marked concrete now painted, with storey-height prefabricated concrete with Dorset shingle and Derbyshire spar exposed aggregate; flat roof. The plan consists of five tiers each of fifteen maisonettes each a 12' bay, raised on alternating lines of two and three piloti at bay intervals along the ground floor. The nine bays south of the lift shaft left Open Top of lift shaft and services expressed on roof as geometric shapes, Double-height lift landings, paved. Each maisonette has private balcony facing east, and gallery access from west; the upper three tiers of flats additionally with steel emergency access balconies at bedroom level. Timber windows (original) with opening casements and flush timber doors. Each maisonette with kitchen ;111d living room on lower level, two bedrooms and internal, mechanically ventilated bathroom and toilet (a new departure in planning) on upper level; internal fittings not of special interest. Ramp of board-marked concrete

## Appendix B: Listed Building Descriptions | cont...

in front of lifts incorporates Corbusian-style drip mould, much imitated in the most progressive architecture of the time. The slab blocks devised by this team are inspired by Le Corbusier's Unite d'Habitation in Marseilles, which Howell and others had visited in 1951. The proportions are based on his 'Modulor' and the Fibonacci number sequence. The expression of each maisonette as an individual element in the facade marked a new rigour and sophistication in the LCC's pioneering slab design. The placing of the slabs into the side of the hill, a revision made in 1953, is a powerful and skillful response to their landscape setting in Downshire Field - an C18 landscape much remodelled and enhanced by the team; the steep slope gave purpose to the pilotis. The relationship of the blocks to each other and the landscape is a 'majestic' piece of town planning (Ian Nairn). They are the centrepiece of the Alton West estate, the LCC's most ambitious post-war development scheme and considered 'probably the finest low-cost housing development in the world' (G E Kidder Smith) (Bruckman H and Lewis D L: *New Housing in Great Britain*: Stuttgart: 1960-: 60-99; Kidder Smith G E: *The New Architecture of Europe*: New York: 1961-: 44-45; Nairn I: *Modern Buildings in London*: London: 1964-: 62-63; *The Cambridge Guide to the Arts in Britain, vol IX*: Simon Pepper: *Housing at Roehampton*: Cambridge: 1988-: 279-287; Day N M: *The Role of the Architect in Post-War State Housing*: PhD, Warwick University: 1989-: 283-286).

### Sources:

- Bruckmann, H, Lewis, D L, *New Housing in Great Britain*, (1960), 60-99  
Kidder Smith, G E , *The New Architecture of Europe*, (1961), 44-45  
Nairn, I, *Modern Buildings in London*, (1964), 62-63  
Pepper, S, 'The Cambridge Guide to the Arts in Britain' in *Housing At Roehampton*, (1988), 279-287

### Charcot House

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II*
<b>List Entry No.:</b>	1246043
<b>Date first listed:</b>	22-Dec-1998
<b>Statutory Address:</b>	Charcot House, Highcliffe Drive
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 21871 74207

### Details:

TQ 21 74 SE Wandsworth, LB Highcliffe Drive (south east side)  
120719/10054 Charcot House

GV II\* Block of 75 maisonettes. Designed 1952-3; built 1955-8 by the London County Council's Architect's Department, Colin Lucas Architect in Charge, J A Partridge, W G Howell, J A W Killick, S F Amis, J R Galley and R Stout job architects. W V Zinn and Partners engineers. Reinforced concrete in-situ frame of board-marked concrete now painted, with storey-height prefabricated concrete panels with Dorset shingle and Derbyshire spar exposed aggregate; flat roof. The plan consists of five tiers each of fifteen maisonettes each a 12' bay, raised on alternating lines of two and three piloti at bay intervals along the ground floor. The nine bays south of the lift shaft are unenclosed. Top of lift shaft and services expressed on roof as geometric shapes. Double-height lift landings, paved. Each maisonette has private balcony facing east, and gallery access from west; the upper three tiers of flats additionally with steel emergency access balconies at bedroom level. Timber windows (original) with open casements and flush timber doors. Each maisonette with kitchen and living room on lower level, two bedrooms and internal, mechanically ventilated bathroom and toilet (a new departure in planning) on upper level; internal fittings not of special interest. Ramp of board-marked concrete in front of lifts incorporates Corbusian drip mould, much imitated in the most progressive architecture of the time. The slab blocks devised by this team are inspired

by Le Corbusier's Unite d'Habitation in Marseilles, which Howell and others had visited in 1951. The proportions are based on his 'Modulor' and the Fibonacci number sequence. The expression of each maisonettes as an individual element in the facade marked a new rigour and sophistication in slab design. The placing of the slabs into the side of the hill, a revision made in September 1953, is a powerful and skillful response to their landscape setting in Downshire Field, an C18 landscape much remodelled and enhanced by the team; the steep slope gave purpose to the pilotis; the relationship of the blocks to each other and the landscape is a 'majestic' piece of town planning (Ian Nairn). They are the centrepiece of the Alton West Estate, the LCC's most ambitious post-war development scheme and considered 'probably the finest low-cost housing development in the world' (G E Kidder Smith).

### Sources:

- Bruckmann, H, Lewis, D L, *New Housing in Great Britain*, (1960), 60-98  
Kidder Smith, G E , *The New Architecture of Europe*, (1961), 44  
Nairn, I, *Modern Buildings in London*, (1964), 62-63  
Pepper, S, 'The Cambridge Guide to the Arts in Britain' in *Housing At Roehampton*, (1988), 279-287

## Appendix B: Listed Building Descriptions | cont...

### Denmead House

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II*
<b>List Entry No.:</b>	1246044
<b>Date first listed:</b>	22-Dec-1998
<b>Statutory Address:</b>	Denmead House, Highcliffe Drive
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 21802 74216

#### Details:

TQ 21 74 SE WANDSWORTH, LB HIGHCLIFFE DRIVE (south east side)  
1207/18/10055 Denmead House  
GV II\*

Block of 75 maisonettes. Designed 1952-3; built 1955-8 by the London County Council's Architect's Department, Colin Lucas Architect in Charge, J A Partridge, W G Howell, J A W Killick, S F Amis, J R Galley and R Stout job architects. W V Zinn and partners, engineers. Reinforced concrete in-situ frame of board-marked concrete now painted, with storey-height prefabricated concrete with Dorset shingle and Derbyshire spar exposed aggregate; flat roof. The plan consists of five tiers each of fifteen maisonettes each a 12' bay, raised on alternating lines of two and three piloti at bay intervals along the ground floor. The nine bays sout of the lift shaft are left open. Top of lift shaft and services expressed on roof as geometric shapes. Double-height lift landings, paved. Each maisonette has private balcony facing east, and gallery access from west; the upper three tiers of flats additionally with steel emergency access balconies at bedroom level. Timber windows (original) with opening casements and flush timber doors. Each maisonette with kitchen and living room on lower level, two bedrooms and internal, mechanically ventilated bathroom and toilet (a new departure in planning) on upper level; internal fittings not of special interest. Ramp of board-marked concrete in front of lifts incorporates Corbusian-

style drip mould, much imitated in the most progressive architecture of the time. The slab blocks devised by this team are inspired by Le Corbusier's Unite d'Habitation in Marseilles, which Howell and others had visited in 1951. The proportions are based on his 'Modulor' and the Fibonacci number sequence. The expression of each maisonette as an individual element in the facade marked a new rigour and sophistication in the LCC's pioneering slab design. The placing of the slabs into the side of the hill, a revision made in 1953, is a powerful and skillful response to their landscape setting in Downshire Field - an C18 landscape much remodelled and enhanced by the team; the steep slope gave purpose to the pilotis. The relationship of the blocks to each other and the landscape is a 'majestic' piece of town planning (Ian Nairn). They are the centrepiece of the Alton West estate, the LCC's most ambitious post-war development scheme and considered 'probably the finest low-cost housing development in the world' (G E Kidder Smith).

#### Sources:

- Bruckmann, H, Lewis, D L, *New Housing in Great Britain*, (1960), 60-98  
Kidder Smith, G E, *The New Architecture of Europe*, (1961), 42-4  
Nairn, I, *Modern Buildings in London*, (1964), 62-63  
Pepper, S, 'The Cambridge Guide to the Arts in Britain' in *Housing At Roehampton*, (1988), 279-287

### 1-13, Minstead Gardens

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II
<b>List Entry No.:</b>	1246046
<b>Date first listed:</b>	22-Dec-1998
<b>Statutory Address:</b>	1-13, Minstead Gardens
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 21690 73970

#### Details:

TQ 21 73 NE Wandsworth, LB Minstead Gardens (east side)  
1207/19/10068 Nos. 1-13 (Odd)  
GV II

Staggered terrace of seven bungalows for old-age pensioners. Designed 1952-3; built 1957-8 by the London County Council's Architect's Department Housing Division, Colin Lucas Architect in Charge, J A Partridge, W G Howell, J A W Killick, S F Amis, J R Galley and R Stout job architects. Brick and concrete cross-wall construction with roughcast infill panels; flat roofs counterbalanced by high concrete stacks that give the group great character. The rectangle of each single-storey unit incorporates recessed porches to front and back. The glazing and panels under windows renewed in UPVC, to a pattern resembling the original. Flush timber doors follow the original pattern. Storage area, formerly a fuel store, incorporated in front wall. Retaining walls enclose a small garden area to front, at rear the open grassed area is part of the group's composition. Interiors comprise a large single room with fireplace, linen cupboard and bed recess; kitchen and bathroom not of special interest. The groups of old people's dwellings are a charming feature of the Alton West development. Their small scale is a deliberate counterpoise to the great slabs and point blocks around, a contrast further explored in the quirky, unexpected chimneys. This combination of very large and very tiny buildings exemplifies the concept of 'mixed development', with houses

## Appendix B: Listed Building Descriptions | cont...

and flats to suit all ages and needs, of which Alton West is the ultimate expression. These bungalows also form a strong group with the C18 Mount Clare behind. 'Their informal tight grouping and open roadways achieve almost the character of the original parklands, yet these tiny units take their place exceedingly well with the tall blocks across the spine road and on the other slope' (*Prefabrication*, November 1958).

### Sources:

- Bruckmann, H, Lewis, D L, *New Housing in Great Britain*, (1960), 60-99  
'Architecture and Building' in June, (1959), 222-7  
'Prefabrication' in November, (1958), 594-8

### 2-26, Minstead Gardens with Retaining Walls

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II
<b>List Entry No.:</b>	1246045
<b>Date first listed:</b>	22-Dec-1998
<b>Statutory Address:</b>	Numbers 2-26 with Retaining Walls, 2-26, Minstead Gardens
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 21713 74032

### Details:

TQ 21 74 SE Wandsworth, LB Minstead Gardens (west side)  
1207/18/10067 Nos. 2-26 (Even) - with retaining walls  
GV II

Staggered terrace of thirteen bungalows for old-age pensioners. Designed 1952-3; built 1957-8 by the LCC's Architect's Department Housing Department, Colin Lucas Architect in Charge, J A Partridge, W G Howell, J A W Killick, S F Amis, J R Galley and R Stout job architects. Brick and concrete cross-wall construction with roughcast infill panels; flat roofs counterbalanced by high concrete stacks that give the group great character. The rectangle of each single-storey unit incorporates recessed porches to front and back. The glazing and panels under windows renewed in UPVC, to a pattern resembling the original. Flush timber doors retain their original design. Storage area, formerly a fuel store, incorporated in front wall. Retaining walls enclose a small garden area to front, at rear the open grassed area is part of the group's composition. Interiors comprise large single room with fireplace, linen cupboard and bed recess; kitchen and bathrooom not of special interest. The groups of old people's dwellings are a charming feature of the Alton West development. Their small scale is a deliberate counterpoise to the great slabs and point blocks

around, a contrast further exploited in the quirky, unexpected chimneys. This combination of very large and very tiny buildings exemplifies the concept of 'mixed development', with houses and flats to suit all ages and needs, of which Alton West is the ultimate expression. These bungalows also form a strong group with the C18 listed Mount Clare behind. 'Their informal tight grouping and open roadways achieve almost the character of the original parklands, yet these tiny units take their place exceedingly well with the tall blocks across the spine road and on the higher slope' (*Prefabrication*, November 1958).

### Sources:

- Bruckmann, H, Lewis, D L, *New Housing in Great Britain*, (1960)  
'Architecture and Building' in June, (1959), 222-7  
'Prefabrication' in November, (1958), 594

## Appendix B: Listed Building Descriptions | cont...

### 15-33, Minstead Gardens

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II
<b>List Entry No.:</b>	1246017
<b>Date first listed:</b>	22-Dec-1998
<b>Statutory Address:</b>	15-33, Minstead Gardens
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 21678 73938

#### Details:

TQ 21 73 NE Wandsworth, LB Minstead Gardens (east side)  
1207/19/10069 Nos. 15-33 (Odd)  
GV II

Staggered terrace of ten bungalows for old-age pensioners. Designed 1952-3; built 1957-8 by the London County Council's Architect's Department Housing Division, Colin Lucas Architect in Charge, J A Partridge, W G Howell, J A W Killick, S F Amis, J R Galley and R Stout job architects. Brick and concrete cross-wall construction with roughcast infill panels; flat roofs counterbalanced by high concrete stacks that give the group great character. The rectangle of each single-storey unit incorporates recessed porches to front and back. The glazing and panels under windows renewed in UPVC, to a pattern resembling the original. Flush timber doors follow the original pattern. Storage area, formerly a fuel store, incorporated in front wall. Retaining walls enclose a small garden area to front, at rear the open grassed area is part of the groups composition. Cobbles outside No. 33 a picturesque touch indicative of the attention paid to detail and landscape. Interiors comprise large single room with fireplace, linen cupboard and bed recess; kitchen and bathroom not of special interest. The groups of old people's dwellings are a charming feature of the Alton West development. Their small scale is a deliberate counterpoise to the the great slabs and point blocks around, a contrast futher exploited in the quirky, unexpected chimneys. This combination

of very large and very tiny buildings exemplifies the concept of 'mixed development', with houses and flats to suit all ages and needs, of which Alton West is the ultimate expression. These bungalows also form a strong group with the C18 Mount Clare behind. 'Their informal tight grouping and open roadways achieve almost the character of the original parklands, yet these tiny units take their place exceedingly well with the tall blocks across the spine road and on the higher slope'. (*Prefabrication*, November 1958).

#### Sources:

Bruckmann, H, Lewis, D L, *New Housing in Great Britain*, (1960), 60-99  
'Architecture and Building' in June, (1959), 222-7  
'Prefabrication' in November, (1958), 594-8

### Numbers 245-55 and Retaining Walls

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II
<b>List Entry No.:</b>	1246018
<b>Date first listed:</b>	22-Dec-1998
<b>Statutory Address:</b>	Numbers 245-55 and Retaining Walls, 245-55, Danebury Avenue
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 21982 73827

#### Details:

TQ 21 73 NE Wandsworth, LB Danebury Avenue (East side)  
1207/19/10072 Nos. 245-55 (Odd) and retaining walls GV II

Staggered terrace of six bungalows for the elderly. Designed 1952-3; built 1957-8 by the London County Council's Architect's Department Housing Division, Colin Lucas Architect in Charge, J A Partridge, W G Howell, J A W Killick, S F Amis, J R Galley and R Stout job architects. Brick and concrete cross-wall construction with roughcast infill panels; flat roofs counterbalanced by high concrete stacks that give the group great character. The rectangle of each single-storey unit incorporates recessed porches to front and back. The glazing and panels under windows renewed in UPVC, to a pattern resembling the original. Flush timber doors to original design. Storage area, formerly a fuel store, incorporated in front wall. Retaining walls enclose a small garden area to front, at rear the open grassed area is part of the group's composition. Interiors comprise a large single room with fireplace, linen cupboard and bed recess; kitchen and bathroom not of special interest. The groups of old people's dwellings are a charming feature of the Alton West development. Their small scale is a deliberate counterpoise to the great slabs and point blocks around, a contrast made further explicit in the quirky, unexpected chimneys. This combination of very large and very tiny buildings exemplifies the concept of 'mixed development', with houses and flats to suit all ages and

## Appendix B: Listed Building Descriptions | cont...

needs, of which Alton West is the ultimate expression. These bungalows also form a strong group with the Cl8 Mount Clare behind. 'Their informal tight grouping and open roadways achieve almost the character of the original parklands, yet these tiny units take their place exceedingly well with the tall blocks across the spine road and on the higher slope' (*Prefabrication*, November 1958). Bruckmann H and Lewis D L: *New Housing in Great Britain*: Stuttgart: 1960-: 60-99; *Architecture and Building*: London: June 1959-: PP 222-7; *Prefabrication*: London: November 1958-: P 594).

### Sources:

Bruckmann, H, Lewis, D L, *New Housing in Great Britain*, (1960), 60-99  
'Architecture and Building' in June, (1959), 222-7  
'Prefabrication' in November, (1958), 594

## Numbers 257-61 and Retaining Walls

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II
<b>List Entry Number:</b>	1246019
<b>Date first listed:</b>	22-Dec-1998
<b>Statutory Address:</b>	Numbers 257-61 and Retaining Walls, 257-261, Danebury Avenue
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Reference:</b>	TQ 21968 73811

### Details:

TQ 21 73 NE Wandsworth, LB Danebury Avenue (East side )  
1207/19/10073 Nos. 257-61 (Odd) and retaining walls  
GV II

Staggered terrace of three bungalows for the elderly. Designed 1952-3; built 1957 -8 by the London County Council's Architect's Department Housing Division, Colin Lucas Architect in Charge, J A Partridge, W G Howell,] A W Killick, S F Amis,] R Galley and R Stout job architects. Brick and concrete cross-wall construction, With roughcast infill panels; flat roofs counterbalanced by high concrete stacks that give the group great character. The rectangle of each single-storey unit incorporates recessed porches to front and back. The glazing and panels under windows renewed in UPVC, to a pattern resembling the original. Flush timber doors retain the original design. Storage area, formerly a fuel store, incorporated in front wall. Retaining walls enclose a small garden area to front, at rear the open grassed area is part of the group's composition. Interiors comprise a large single room with fireplace, linen cupboard and bed recess; kitchen and bathroom not of special interest. The groups of old people's dwellings are a charming feature of the Alton West development. Their small scale is a deliberate counterpoise to the great slabs and point blocks around, a contrast made further explicit in the quirky, unexpected chimneys. This combination of very large and very tiny buildings exemplifies the concept of

'mixed development'; with houses and flats to suit all ages and needs, of which Alton West is the ultimate expression. These bungalows also form a strong group with the C 18 Mount Clare behind. 'Their informal tight grouping and open roadways achieve almost the character of the original parklands, yet these tiny units take their place exceedingly well with the tall blocks across the spine road and on the higher slope' (*Prefabrication*, November 1958). Bruckmann H and Lewis D L: *New Housing in Great Britain*: Stuttgart: 1960-: 60-99; *Architecture and Building*: London: June 1959-: 222-7; *Prefabrication*: London: November 1958-: 594-7).

### Sources:

Bruckmann, H, Lewis, D L, *New Housing in Great Britain*, (1960), 60-99  
'Architecture and Building' in June, (1959), 222-7  
'Prefabrication' in November, (1958), 594-7

## Appendix B: Listed Building Descriptions | cont...

### The Bull at foot of Downshire Field, Alton Estate

<b>Heritage Category:</b>	Listed Building
<b>Grade:</b>	II*
<b>List Entry Number:</b>	1376742
<b>Date first listed:</b>	15-Apr-1998
<b>Statutory Address:</b>	The Bull at foot of Downshire Field, Alton Estate, Danebury Avenue SW15
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Reference:</b>	TQ 21838 74029

#### Details:

TQ 2174 SE Danebury Avenue, SW15 (North side) 1207/18/10050  
The Bull at foot of Downshire Field, Alton Estate  
GV II\*

Sculpture. 1961 by Robert Clatworthy, a version of a plaster figure from 1959, commissioned by the London County Council at the behest of A W Cleeve Barr, one of the principal architects working on the Alton Estate. Bronze, ten feet in length. A shaggy, expressionistic figure of a bull that seems about to turn its head; a heroic yet friendly image which is a much-loved centrepiece of the LCC's flagship Alton West development. Clatworthy specialised in animal subjects and had exhibited a series of smaller equine and bull pieces at the Hanover Gallery in 1957. The shaggy expressionism of the Bull works as a study in movement arrested. Clatworthy wrote that 'in most of my sculpture you will find a series of super-imposed images - as the light changes or the viewer moves around the sculpture so different images of the same figure emerge.'

### The Watchers behind Downshire House (Roehampton University), Alton EstateHeritage

<b>Category:</b>	Listed Building
<b>Grade:</b>	II
<b>List Entry No.:</b>	1031600
<b>Date first listed:</b>	15-Apr-1998
<b>Statutory Address:</b>	The Watchers behind Downshire House (Roehampton University), Alton Estate, Roehampton Lane SW15
<b>County:</b>	Greater London Authority
<b>District:</b>	Wandsworth (London Borough)
<b>National Grid Ref.:</b>	TQ 22018 74117

#### Details:

This list entry was subject to a Minor Amendment on 11/10/2017

Roehampton Lane, SW15(West side) The Watchers behind Downshire House (Roehampton University), Alton Estate

(Formerly listed as The Watchers behind Downshire House (Garnett College), Alton Estate)

GV II Sculpture. 1960 by Lynn Chadwick, sited at Roehampton in 1963 by the London County Council. Bronze, cast from a frame of iron and spolit (gypsum and iron filings); over seven feet high on low plinth. Three abstract figures, of menacing and predatory character, that sum up Chadwick's fear of 'big brother', an Orwellian theme in tune with popular politics of the time. A fine example of his work, brilliantly sited where the figures can survey the whole Alton West estate, one of the LCC's greatest architectural achievements, across Downshire Field. It forms a stark contrast to the agrarian 'Bull' by Robert Clatworthy at the bottom of the slope.

# Appendix C: Planning Policy Context

## C.1 National heritage policies

### C.1.1 Primary legislation

Listed buildings and conservation areas are subject to the *Planning (Listed Buildings and Conservation Areas) Act 1990*. With regard to applications for planning permission affecting the setting of listed buildings, Section 66 (1) of the Act requires that:

*in considering whether to grant planning permission for development which affects a listed building or its setting, the local authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

Conservation area designation provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest. Section 72 (1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* requires that in considering applications for planning permission with respect to any buildings or other land in a conservation area:

*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*

Registered parks and gardens are not protected by a separate consent regime, but local authorities will give great weight to their conservation in considering applications for planning permission.

### C.1.2 National Planning Policy Framework

National heritage policy governing the application of the primary legislation is contained within section 16 of the *National Planning Policy Framework (NPPF, revised February 2019)*. The relevant sections of the NPPF are as follows:

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

192. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner

# Appendix C: Planning Policy Context | cont...

*proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

200. Local planning authorities should look for opportunities for new development within Conservation Areas ..., and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

201. Not all elements of a Conservation Area ... will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area ... should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area ... as a whole.

## C.2 Regional heritage policies

The Greater London Authority's *London Plan* (consolidated with alterations since 2011, March 2016) contains heritage guidance in Policy 7.8, Heritage Assets and Archaeology, the relevant parts of which are as follows:

- C Development should identify, value, conserve, restore, reuse and incorporate heritage assets, where appropriate.
- D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

## C.3 Local heritage policies

The current adopted development plan for the London Borough of Wandsworth comprises the *Core Strategy*, the *Development Management Policies Document (DMPD)* and the *Site Specific Allocations Document (SSAD)*, all adopted in March 2016. There are also Supplementary Planning Documents (SPDs) addressing the historic environment generally and Roehampton specifically.

### C.3.1 Core Strategy

The Core Strategy includes the following policies relevant here:

#### **Core Policies for Places: Policy PL 1**

*Attractive and distinctive neighbourhoods and regeneration initiatives*

- a. *The local distinctiveness of the various neighbourhoods which together make up the borough of Wandsworth will be promoted, building on their cherished existing character and attractiveness, including conserving and enhancing the borough's heritage assets and their settings. The large areas of open space which add to the distinctiveness of residential neighbourhoods will be protected from encroachment. . .*

#### **Core Policies for Places: Policy PL 15**

*Roehampton*

*Comprehensive regeneration and new development within the Roehampton Masterplan area will be supported to deliver:*

- a. *Improved housing, new business floorspace, new and improved shops and related uses in the local centre, and new community facilities. . .*
  - c. *Environmental improvements including making the area safer.*
  - d. *A more attractive area to encourage people and businesses into Roehampton, including, where relevant, the conservation and enhancement of the Roehampton Village, Westmead and Alton Conservation Areas and their settings.*
- . . .

#### **Core Policies for Issues: Policy IS 3**

*Good quality design and townscape*

- a. *The Council will protect and reinforce the existing varied character and heritage of the borough.*
- b. *The layout, form and design of new buildings and the spaces around them should contribute positively to the local environment, creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible to all, sustainable, functional, adaptable, durable, inclusive, and while having their own distinctive identity maintain and reinforce local character. Designs and layouts which make efficient and effective use of land, including innovative approaches that help deliver high quality outcomes will be promoted.*
- c. *Throughout the borough, with the exception of the major development sites within Nine Elms, the scale and density of development should make the most effective use of land and buildings, paying regard to the site's accessibility and existing and proposed infrastructure and the London Plan 2015 density matrix, without harming the character of the surrounding area. Within the Opportunity Area, subject to the provision of necessary infrastructure and paying regard to the London Plan 2015 density matrix, there is scope to create a new community in a high quality urban setting. An indication of appropriate density setting for individual sites is included in the Site Specific Allocations Document. In new housing development appropriate provision must be made for amenity space and, for family housing, playspace.*
- d. *Tall buildings, that is those which are substantially taller than the prevailing height of neighbouring buildings and/or which significantly change the skyline, may be appropriate in the borough's town centres, Nine Elms near Vauxhall or Putney Wharf, Wandsworth Riverside Quarter, Wandle Delta, Ransomes Dock, Battersea Power Station and Lombard Road/York Road Riverside focal points of activity (as illustrated on Map 17). Some locations within these areas will be sensitive to, or inappropriate for, tall buildings. Applications for tall buildings will need to justify themselves*

## Appendix C: Planning Policy Context | cont...

*in terms of the benefits they may bring for regeneration, townscape and public realm and be of high architectural quality, respect local context and the historic environment. Tall buildings are likely to be inappropriate in other areas. Detailed criteria for the assessment of tall buildings is set out in DMPD Policy DMS4, consideration of the appropriateness of tall buildings on individual sites, and the heights at which buildings will be considered 'tall' on individual sites is set out in the individual site allocations and in Appendix 1 of the Site Specific Allocations Document.*

- e. Views of the Westminster World Heritage Site will be protected in accordance with the London Plan 2015 and the London View Management Framework.
- f. The Council's position on the protection of Important Local Views is set out in the Local Views Supplementary Planning Document.

### C.3.2 Development Management Policies Document (DMPD)

The DMPD includes the following policies in respect of the historic environment:

#### **Policy DMS 1**

*General development principles - Sustainable urban design and the quality of the environment*

*Planning permission will be granted for developments which comply with the following criteria where relevant:*

- a. use a design-led approach to optimise the potential of sites so that the layout and arrangement of buildings ensure a high level of physical integration with their surroundings;
- b. ensure that the scale, massing and appearance of the development provides a high quality, sustainable design and layout, that contributes positively to local spatial character;
- c. does not harm the amenity of occupiers/users and nearby properties through unacceptable noise, vibration, traffic congestion, air pollution, overshadowing, overbearing, unsatisfactory outlook, privacy or sunlight/daylight;

- d. are sympathetic to local landscape characteristics and avoid, remedy or mitigate any impact on natural features, open spaces and identified views; ...
- o. the layout, design, paving and furnishing of public spaces reflects the character and appearance of surrounding buildings, and is designed so as to minimise street clutter, obstruction and visual intrusion. Proposals to reduce street clutter will be supported.

#### **Policy DMS 2**

*Managing the historic environment*

- a. In addition to satisfying the relevant parts of Policy DMS1, applications affecting a heritage asset or its setting will be granted where it:
  - i. is in accordance with the NPPF, the London Plan and relevant Historic England guidance;
  - ii. takes full account of the Council's Conservation Area Appraisals and Management Strategies;
  - iii. is accompanied by a satisfactory Statement of Heritage Significance and Impact (Heritage Statement) produced by a heritage specialist where appropriate.
- b. Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself, and the surrounding historic environment, and where they have consideration for the following:
  - i. the conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, shopfronts or elements of shopfronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling, walls and historic planform in listed buildings;
  - ii. the reinstatement of features and elements that contribute to the heritage asset's significance which have been lost which may include any of the above items or others;
- iii. the conservation and, where appropriate, the enhancement of the space in between and around buildings as well as front, side and rear gardens;
- iv. the removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;
- v. the use of the heritage asset should be compatible with the conservation of its significance;
- vi. historical information discovered during the application process shall be submitted to the Greater London Historic Environment Record by the applicant.
- c. Development involving substantial harm to heritage assets will only be granted in exceptional circumstances, where the great weight given to conservation has been fully taken into account; and the substantial public benefit derived has been clearly and convincingly demonstrated in accordance with the requirements of the NPPF.
- d. Proposals for development involving ground disturbance in Archaeological Priority Areas (as identified on the Policies Map), will need a desk based archaeological assessment and may also require field evaluation. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation.
- e. Further detail will be set out in a forthcoming Historic Environment Supplementary Planning Document (SPD).
- f. Applications affecting non-designated heritage assets (such as locally listed buildings) will be dealt with in accordance with the NPPF.

## Appendix C: Planning Policy Context | cont...

- g. Where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset will not be taken into account in any decision.

### **Policy DMS 4**

#### *Tall Buildings*

- a. Proposals will trigger assessment against the detailed criteria in Policy DMS4b in the following circumstances:

Table 2.1

Location	SSAD Map A1 Tall Buildings Policy Area	Height at which a building will be considered tall
<b>Locations where tall buildings may be appropriate:</b>		
Town centres, focal points of activity and Nine Elms near Vauxhall	Area A	refer to Appendix 1 'Tall Buildings Maps' in the Site Specific Allocations Document
<b>Locations where tall buildings are likely to be inappropriate:</b>		
Thames Policy Area (excluding focal points of activity and Nine Elms)	Area B	9 storeys and above
Nine Elms (excluding Battersea Power Station focal point and Nine Elms near Vauxhall)	Area C	11 storeys and above
Remainder of the borough	Area D	5 storeys and above

- b. Applications for tall buildings will be required to address the following criteria in order to demonstrate compliance with Core Strategy Policies IS3d and IS3e:

- i. describe how the proposal contributes to social inclusion, environmental health and the economic vitality of Wandsworth;
- ii. provide a transport assessment and travel plan demonstrating innovative and sustainable approaches to transport issues including reduction of private vehicle use and improved access to public transport;
- iii. describe how the proposal addresses the climatic effects on its surroundings including overshadowing, the diversion of wind speeds at ground level, heat islands and glare reduction;

- iv. show, through a detailed design analysis, that the proposal will have an acceptable visual impact on surrounding areas. The visual impact should be illustrated through computer visualisations and photo montages that cover the built and natural environment, strategic views, and the settings of conservation areas and listed buildings. Where clusters of tall buildings are proposed, this should also address the cumulative impact on the skyline;
- v. assess the impact on the existing historic environment through a conservation impact assessment identifying how the surrounding area's character or appearance or the setting of a listed building will be preserved or enhanced. As set out in Core Strategy Policy IS3e, views of the Westminster World Heritage Site will be protected in accordance with the London View Management Framework
- vi. describe how the proposed land use mix supports and complements the surrounding land use pattern and local community;
- vii. describe how the massing and scale of the proposal creates a form that is well integrated into surrounding development;
- viii. demonstrate how the proposal successfully sits within the existing townscape and landform by way of a townscape/landscape impact assessment;
- ix. describe how the proposal positively contributes to streetscape, particularly including active frontages and legible entrances;
- x. describe how the proposal responds positively to any characteristic alignment and setbacks of surrounding areas;
- xi. describe how the proposal has been designed to create high quality public spaces. Particular consideration should be given to climatic comfort, the need for sun, light and shade, compatibility of adjacent uses and the quality of materials;
- xii. describe how the proposal will encourage public access;
- xiii. describe long term maintenance commitments in a maintenance programme including details for the long term maintenance and management of public spaces;
- xiv. submit a Management Plan, for which the freeholder is responsible, specifying how the landlord(s) will manage the development;
- xv. demonstrate financial and technical credibility of design.

### C.3.3 Site Specific Allocations Document (SSAD)

The Site lies within Spatial Strategy Area 8: Roehampton within which five sites where development is anticipated are identified. Two of these lie within the Application Site. The SSAD provides the following guidelines in respect of these sites:

#### **8.1.1 Roehampton, Danebury Avenue, SW15**

**Design principles:** Five key sites have been identified centred around Danebury Avenue comprising the library, recreation centre, flats and shops, a community centre, police and housing offices. The regeneration objectives for this initiative are as follows:

- Retain and/or provide a new public space as a focal point for the community;
- Improve the area's appearance and enhance community safety;
- Improve the provision of shopping, in particular food shopping;
- Improve leisure facilities;
- Provide new housing and workspace.

In applying these design principles, there is an opportunity for new and improved residential, retail and commercial development. The existing green space does not function well and opportunities to enhance its function should be explored, including building frontages to generate activity and interest. The mature trees on this space should be retained. The existing dead spaces behind and beneath the Library and Allbrook House are unsafe and should be reconfigured through redevelopment. New

## Appendix C: Planning Policy Context | cont...

development would also be welcomed at the rear of the shops on Danebury Avenue where the existing rear service yards offer an unsatisfactory and unattractive edge to the street, compromising public safety and security in this area. The remaining sites offer opportunities for attractive new buildings with new commercial and community uses and housing. The architectural style of new buildings should complement the modernist context whilst the height and massing should respect the sensitivities of the adjoining conservation areas.

These Design Principles are to be reviewed as part of the forthcoming masterplan, which is expected to identify refined design principles for the Danebury Avenue site plus other development sites which may emerge through the masterplan process.

**Views:** There are extensive views of this area from its surroundings including longer distance views from Roehampton Lane and more local views from Roehampton High Street. These views should be protected and a full assessment of the impact of development will be required in support of any proposal.

**Tall Buildings:** In accordance with Core Strategy Policy IS3d, tall buildings in this location are likely to be inappropriate. In accordance with DMPD Policy DMS4, the height at which a development in this location will be considered to be tall is 5 storeys.

### 8.1.5 166-170 Roehampton Lane, SW15

**Design principles:** Hartfield House is a substantial red brick building dating from 1900, which sits in well landscaped grounds. The building is included in the Council's local list and should be retained and re-used.

No. 166 Roehampton Lane forms a large two storey college building dating from the 1960s. It is used by South Thames College for education purposes. To the south is no. 168 Roehampton Lane which is used as a nursery. Both these buildings are undistinguished architecturally. They are located within the Alton Conservation Area and planning permission would be required for their demolition.

Any replacement of these buildings should seek to enhance the character and appearance of the conservation area and the

setting of Downshire House. A perimeter block development would be appropriate with a central private open space and an entrance on to Roehampton Lane. A development with a massing of four storeys may be acceptable. Any building of five storeys and above would trigger the Council's tall buildings DMPD Policy DMS4.

The development site also includes the garages to the rear of Hartfield House, which front on to Ellisfield Drive. Planning permission to demolish the garages would be required, which would be considered in conjunction with proposals for a development fronting on to Ellisfield Drive.

Tree Preservation Order TPO 102/88 protects important trees on the site.

**Views:** The views towards Downshire House from Danebury Avenue and from Downshire House are important. Any redevelopment of the existing school building should consider the impact of development on this view.

**Tall Buildings:** In accordance with Core Strategy Policy IS3d, tall buildings in this location are likely to be inappropriate. In accordance with DMPD Policy DMS4, the height at which a development in this location will be considered to be tall is 5 storeys.

### C.3.4 Historic Environment SPD

Wandsworth Council's *Historic Environment SPD* was adopted in November 2016. It re-iterates local planning policy, and provides an outline of the borough's heritage assets approach. In respect of listed buildings, this states:

6.16 The philosophy when dealing with listed buildings is minimum intervention. If you are carrying out any alteration or extension it is important to retain as much as possible of the original historic fabric of the building. It is advisable to seek specialist advice prior to contemplating any works. This is particularly so in the case of retro-fitting works to historic buildings....

6.18 Any alteration or extension to a listed building should have special regard to its character and appearance as

a heritage asset and respect its form, scale, architectural design and materials. Prior to contemplating any alteration and extension applicants are encouraged to set out the significance of the heritage asset, whether it be the façade's architectural detailing, the interior staircases, fireplaces, panelling, doors, skirting boards and ceilings and floor plan. Where the building is located within a Registered Park and Garden or other historic park and garden the significance of the landscape must also be set out.

6.19 The special architectural or historic interest of listed buildings goes beyond appearance. Among these it will include the location and hierarchy of rooms, original room arrangement, historic floor levels, foundations, the historic fabric of the building, the original purpose of the building and its immediate setting.

6.20 Any extension should respect the scale, proportion and materials of the original building. The type, texture, colour and patterns of brickwork and type and colour of pointing, patterns of glazing bars to windows, type of roof covering and details of doors are important. Proposed extensions should be respectful of the character and appearance of the original building. It is also important to identify opportunities for enhancement such as the removal of inappropriate features, such as painting over architectural brick details....

In respect of historic parks and gardens, the SPD states:

6.35 Applicants contemplating any works within a historic park and garden should fully understand the significance of the heritage asset in terms of its landscape design and features, as well as the landscape designer. Opportunities to enhance the character and appearance of historic parks and gardens should also be identified in conjunction with any planning application proposals.

# Appendix C: Planning Policy Context | cont...

## C.3.5 Roehampton SPD

In 2013, Wandsworth Council commissioned consultants Bilfinger GVA and Studio Egret West (SEW) to develop a vision and masterplan to guide the transformation of Roehampton. The masterplan was completed in 2014, and reflects the aspirations of the Council, as the main landowner and planning authority, following consultation with residents and stakeholder groups. The *Roehampton SPD*, adopted in October 2015, translates the Alton Area Masterplan into planning policy guidance. In respect of the historic environment, it contains the following Core Principles:

### **Core Principle 4 – Deliver a high-quality landscape and outdoor recreation facilities throughout the area**

- B. Developments will be required to maintain the openness of and contribute towards improvements to Downshire Field to preserve and enhance this important heritage asset, to preserve and enhance the settings of other heritage assets, and to provide better-quality amenities for residents across the SPD area. Refer to Section 5 (Central Landscape) for further guidance on the upgrades to Downshire Field.

### **Core Principle 5 – Respect the heritage of the area**

- A. All new development must respect and enhance existing heritage assets and their settings in accordance with planning policy and the supplementary guidance below.
- B. The council will support developments that enhance the conservation area and its setting through the redevelopment of poor-quality housing stock and built form in the following areas:
- Roehampton Local Centre
  - the area between Roehampton Lane and Danebury Avenue
  - Portswood Place Important Local Parade
  - Mount Clare.
- C. The scale of buildings must respond sensitively to the special character and qualities of the site and its context, including the conservation area, listed buildings and Richmond Park.

*Areas of particular sensitivity (where development of more than three storeys is likely to be inappropriate) include:*

- *development in the setting of Mount Clare*
  - *development in the setting of listed buildings adjacent to Portswood Place Important Local Parade.*
- D. There are opportunities to explore the potential for tall buildings in less sensitive areas where this reflects an established scale and where there is a clear urban design rationale. Any buildings of five or more storeys will however only be acceptable where they satisfy the criteria of DMPD Policy DMS4. Subject to design quality (and impact on the conservation area), this could include:
- optimising the potential of sites within Roehampton Local Centre and announcing this as an important local service centre
  - responding to the scale of larger built form in the Danebury Avenue area and providing a strong edge to Roehampton Lane.
- E. Developments should be designed to conserve and better reveal the positive qualities of the heritage assets across the area through the following:
- improving views to heritage assets
  - sensitive extensions and alterations to improve existing heritage assets, subject to listed building consent
  - sensitively designing new development including high-quality modern architecture by ensuring that the scale and materials used reflect local character and distinctiveness and respond to the setting of the conservation area and listed buildings
  - incorporating high-quality new public spaces
  - upgrading the landscape and public realm
  - sensitive transport and community infrastructure improvements throughout the area
  - respecting the original intent of the LCC Masterplan in the definition of the street network
  - respecting and restoring the original Georgian landscape in Downshire Field, whilst improving the accessibility and usability of the space.

F. The council will support direct improvements to the following buildings where they maintain and enhance their heritage significance:

- Mount Clare (Grade I listed)
- The Highcliffe slab blocks (Grade II\* listed)
- Doric Temple (Grade II\*)
- Bull sculpture (Grade II\*)
- Minstead Gardens bungalows (Grade II listed).

The SPD provides guidance principles for each of four focused masterplan intervention areas. In respect of heritage, these principles include:

### **Key intervention area 1 – Roehampton local centre**

- N. Danebury Avenue should be maintained as the central spine road of the estate and the key view through to Parkstead House restored to better reveal this important heritage asset.

### **Key intervention area 2 – Portswood Place Important Local Parade**

- D. The council will support proposals for new and improved homes in this area ... including the following:
- Retention and refurbishment of the Grade II listed bungalows on Minstead Gardens. The masterplan identified that a minor extension (of 1.3 metres) would enable the transformation of these into good-quality one-bed units. These extensions would be subject to listed building consent.
  - New homes to replace the relocated Focus Hall and current student accommodation around Mount Clare.
- G. Existing heritage assets and their settings must be conserved and enhanced where appropriate through the following:
- sensitively weaving and new buildings into the existing context through siting, scale and appearance that respects and enhances the settings of the Minstead Gadens cottages (Grade II listed)
  - high quality architecture in new buildings and landscape improvements to enhance the setting of Mount Clare (Grade I listed)

## Appendix C: Planning Policy Context | cont...

- creating direct views and pedestrian connections to Mount Clare from Downshire Field through tree management, alterations to the layout of Minstead Gardens and relocation of the bus turnaround and stops
- given the relationship to Richmond Park and listed buildings it is unlikely that development of more than three storeys would be supported in this area.

### **Key intervention area 3 – Danebury Avenue Housing**

- F. Existing heritage assets and their settings will be conserved and enhanced where appropriate through the following:
- enhancement of the setting of Downshire House and Hartfield House through the provision of better-quality new residential buildings to replace the existing building at 166 Roehampton Lane
  - high quality architecture in new buildings to enhance the conservation areas and their settings
  - reflecting and restoring the original LCC Masterplan street layout
  - retaining the important tree corridor.

### **Key intervention area 4 – Central Landscape**

- B. The park will be redesigned to improve accessibility and ease of movement, to link key destinations and activity areas, and to respect the original intent for the Georgian landscape. This will be achieved through the following:
- visually connecting Mount Clare and Downshire House, respecting the original masterplan and pulling the connection across the park
  - a strategic approach to tree cover that creates a visually open character across the park ...
- C. The layout should respect, restore and enhance the original Georgian landscape. This may be achieved through the following:
- better revealing the parkland setting by strengthening views between historic country houses
  - reflecting the intent of the LCC Masterplan by reinstating and enhancing the openness of the parkland

- encouraging active use of the landscape and connections to the wider setting through the creation of a pedestrian and cycle entrance to Richmond Park
- placing activities around the outer edge of the central lawn to open up views through
- creating a route that allows appreciation of the historic views and assets.

gives details of the characteristics that are special to the conservation area and these characteristics, such as landscape, scale, mass, height, quality and visual interest should be echoed in a new building.

### C.3.6 Alton Conservation Area Appraisal & Management Strategy

The Alton Conservation Area Appraisal & Management Strategy was approved by the Strategic Planning and Transportation Overview and Scrutiny Committee on 18 November 2010 and the Council's Executive on 22 November 2010. The Management Strategy offers the following conservation guidance:

2.2 Historic buildings are all sensitive to change and even a minor change can have a detrimental effect on the overall character of the building and even the wider conservation area. We recommend that alterations should differ as little as possible from the original style and fabric of the building. The guiding principle for all buildings in conservation areas is to repair and maintain rather than replace. If replacement is unavoidable, then an exact replica of the original is always best. This section aims to give some basic guidance on the building elements that are important in this conservation area and can often be controlled by the Council's Planning Service....

2.16 It is Council policy to protect listed buildings and unlisted buildings that make a positive contribution to the character of the conservation area and these are shown on the townscape map in the conservation area appraisal.

2.17 Where there are opportunities for new buildings that do not involve the loss of a positive building or a space that is of value to the character and appearance of the conservation area, a new building may be acceptable. The appraisal

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Built Heritage  
Consultancy

Alton Estate Regeneration  
Hybrid Application

**ARCHAEOLOGICAL  
DESK BASED  
ASSESSMENT**

CgMS  
May 2019



**Local Planning Authority:  
London Borough of  
Wandsworth**

**Site centred at:  
TQ 21750 74100**

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## **EXECUTIVE SUMMARY**

Land at Alton Estate, Roehampton, London SW15 is proposed for redevelopment.

In cognisance of the NPPF (2019), the London Plan (2011 Policy 7.8) and LBW's Development Management Policies DPD (Policy DMS2), a desk-based assessment has been undertaken to review the below ground archaeological potential of the site and the likely impact of the proposals.

In terms of relevant nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wreck or Historic Battlefield sites have been identified within the vicinity of the study site.

The site lies within an Archaeological Priority Area as defined by the London Borough of Wandsworth.

Built and above ground heritage issues relating to the site are dealt with in separate reporting.

The site is considered likely to have had a moderate archaeological potential for the later Prehistoric and Anglo-Saxon periods. A moderate potential for Medieval remains is also assigned to the eastern and northeastern extents of the site, which may have been located within the original settlement of Roehampton.

Past post-depositional impacts, particularly the construction of the Alton Estate, are considered likely to have had a widespread, severe negative impact on any underlying archaeological deposits; as supported by LiDAR data for the site.

The study site is proposed for residential-led, mixed use redevelopment.

In accordance with central, regional and local government planning policy, it is suggested that the archaeological interest of the site can be safeguarded by a programme of archaeological mitigation (watching brief) secured by an appropriately worded planning condition.

## **1.0 INTRODUCTION AND SCOPE OF STUDY**

- 1.1 This archaeological desk-based assessment has been researched by Jazmin Sexton and Sophie Bell, and prepared by Alistair Robertson, of CgMs Consulting on behalf of Redrow Homes Limited.
- 1.2 The subject of this Assessment, also referred to as the study site, comprises land at Alton Estate, Roehampton, London SW15. The site is centred at TQ 21750 74100 within the London Borough of Wandsworth (see Figures 1, 2 and 18).
- 1.3 In terms of relevant nationally significant designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wreck or Historic Battlefield sites have been identified within the vicinity of the study site.
- 1.4 Built and above ground heritage issues relating to the study site are dealt with in additional reporting.
- 1.5 The site is located within an Archaeological Priority Area as defined in the London Borough of Wandsworth's Development Management Policies Document (DPMD – see Section 2 and Figure 2).
- 1.6 Accordingly, Redrow Homes Limited has commissioned CgMs Heritage to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.7 This Desk-based Assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including Wandsworth Local Studies Library and the London & Metropolitan Archives, and includes the results of a comprehensive map regression exercise.
- 1.8 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

## 2.0 **DEVELOPMENT PLAN FRAMEWORK**

- 2.1 Legislation National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was later revised and republished in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 28 July 2017 (<http://planningguidance.planningportal.gov.uk>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

### **National Planning Policy**

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
  - Conservation of England's heritage assets in a manner appropriate to their significance; and
  - Recognition that heritage makes to our knowledge and understanding of the past.

- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the

importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.8 A Nationally Important *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
  - Protects the settings of such designations;
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

### **Local Planning Policy**

- 2.14 The relevant Strategic Development Plan framework is provided by the London Plan published 22 July 2011. Policy relevant to archaeology at the study sites include:

#### **POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY**

##### **STRATEGIC**

- A. LONDON'S HERITAGE ASSETS AND HISTORIC ENVIRONMENT, INCLUDING LISTED BUILDINGS, REGISTERED HISTORIC PARKS AND GARDENS AND OTHER NATURAL AND HISTORIC LANDSCAPES, CONSERVATION AREAS, WORLD HERITAGE SITES, REGISTERED BATTLEFIELDS, SCHEDULED MONUMENTS, ARCHAEOLOGICAL REMAINS AND MEMORIALS SHOULD BE IDENTIFIED, SO THAT THE DESIRABILITY OF SUSTAINING AND ENHANCING THEIR SIGNIFICANCE AND OF UTILISING THEIR POSITIVE ROLE IN PLACE SHAPING CAN BE TAKEN INTO ACCOUNT.**

- B. DEVELOPMENT SHOULD INCORPORATE MEASURES THAT IDENTIFY, RECORD, INTERPRET, PROTECT AND, WHERE APPROPRIATE, PRESENT THE SITE'S ARCHAEOLOGY.

#### PLANNING DECISIONS

- C. DEVELOPMENT SHOULD IDENTIFY, VALUE, CONSERVE, RESTORE, RE-USE AND INCORPORATE HERITAGE ASSETS, WHERE APPROPRIATE.
- D. DEVELOPMENT AFFECTING HERITAGE ASSETS AND THEIR SETTINGS SHOULD CONSERVE THEIR SIGNIFICANCE, BY BEING SYMPATHETIC TO THEIR FORM, SCALE, MATERIALS AND ARCHITECTURAL DETAIL.
- E. NEW DEVELOPMENT SHOULD MAKE PROVISION FOR THE PROTECTION OF ARCHAEOLOGICAL RESOURCES, LANDSCAPES AND SIGNIFICANT MEMORIALS. THE PHYSICAL ASSETS SHOULD, WHERE POSSIBLE, BE MADE AVAILABLE TO THE PUBLIC ON-SITE. WHERE THE ARCHAEOLOGICAL ASSET OR MEMORIAL CANNOT BE PRESERVED OR MANAGED ON-SITE, PROVISION MUST BE MADE FOR THE INVESTIGATION, UNDERSTANDING, RECORDING, DISSEMINATION AND ARCHIVING OF THAT ASSET.

#### LDF PREPARATION

- F. BOROUGHHS SHOULD, IN LDF POLICIES, SEEK TO MAINTAIN AND ENHANCE THE CONTRIBUTION OF BUILT, LANDSCAPED AND BURIED HERITAGE TO LONDON'S ENVIRONMENTAL QUALITY, CULTURAL IDENTITY AND ECONOMY AS PART OF MANAGING LONDON'S ABILITY TO ACCOMMODATE CHANGE AND REGENERATION.
- G. BOROUGHHS, IN CONSULTATION WITH ENGLISH HERITAGE, NATURAL ENGLAND AND OTHER RELEVANT STATUTORY ORGANISATIONS, SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR LDFS FOR IDENTIFYING, PROTECTING, ENHANCING AND IMPROVING ACCESS TO THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS WHERE APPROPRIATE, AND TO ARCHAEOLOGICAL ASSETS, MEMORIALS AND HISTORIC AND NATURAL LANDSCAPE CHARACTER WITHIN THEIR AREA.

2.15 A new London Plan has been prepared in draft. Chapter 7 'Heritage and Culture' contains relevant draft policies HC1 to HC7. Of particular relevance to sites containing non-designated heritage assets is draft policy HC1 as follows:

#### HC1 HERITAGE AND CONSERVATION GROWTH

- A. BOROUGHHS SHOULD, IN CONSULTATION WITH HISTORIC ENGLAND AND OTHER RELEVANT STATUTORY ORGANISATIONS, DEVELOP EVIDENCE THAT DEMONSTRATES A CLEAR UNDERSTANDING OF LONDON'S HISTORIC ENVIRONMENT. THIS EVIDENCE SHOULD BE USED FOR IDENTIFYING, UNDERSTANDING, CONSERVING, AND ENHANCING THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS, AND IMPROVING ACCESS TO THE HERITAGE ASSETS, LANDSCAPES AND ARCHAEOLOGY WITHIN THEIR AREA.
- B. DEVELOPMENT PLANS AND STRATEGIES SHOULD DEMONSTRATE A CLEAR UNDERSTANDING OF THE HISTORIC ENVIRONMENT AND THE HERITAGE VALUES OF SITES OR AREAS AND THEIR RELATIONSHIP WITH THEIR SURROUNDINGS. THIS KNOWLEDGE SHOULD BE USED TO INFORM THE EFFECTIVE INTEGRATION OF LONDON'S HERITAGE IN REGENERATIVE CHANGE BY:

- 1. SETTING OUT A CLEAR VISION THAT RECOGNISES AND EMBEDS THE ROLE OF HERITAGE IN PLACE-MAKING**
- 2. UTILISING THE HERITAGE SIGNIFICANCE OF A SITE OR AREA IN THE PLANNING AND DESIGN PROCESS**
- 3. INTEGRATING THE CONSERVATION AND ENHANCEMENT OF HERITAGE ASSETS AND THEIR SETTINGS WITH INNOVATIVE AND CREATIVE CONTEXTUAL ARCHITECTURAL RESPONSES THAT CONTRIBUTE TO THEIR SIGNIFICANCE AND SENSE OF PLACE**
- 4. DELIVERING POSITIVE BENEFITS THAT SUSTAIN AND ENHANCE THE HISTORIC ENVIRONMENT, AS WELL AS CONTRIBUTING TO THE ECONOMIC VIABILITY, ACCESSIBILITY AND ENVIRONMENTAL QUALITY OF A PLACE, AND TO SOCIAL WELLBEING.**

DEVELOPMENT PROPOSALS AFFECTING HERITAGE ASSETS, AND THEIR SETTINGS, SHOULD CONSERVE THEIR SIGNIFICANCE, BY BEING SYMPATHETIC TO THE ASSETS' SIGNIFICANCE AND APPRECIATION WITHIN THEIR SURROUNDINGS. THE CUMULATIVE IMPACTS OF INCREMENTAL CHANGE FROM DEVELOPMENT ON HERITAGE ASSETS AND THEIR SETTINGS, SHOULD ALSO BE ACTIVELY MANAGED. DEVELOPMENT PROPOSALS SHOULD SEEK TO AVOID HARM AND IDENTIFY ENHANCEMENT OPPORTUNITIES BY INTEGRATING HERITAGE CONSIDERATIONS EARLY ON IN THE DESIGN PROCESS.

DEVELOPMENT PROPOSALS SHOULD IDENTIFY ASSETS OF ARCHAEOLOGICAL SIGNIFICANCE AND USE THIS INFORMATION TO AVOID HARM OR MINIMISE IT THROUGH DESIGN AND APPROPRIATE MITIGATION. WHERE APPLICABLE, DEVELOPMENT SHOULD MAKE PROVISION FOR THE PROTECTION OF SIGNIFICANT ARCHAEOLOGICAL ASSETS AND LANDSCAPES. THE PROTECTION OF UNDESIGNATED HERITAGE ASSETS OF ARCHAEOLOGICAL INTEREST EQUIVALENT TO A SCHEDULED MONUMENT SHOULD BE GIVEN EQUIVALENT WEIGHT TO DESIGNATED HERITAGE ASSETS.

- 2.16 Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.
- 2.17 The relevant Development Plan framework is provided by the Wandsworth Local Plan which consists of a series of documents which sets out the spatial vision for Wandsworth and a strategy for how this vision will be achieved. The Development Management Policies Document (DMPD) and Site Specific Allocations Document (SSAD), both adopted in March 2016, support the strategic objectives set out in the Core Strategy (adopted March 2016).
- 2.18 Within the Core Strategy, Strategic Objective 3.3 (Environmental Objectives) includes:
- Protect, reinforce and repair the existing distinctive character of the different districts of the borough, placing full value on the heritage and amenity of each different district.**

2.19 Policy IS3 (Good Quality Design and Townscape) states that:

- a. **The Council will protect and reinforce the existing varied character and heritage of the Borough.**

2.20 The adopted DMPD contains the following policy relating to Archaeology and Heritage:

## **POLICY DMS 2**

### **MANAGING THE HISTORIC ENVIRONMENT**

**a. IN ADDITION TO SATISFYING THE RELEVANT PARTS OF POLICY DMS1, APPLICATIONS AFFECTING A HERITAGE ASSET OR ITS SETTING WILL BE GRANTED WHERE IT:**

- I. IS IN ACCORDANCE WITH THE NPPF, THE LONDON PLAN AND RELEVANT HISTORIC ENGLAND GUIDANCE;
- II. TAKES FULL ACCOUNT OF THE COUNCIL'S CONSERVATION AREA APPRAISALS AND MANAGEMENT STRATEGIES;
- III. IS ACCCOMPANIED BY A SATISFACTORY STATEMENT OF HERITAGE SIGNIFICANCE AND IMPACT (HERITAGE STATEMENT) PRODUCED BY A HERITAGE SPECIALIST WHERE APPROPRIATE.

**B. APPLICATIONS WILL BE GRANTED WHERE THEY SUSTAIN, CONSERVE AND, WHERE APPROPRIATE, ENHANCE THE SIGNIFICANCE, APPEARANCE, CHARACTER AND SETTING OF THE HERITAGE ASSET ITSELF, AND THE SURROUNDING HISTORIC ENVIRONMENT, AND WHERE THEY HAVE CONSIDERATION FOR THE FOLLOWING:**

- I. THE CONSERVATION OF FEATURES AND ELEMENTS THAT CONTRIBUTE TO THE HERITAGE ASSET'S SIGNIFICANCE AND CHARACTER. THIS MAY INCLUDE: CHIMNEYS, WINDOWS AND DOORS, BOUNDARY TREATMENTS, ORIGINAL ROOF COVERINGS, SHOPFRONTS OR ELEMENTS OF SHOPFRONTS IN CONSERVATION AREAS, AS WELL AS INTERNAL FEATURES SUCH AS FIREPLACES, PLASTER CORNICES, DOORS, ARCHITRAVES, PANELLING, WALLS AND HISTORIC PLANFORM IN LISTED BUILDINGS;
- II. THE REINSTATEMENT OF FEATURES AND ELEMENTS THAT CONTRIBUTE TO THE HERITAGE ASSET'S SIGNIFICANCE WHICH HAVE BEEN LOST WHICH MAY INCLUDE ANY OF THE ABOVE ITEMS OR OTHERS;
- III. THE CONSERVATION AND, WHERE APPROPRIATE, THE ENHANCEMENT OF THE SPACE IN BETWEEN AND AROUND BUILDINGS AS WELL AS FRONT, SIDE AND REAR GARDENS;
- IV. THE REMOVAL OF ADDITIONS OR MODIFICATIONS THAT ARE CONSIDERED HARMFUL TO THE SIGNIFICANCE OF ANY HERITAGE ASSET. THIS MAY INCLUDE THE REMOVAL OF PEBBLEDASH, PAINT FROM BRICKWORK, NON-ORIGINAL STYLE WINDOWS, DOORS, SATELLITE DISHES OR OTHER EQUIPMENT;
- V. THE USE OF THE HERITAGE ASSET SHOULD BE COMPATIBLE WITH THE CONSERVATION OF ITS SIGNIFICANCE;
- VI. HISTORICAL INFORMATION DISCOVERED DURING THE APPLICATION PROCESS SHALL BE SUBMITTED TO THE GREATER LONDON HISTORIC ENVIRONMENT RECORD BY THE APPLICANT.

**C. DEVELOPMENT INVOLVING SUBSTANTIAL HARM TO HERITAGE ASSETS WILL ONLY BE GRANTED IN EXCEPTIONAL CIRCUMSTANCES, WHERE THE GREAT WEIGHT GIVEN TO CONSERVATION HAS BEEN FULLY TAKEN INTO ACCOUNT;**

**AND THE SUBSTANTIAL PUBLIC BENEFIT DERIVED HAS BEEN CLEARLY AND CONVINCINGLY DEMONSTRATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NPPF.**

**D. PROPOSALS FOR DEVELOPMENT INVOLVING GROUND DISTURBANCE IN ARCHAEOLOGICAL PRIORITY AREAS (AS IDENTIFIED ON THE POLICIES MAP), WILL NEED A DESK BASED ARCHAEOLOGICAL ASSESSMENT AND MAY ALSO REQUIRE FIELD EVALUATION. THE RECORDING AND PUBLICATION OF RESULTS WILL BE REQUIRED AND IN APPROPRIATE CASES, THE COUNCIL MAY ALSO REQUIRE PRESERVATION IN SITU, OR EXCAVATION.**

**E. FURTHER DETAIL WILL BE SET OUT IN A FORTHCOMING HISTORIC ENVIRONMENT SUPPLEMENTARY PLANNING DOCUMENT (SPD).**

**F. APPLICATIONS AFFECTING NON-DESIGNATED HERITAGE ASSETS (SUCH AS LOCALLY LISTED BUILDINGS) WILL BE DEALT WITH IN ACCORDANCE WITH THE NPPF.**

**G. WHERE THERE IS EVIDENCE OF DELIBERATE NEGLECT OF OR DAMAGE TO A HERITAGE ASSET THE DETERIORATED STATE OF THE HERITAGE ASSET WILL NOT BE TAKEN INTO ACCOUNT IN ANY DECISION.**

- 2.21 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites, Historic Wreck sites or Historic Parks and Gardens lie on or within the vicinity of the site. The site lies within an Archaeological Priority Area, as defined in the London Borough of Wandsworth's DPMD (see above).
- 2.22 Built and above ground heritage issues relating to the study site are dealt with in additional reporting.
- 2.23 In line with existing national, strategic and local planning policy and guidance, this desk based assessment seeks to clarify the sites archaeological potential and the need or otherwise for additional mitigation measures.

### **3.0 GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

- 3.1.1 The solid geology of the study is shown by the Institute of Geological Sciences (IGS 1979) and British Geological Survey Sheet 270 (South London 1998) as London Clay deposits forming the London Basin. Overlying these deposits are clay, silt, sand and gravel.
- 3.1.2 No site-specific geotechnical information is currently available.

#### **3.2 Topography**

- 3.2.1 The visible topography of the site predominantly represents that of modern deposits laid down during the development of the Alton Estate in the 1950s, when widespread terracing and remodelling took place. This is supported by LiDAR data for the site (Appendix 1), that shows no evidence of relict features associated with earlier land use. The land slopes downwards northeast to southwest, from Clarence Lane at approximately 40m Above Ordnance Datum (AOD) to Danebury Avenue at approximately 17m AOD. The land then rises towards the southwest to approximately 23m AOD at the southwestern boundary of the site.
- 3.2.2 Beverley Brook is located 300m southwest of the site. Historic mapping shows an open drain previously crossed the study site leading into the brook; partly following the route of the current Danebury Avenue (Figs. 7-14). The River Thames is located 1.9km north of the site at its closest point.

#### **4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE**

(Including Historic Map Regression exercise)

Timescales used in this report:

##### **Prehistoric**

Palaeolithic	450,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

##### **Historic**

Roman	AD 43 -	410
Anglo Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1749
Modern	AD 1750 -	Present

#### **4.1 Introduction**

- 4.1.1 What follows comprises a review of archaeological finds within a one kilometre radius of the site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the fifteenth century until the present day.
- 4.1.2 In terms of relevant designated heritage assets, as defined above in Section 2 and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site. Built and above ground heritage issues relating to the study site are dealt with in additional reporting.
- 4.1.3 The site lies within an Archaeological Priority Area as defined in the London Borough of Wandsworth's Development Management Policies Document (DPMD; GLHER ref DLO35838, TQ2530 7463).

- 4.1.4 In general the GLHER findspots indicate a general level of activity from most past periods of human activity, particularly from the prehistoric and Saxon periods to the north and northeast of the site.
- 4.1.5 The historical map regression combined with documentary research indicates that the site was predominantly agricultural and horticultural land with occasional buildings at its boundary from the seventeenth century, prior to widespread redevelopment for the Alton Estate in the 1950s.
- 4.1.6 LiDAR data for the study site (Appendix 1) shows no evidence for the presence of features predating its modern development; including the green space outwith extant structures.
- 4.1.7 Chapter 5 subsequently considers the site conditions and whether the theoretical potential identified in this chapter is likely to survive.

#### **4.2 Prehistoric - Palaeolithic and Mesolithic**

- 4.2.1 A handaxe was found within the study site at its southwestern boundary with Richmond Park (MLO23235, TQ2150 7400). Palaeolithic handaxes and flakes were also found at the Dover House Estate, adjacent to the study site (MLO12244, MLO14481, TQ2200 7400).
- 4.2.2 A leaf shaped Clactonian flint flake and two handaxes were found in Richmond Park, 800m south of the study site (MLO12459, TQ2200 7300; MLO10428, TQ2200 7300; MLO11160, TQ2100 7300; MLO20051, TQ2200 7300). A further handaxe was retrieved at Dover House Road, 800m northeast of the site (MLO10408, TQ2247 7475).
- 4.2.3 In spite of the findings within the study area search radius, the lack of a suitable geological profile at the study site together with the lack of an adjacent watercourse indicates a generally low potential for these periods within the study site.

#### **4.3 Neolithic, Bronze Age and Iron Age**

- 4.3.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and

locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

- 4.3.2 By the 1<sup>st</sup> millennium, i.e. 1000 BC, the landscape of the study area was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.3.3 The HER records a find of Neolithic flintwork, located 900m northwest of the study site (MLO190, TQ2095 7465). However the entry notes there is confusion as to the true location and therefore cannot be considered as accurate.
- 4.3.4 Evidence of Bronze Age and Iron Age occupation has been noted immediately north of the study site at the Froebel Institute, where an evaluation in 1993 revealed post holes, one containing Bronze and Iron Age pottery, together with a pit and ditch (ELO10867, ELO10869, MLO59431, MLO59434, MLO59435, TQ2182 7432).
- 4.3.5 Archaeological work at the former Queen Mary hospital site to the northeast of the study site revealed pottery sherds of Late Bronze Age/Early Iron Age date which were thought to derive from a single incomplete vessel (MLO101257, MLO101259, TQ2224 7407).
- 4.3.6 The available evidence indicates the potential of the study site for the later prehistoric periods is moderate.

#### **4.4 Roman**

- 4.4.1 No finds or features of Roman date have been identified within the one kilometre study area search radius. A generally low archaeological potential can therefore be identified for this period at the study site.

#### **4.5 Anglo Saxon and Medieval**

- 4.5.1 Archaeological evaluation and excavation on the site of the former Queen Mary hospital, 200m east of the study site, revealed Saxon occupation evidence in the form of two post-built buildings, a number of pits and a curved ditch. The material culture, primarily pottery, dated the site to the early-mid Saxon period (ELO11064-5, MLO101261, MLO101264, TQ2225 7406; Dawkes 2011/2012).

- 4.5.2 In view of the limited settlement evidence in its vicinity, the potential of the study site for the Saxon period can be identified as low to moderate.
- 4.5.3 The village of Roehampton is believed to have been founded as a subsidiary settlement of Putney, and is referred to as Hampton or East Hampton in documents dating to the fourteenth century. Prior to its removal, the original location of the village is believed to have been on the west side of the current Roehampton Lane, in the vicinity of the study site's northeastern boundary, surrounded by open land (Gerhold 2001: 11; Weinreb, Hibbert & Keay 2008: 697).
- 4.5.4 The majority of the study site is considered as having a low potential for significant remains from the Medieval period, with evidence of agricultural activity and land division most likely to be present. The potential can be raised to moderate at the eastern and northeastern extent of the site, which may have been located within the original settlement of Roehampton.

#### **4.6 Post Medieval and Modern (including map regression exercise)**

- 4.6.1 The HER contains two entries for these periods within the study site; An 18<sup>th</sup> century circular garden temple associated with Manresa House (MLO30314, TQ2225 7347) and the extant 1960s buildings of Allbrook House and Roehampton Library (MLO107828, TQ2223 7380).
- 4.6.2 The remaining Post-Medieval and Modern records in the HER within the wider study area relate to buildings/monuments of a well-defined extent and nature that generally add little to the understanding of the study site's archaeological potential, and are therefore not discussed in any further detail.
- 4.6.3 The map reproduced at Figure 3, which has been generated from a written survey of 1617 for the manor of Wimbledon, shows the site predominantly lying within open land plots. At the northeastern and southeastern boundary of the study site, buildings presumably associated with Roehampton's original settlement are recorded in the vicinity of the current Roehampton Lane (Gerhold 2001). The 1729 Senex Map of Surrey corresponds with this (Figure 4).

- 4.6.4 The subsequent removal of Roehampton village, from its original location to that of the current settlement to the southeast, is considered to be a consequence of the development of the area as an upmarket London suburb. Roehampton continued to develop during the seventeenth and eighteenth century as a popular and exclusive London suburb dominated by large houses and estates (Gerhold 2001: 11; Weinreb, Hibbert & Keay 2008: 697).
- 4.6.5 The John Rocque Map of 1768 (Fig 5) shows a number of buildings fronting onto 'Rowhampton Lane' at the northeastern and southeastern boundaries of the site. The remainder of the site is formed of open ground and enclosed fields.
- 4.6.6 The Corris Map of 1787 (Fig 6) shows the eastern portion of the study site contains a buildings complex surrounded by a number of enclosed fields and land plots, with Roehampton Lane forming the northeastern boundary. The western portion of the study site is shown to contain a building fronting onto Roehampton lane at its eastern extent, with the remainder of the area part of a large plot of open ground surrounding a house that lies just beyond the southern boundary of the site.
- 4.6.7 The Putney Tithe Map (Fig 7: 1841) shows the buildings complex in the eastern portion of the study site has extended eastwards and is partially surrounded by tree belt. New buildings are also depicted fronting on to the junction of Roehampton Lane and a road extending southwards. On the east side of the road, new buildings are shown at the study site's southeastern corner. In the western portion of the site, a roadway has been laid down across the open ground with a grouping of buildings at the site's southern boundary. Enclosed fields and open ground comprise the majority of this area, while additional buildings are present to the rear of those fronting onto Roehampton lane at its eastern extent. The associated Award describes the relevant land as:
- 333- Meadow
  - 334- Garden
  - 340- Plantation and Pleasure Ground
  - 345- Meadow
  - 346- Meadow
  - 347- Pleasure Ground
  - 348- Meadow
  - 349- Garden
  - 351- Meadow

- 354- Garden
- 356- Garden

4.6.8 The First Edition Ordnance Survey (Fig 8: 1865-7) is more detailed than the earlier Tithe map and shows that the majority of the study site comprises fields and grounds associated with three mansion houses; Mount Clare, Manresa House and Downshire House. Otherwise, there are no substantive changes. By the 1899 Ordnance Survey, an additional building within an enclosed plot is shown in the eastern portion of the site fronting onto Roehampton Lane (Fig 9). By 1916, a further house plot has been added in the eastern portion of the site but there are no noteworthy changes elsewhere (Fig 10). No further substantive changes are evident on historic mapping and aerial photography up to 1950 (Figs 10-14).

4.6.9 Land at Roehampton, incorporating the study site, had been acquired for new housing in the late 1940s and plans were drawn up from 1951. Over the subsequent decade, the Alton Estate was constructed. The shape and topography of the area required two different approaches, and the planning and design of each was undertaken by different teams of architects, responsible for Alton East and Alton West. Roehampton Library and Allbrook House were the final element of the estate to be constructed and stand at the junction between Alton East and West.

4.6.10 The 1966 Ordnance Survey shows the Alton West Estate built out within the study site; there is dense coverage of buildings depicted across the eastern portion of the site, while the western portion contains buildings at the fringes with parkland at centre (Fig 15). The 1977 Ordnance Survey shows the later additions of Roehampton Library, Allbrook House and the buildings of the current South Thames College (Fig 16).

4.6.11 Subsequent satellite imagery shows no further substantive changes up to the present day (Figs 17 and 18).

4.6.12 HER data and the map regression exercise demonstrate that during these periods the study site predominantly formed agricultural and horticultural land with occasional buildings, before major development of the Alton West Estate in the 1950s. Accordingly, the study site is considered to have a low potential for Post-Medieval or more recent remains of historic interest.

#### **4.7 Negative / Neutral Evidence**

- 4.7.1 To the north of the site, evaluation at Arton Wilson House, 85-9 Roehampton Lane revealed Modern horticultural features (ELO11915, TQ22242 74746), and evaluation at the PE and Dance Facility at the University of Surrey revealed nothing of archaeological interest (ELO7178, TQ21835 74440). Monitoring at the University of Roehampton, Digby Stuart Campus, also to the north of the study site, revealed no archaeological finds or features (ELO14429, TQ2207 7475).
- 4.7.2 Evaluation and monitoring at Downshire House to the immediate northeast of the site revealed Post Medieval and Modern remains (ELO13496, TQ2206 7413). Monitoring at Roehampton Gate 4 to the northwest also revealed nothing of archaeological interest (ELO12118, TQ21299 74647).

#### **4.8 Assessment of Significance**

- 4.8.1 Existing Paragraph 189 of the NPPF states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 4.8.2 In terms of relevant designated heritage assets, no nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 4.8.3 The site lies within an Archaeological Priority Area as defined by the London Borough of Wandsworth.
- 4.8.4 The site is considered likely to have a moderate archaeological potential for the later Prehistoric and Anglo-Saxon periods. A moderate potential for Medieval remains is also assigned to the eastern and northeastern extents of the site, which may have been located within the original settlement of Roehampton.
- 4.8.5 However, given the extent of Modern redevelopment across the site since the potential deposition of such remains, it can be considered likely that any archaeological remains

formerly present are likely to have been severely impacted by the previous phases of development.

- 4.8.6 In the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013), the balance of probability is that any remains if present are likely to be of local significance.

## 5.0 **CONDITIONS AND THE PROPOSED DEVELOPMENT**

(Review of potential impact upon Heritage Assets)

### 5.1 **Site Conditions**

- 5.1.1 The site is located within the Alton Estate (constructed in the 1950s) and includes a mixture of slab blocks, point blocks, lowrise terraces and bungalows (Fig 17 & Plates 1-4). It is bounded to the north by Clarence Lane and the northeast by Roehampton Lane. The southern boundary consists of Richmond Park and the remainder of the estate. In addition to the residential blocks and terraces, the western portion of the site contains substantial green space with partial tree coverage. It is evident that widespread terracing and landscaping has previously been undertaken across the site.
- 5.1.2 The construction of the Alton Estate currently occupying the site can be considered likely to have had a severe and widespread negative impact on below ground archaeological remains. Construction activities including terracing, the cutting of foundations and services, roadways, landscaping and tree planting are likely to have truncated any archaeological remains previously present within the site. This is supported by LiDAR data for the site (Appendix 1), that shows no evidence of relict features associated with earlier land use or activity. Documented photos show elements of the estate under construction and the associated groundworks and terracing involved (Appendix 2), while a quote from the architect John Partridge emphasises the remodelling undertaken of Downshire Field:

"I was given a bulldozer and a driver, and I went up one of the point blocks onto the 6<sup>th</sup> floor and told this bulldozer bloke what to do for several days. And we remodelled that field" (Franklin 2017, Appendix 2).

- 5.1.3 Agricultural and horticultural use of the site prior to development of the modern estate can also be considered to have had a widespread, moderate archaeological impact.
- 5.1.4 A plan is shown at Fig. 20 to present the likely variations in previous impacts across the site.

### 5.2 **The Proposed Development**

- 5.2.1 The application is for a part outline and part detailed planning permission for the following proposed development (aka Hybrid Planning Application; Fig. 19):

- a) Phased demolition of all existing buildings and structures (except Alton Activity Centre community building);
- b) Mixed-use phased development ranging from 1 - 9 storeys above ground level comprising up to 1,103 residential units and up to 9,572 sqm (GIA) of non-residential uses comprising new and replacement community facilities (including enhanced library and healthcare facilities, youth facilities, community hall, children's nursery & children's centre) (Class D1); flexible commercial floorspace (comprising retail (Class A1), financial and professional services (Class A2), café / restaurants (Class A3), hot-food takeaways (Class A5), business (Class B1), and community uses (Class D1)); landscaping; removal and replacement of trees; public realm improvements; access improvements; relocation of bus turnaround area; improvements to children's play facilities; provision of energy centre; car & cycle parking; and other highway works incidental to the development. All matters reserved except for Blocks A, K, M, N, O, Q, Portswood Place Nursery and Community Centre and highway/landscape/public realm improvements.

5.2.2 An Environmental Statement has been submitted with the application under the Town and Country (Environmental Impact Assessment) Regulations 2017.

### **5.3 Review of potential development impacts upon Heritage Assets**

5.3.1 Figures 19a and 19b, showing the current site survey and proposed masterplan, illustrate that new development will be located on the footprint of the extant buildings and therefore where there is negligible potential for archaeological remains to survive; as noted in Section 5.1.2. The minimal landscape works proposed outwith the principle construction zones are localised and include laying out of a new path network, removal and replacement of trees and remodelling of playgrounds.

5.3.2 Overall, in light of the site's perceived modest archaeological potential, the nature of past post-depositional impacts and the proposed masterplan groundworks, it can be considered that the proposed redevelopment is unlikely to have a substantial or widespread negative archaeological impact.

5.3.3 It should, however, be anticipated that the Greater London Archaeological Advisory Service (GLAAS) Officer for the London Borough of Wandsworth will require relevant

archaeological mitigation measures to be undertaken in association with the proposed redevelopment. It is suggested that the archaeological interest of the site can be secured by a watching brief on relevant construction activities.

## **6.0 SUMMARY AND CONCLUSIONS**

- 6.1 Land at Alton Estate, Roehampton London SW15 has been reviewed for its below ground archaeological potential in accordance with the NPPF (2018), the London Plan (2011 Policy 7.8) and LBW's Development Management Policies DPD (Policy DMS2).
- 6.2 In terms of relevant nationally significant designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wreck or Historic Battlefield sites have been identified within the vicinity of the study site.
- 6.3 The site lies within an Archaeological Priority Area as defined by the London Borough of Wandsworth.
- 6.4 The site is considered likely to have a moderate archaeological potential for the later Prehistoric and Anglo-Saxon periods. A moderate potential for Medieval remains is also assigned to the eastern and northeastern extents of the site, which may have been located within the original settlement of Roehampton.
- 6.5 Past post-depositional impacts, particularly the construction of the Alton estate, are considered likely to have had a widespread, negative impact on any underlying archaeological deposits; as supported by LiDAR data for the site.
- 6.6 The study site is proposed for residential-led, mixed use redevelopment.
- 6.7 In accordance with central, regional and local government planning policy, it is suggested that the archaeological interest of the site can be safeguarded by a programme of archaeological mitigation (watching brief) secured by an appropriately worded planning condition.

## **SOURCES CONSULTED**

### **1. General**

British Library  
Greater London Historic Environment Record  
London & Metropolitan Archives  
Wandsworth Local Studies Library

### **2. Internet**

<http://archaeologydataservice.ac.uk>  
<http://www.britainfromabove.org.uk/>  
<http://www.british-history.ac.uk/>  
<https://finds.org.uk/database/>  
<https://www.historicengland.org.uk/listing/the-list>  
<https://opendomesday.org.uk>  
<http://www.pastscape.org.uk>  
<http://planningguidance.planningportal.gov.uk>

### **3. Bibliographic**

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Cherry & Pevsner *Buildings of England London 2: South* 1999

Dawkes et al 'A farm frequented by rooks': archaeological evidence for Early Saxon rural settlement at Roehampton in London Archaeologist Winter 2011/2012 p59-64

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*Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document*

*Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets July 2015 unpublished document*

Gibbard *The Pleistocene History of the Lower Thames Valley* 1994

Stephen Levant Heritage Architecture Mount Clare Roehampton SW15 Draft Landscape and Built Heritage Assessment January 2014 unpublished document

London County Council *Names and Streets and Places in the Administrative County of London* 1955

London Topographical Society/London & Metropolitan Archives *The London County Council Bomb Damage Maps 1939-1945*, 2005

MoLAS/English Heritage *The Archaeology of Greater London: An Assessment of archaeological evidence for human presence in the area now covered by Greater London* 2000

Weinreb, Hibbert & Keay (eds.) *The London Encyclopaedia* 2008

Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

#### 4. Cartographic

1617 Plan of Roehampton (from Gerhold 2001)

1729 Senex Map of Surrey

1768 Rocque's Map of Surrey

1787 Corris Map of Putney

1841 Putney Tithe Map

1865-7 Ordnance Survey (25")

1899 Ordnance Survey (6")

1916 Ordnance Survey (6")

1920 Ordnance Survey (6")

- 1933 Ordnance Survey (6")
- 1950 Ordnance Survey (1:10560)
- 1966 Ordnance Survey (1:10560)
- 1976 Ordnance Survey (1:10560)
- 1998 British Geological Survey Sheet 270 (South London)

5. **Imagery**

- 1945 Aerial Photo
- 2003 Google Earth Image
- 2017 Google Earth Image
- LiDAR data



Plate 1: View southwest from northern site boundary showing terraced ground and residential blocks.



Plate 2: View north from Danebury Avenue across Downshire Field greenspace towards residential blocks.

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Plate 3: View east towards Minstead Garden bungalows, showing ground slope and greenspace in foreground.

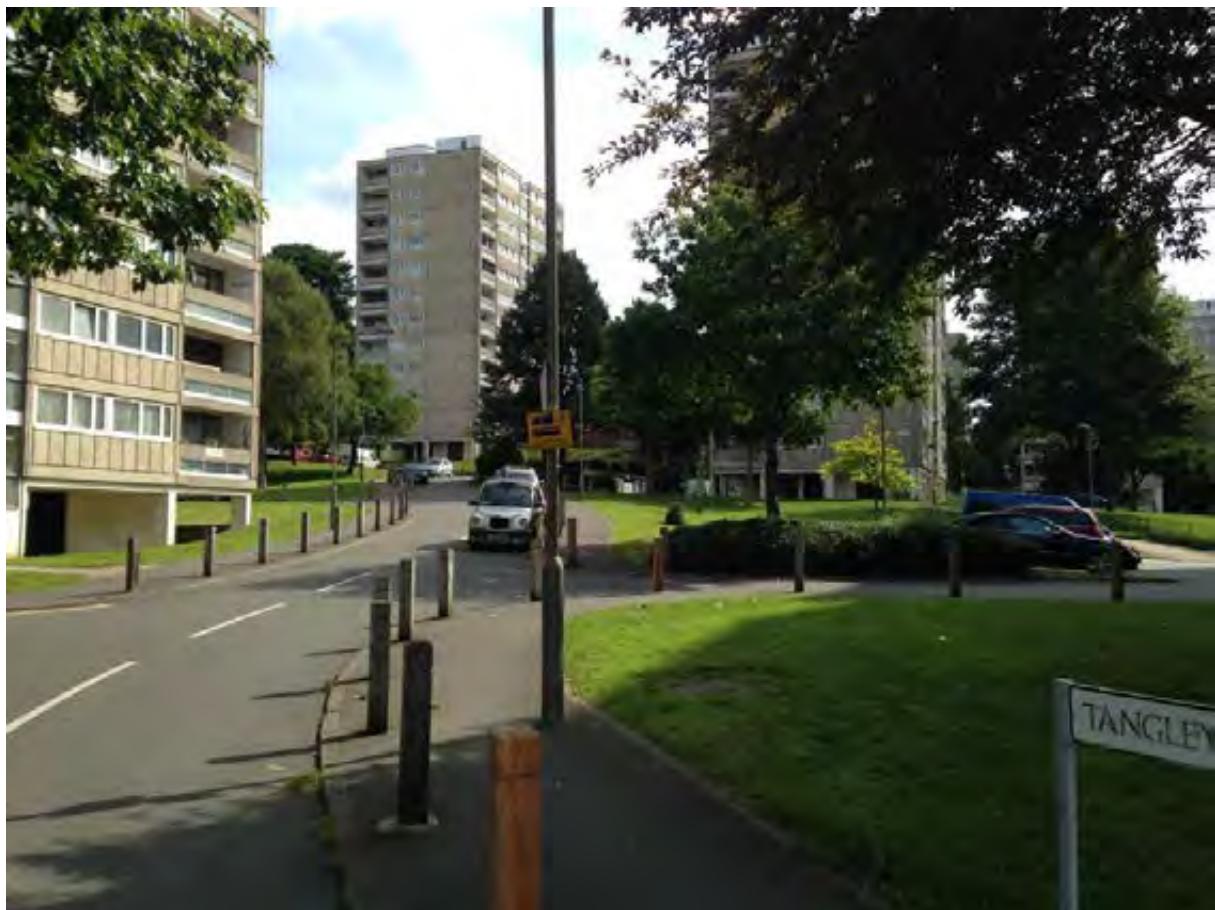
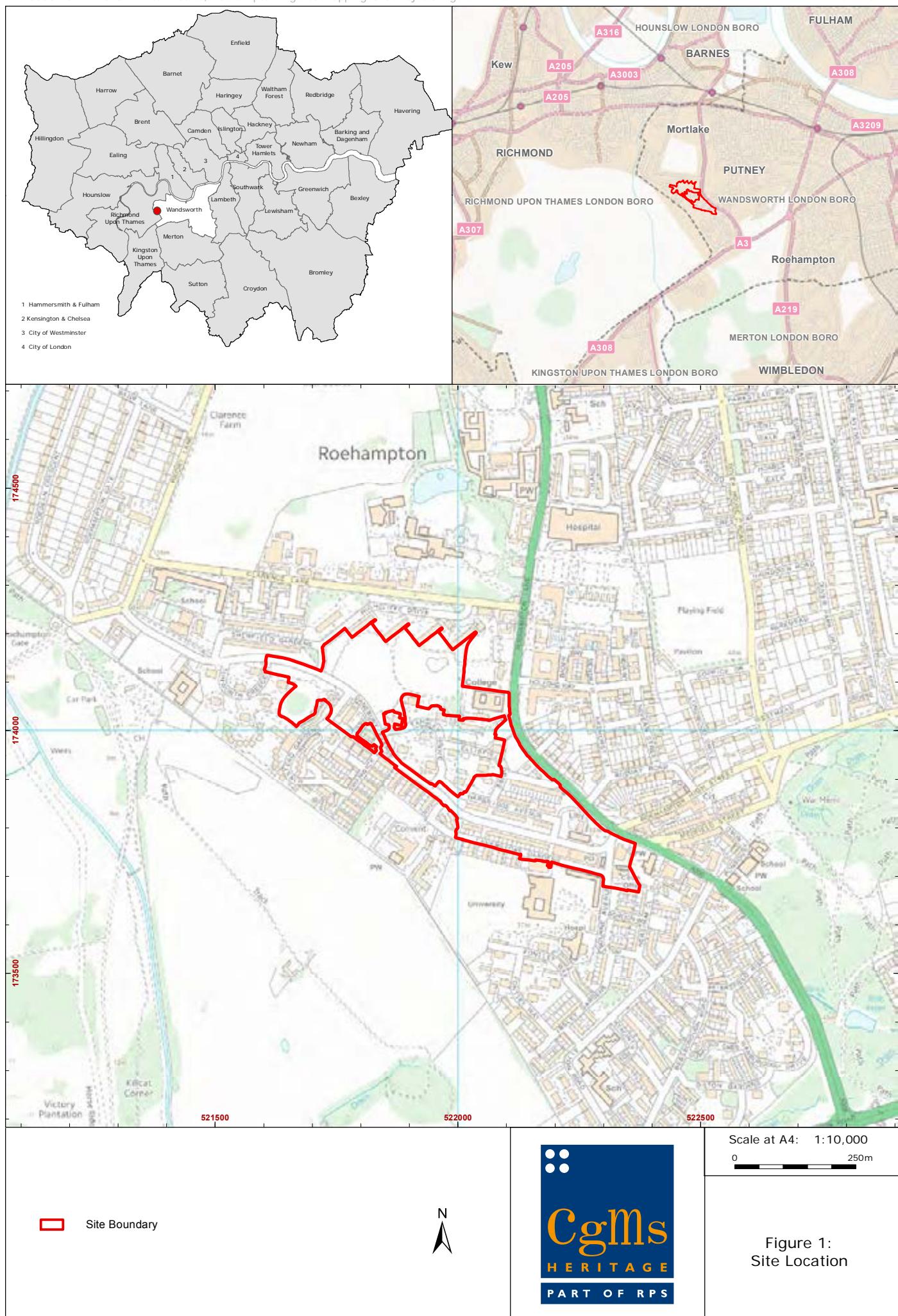
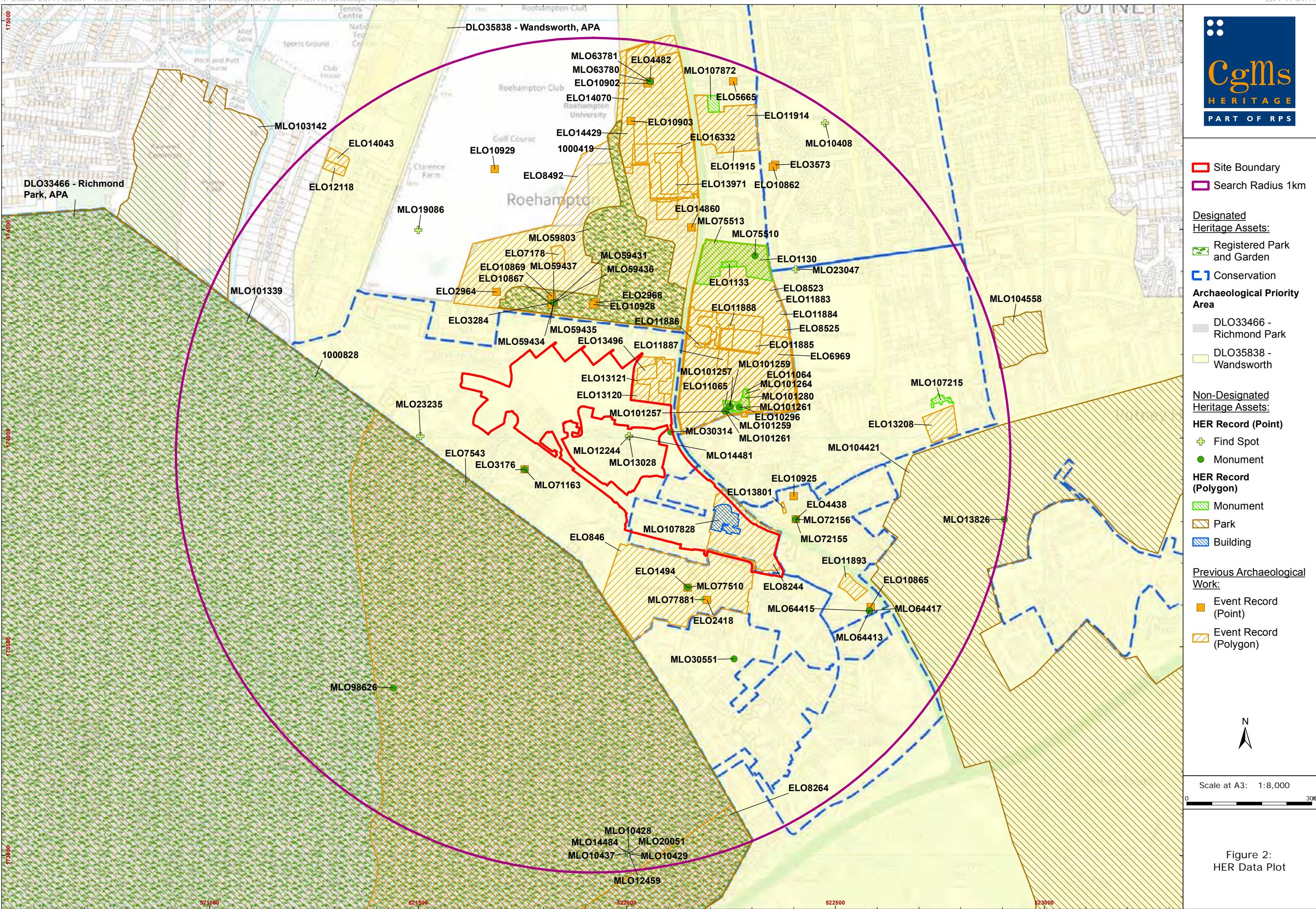
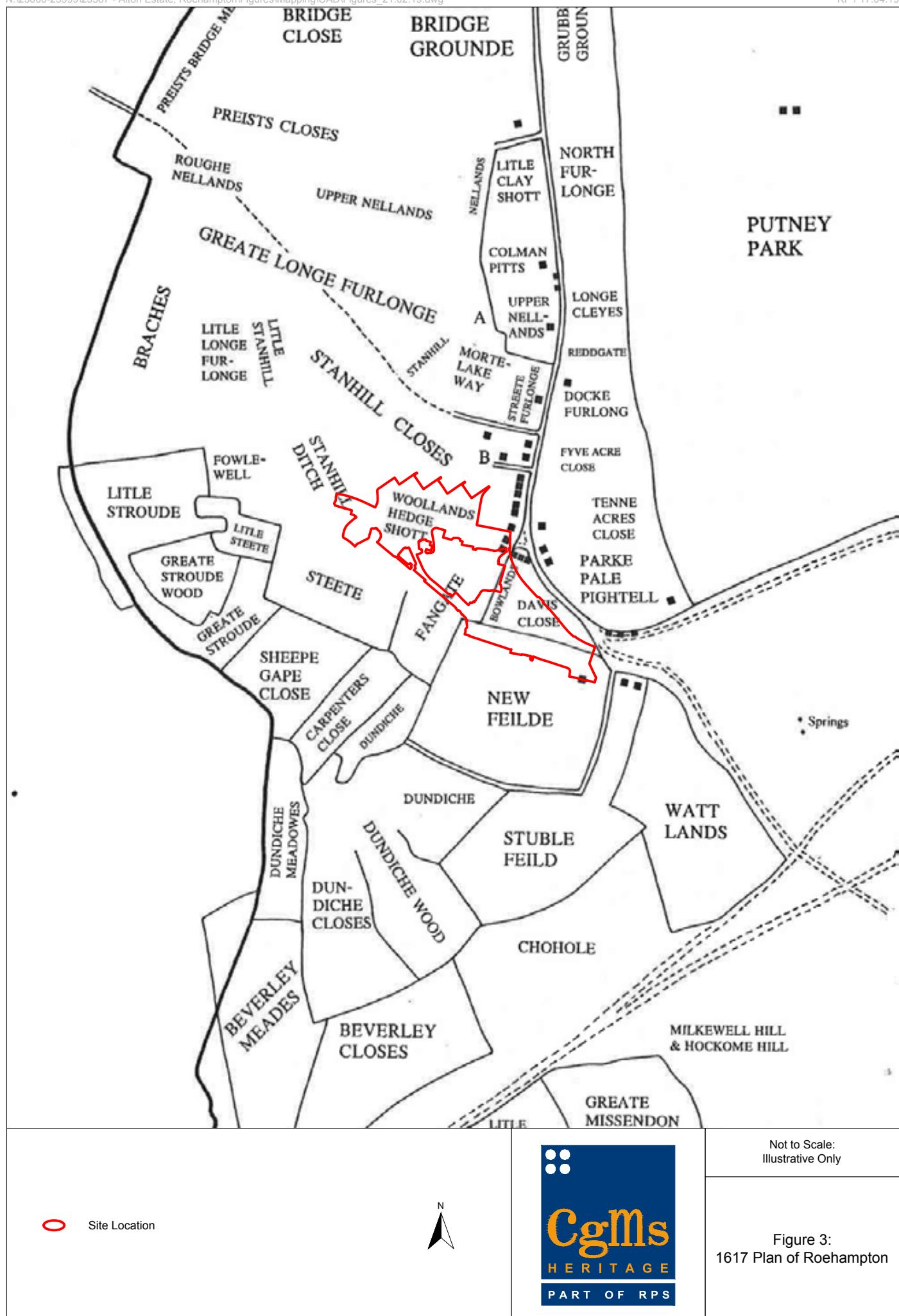


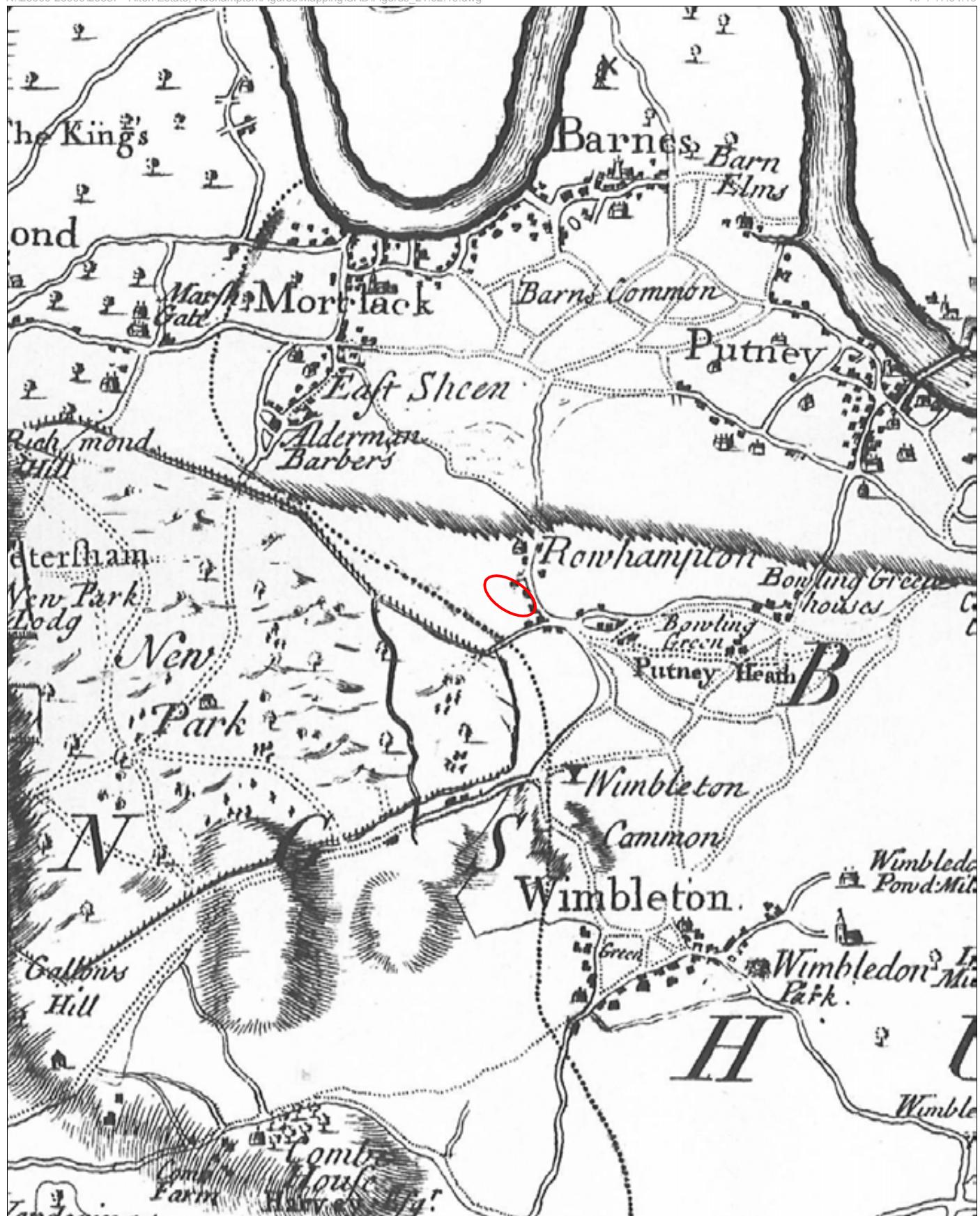
Plate 4: View northeast along Tangley Grove. Terracing is evident on the footprints of the residential blocks.

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Site Location



Not to Scale:  
Illustrative Only

Figure 4:  
1729 Senex Map  
of Surrey

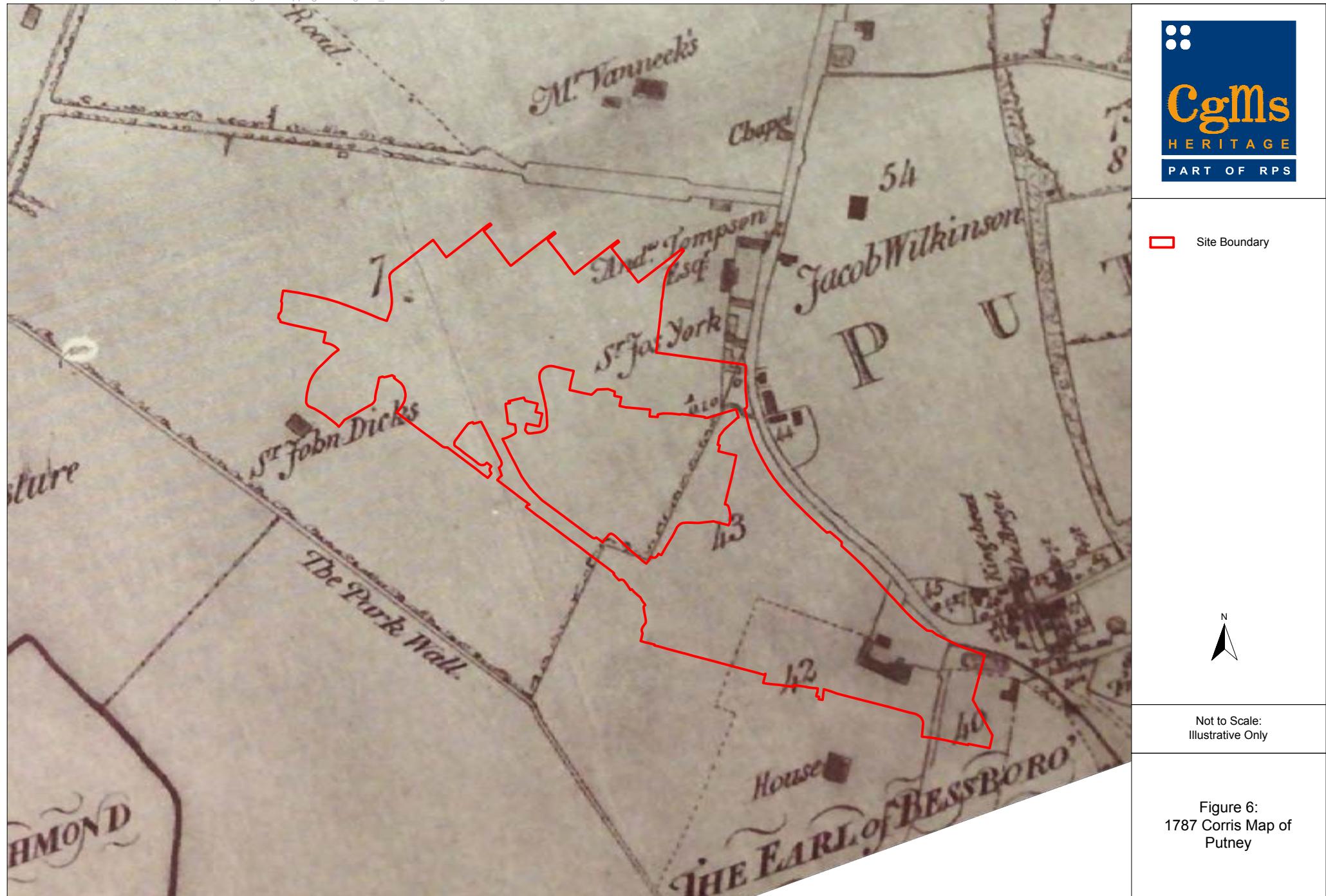


○ Site Location

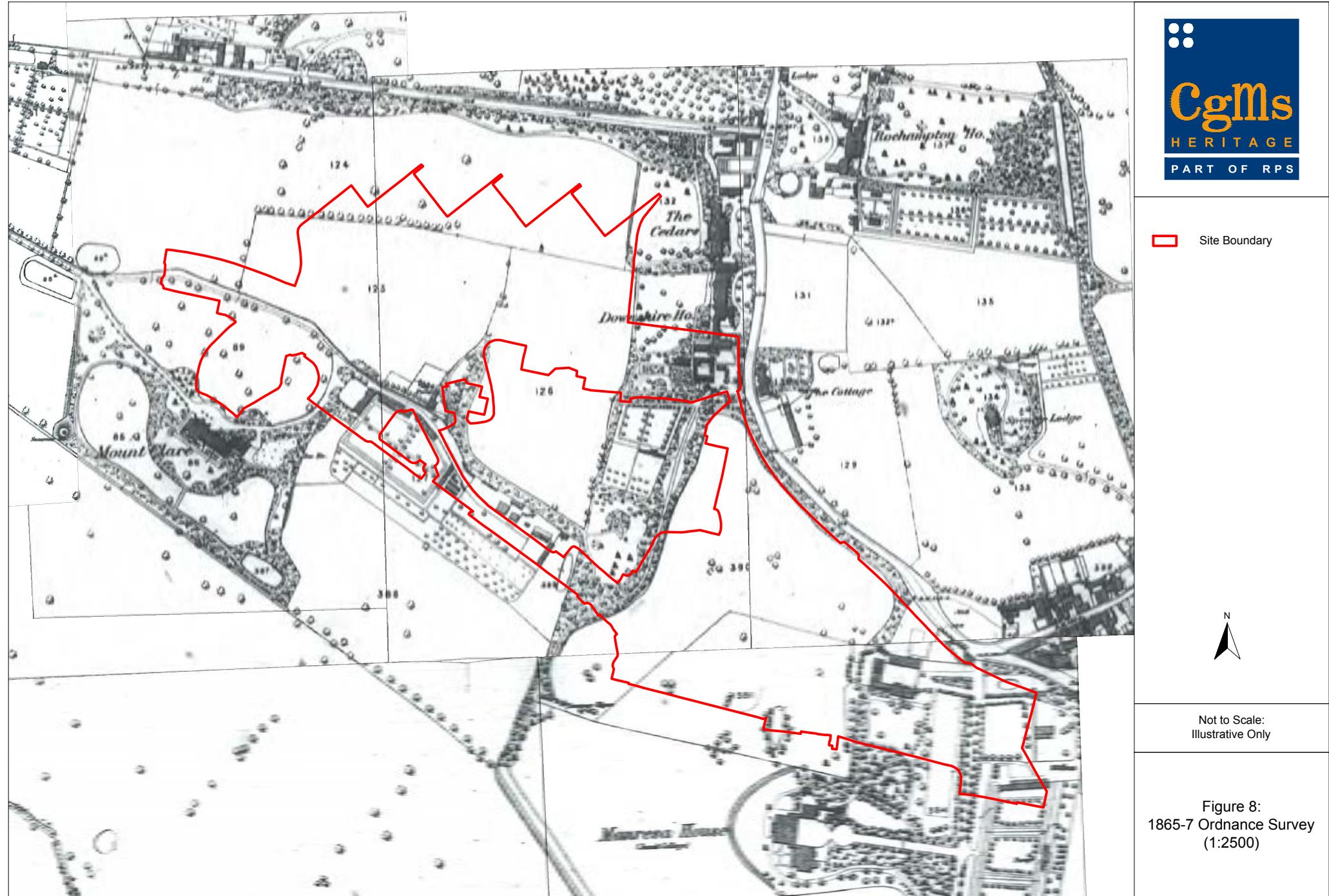


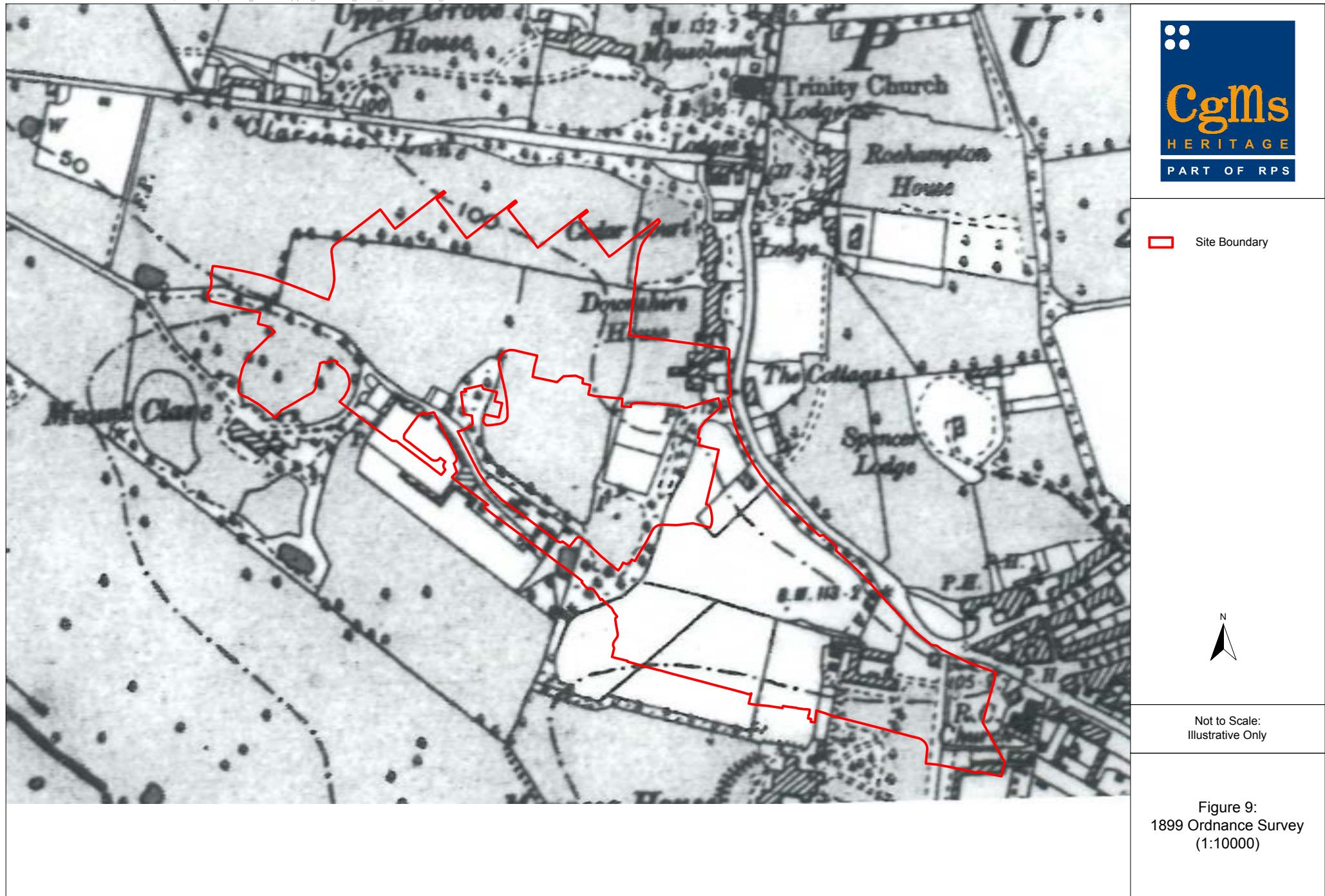
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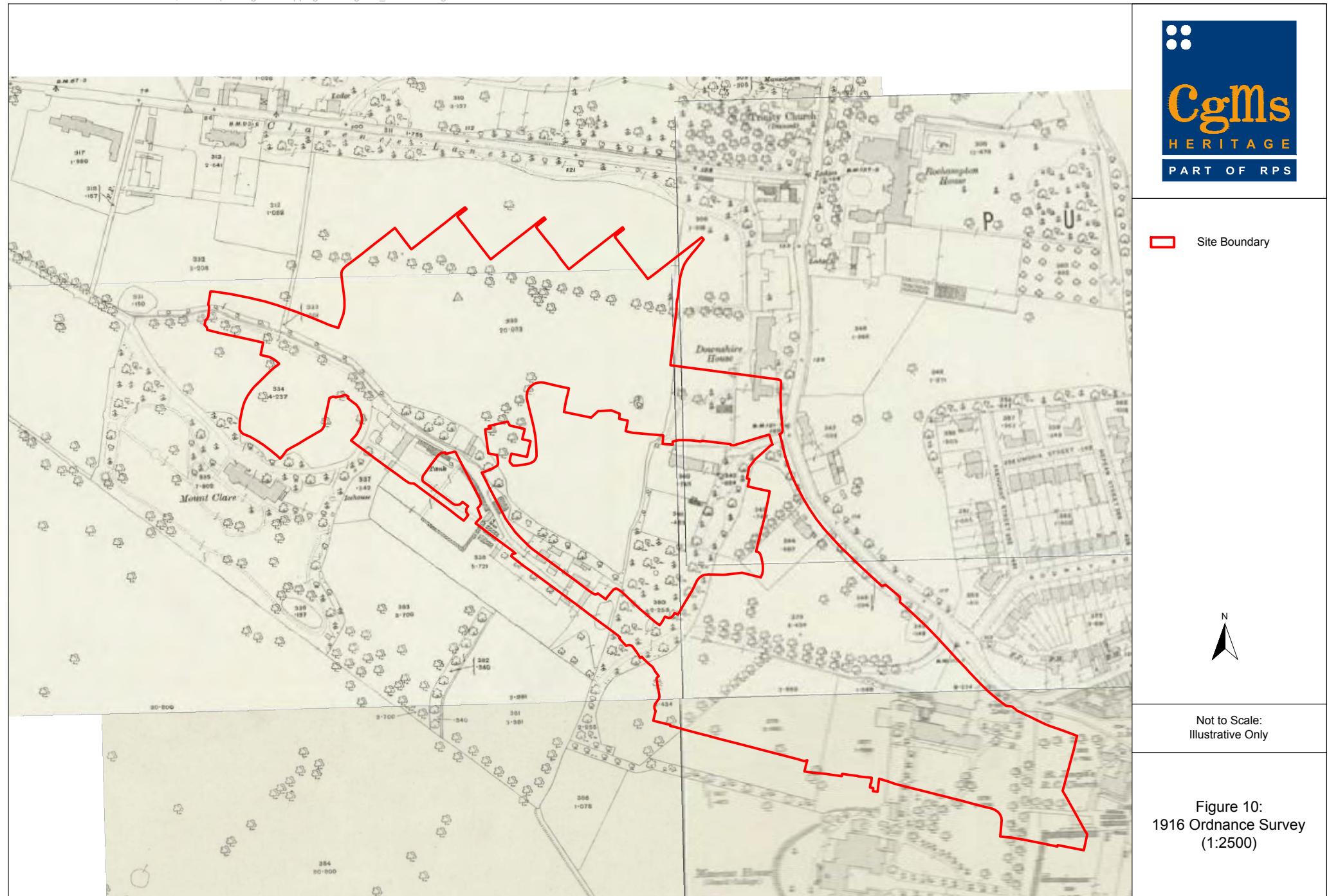
Figure 5:  
1768 Rocque's Map  
of Surrey





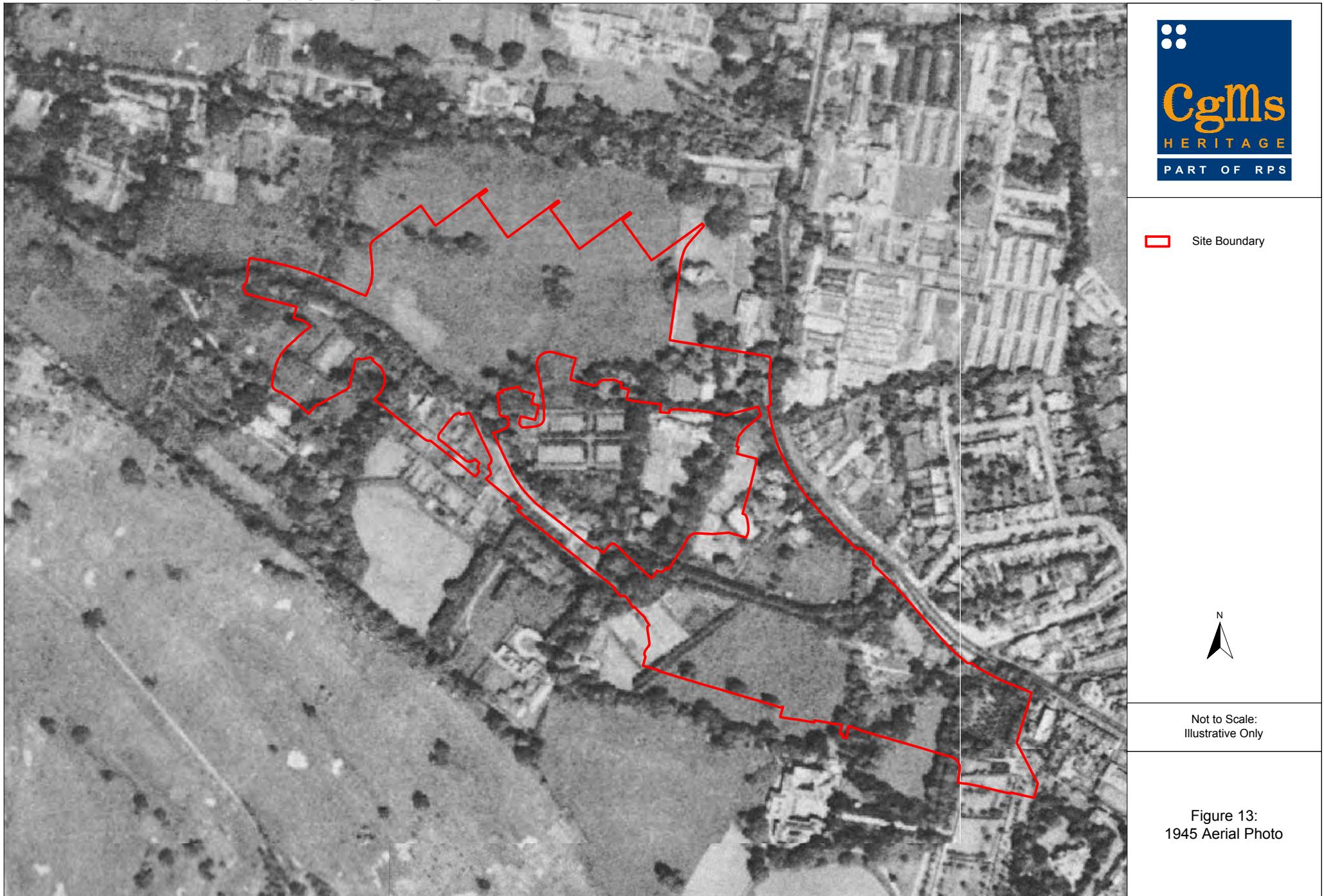


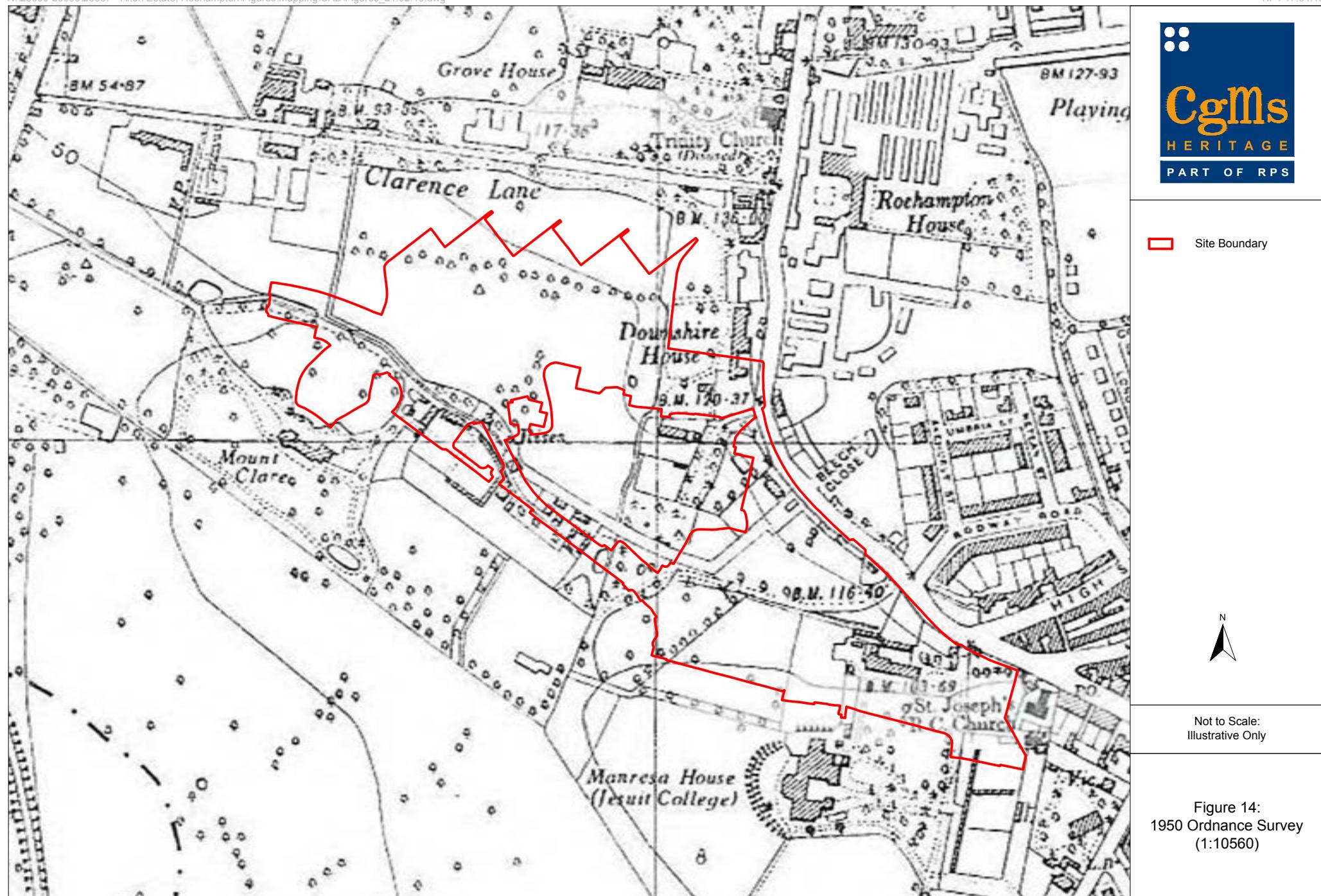


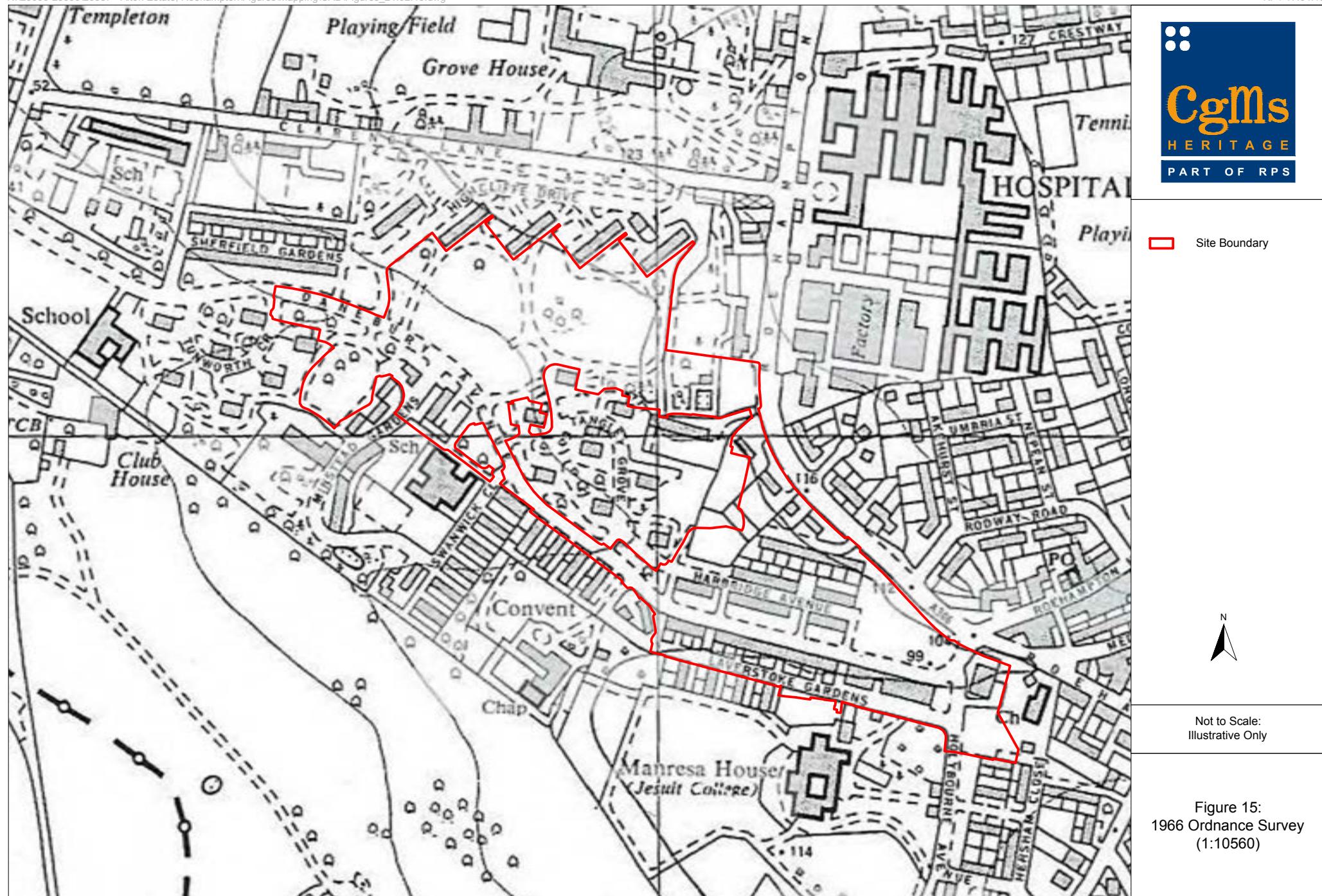
















Site Boundary



Not to Scale:  
Illustrative Only

Figure 17:  
2003 Google Earth  
Image



 Site Boundary



Not to Scale:  
Illustrative Only

Figure 18:  
2017 Google Earth  
Image









**Appendix 2:**  
Documentary evidence of construction impacts





started from the premise of retaining as much green space as possible, composing the layout using a 1:32-scale contour model that showed every tree.<sup>14</sup> A formal, at times monumental, architecture emerged from a picturesque and quintessentially English landscape setting that Reyner Banham described as 'off-white Monet girls in an impressionist garden'.<sup>15</sup>

Seeing an opportunity to realise a Corbusian 'vertical garden city', the group initially devised a layout combining houses with 17-storey maisonette blocks.<sup>16</sup> When this was rejected by Whitfield Lewis, they reluctantly reverted to the mixed-development formula of 11-storey point-blocks, four-storey maisonettes and houses, to which they added five maisonette blocks, also of 11 storeys. They broke through the London height barrier of 100 ft (imposed by the Building Acts) by building the tall blocks in a hole and then digging away the ground around them.<sup>17</sup> While the slabs followed a common type also being developed for Loughborough Road and Bentham Road, what set Roehampton Lane apart was its slightly higher budget for central heating in the tall blocks and better finishes and, above all, the picturesque landscape of parkland relieved by copses of trees, judiciously 'improved' by Partridge to enhance the impact of the architecture:

I was given a bulldozer and a driver, and I went up one of the point blocks onto the sixth floor and told this bulldozer bloke what to do for several days, and we remodelled that field. And what we wanted to do was link up the two eighteenth-century villas [Downshire House and Mount Clare] with the certain same elements of an eighteenth-century landscape.<sup>18</sup>

The plan is a development of Howell and Killick's group thesis at the AA for a neighbourhood unit at Pin Green, Stevenage, which in turn had an origin in Le Corbusier's 1945 unrealised plan for Saint-Dié. Howell's description of Saint-Dié could almost serve for Roehampton Lane:

Eight Unités form a series of vertical streets within a few minutes walk of the town centre, and are set out in a landscaped park with schools disposed around them. Then from this highly concentrated centre, long ribbons of low houses run out into the countryside along the parkways which are separated from the main approach roads to the town. These two, the vertical street related to the piazza, and the horizontal street radiating into the countryside, are clearly differentiated in the plan, each an imaginative interpretation of a particular way of living.<sup>19</sup>

The Roehampton maisonettes may originally have been conceived with central corridor access after the Unité's *rue intérieure*, but in anticipation of trouble with the housing committee, the group was asked to revert to the familiar principle

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## **APPENDIX 10.1**

### **AIR QUALITY NEUTRAL EMISSIONS BENCHMARKS FOR TRANSPORT**



### Appendix 10.1 – Air Quality Neutral Emissions Benchmarks for Transport

The following table provides the Transport Emissions Benchmarks for different land use categories and areas within London. These benchmarks have been obtained from the GLA 803781 Air Quality Neutral Planning Support Update<sup>1</sup>. The benchmarks for inner London have been used in the transport emissions air quality neutral calculation for the Development.

**Table 10.1.1: 'Air Quality Neutral' Emissions Benchmarks for Transport (TEBs)**

Land Use	CAZ	Inner	Outer
NO <sub>x</sub> (g/m <sup>2</sup> /annum)			
Retail (A1)	169	219	249
Office (B1)	1.27	11.4	68.5
NO <sub>x</sub> (g/dwelling/annum)			
Residential (C3)	234	558	1553
PM <sub>10</sub> (g/m <sup>2</sup> /annum)			
Retail (A1)	29.3	39.3	42.9
Office (B1)	0.22	2.05	11.8
PM <sub>10</sub> (g/dwelling/annum)			
Residential (C3, C4)	40.7	100	267

<sup>1</sup> Air Quality Consultants (2014). GLA 80371 Air Quality Neutral Planning Support Update. April 2014.

**APPENDIX 10.2**  
**AIR QUALITY EMISSION STANDARDS**



## Appendix 10.2 – Emission Standards

Developments are to meet these emission standards along with the 'air quality neutral' benchmark values. Where meeting these emission standards still does not allow the air quality neutral benchmarks to be met, further reduction or offsetting measures would be required.

The emission standards are 'end-of-pipe' concentrations expressed at specific reference conditions for temperature, pressure, oxygen and moisture content. Compliance with these standards should be demonstrated based on monitoring undertaken on the actual installed plant or, where this does not exist at planning application stage, based on manufacturer guaranteed performance levels supported by type approval monitoring undertaken by the equipment supplier. At the very least, a statement of intent to only include combustion plant within the development that meets these standards must be made at application stage. Providing further details on actual installed combustion plant and emissions performance prior to full operation of the development should be made compulsory by way of planning condition. It is not permissible for emission factors (e.g. g/kWh, g/GJ etc) to be converted into an equivalent concentration for compliance purposes.

To deliver both reductions in carbon dioxide emissions and improve air quality a tiered approach has been developed for applicable emission standards. This approach is based upon differentiation according to the baseline air quality in the area of development and will be dependent upon whether or not the development falls into the two tiers defined below.

**Table 10.2.1: Emission Standards for Solid Biomass Boilers and CHP Plant in the Thermal Input range 50kWth – 20 MWth**

Band	Applicable Range	
	Baseline Annual Mean NO <sub>2</sub> and PM <sub>10</sub>	Baseline 24-Hour Mean PM <sub>10</sub>
Band A	>5% below national objective	>1-day less than national objective
Band B	Between 5% below or above national objective	1 day below or above national objective

The emission standards below are target minimum standards. If an assessment indicates that significant air quality effects may occur even when meeting the emission standards, additional measures (such as stack height increase, enforcement of more stringent standards etc.) should be considered in order to produce an acceptable level of impact.

**Table 10.2.2: Emission Standards for Solid Biomass Boilers and CHP Plant in the Thermal Input Range 50kWth to less than 20MWth for development in Band A**

Combustion Appliance <sup>A</sup>	Pollutant / Parameter	Emission Standard at Reference O <sub>2</sub> (mg Nm <sup>-3</sup> )	Equivalent Concentration at 0% O <sub>2</sub> (mg Nm <sup>-3</sup> )	Likely Technique Required to Meet Emissions Standard
Spark ignition engine (natural gas/biogas) <sup>B</sup>	NO <sub>x</sub>	250	329	Advanced lean burn operation (lean burn engines) NSCR (rich burn engines)
Compression ignition engine (diesel / bio-diesel) <sup>B</sup>	NO <sub>x</sub>	400	526	SCR
Gas turbine <sup>C</sup>	NO <sub>x</sub>	50	177	None above standard technology for modern turbines
Solid biomass boiler (including those involved in CHP applications) <sup>D</sup>	NO <sub>x</sub>	275	386	Modern boiler with staged combustion and automatic control
	PM	25	35	Modern boiler with staged combustion and automatic control including cyclone / multicyclone
All (stack heat release less than 1MW) <sup>E</sup>	Stack discharge velocity	10 ms <sup>-1</sup>	N/A	Appropriate design of stack discharge diameter to achieve required velocity
All (stack heat release greater than or equal to 1MW) <sup>E</sup>	Stack discharge velocity	15 ms <sup>-1</sup>	N/A	Appropriate design of stack discharge diameter to achieve required velocity

<sup>A</sup> Combustion appliances operating less than 500 hours per annum are exempt from these standards

<sup>B</sup> Emission standard quoted at reference conditions 273K, 101.3kPa, 5% O<sub>2</sub>, dry gas

<sup>C</sup> Emission standard quoted at reference conditions 273K, 101.3kPa, 15% O<sub>2</sub>, dry gas

<sup>D</sup> Emission standard quoted at reference conditions 273K, 101.3kPa, 6% O<sub>2</sub>, dry gas

<sup>E</sup> The stack heat release can be calculated as per equation (3) in the D1 guidance note:

$$Q = \frac{V(1 - \frac{283}{T})}{2.9}$$

Where:

Q = Stack heat release (MW)

V = Volume flow of stack gases at discharge conditions (Am<sup>3</sup>s<sup>-1</sup>)

T = Discharge temperature (K)

N.B. Stacks should discharge vertically upwards and be unimpeded by any fixture on top of the stack (e.g., rain cowls, 'China-man Hats')

**Table 10.2.3: Emission Standards for Solid Biomass Boilers and CHP Plant in Thermal Input Range 50kWth to less than 20MWth for development in Band B**

Combustion Appliance <sup>A</sup>	Pollutant / Parameter	Emission Standard at Reference O <sub>2</sub> (mg Nm <sup>-3</sup> )	Equivalent Concentration at 0% O <sub>2</sub> (mg Nm <sup>-3</sup> )	Likely Technique Required to Meet Emissions Standard
Spark ignition engine (natural gas/biogas) <sup>B</sup>	NO <sub>x</sub>	95	125	SCR (lean burn engines) NSCR (rich burn engines)
Compression ignition engine (diesel / bio-diesel) <sup>B</sup>	NO <sub>x</sub>	400	526	SCR

Combustion Application <sup>A</sup>	Pollutant / Parameter	Emission Standard at Reference O <sub>2</sub> (mg Nm <sup>-3</sup> )	Equivalent Concentration at 0% O <sub>2</sub> (mg Nm <sup>-3</sup> )	Likely Technique Required to Meet Emissions Standard
Spark ignition engine (natural gas/biogas) <sup>B</sup>	NO <sub>x</sub>	95	125	SCR (lean burn engines) NSCR (rich burn engines)
Gas turbine <sup>C</sup>	NO <sub>x</sub>	20	71	Latest generation DLN burners and / or SCR
Solid biomass boiler < 1MW <sub>th</sub> input (including those involved in CHP applications) <sup>D</sup>	NO <sub>x</sub>	180	252	Modern boiler with staged combustion and / or SNCR
	PM	5	7	Fabric / ceramic filter
Solid biomass boiler ≥ 1MW <sub>th</sub> input (including those involved in CHP applications) <sup>D</sup>	NO <sub>x</sub>	125	175	Modern boiler with staged combustion, automatic control and / or SNCR
	PM	5	7	Fabric / ceramic filter
All (stack heat release less than 1MW) <sup>E</sup>	Stack discharge velocity	10 ms <sup>-1</sup>	N/A	Appropriate design of stack discharge diameter to achieve required velocity
All (stack heat release greater than or equal to 1MW) <sup>E</sup>	Stack discharge velocity	15 ms <sup>-1</sup>	N/A	Appropriate design of stack discharge diameter to achieve required velocity

<sup>A</sup> Combustion appliances operating less than 500 hours per annum are exempt from these standards

<sup>B</sup> Emission standard quoted at reference conditions 273K, 101.3kPa, 5% O<sub>2</sub>, dry gas

<sup>C</sup> Emission standard quoted at reference conditions 273K, 101.3kPa, 15% O<sub>2</sub>, dry gas

<sup>D</sup> Emission standard quoted at reference conditions 273K, 101.3kPa, 6% O<sub>2</sub>, dry gas

<sup>E</sup> The stack heat release can be calculated as per equation (3) in the D1 guidance note:

$$Q = \frac{V(1 - \frac{283}{T})}{2.9}$$

Where:

Q = Stack heat release (MW)

V = Volume flow of stack gases at discharge conditions (Am<sup>3</sup>s<sup>-1</sup>)

T = Discharge temperature (K)

N.B. Stacks should discharge vertically upwards and be unimpeded by any fixture on top of the stack (e.g., rain cowls, 'China-man Hats').

## **APPENDIX 10.3**

### **MODEL VERIFICATION**



## Appendix 10.3 – Model Verification

### Nitrogen Dioxide ( $\text{NO}_2$ )

Most  $\text{NO}_2$  is produced in the atmosphere by the reaction of nitric oxide ( $\text{NO}$ ) with ozone. It is therefore most appropriate to verify the model in terms of primary pollutant emission of nitrogen oxides ( $\text{NO}_x = \text{NO} + \text{NO}_2$ ). The model has been run to predict the 2017 annual mean road- $\text{NO}_x$  contribution at three monitoring locations: W25 on Roehampton Lane (London Borough of Wandsworth (LBW)), Sites 25 and 36, Upper Richmond Road (London Borough of Richmond upon Thames (LBRT)). Monitoring location W25 has been modelled at a height of 2.25 m, whilst Sites 25 and 36 have been modelled at a height of 2.2 m.

The model output of road- $\text{NO}_x$  has been compared with the ‘measured’ road- $\text{NO}_x$ , which was calculated from the measured  $\text{NO}_2$  concentrations and the adjusted background  $\text{NO}_2$  concentrations within the  $\text{NO}_x$  from  $\text{NO}_2$  calculator.

A primary adjustment factor was determined as the slope of the best fit line between the ‘measured’ road contribution and the model derived road contribution, forced through zero (**Figure 10.3.1**). This factor was then applied to the modelled road- $\text{NO}_x$  concentration for each monitoring site to provide adjusted modelled road- $\text{NO}_x$  concentrations. The total nitrogen dioxide concentrations were then determined by combining the adjusted modelled road- $\text{NO}_x$  concentrations with the predicted background  $\text{NO}_2$  concentration within the  $\text{NO}_x$  from  $\text{NO}_2$  calculator. A secondary adjustment factor was finally calculated as the slope of the best fit line applied to the adjusted data and forced through zero (**Figure 10.3.2**).

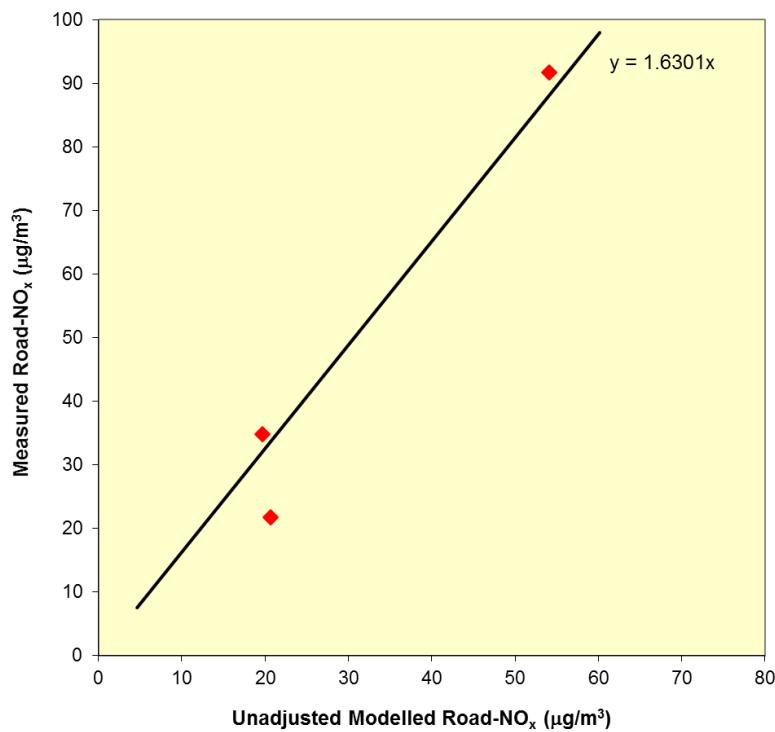
The following primary and secondary adjustment factors have been applied to all modelled nitrogen dioxide data:

Primary adjustment factor: 1.6300

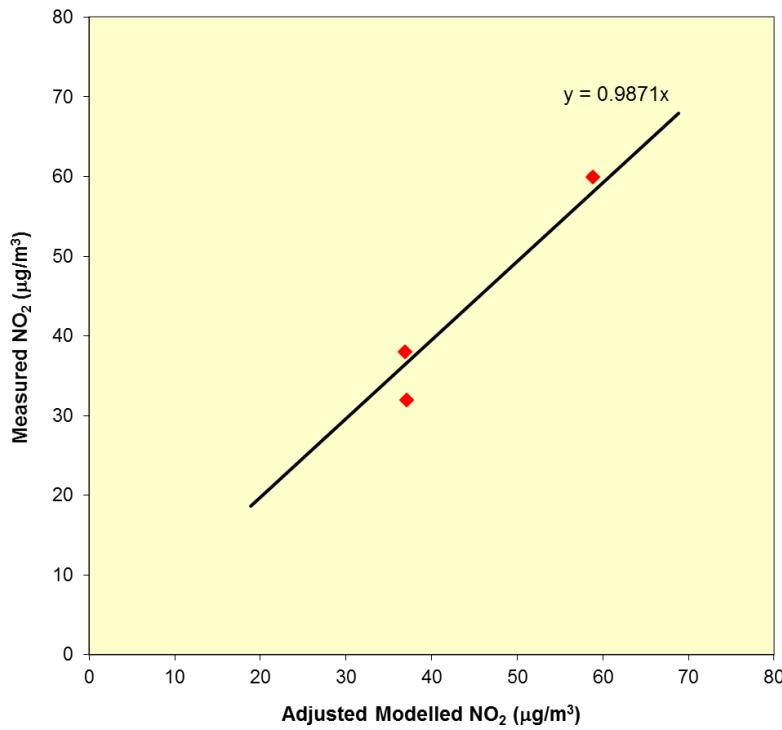
Secondary adjustment factor: 0.9871

The results imply that overall, the model was under-predicting the road- $\text{NO}_x$  contribution. This is a common experience with this and most other models. The final  $\text{NO}_2$  adjustment is minor.

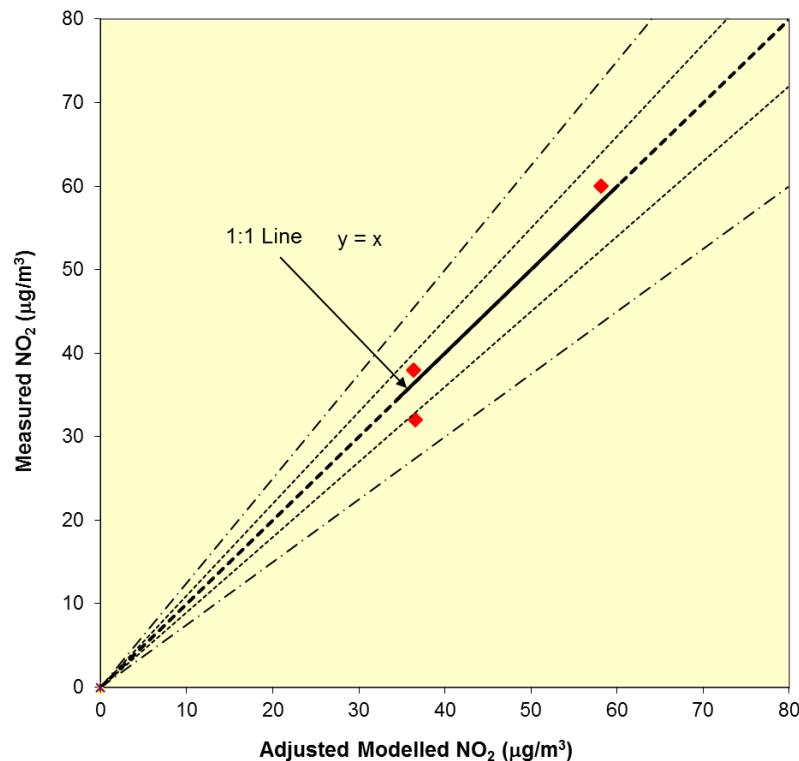
**Figure 10.3.3** compares final adjusted modelled total  $\text{NO}_2$  at each of the monitoring sites, to measured total  $\text{NO}_2$ , and shows the 1:1 relationship, as well as  $\pm 10\%$  and  $\pm 25\%$  of the 1:1 line.



**Figure 10.3.1: Comparison of Measured Road-NO<sub>x</sub> with Unadjusted Modelled Road-NO<sub>x</sub> Concentrations**



**Figure 10.3.2: Comparison of Measured NO<sub>2</sub> with Primary Adjusted Modelled NO<sub>2</sub> Concentrations**



**Figure 10.3.3: Comparison of Measured NO<sub>2</sub> with Fully Adjusted Modelled NO<sub>2</sub> Concentrations**

[Particulates \(PM<sub>10</sub> and PM<sub>2.5</sub>\)](#)

There is no PM<sub>10</sub> or PM<sub>2.5</sub> monitoring in close proximity to the Site. Therefore, the primary adjustment factor calculated for NO<sub>2</sub> concentrations has been applied to the modelled road-particulates concentrations.

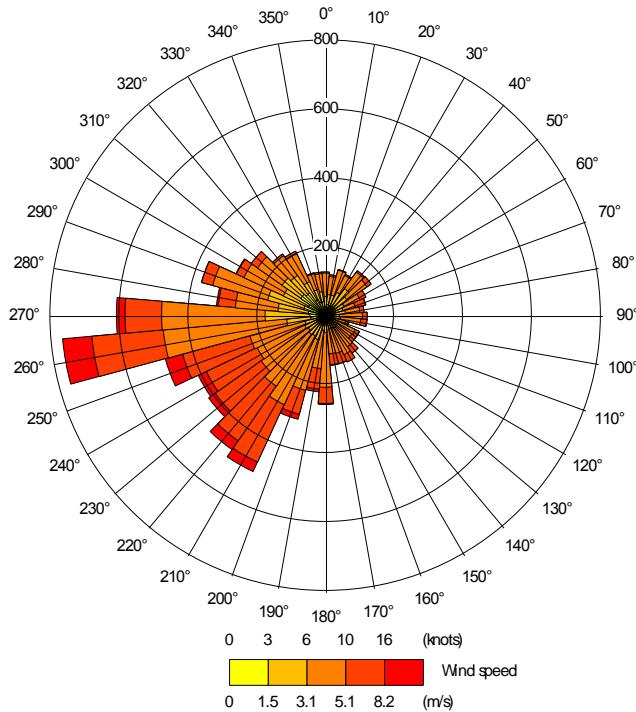
## **APPENDIX 10.4**

### **MODEL INPUTS AND RESULTS PROCESSING**



## Appendix 10.4 – Model Inputs and Results Processing

Model Input/Tool	Description
Meteorological Data	Hourly Meteorological data from Heathrow has been used in the model. The wind-rose is shown in <b>Figure 10.4.1.</b>
ADMS	Version 4.1.1
Latitude	51°
Surface Roughness	A value of 0.5 for parkland and open suburbia was used to represent the modelled area. A value of 0.3 for agricultural areas was used to represent the meteorological station site
Minimum Monin-Obukhov length	A value of 100 for Large conurbations was used to represent the modelled area. A value of 30 cities and large towns was used to represent the meteorological station site
Emission Factor Toolkit (EFT)	V8.0, November 2017.
NOx to NO2 Conversion	NO <sub>x</sub> to NO <sub>2</sub> calculator version 6.1, October 2017
Background Maps	2015 reference year background maps.
Advanced Street Canyon Module	Advanced Canyon Module. Buildings heights assume to be 3 m per floor.
Cold Start Emissions	Cold start emissions for carparks Q, K, N/O and the bus turnaround have been calculated in the EXEMPT Cold Start Tool (v1.0).



**Figure 10.4.1: 2017 Wind-rose for Heathrow Meteorological Station**

## **APPENDIX 10.5**

### **TRAFFIC DATA**



**Appendix 10.5 – Traffic Data****Table 10.5.1: Construction Traffic Data**

	Year									
	1	2	3	4	5	6	7	8	9	10
HGV AADT	21	52	57	30	45	41	12	31	65	73
LDV AADT	35	131	142	76	105	112	31	61	164	192
Total Vehicles AADT	55	183	199	106	150	153	43	92	229	265

**Table 10.5.2: Operational Traffic Data**

Location	2017 Baseline		2021 Without Development		2021 With Development	
	AADT	%HDV	AADT	%HDV	AADT	%HDV
A3 Kingston Rd East from A306 - NB	30615	4.0%	30622	4.0%	30769	4.0%
A3 Kingston Rd East from A306 - SB	32645	4.7%	32654	4.7%	32782	4.7%
A3 Kingston Rd West from A306 - EB	39473	3.2%	39485	3.2%	39652	3.2%
A3 Kingston Rd West from A306 - WB	41015	3.4%	41024	3.4%	41222	3.4%
Clarence Ln - EB	6546	2.0%	6546	2.0%	6557	2.0%
Clarence Ln - WB	6153	1.3%	6153	1.3%	6166	1.3%
Danebury Avenue - EB	2046	8.8%	2046	8.8%	2689	6.7%
Danebury Avenue - WB	2185	12.7%	2185	12.7%	2642	10.5%
Ellisfield Dr - Two Way	605	0.9%	605	0.9%	763	0.7%
Harbridge Avenue - Two Way	374	1.5%	374	1.5%	526	1.1%
Kingsclere Close - EB	643	2.7%	643	2.7%	817	2.1%
Kingsclere Close - WB	550	2.4%	550	2.4%	687	1.9%
Roehampton Ln North of Rodway Rd - NB	14903	5.1%	15086	5.1%	15289	5.0%
Roehampton Ln North of Rodway Rd - SB	16403	4.8%	16419	4.8%	16630	4.7%
Roehampton Ln North of Wanborough Dr - NB	16746	7.9%	16926	7.9%	17244	7.8%
Roehampton Ln North of Wanborough Dr - SB	16324	6.2%	16340	6.2%	16746	6.1%
Upper Richmond Rd East from A306 - EB	9181	7.6%	9183	7.6%	9207	7.6%
Upper Richmond Rd East from A306 - WB	8209	8.8%	8301	8.8%	8324	8.8%
Upper Richmond Rd West from A306 - EB	11504	7.6%	11635	7.6%	11712	7.6%
Upper Richmond Rd West from A306 - WB	12204	8.2%	12210	8.2%	12292	8.1%
Relocated Bus Turnaround	0	0	0	0	210	100%

## **APPENDIX 10.6**

### **FUTURE YEAR MODELLING**



## Appendix 10.6 - Future Year Modelling – Road Transport Emission Factors

### Introduction

Atmospheric dispersion modelling is used to determine the effect of future development traffic on local air quality. The modelling utilises predictions of the composition and emissions profile of the vehicle fleet which are produced by Defra in the emissions factor toolkit (EFT). The composition and emissions profiles are provided on a year by year basis from 2013 to 2030, with the database being periodically updated.

The main issue with regard to the modelling of future traffic impacts is the choice of emission factors to use given that there is a degree of uncertainty as to the accuracy of the emission factors, as well as uncertainty introduced by the modelling process and the traffic data on which the predictions are based. This has become more important in recent years as it has been realised that previous versions of the EFT were likely to have significantly underestimated the real world emissions of the vehicle fleet, as well as the more recent revelations concerning the use of 'defeat devices' on VW group vehicles.

This note therefore sets out PBAs approach to the choice of vehicle emission factors for future year assessments. The note has been revised following updating of the Defra Emissions Factor Toolkit in November 2017.

### Modelling Methodology

As a prelude to the discussion of emission factors, it is useful to recap on the general methodology that is used for dispersion modelling of road traffic emissions:

- Traffic data is entered into the dispersion model to represent the baseline situation and the model is used to predict how NO<sub>x</sub> emissions are dispersed in the environment.
- The dispersion modelling predictions are compared to monitoring data to obtain a verification factor; the factor by which the predicted road traffic concentration must be multiplied by to agree with the monitored concentration.
- The modelling is repeated for the future year situation; with traffic data representing the situation without the development in place (the 'without' scheme scenario) and with the development in place ('with' scheme). In both cases, the verification factor obtained from the baseline modelling is used to multiply the model results by, in essence assuming that the model is equally as accurate in the future as it was for the baseline scenario.

The verification factor is one of the key elements in the discussion regarding vehicle emission factors. One element of uncertainty in the modelling is the degree to which the emission factors in the EFT are different to actual emissions of the vehicle fleet on the local road network. The use of the verification factor for the future year predictions essentially assumes that the difference between the EFT emission factors and real world emissions is the same in the future as it was in the baseline year. In other words, unless there is some reason to believe that the future year emission factors are less accurate than the baseline year emission factors, the degree to which the EFT emission factors and real world emission factors differ is taken into account in the modelling by the use of the verification factor. This is discussed further in the following sections.

### Emission Factor Toolkit

The EFT contains estimates of the future composition of the vehicle fleet in terms of the age and type of vehicles. The composition of the vehicle fleet is primarily related to the age of the vehicles (in terms of their emissions class) and the fuel that they use (i.e. petrol or diesel). In general terms, the majority of new vehicles replace much older vehicles, and as the emissions performance of vehicles is generally taken to improve over time, both current and historical versions of the EFT predict very large reductions in NO<sub>x</sub> emissions in the future. It is also obvious that the further one looks into the future, the more uncertain the predictions become as they depend on the rate of vehicle renewal and the size and fuel mix of the vehicles bought; which are all estimates.

The emissions performance of the vehicles is classified in terms of Euro type approval testing; Euro 1 to 6 concerning light duty vehicles and Euro I to VI heavy duty vehicles. Whilst the introduction of each Euro class has generally seen a tightening of emission standards, the standards up until now have been based on laboratory testing of vehicles. The emissions performance of the vehicles in real world driving conditions has been higher than the laboratory testing results, especially for diesel vehicles. This factor was not recognised in earlier versions of the EFT, and combined with the fact that diesel vehicles have much higher NO<sub>x</sub> emissions than petrol vehicles and there has been a very large increase in the number of diesel vehicles on the road, has meant that the NO<sub>x</sub> emissions and NO<sub>2</sub> concentrations have not reduced as previously predicted.

The trends in NO<sub>x</sub> emissions in the vehicle fleet, especially diesel vehicles and the accuracy of the current version of the EFT, is therefore critical in terms of the choice of emission factors in modelling.

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### Trends in NO<sub>x</sub> emissions

For light duty vehicles, the latest Euro standard is Euro 6, which was introduced from September 2015 (with a derogation in the UK for the registration of new vehicles until September 2016).

The emissions standards currently relate to a laboratory test whereby the average emission rate is calculated over an idealised drive cycle. The cycle used is the New European Drive Cycle (NEDC) and there has been extensive criticism that the drive cycle does not represent real world driving conditions. It has therefore been agreed that a new drive cycle will be introduced, the World Light-duty Test Cycle (WLTC), as well as an on-road test termed Real Driving Emissions (RDE). Up until September 2017, Euro 6 vehicles were only tested in the laboratory against the NEDC, and these vehicles are termed Euro 6ab. However, from September 2017, new models are tested against the WLTC and will also have a RDE test. The initial introduction of the RDE test will allow vehicles to have average RDE test emissions of 2.1 times the WLTC test standard (termed Euro 6c vehicles). The 2.1 factor is termed the conformity factor and will apply to new vehicle models from September 2017 and all new vehicles from September 2019. From January 2020, the conformity factor will reduce to 1.5 for new vehicle models (January 2021 for all new vehicles) and these are termed Euro 6d vehicles. Air Quality Consultants undertook some research into the performance of diesel vehicles to support a methodology that they adopted for undertaking air quality assessments<sup>1</sup>. As part of the analysis, they compared the real word test results of current Euro 6ab diesel vehicles and calculated an average conformity factor of 3.9 from the tests that were assessed. This work led to AQC publishing the CURED v2A calculator which attempted to take account of the real world emissions performance of diesel vehicles. The approach using CURED v2A was generally accepted to be conservative when considering developments a long time in the future.

Subsequently, the Department for Transport have undertaken testing of Euro 5 and 6ab diesel vehicles and found that the average NO<sub>x</sub> emissions were 1135 mg/km for Euro 5 vehicles and 500 mg/km for Euro 6ab vehicles<sup>2</sup>. These work out to be a conformity factor of 6.30 and 6.25 for Euro 5 and Euro 6ab respectively. Adding in the DfTr results to the AQC results gives an overall average conformity factor for Euro 6ab vehicles tested of 4.1.

A paper presented by Dr Marc Stettler at the recent Westminster Energy,

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<sup>1</sup> Emissions of Nitrogen Oxides from Modern Diesel Vehicles. AQC January 2016

<sup>2</sup> Vehicle Emissions Testing Programme DfTr Cm 9259 April 2016

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Environment & Transport Forum<sup>3</sup> included results of RDE testing of existing Euro 6ab vehicles. Whilst there was wide range in the results, a number of the vehicles tested did already comply with the Euro 6c standard.

Similar results have been reported in a study led by Rosalind O'Driscoll of Imperial College<sup>4</sup>. This showed that the average NO<sub>x</sub> emissions were 4.5 times higher than the Euro 6 limit, with an average NO<sub>2</sub> percentage of 44%.

From the emissions testing work undertaken to date on Euro 6ab vehicles it is clear that the NO<sub>x</sub> emissions performance of Euro 6ab vehicles is significantly better than Euro 5 vehicles, although not in line with the laboratory standards. The introduction of Euro 6 should therefore see a significant reduction in NO<sub>x</sub> emissions in the future, as outlined in the following table.

Emission Standard	Real Driving Emissions NO <sub>x</sub> mg/km
Euro 5, DfTr testing	1135
Euro 6ab, DfTr testing	500
Euro 6c, September 2017 models	168
Euro 6d, January 2020 models	120

Further testing of vehicles is ongoing, with Emissions Analytics regularly publishing the results of real world emissions testing on vehicles<sup>5</sup>. Also, in the November 2017 budget, the government announced a one-off tax on new diesel cars not meeting Euro 6c standards. Both of these factors should help put pressure on vehicle manufacturers to meet the RDE standards. In the longer term, there is also the move to electric vehicles which will gather pace. Recent evidence in terms of vehicle procurement also suggests a decline in diesel vehicle sales due to negative publicity. These factors may mean that the vehicle fleet predictions in the EFT v8.0 are pessimistic with regard to vehicle NO<sub>x</sub> emissions.

### Emissions in the EFT

As noted in Section 3, the EFT contains estimates of vehicle emissions by Euro Class. The database was updated in November 2017 from v7.0 to v8.0. It now uses NO<sub>x</sub> emissions factors for the vehicles taken from the European Environment Agency's COPERT 5 database, compared to the previous COPERT 4 version v11.

<sup>3</sup> Priorities for reducing air quality impacts of road vehicles. Dr Marc Stettler 17th May 2016

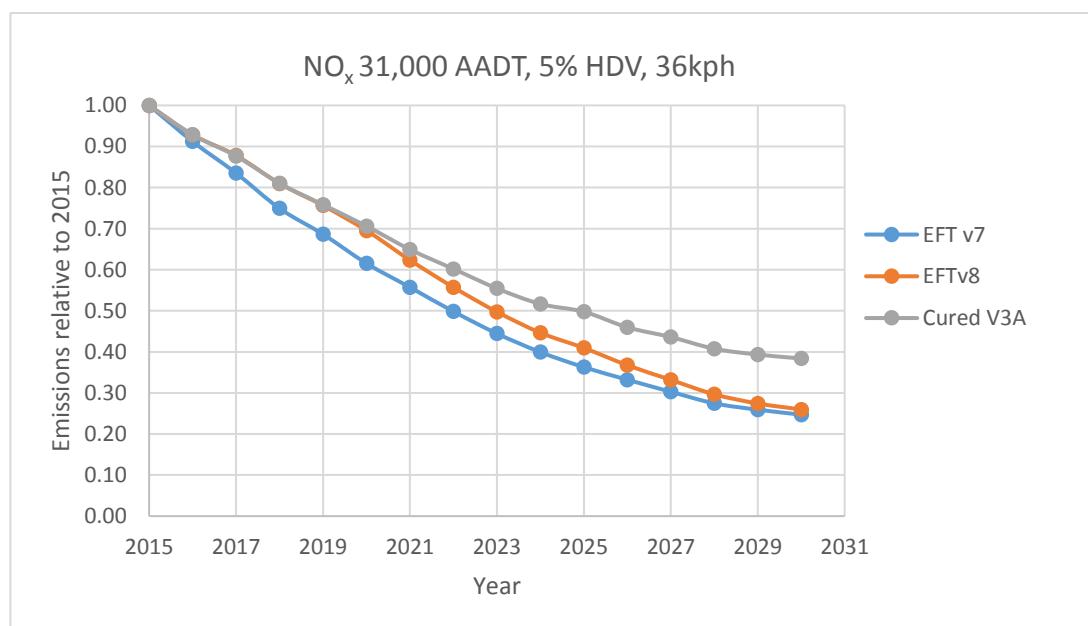
<sup>4</sup> A Portable Emissions Measurement System (PEMS) study of NO<sub>x</sub> and primary NO<sub>2</sub> emissions from Euro 6 diesel passenger cars and comparison with COPERT emission factors. Rosalind O'Driscoll. September 2016

<sup>5</sup> <http://equaindex.com/equa-air-quality-index/>

The EFT now takes account of the real world performance of Euro 6ab diesel cars, applying a high conformity factor to these vehicles. For Euro 6c and Euro 6d vehicles, it assumes that the RDE will be effective in bringing down vehicle emissions, but does not assume that vehicle emissions will be as low as the conformity factors in the RDE testing. The EFT therefore incorporates an assumption that diesel car NO<sub>x</sub> emissions will be higher in real world driving conditions than the testing standards allow.

AQC have reviewed their approach to vehicle emissions<sup>6</sup> following publication of EFT v8.0. CURED v3A has been formulated assuming that light duty vehicle emissions are as per EFT v8.0 up until Euro 6c. Euro 6d vehicles are assumed to have the same emissions as Euro 6c. Emissions from HDVs are assumed to be as per the EFT v8.0. Vehicle emissions using CURED v3A can be considered to be a worst-case sensitivity test post 2020.

The following graph shows the relative decline in vehicle NO<sub>x</sub> emissions predicted for a road in outer London with 5% Heavy Duty Vehicle traffic travelling at 36kph. As air quality models are verified against historic data, the relative decline in emissions is shown.



For emission years prior to 2021, the CURED v3A methodology is likely to give similar results to using the EFT v8.0 data. Post 2021, when the introduction of Euro 6d begins to take effect, then CURED v3A and the EFT v8.0 begin to diverge. By 2030, CURED v3A emissions are approximately equivalent to EFT v8.0 for 2025.

<sup>6</sup> Development of the CURED V3A Emissions Model

### Future Year Assessment Methodology

The selection of emission factors for a future year assessment depends partly on the situation regarding the assessment to be undertaken. Where pollutant concentrations are low and are unlikely to exceed threshold levels, then one may take a conservative approach and keep emission factors at current levels. This will produce a conservative result, but as the result will be 'acceptable' in terms of leading to no exceedances of National Air Quality Strategy Objectives, then it is a reasonable approach to adopt as it avoids uncertainty as to whether there will be exceedances in the future.

In contrast, where pollutant concentrations are high, then a different approach to uncertainty is required. In addition, for a formal Environmental Impact Assessment the legal requirement is to assess 'likely significant effects'. This is not 'worst case' significant effects, but 'likely' significant effects and therefore must allow for a degree of uncertainty in the predictions.

As discussed in Section 2, the use of the verification factor in the modelling takes account, amongst other things, of the difference in the real world emissions performance of vehicles in the fleet. For developments up until 2021, the current EFT should be reasonably accurate as to NO<sub>x</sub> emissions as the problem with the performance of diesel vehicles has been recognised. As such, one is justified in using the emission factors for the year of the assessment as the uncertainty in the emission factors is taken account of by using the verification factor.

Developments post 2021 will increasingly be influenced by the assumption that the RDE testing of diesel vehicles is effective, which may or may not turn out to be the case. In essence, the result is likely to lie between the green and red curves of the previous graph. This is likely to become less important as the actual levels of emissions is significantly reduced in the future. If a conservative approach is warranted, one could follow the green curve, the effect of which is outlined in the table overleaf.

Traffic Data Year	EFT V8 Year
2015	2015
2016	2016
2017	2017
2018	2018
2019	2019
2020	2020
<b>2021</b>	<b>2021</b>
2022	2021
2023	2022
2024	2022
2025	2023
2026	2023
2027	2024
2028	2024
2029	2025
2030	2025
Beyond 2030	2025

In the case of a large development with a completion year a long time into the future, then if only completion year traffic data is available, it is likely to be appropriate to assume that the completed year traffic data occurs at the opening year of the development. As appropriate, a change in emission year in accordance with the above table may be considered.

## **APPENDIX 10.7**

### **BACKGROUND CALIBRATION**



## Appendix 10.7 – Background Calibration

### Introduction

Defra publish details of estimated background concentrations of pollutants for each 1 km grid square across the country. The London Borough of Wandsworth runs two urban background monitoring sites. The closest of these is WA9, approximately 2 km north-east of the Site. However, measured NO<sub>2</sub> data capture at this site (79%) was not sufficient for background calibration in 2017. The second closest background monitoring site, WA2, approximately 3 km from the Site, has also been considered for background calibration. However, using the calibration factor obtained from WA2 led to overpredictions in the background concentrations. Therefore, the Defra mapped background concentrations have been used for NO<sub>x</sub> and NO<sub>2</sub>, without calibration against local monitoring data.

### PM<sub>10</sub> and PM<sub>2.5</sub>

The Defra background concentrations have been calibrated against measured concentrations at WA9 in 2017 to obtain a PM<sub>10</sub> calibration factor. Data capture for PM<sub>10</sub> at WA9 in 2017 was sufficient for background calibration (97%). The method used to obtain the calibration factor is outlined below:

$$\text{Defra mapped PM}_{10} = 17.1 \text{ } \mu\text{g/m}^3$$

$$\text{Measured PM}_{10} = 17 \text{ } \mu\text{g/m}^3$$

$$\text{Calibration factor} = 17 / 17.1 = 0.994^*$$

\*Based on unrounded numbers

This factor has been applied to the mapped background concentrations for both baseline and future year scenarios across the study area.

The WA9 monitoring station does not measure PM<sub>2.5</sub> and therefore the calibration factor used for PM<sub>10</sub> has also been applied to PM<sub>2.5</sub> backgrounds.

## **APPENDIX 11.1**

### **NOISE SURVEY RESULTS**



## APPENDIX 11.1: NOISE SURVEY RESULTS

LT1 – Sherfield Gardens					
Date	Measurement Period	L <sub>Aeq, T</sub> dB	L <sub>A10, T</sub> dB	L <sub>A90, T</sub> dB	L <sub>AFmax, T</sub> dB*
07/11/2017	15:45-16:00	53	55.9	49.3	63.7
07/11/2017	16:00-17:00	53.8	56.6	48.3	69.6
07/11/2017	17:00-18:00	54.9	57	48.6	79.6
07/11/2017	18:00-19:00	54.6	57.3	48.4	78.3
07/11/2017	19:00-20:00	54.6	58	46.9	71.8
07/11/2017	20:00-21:00	54	57.4	47	70.8
07/11/2017	21:00-22:00	54.2	57.5	48.9	67.8
07/11/2017	22:00-23:00	53	56	47.4	71.3
07/11/2017	23:00-00:00	51.4	54	44.9	71.5
08/11/2017	00:00-01:00	48.9	51.6	41.2	68.8
08/11/2017	01:00-02:00	47.5	48.5	38.2	66.3
08/11/2017	02:00-03:00	44.5	45.3	34.9	68.1
08/11/2017	03:00-04:00	47.8	46	37.7	67.8
08/11/2017	04:00-05:00	50.6	51.1	37.6	68.5
08/11/2017	05:00-06:00	51.3	52.9	38.8	69.4
08/11/2017	06:00-07:00	55.1	58.7	46.9	72.8
08/11/2017	07:00-08:00	56.2	59.1	49.4	71.2
08/11/2017	08:00-09:00	56.7	59.3	50.9	74.3
08/11/2017	09:00-10:00	55.8	59	48.3	71
08/11/2017	10:00-11:00	56.7	58.6	47.9	76.7
08/11/2017	11:00-12:00	55.5	58.4	48.2	78.1
08/11/2017	12:00-13:00	54.8	57.8	48	73.9
08/11/2017	13:00-14:00	56.9	59.2	48.8	76.5
08/11/2017	14:00-15:00	54.8	57.9	47	73.3
08/11/2017	15:00-16:00	54.1	57	47.9	76.1
08/11/2017	16:00-16:20	54	56.5	46.5	73.6

\* Maximum monitored noise level during survey period

LT2 – Clarence Lane					
Date	Measurement Period	L <sub>Aeq, T</sub> dB	L <sub>A10, T</sub> dB	L <sub>A90, T</sub> dB	L <sub>AFmax, T</sub> dB*
07/11/2017	17:00-18:00	64.8	68.8	51.3	80.8
07/11/2017	18:00-19:00	64.5	68.7	49.5	81.6
07/11/2017	19:00-20:00	64.8	69.4	49	82
07/11/2017	20:00-21:00	64.7	69.2	50.3	78.8
07/11/2017	21:00-22:00	64.3	68.9	51.3	84.5
07/11/2017	22:00-23:00	62.9	67.2	49.6	80.4
07/11/2017	23:00-00:00	61.5	64.5	46.6	75.2
08/11/2017	00:00-01:00	58.1	57.7	43.7	73
08/11/2017	01:00-02:00	57.3	54.8	41.6	78

LT2 – Clarence Lane					
Date	Measurement Period	L <sub>Aeq, T</sub> dB	L <sub>A10, T</sub> dB	L <sub>A90, T</sub> dB	L <sub>AFmax, T</sub> dB*
08/11/2017	02:00-03:00	53.3	47.5	39.8	72
08/11/2017	03:00-04:00	54	47.7	40.8	75.3
08/11/2017	04:00-05:00	57.5	56.5	41.7	74.3
08/11/2017	05:00-06:00	60.5	63	41.9	74.1
08/11/2017	06:00-07:00	66	70.2	50.7	75.7
08/11/2017	07:00-08:00	68.1	71.4	54.3	90.4
08/11/2017	08:00-09:00	65.8	68.4	55.6	81
08/11/2017	09:00-10:00	66.8	70.5	54.1	80
08/11/2017	10:00-11:00	66.6	70.2	53.6	83.2
08/11/2017	11:00-12:00	66.1	70	53.8	78.8
08/11/2017	12:00-13:00	66.8	69.9	53.8	91.4
08/11/2017	13:00-14:00	65.9	69.7	53	78.1
08/11/2017	14:00-15:00	65.7	69.4	52.7	83.7
08/11/2017	15:00-16:00	64.2	68.2	54.1	75.9
08/11/2017	16:00-16:55	74	68	53.5	81.8

\* Maximum monitored noise level during survey period

LT3 – Roehampton Lane					
Date	Measurement Period	L <sub>Aeq, T</sub> dB	L <sub>A10, T</sub> dB	L <sub>A90, T</sub> dB	L <sub>AFmax, T</sub> dB*
07/11/2017	17:15-18:00	73.4	76.6	65.3	92.6
07/11/2017	18:00-19:00	74.7	77.1	64.4	102.4
07/11/2017	19:00-20:00	75.6	79	67.3	96.9
07/11/2017	20:00-21:00	75.2	79.1	60.8	87.4
07/11/2017	21:00-22:00	74.8	78.7	61.1	87.6
07/11/2017	22:00-23:00	74.4	78.2	58.3	91.3
07/11/2017	23:00-00:00	73.1	77	56.9	86
08/11/2017	00:00-01:00	70.8	75	49.4	87
08/11/2017	01:00-02:00	68	71.9	42.8	85.2
08/11/2017	02:00-03:00	66.5	69.8	39.3	87.7
08/11/2017	03:00-04:00	66.3	69.3	42.1	89.2
08/11/2017	04:00-05:00	68	72.1	45.1	84.1
08/11/2017	05:00-06:00	72	76.1	54.6	89.2
08/11/2017	06:00-07:00	75.6	78.7	65.8	92.5
08/11/2017	07:00-08:00	76.2	79	66.8	100.3
08/11/2017	08:00-09:00	74.9	78	65.7	92.1
08/11/2017	09:00-10:00	76.6	79.6	68.2	94.3
08/11/2017	10:00-11:00	74.4	77.3	61.7	89
08/11/2017	11:00-12:00	74.5	76.5	61.8	106.7
08/11/2017	12:00-13:00	73.6	76.6	61.2	93.3
08/11/2017	13:00-14:00	73.1	76.2	61.8	88

LT3 – Roehampton Lane					
Date	Measurement Period	L <sub>Aeq, T</sub> dB	L <sub>A10, T</sub> dB	L <sub>A90, T</sub> dB	L <sub>AFmax, T</sub> dB*
08/11/2017	14:00-15:00	74	76.3	61.9	100.5
08/11/2017	15:00-16:00	73.3	75.8	62.3	103.5
08/11/2017	16:00-17:00	75.4	75.9	61.9	89.6
08/11/2017	17:00-17:15	72.8	75.6	61.8	93

\* Maximum monitored noise level during survey period

LT4 – Danebury Avenue					
Date	Measurement Period	L <sub>Aeq, T</sub> dB	L <sub>A10, T</sub> dB	L <sub>A90, T</sub> dB	L <sub>AFmax, T</sub> dB*
07/11/2017	17:55-18:00	63.7	67.4	48	81.3
07/11/2017	18:00-19:00	63.9	67.7	49.6	85.3
07/11/2017	19:00-20:00	66.2	68.2	47.5	95
07/11/2017	20:00-21:00	63.6	67.4	49.3	86.9
07/11/2017	21:00-22:00	63.4	67.4	50.9	80.6
07/11/2017	22:00-23:00	62.5	66.1	48.7	81.7
07/11/2017	23:00-00:00	61.8	65	46.5	79.9
08/11/2017	00:00-01:00	60.4	62.4	42.8	78.4
08/11/2017	01:00-02:00	57.9	56.4	39	81.4
08/11/2017	02:00-03:00	54.4	50.9	35.1	74.7
08/11/2017	03:00-04:00	56.7	49.9	38.2	75
08/11/2017	04:00-05:00	57.1	54.1	38.3	74.4
08/11/2017	05:00-06:00	58.6	60	39.7	77.4
08/11/2017	06:00-07:00	63.2	66.4	48.4	81.5
08/11/2017	07:00-08:00	64.9	68.8	52.2	81.6
08/11/2017	08:00-09:00	67	69.5	54.6	99.4
08/11/2017	09:00-10:00	63.5	67.2	53	82.1
08/11/2017	10:00-11:00	62.7	66.2	52	79.6
08/11/2017	11:00-12:00	62.9	66.7	50.7	79.9
08/11/2017	12:00-13:00	63.4	66.9	50.6	83.8
08/11/2017	13:00-14:00	63.6	67	50.4	83
08/11/2017	14:00-15:00	62.5	66.2	48.8	78.8
08/11/2017	15:00-16:00	64.2	67.8	50.4	85
08/11/2017	16:00-17:00	64.4	67.8	49.6	87.9
08/11/2017	17:00-17:55	63.9	67.5	48.4	84.3

\* Maximum monitored noise level during survey period

LT5 – Minstead Gardens					
Date	Measurement Period	L <sub>Aeq, T</sub> dB	L <sub>A10, T</sub> dB	L <sub>A90, T</sub> dB	L <sub>AFmax, T</sub> dB*
07/11/2017	18:25-19:00	53.7	52.3	45.6	85.4
07/11/2017	19:00-20:00	52.8	54.8	46.3	78.9

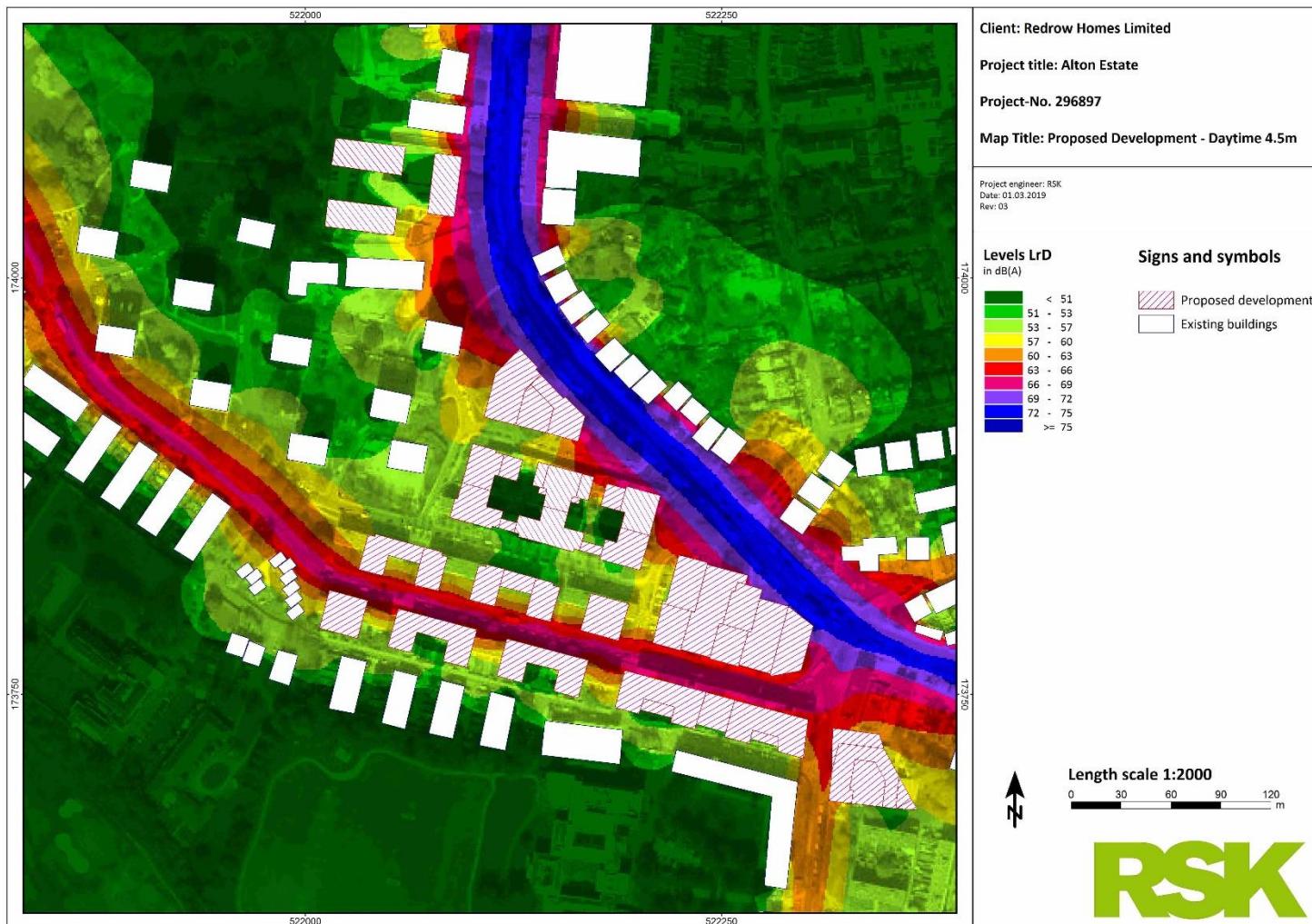
LT5 – Minstead Gardens					
Date	Measurement Period	L <sub>Aeq, T</sub> dB	L <sub>A10, T</sub> dB	L <sub>A90, T</sub> dB	L <sub>AFmax, T</sub> dB*
07/11/2017	20:00-21:00	55.6	58.1	50.5	69
07/11/2017	21:00-22:00	57.6	60.1	53.9	70.8
07/11/2017	22:00-23:00	56.4	59	51.9	72.8
07/11/2017	23:00-00:00	54.2	56.7	49.1	72.4
08/11/2017	00:00-01:00	51	52.9	44.6	72.5
08/11/2017	01:00-02:00	45.2	47	40	73.5
08/11/2017	02:00-03:00	40.1	41.6	36.2	60.9
08/11/2017	03:00-04:00	46.8	43.2	37.7	65.5
08/11/2017	04:00-05:00	50.1	48.9	38.3	70.1
08/11/2017	05:00-06:00	50.5	50.4	38.4	73.6
08/11/2017	06:00-07:00	54.3	58.1	46	70.6
08/11/2017	07:00-08:00	54.4	57.3	46.6	79.6
08/11/2017	08:00-09:00	54.3	57.3	47.3	72.7
08/11/2017	09:00-10:00	55	58.6	46.5	70.5
08/11/2017	10:00-11:00	56.7	58.5	46.5	79.3
08/11/2017	11:00-12:00	55.2	57.9	46.2	78.2
08/11/2017	12:00-13:00	53.8	57.2	46.2	72.7
08/11/2017	13:00-14:00	54.3	57.6	45.6	75.6
08/11/2017	14:00-15:00	57.5	59.6	44.3	75.5
08/11/2017	15:00-16:00	56.2	56.3	46.3	72.8
08/11/2017	16:00-17:00	55.9	55.4	47.2	73.4
08/11/2017	17:00-18:00	54.7	53.7	48.6	73.6
08/11/2017	18:00-18:30	53.4	54.6	46.1	78.6

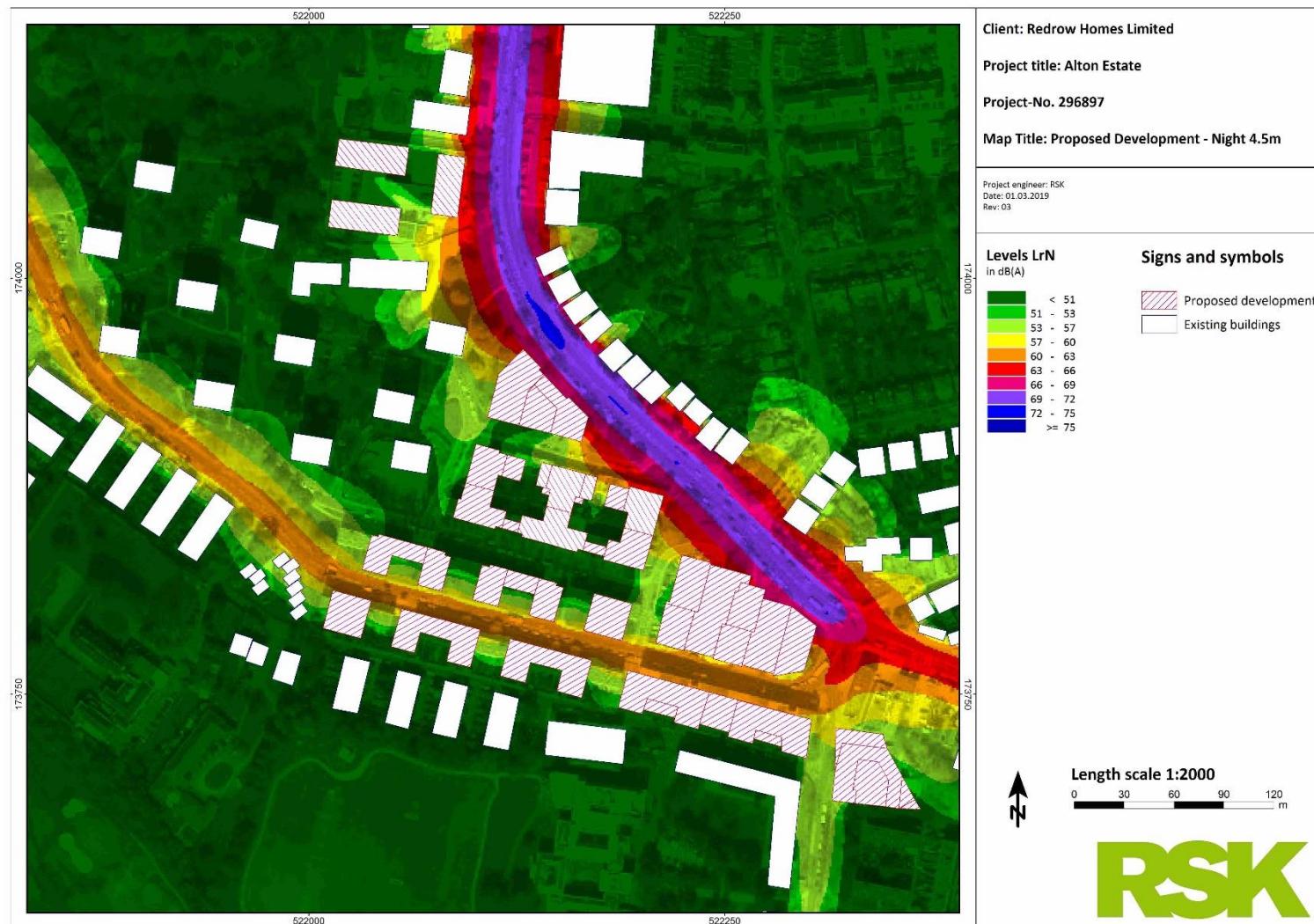
\* Maximum monitored noise level during survey period

## **APPENDIX 11.2**

### **GRID NOISE MAPS – DAYTIME AND NIGHTIME (4.5M HEIGHT)**



**APPENDIX 11.2: GRID NOISE MAPS – DAYTIME AND NIGHTTIME 4.5 METRES HEIGHT**

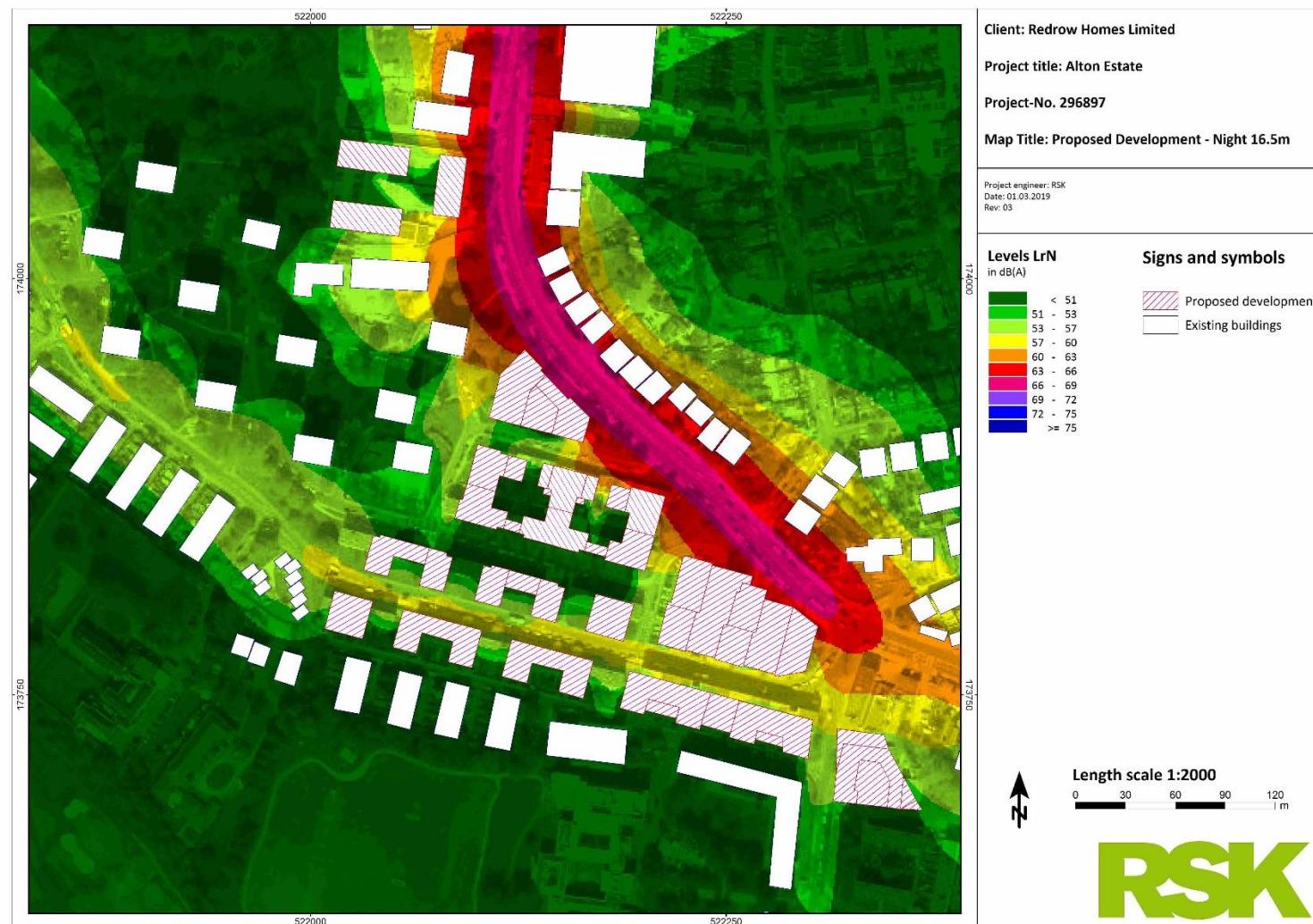


## **APPENDIX 11.3**

### **GRID NOISE MAPS – DAYTIME AND NIGHTIME (16.5M HEIGHT)**



**APPENDIX 11.3: GRID NOISE MAPS – DAYTIME AND NIGHTIME 16.5 METRES HEIGHT**



## **APPENDIX 11.4**

### **NOISE MODELLING PARAMETERS**



## APPENDIX 11.4: NOISE MODELLING PARAMETERS

Item	Setting
Algorithms	Road - Calculation of Road Traffic Noise (CRTN); Propagation – ISO 9613-2: 1996 ' <i>Acoustics - Attenuation of sound during propagation outdoors - Part 2: General method of calculation</i> '
Ground Absorption	Hard, acoustically reflective ground (0.2 coefficient) – roads, pavements and hard standing areas Acoustically soft (assumed 0.8 coefficient) – grass or vegetated areas.
Met Conditions	10 degrees Celsius 70% humidity Wind from source to receiver
Façade Corrections	A 3 dB(A) correction has been applied to convert a free-field noise prediction to a façade level at residential property
Receptor Height	Ground Floor 1.5m above ground First Floor 4.5m above ground
Source Modelling	External noise sources have been treated as omni-directional point sources; Shortest distance from façade of noise sensitive receptor to site assumed; Buildings and structures identified modelled as structures.
Traffic Information	Traffic data used within the assessment has been provided by WSP.
Terrain	OS terrain data (2m contours) has been included within the model.