

CHARACTER APPRAISAL & MANAGEMENT PLAN

Conservation Area – Fieldend no.71



This character appraisal and management plan was adopted by the council on 13th August 2009 following public consultation.

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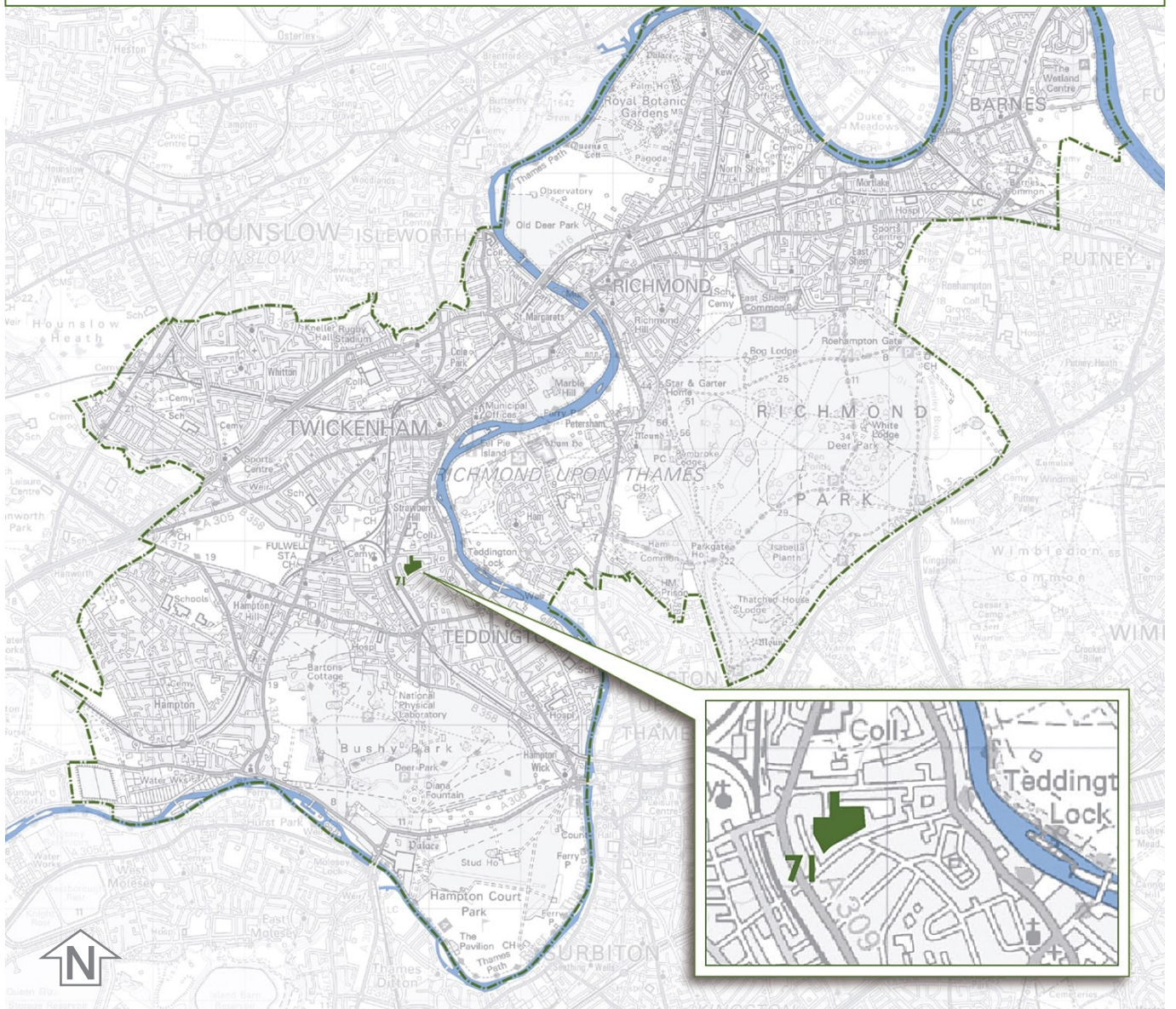
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INTRODUCTION

Fieldend Conservation Area was designated in 2005 in recognition of the area's special architectural and historic interest. It is one of seventy-two conservation areas in the London Borough of Richmond upon Thames, each of which has a brief Conservation Area Statement to explain the designation and a map showing the area's boundary.

AREA MAP OF FIELDEND CONSERVATION AREA



The Council is working to develop more detailed supporting information for each area by adopting Character Appraisals and Management Plans. These documents provide a more comprehensive assessment of an area's character and appearance, and outline specific policies and proposals which we hope will preserve and enhance an area's special interest in future.

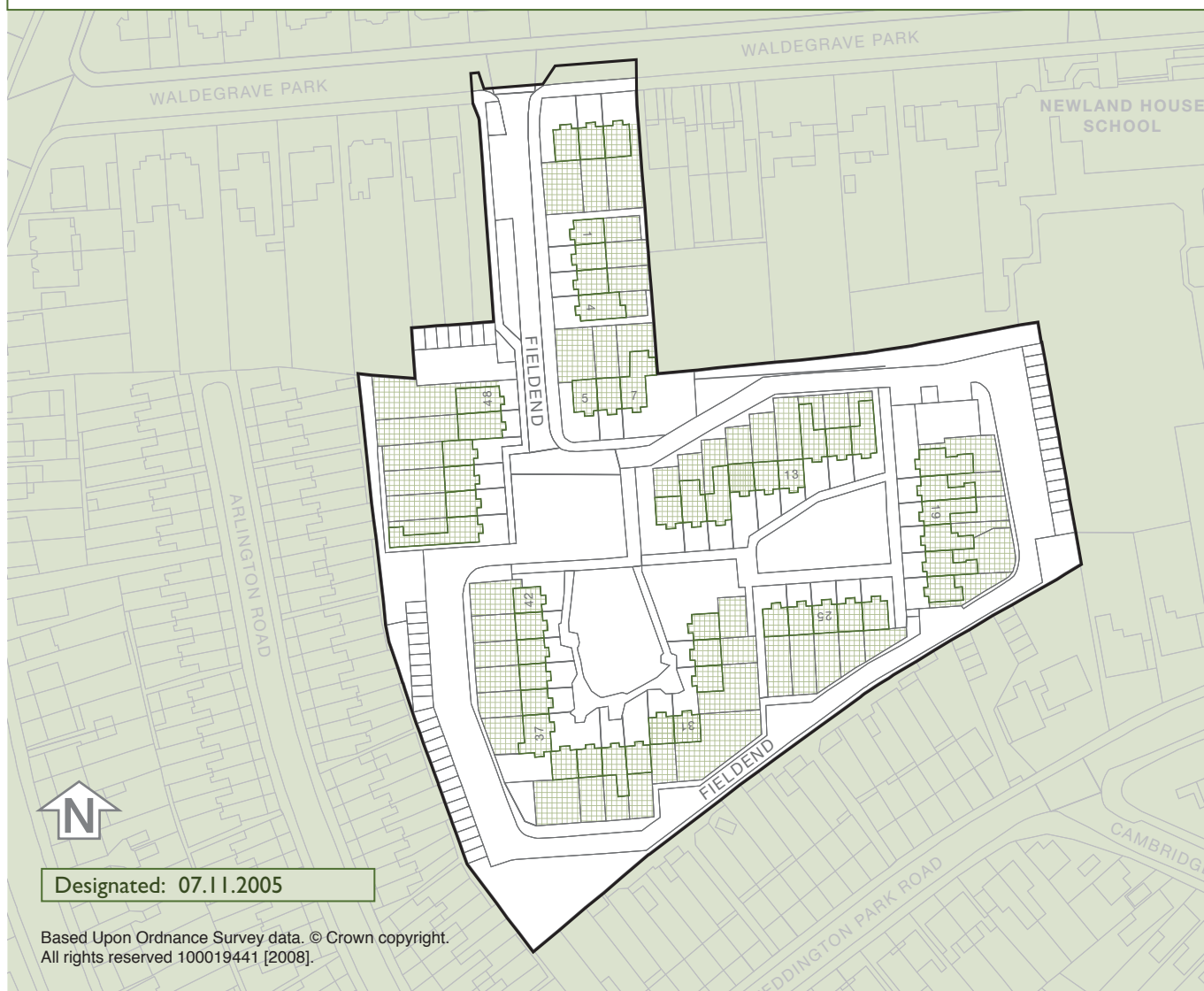
The Character Appraisal and Management Plan is also intended to promote a better understanding of why an area is special, and should help to inform the Council and the public when making decisions which may affect that special interest.

CHARACTER APPRAISAL

This Character Appraisal outlines the architectural and historic interest of Fieldend Conservation Area, which was first designated in November 2005. The appraisal also informs the Management Plan for the area which aims to preserve and enhance the area's special interest.

Fieldend is an exceptional example of an early 1960s speculative housing estate designed by Eric Lyons (1912-1980), one of the most influential British architects of the post-war period. The estate has remained remarkably unaltered since its completion in 1961, with the original design and consistent detailing of the fifty-one properties intact within their landscape setting.

DETAILED MAP OF FIELDEND CONSERVATION AREA



KEY

 Conservation Area boundary

 Buildings of Townscape Merit

 Article 4(2) Direction

1. LOCATION AND SETTING

- 1.1 Fieldend Conservation Area consists of a single residential estate of 51 shiplap boarding-clad houses, laid out on a gently undulating site in the west of the Borough. The houses are arranged within approximately five acres of landscaped grounds. The conservation area is bounded by a mix of nineteenth and twentieth century suburban housing and gardens along Waldegrave Park, Teddington Park Road and Arlington Road.
- 1.2 Fieldend is accessed from Waldegrave Park to the north of the site. This road runs east to west linking the key routes of Waldegrave Road and Strawberry Vale, which connect Teddington and Twickenham. The estate is self contained, with only a short terrace of three houses adjacent to the entrance (nos.14-18) facing onto Waldegrave Park. The surrounding landscape of mature communal gardens softens the building forms and creates a very distinctive suburban character.

2. HISTORY AND DEVELOPMENT

- 2.1 From the late nineteenth century, the site of Fieldend was used as a plant nursery. At this time the surrounding area was undergoing extensive residential development and new houses were appearing in nearby Waldegrave Park and Teddington Park Road. Residential development continued in the wider area through the twentieth century until this site was completely enclosed. By the 1930s this site had been abandoned as a nursery, and following bomb damage during the Second World War it became a gravel pit and then a rubbish dump.
- 2.2 After the war, a number of Victorian villas were demolished on Waldegrave Park, including those which went to form the entrance into Fieldend together with seven newer houses. The Fieldend estate was built 1960-61 by Priory Hall Ltd., now better known as Span Development Ltd, led by Eric Lyons and



The Fieldend estate is characterised by mature trees and shrubs.

Geoffrey Townsend. The landscape architect was Ivor Cunningham, with Michael Brown.

- 2.3 Span pioneered a new model of well designed modern, economical, low-rise housing, set within a well-planned landscape intended to foster a sense of community. It revolutionised people's attitudes to speculative housing and featured an innovative residents' controlled company, formed to manage the landscape, maintenance and alteration of buildings.
- 2.4 Parkleys in Ham (1955) and the nearby Mallard Place (1984), both conservation areas within the Borough, were the first and last large-scale Span developments. They have left a legacy of superior planning and design, which continues to influence residential development in this country.

3. CHARACTER AND APPEARANCE

- 3.1 Fieldend is a distinctive and cohesive estate of 51 properties set within a quiet and secluded cul-de-sac. This is a generously laid out group of terraced houses, all of a consistent and well-detailed Modernist design. The buildings are remarkably unaltered from their original design.
- 3.2 The two-storey houses are built of stock brick with shiplap boarding and large two-tone painted timber picture windows which are currently white and grey. They have distinctive fully glazed front porches with simple stained timber doors, and flat roofs with deep painted timber fascias. The properties are arranged in straight and staggered rows and intimately enclose three public squares within the site - two shared grassed spaces and a parking square. Each square has an individual character.
- 3.3 The distinctive network of linked squares, paths and other smaller spaces offers a positive experience of routes and views within the estate. A short row of four houses lines the access road into the estate from Waldegrave Park, opposite a wide planted verge. A further terrace of three houses fronts Waldegrave Park itself, subtly announcing the presence and entrance of Fieldend to the surrounding area. This terrace is set back from the street edge behind a wide planted verge with no front boundary treatment.
- 3.4 A perimeter road for vehicles is provided with rows of garages. This prioritises a safe pedestrian environment at the centre of this estate and hides many parked vehicles from view. Like the houses, original walls and fences enclosing roads and spaces within the estate adopt a consistent design and use of materials.

- 3.5 The houses of Fieldend do not have private front gardens or boundary treatments, but do enjoy small enclosed rear gardens. Here the groups of uniform rectilinear buildings are designed to be absorbed into the flowing contours and soft greenery of the informal shared landscape of the estate. This has led to a sense of unity but without regimentation. This landscape is densely planted with a picturesque mix of mature trees and shrubs, and also more deliberate rows of plane trees and closely planted groves of silver birches.
- 3.6 The intimate landscape setting of the houses, original quality hard and soft landscape, lighting and signage, together with a well conceived relationship of buildings and spaces is a crucial element of the overall design and character of the estate. This successful plan, the well-used and safe communal gardens and shared spaces for play and other regular events, and the effective residents' company, have helped to foster a strong sense of community here and create a hugely successful and desirable residential development. Fieldend has been rightly termed 'the most sylvan of all Span developments in London' (Pevsner, N. & Cherry, B. Buildings of England, London 2: South, 1983).
- 3.7 Fieldend is an exceptionally well-planned and well-preserved example of Span's revolutionary approach to speculative residential development in the 1960s. It is perhaps the best example of an estate of this type and period in Middlesex. It was awarded both a Housing Gold Award in 1961 and Civic Trust Award in 1962 on completion. Comparisons have been drawn between Fieldend and the smaller and earlier 1958-59 Span estate of Comer Green on the Cator Estate in Blackheath, listed at Grade II in 1997.
- 3.8 As recorded in his entry in the Dictionary of National Biography, Eric Lyons pioneered a "new gentle style of post-war modernism which humanised the rigours of the modernist movement by lessons learned from Scandinavian design and the quadrangles and courts of Oxbridge colleges."

4. CHARACTER PALETTE

- 4.1 The images below provide a visual reference to the conservation area's general appearance; its typical forms, materials and colours. Though by no means comprehensive, the palette is intended to reflect the overall character of Fieldend.



The two storey houses form groups of uniform rectangular buildings.



The closely planted groves of birch trees characterise the landscape design.



Brick walls with painted timber gates provide the boundary treatment at the rear of houses.



The perimeter road provides a pedestrian environment at the centre of the estate.



The houses are built of stock brick and have two-tone painted timber windows.



Fieldend is densely planted with a mix of mature trees and shrubs.



Fieldend is characterised by two communal grass squares.

MANAGEMENT PLAN

This Management Plan outlines how we intend to preserve and enhance the character and appearance of the conservation area in future. The Council has a duty to formulate and publish these proposals under the Planning (Listed Buildings and Conservation Areas) Act 1990.

Fieldend Conservation Area is unusual in having a strong residents' management company, which has proved very effective in maintaining the high quality of the estate's environment over many years. The proposals set out in this management plan are intended to reinforce (not replicate) the work of the management company or the guidelines and practices already in place.

Please note the following proposals include suggested environmental improvements, some of which may fall outside the Council's control. Limits on the Council's resources may also mean proposals for which it is responsible may take longer than is desirable to implement.

1. FIELDEND RESIDENTS ASSOCIATION LTD (FRAL)

- 1.1 The high quality of the environment in Fieldend Conservation Area can largely be attributed to the residents of the estate, working together through Fieldend Residents' Association Ltd (FRAL).
- 1.2 FRAL is a limited company with its constitution and obligations set out in the Scheme of Management. Each household on the estate is an equal shareholder in the company which is run by an elected Board of Directors. From its inception, FRAL has been very successful in maintaining the special architectural and historic interest of the estate and the quality of its communal gardens.
- 1.3 Permission must be sought from the residents' management company in addition to any works granted permission by the Council for any works which alter the external appearance of houses.
- 1.4 The Council recognise the vital role of the Fieldend Residents' Association, and believe the Character Appraisal and Management Plan should support the Association's efforts in maintaining the character and appearance of the estate.

2. CONSERVATION AREA BOUNDARY

- 2.1 The existing conservation area boundary was defined in November 2005, at the time of the initial designation. Fieldend remains distinct from surrounding development

and we therefore believe the character of the estate is accurately reflected in the existing conservation area boundary.

3. BUILDINGS OF TOWNSCAPE MERIT

- 3.1 The Council's list of Buildings of Townscape Merit was first compiled in 1982, and now includes around 8,000 entries. The local list provides a way of recognising those buildings which, though not meeting the criteria for statutory listing, nevertheless contribute to the character and appearance of the borough through their architectural or historic interest. While non-statutory, BTM status is a material consideration in the determination of applications for planning permission and conservation area consent.
- 3.2 Buildings of Townscape Merit are designated against the criteria outlined in the Supplementary Planning Guidance. For buildings constructed after 1939, the criteria suggests inclusion on the list will be appropriate for buildings which are not statutorily listed, but nevertheless represent 'exceptionally good examples of the architectural output of the period and/or are the work of principal architects'. The properties at Fieldend meet this criterion.
- 3.3 The following buildings are included on the local list of Buildings of Townscape Merit:

- 14-18 (evens) Waldegrave Park
- 1-48 (inclusive) Fieldend

4. ARTICLE 4(2) DIRECTIONS

- 4.1 Conservation Area designation does not, in itself, introduce any greater level of statutory control over minor works to properties, such as the demolition of original features, the replacement of windows and doors with uPVC, the loss of garden walls or pebble-dashing. Such works are normally 'permitted development' for homeowners and no application for planning permission is required, despite the impact these works can often have on the appearance of an individual property and its contribution to the wider conservation area.
- 4.2 In order to control these minor, but cumulatively harmful changes, the Council would normally issue an Article 4(2) Direction, withdrawing some or all of the permitted development rights for a specified group of properties. A range of works, such as the introduction of uPVC windows, would then require a planning application, allowing the local authority and local residents to consider whether such works would be acceptable in terms of their impact on a property or the character of an area.

4.3 Fieldend is a special case for an Article 4(2) Direction, because minor works of this kind are already controlled by the residents' management company. The Council recognise that, like all Span estates, Fieldend was intended to be a self-regulating community, with residents caring for their own shared environment. An Article 4(2) Direction may therefore seem to add an unnecessary level of control over property alterations.

4.4 On the other hand, the Council are conscious of Fieldend's importance to the wider community as part of the borough's rich architectural legacy and has a responsibility to reflect that wider public interest and ensure adequate statutory measures are in place to protect the estate from harmful changes.

4.5 On balance, the Council consider an Article 4(2) Direction is an appropriate measure at Fieldend, which would support the existing systems of control through the residents' management company, and provide a 'safety net' in the event that the current management structure or policies changed in future.



The Fieldend estate was built in 1960-1961 by Span Development Ltd.



Detail of door/window

4.6 An Article 4(2) Direction covers the following properties:

- 14-18 (evens) Waldegrave Park
- 1-48 (inclusive) Fieldend

4.7 Article 4(2) Directions only restrict permitted development rights on those parts of properties which face a highway, waterway or public open space, other than chimneys which are covered whatever their position.

5. ARTICLE 4(2) GUIDANCE

5.1 The following guidance has been designed for Fieldend to inform development that has been brought under the control of Article 4 (2) Directions. This guidance does not pre-judge any planning application.

5.2 **Doors** – Original front doors have a simple letter box and escutcheon plate. This should be retained or reinstated on a like for like basis and door furniture should be in aluminium or brushed/satin stainless steel, and not in shiny polished materials, including brass.

5.3 **Windows** – The painted timber windows should be retained or replaced on a like for like basis. Any other alteration that is not like for like will require permission. uPVC is not considered an appropriate material.

5.4 Facade – The façade of houses are treated with shiplap boarding and brick. These materials should be repaired and retained on a like for like basis. The fascia panel should also remain uninterrupted and should remain of timber construction. uPVC is not considered an appropriate material.

The enlargement of a property, hardsurfacing, or provision of an enclosure that is visible from public view could unbalance the regularity of the development. As such, permission will be required for these developments.

5.5 Roof – The appearance of the flat roof should not be altered from public view and like for like aluminium roof trimming should be used along the top of the fascia.

Any flue, soil or vent pipe should not come through brickwork or boarding on the fascia, or any other area visible from public view.

5.6 Porches – The porches are a very specific design, and repairs and replacement should be to the original design. Porches are steel framed with a timber transom, and should have semi-transparent glass without pattern, decoration or wire grid.

5.7 Boundary Treatment – Hedges, white painted timber gates and brick walls are the original treatment and should be retained or reinstated to match original.

5.8 Exterior paintwork – Windows, fascia and shiplap boarding were originally painted, and any repainting in a matching colour will not require permission.

External painting in areas that are not currently painted or paintwork in colours other than existing will require permission.

5.9 Satellites dishes – Satellite dishes should not be installed on the fascia or the roof, and should only be located out of public view.

6. ENVIRONMENTAL POLICIES AND IMPROVEMENTS

6.1 The landscape and planting of the estate is generally well maintained and protected by numerous Tree Preservation Orders. It is, however, important that overgrown and inappropriate trees and shrubs are controlled in order to preserve important views and spaces within the estate and to protect the original landscape design.

6.2 All trees in conservation areas with a stem diameter over 75mm as measured 1.5m above the ground have a degree of protection. Certain works to these trees

require a six week period of notice to be given to the Council. This period allows the Council to decide whether or not the tree should be protected with a Tree Preservation Order. Works to trees already covered by a Tree Preservation Order (TPO) must receive consent before any works are undertaken.

6.3 In general, the presumption will be in favour of retaining trees as a valued part of the setting of the conservation area. At Fieldend, the treed landscape has particular significance.

6.4 The Council will support proposals that ensure the protection of the original landscape design of the estate, including the retention of original hard landscape design, signage, lighting and other street furniture, and the ongoing management of existing trees and shrubs.

6.5 The Council will resist proposals that include the privatisation of the shared landscape and the introduction of plant species alien to that originally intended.

6.6 The Council will support proposals that encourage the protection of important trees and groups of trees and which seek to replace any inappropriate planting.

7. ARCHITECTURE AND TOWNSCAPE

7.1 The estate is not currently under threat from inappropriate alterations to properties, due to the collaborative efforts of individual homeowners and the effectiveness of the residents' management company.

7.2 The loss of original materials and detailing or inappropriate alterations would, however, have an immediate and highly detrimental impact on the overall character and appearance of the estate.

7.3 The Council will support proposals which protect and enhance the original architectural quality and unity of the estate.

8. STREETScape AND ACCESSIBILITY

8.1 Much of the original hard and soft landscape design, signage, lighting and other street furniture at Fieldend has been well looked after over the years by the residents' management company.

8.2 Any works undertaken by the Council in relation to road and pavement improvements, signage and lighting should be based on the character appraisal and management plan for the area, to protect the overall integrity and unity of the conservation area. We aim to ensure any

major works carried out on the Highways by the Council are subject to consideration at the Public Space Group and are sensitive to the conservation area's character.

- 8.3 Any proposals to increase parking on the estate should be avoided. The Fieldend Estate was designed to encourage a sense of separation between pedestrian and vehicular areas, and large numbers of parked vehicles generally detract from the quality and character of the estate.

9. PHOTOGRAPHIC RECORD

- 9.1 As change occurs at Fieldend over time, we think it is important to monitor how that change is affecting the character and appearance of the area, and so update our policies to address any new issues and ensure both the appraisal and management plan are up-to-date.
- 9.2 A dated photographic record of the area would be particularly useful in providing an important baseline for measuring change in the appearance of the area and the physical condition of the buildings.

- 9.3 The photographic record could be helpful to any enforcement action which may be required, as action can only be taken where there is evidence that unauthorised works have been undertaken in the previous four years.

- 9.4 It is recommended that the ongoing resident's management company undertakes a detailed and dated photographic record of the Conservation Area.

10. ENFORCEMENT ACTION

- 10.1 There may be times where unauthorised works are undertaken, which compromise the character and appearance of the conservation area and undermine other efforts to improve the quality of the environment in the longer term. In these cases, enforcement action may be the only way to undo any harm which has resulted.
- 10.2 The Council will take enforcement action against unauthorised works which harm the character and appearance of the conservation area.



The terraced houses are of a consistent and well detailed modernist design.

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تلفنی برایتان فراهم آورده شود:

Farsi

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

Arabic

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

Punjabi

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