

11 The Tudor Estate

Generally

Land once owned by the Dysart family was developed by GT Crouch in the mid 1930s as the Richmond Park Estate. The entrance to the development is marked on the Richmond Road by the splayed slip road to the 3-storey Ham Parade, the splayed public garden by the Fire Station, and the entrance through arched/roofed stonework threshold structures on the footways. A broad looping road layout, with occasional landscape strips, or grass verges to prevent monotony of development, contains a range of 3-bedroom semi-detached or terraced houses, occasional detached houses and maisonettes. A small parade of shops, a post office, a pub, a local library, a public hall and a doctors' surgery are located centrally and on the main road, with views to Richmond Park. A spatial characteristic is that many houses have access to their back gardens from shared rear alleys. These access roads are often just wide enough to allow a car to pass.

Historically

The Tudor Estate and much of the area around was built in the post WWI house construction boom, expanding Kingston into the open fields to the north (please see historical maps below). Unlike its neighbouring ward of Canbury, containing the Victorian houses emulating the gentry or the Edwardian flourishes of sensibility, this suburb offered houses to be bought rather than rented, and therefore had to be distinguishable from its council counterpart (approx 25% of housing built inter-war was by councils). The developers in this period targeted buyers who sought individuality without being too different, and offered an idyllic interpretation of rural, traditional values in a modern way, i.e. no space required for servants, no need for a formal reception room, kitchen



In the centre of the estate are the pub, shops, post office, local library, hall, and the doctors' surgery

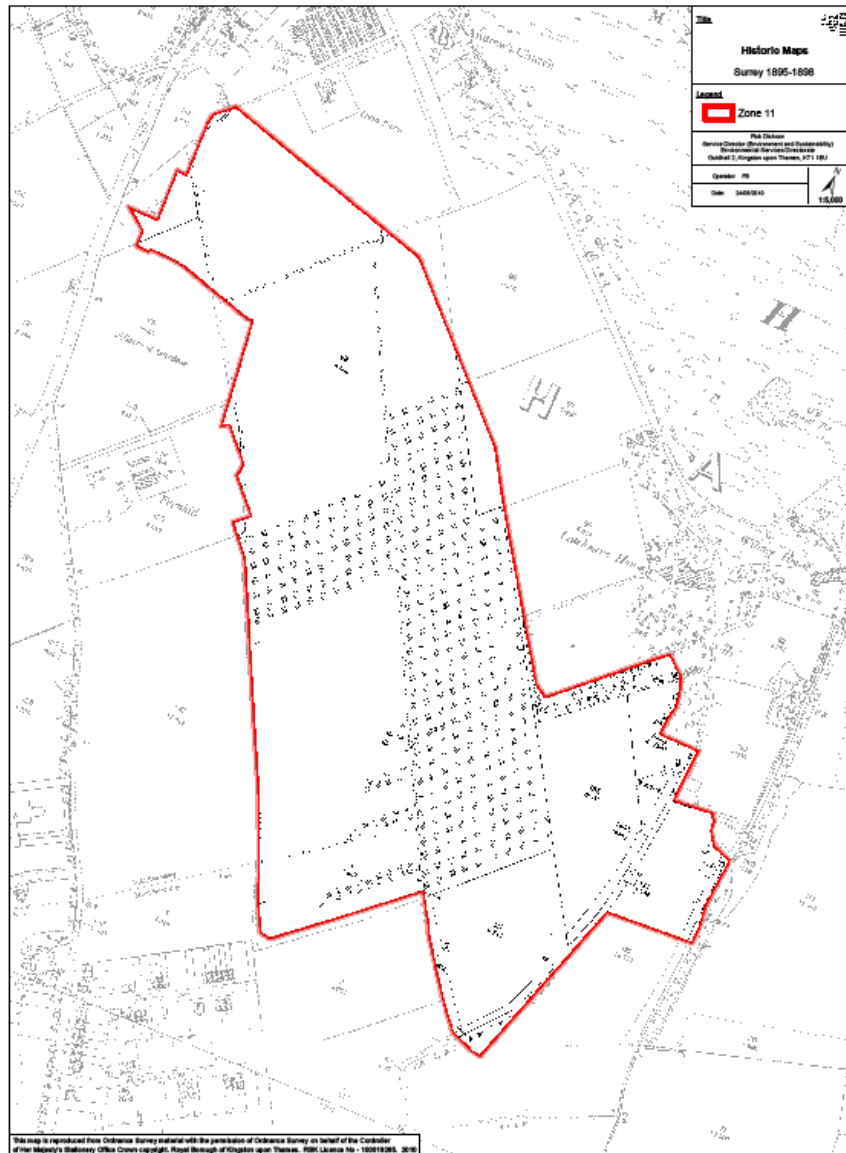


'Tudor' houses

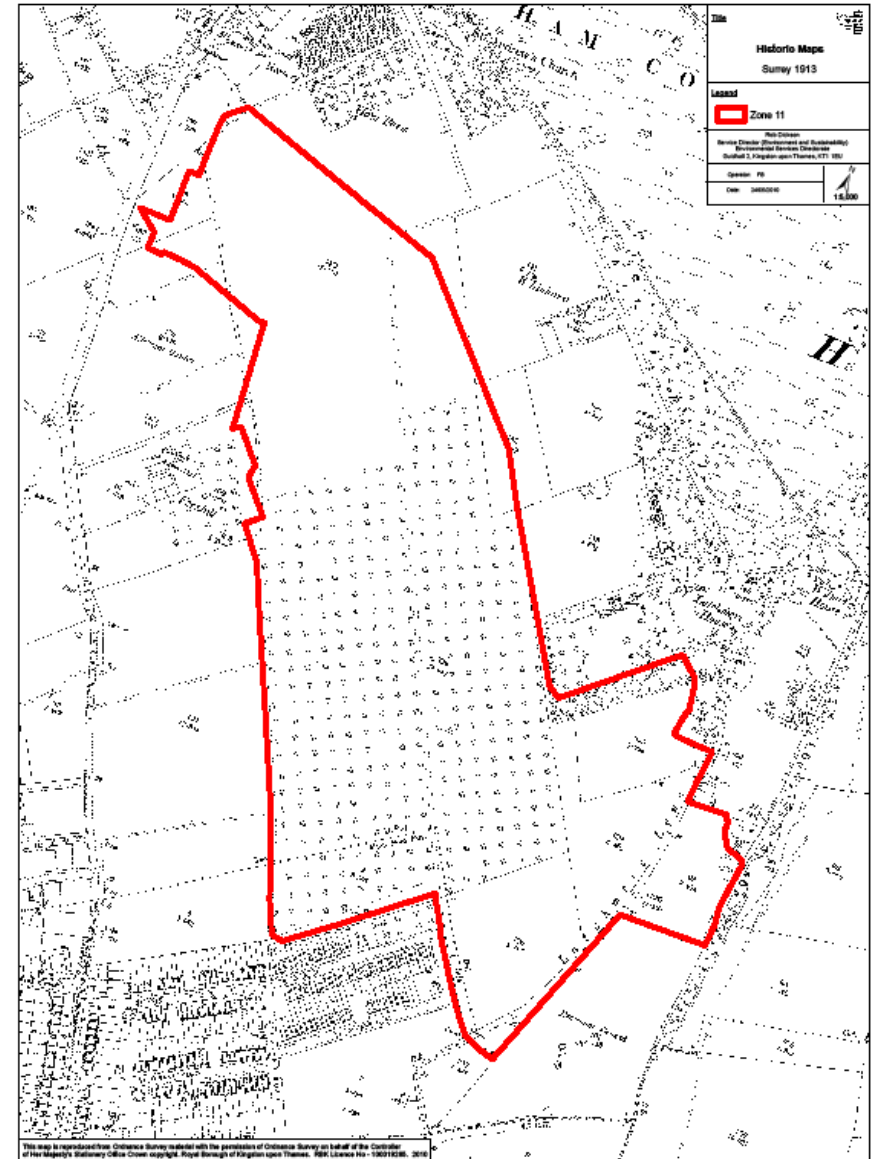


Wide grass verges and street trees line the principal road in the Tudor Estate

with modern appliances, new gadgets like the wireless and gramophone. Developers extolled their house designs as 'no two houses the same' reinforcing the claim for individuality, yet as can be seen below, individual characteristics were within well-defined norms, and the range of house types, economically small (the semi-detached form very similar to the detached form, and two types of terraced house).



Map of the area 1868-1885



Map of the area 1913



Terraced house types: wide next to deep



Semi-detached house type



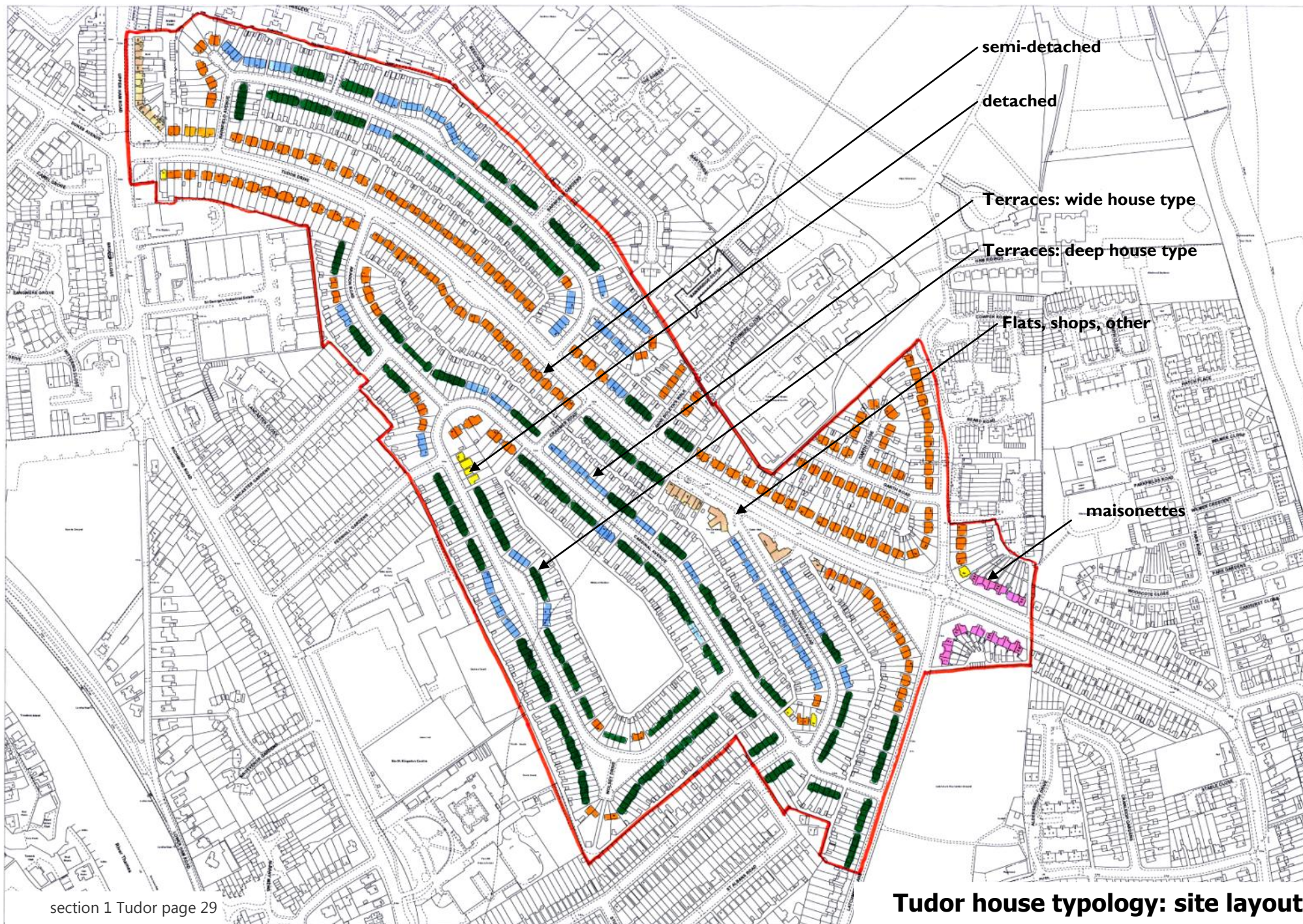
Semi-detached house type, note different arrangement of architectural elements

- Ground storey in brickwork
- Half-timbered upper storey in white painted render
- Herringbone brickwork panels, vertical tile hanging
- Common eaves heights, generous depth, detail
- Common roof tile (clay, plain)
- Timber or metal casement and fanlight windows
- Oriel window to small bedroom
- Half-round ridge tiles with kickers to gable ends or hips
- Timber front doors with high level window
- Leaded lights
- Coloured glass in fanlights to bay windows
- Originally oak front door with decorative nail heads and metal strap hinges with characteristic small glazed panels, framed and emphasised by mock Tudor lintels over an open porch or a plain canopy with Arts and Crafts inspired supports, often decorated. Rustic quoins to porch. Decorative fleur-de-lys above front door.
- Sturdy chimney stacks with unobtrusive pots. Stacks on outside walls made into features
- Well planted front gardens with distinctive, Arts and Crafts inspired random tile-stone-brick front walls

Housing typology

The basic typology is simple and economic; the estate consists largely of repeated house types for the semi-detached house, a shallow terraced house and a deep terraced house. However, there is a distinctive set of variations across the groups of houses, in their architectural treatment. The range of housing is shown on the sketch plan below (Tudor house typology: site layout);

- Detached house
- Semi-detached house
- Shallow terraces of 4 and 6 houses, with the end houses taking advantage of the width to provide a side entry
- Deep terraces of 4 and 6 houses, with all houses having front entry
- Maisonette
- Flats above shops



The terraced house, in both deep and shallow forms, is shown below (Tudor house typology: terraced house), illustrating the plan arrangement, a typical front elevation arrangement, and their arrangement in 6 -terrace form. Staircase windows are often glazed in stained or occluded amber glass (for privacy to prevent overlooking onto neighbour and continue apparent seclusion). As an example of the characteristic consistency in form and variety in detail, the terraced house type has been broken down into some of its variations in the sketch below (Tudor house type: terraced roof thematic variations), the left hand column showing variety across the 6-house wide terraces of deep house types, and the right hand column showing a similar variety across the 6-house wide terraces of shallow house types. The detached house form, semi-detached form and maisonette layouts are also shown below (Tudor house typology: other house types).



Typical gable above a 2-storey front bay

Spatial hierarchy

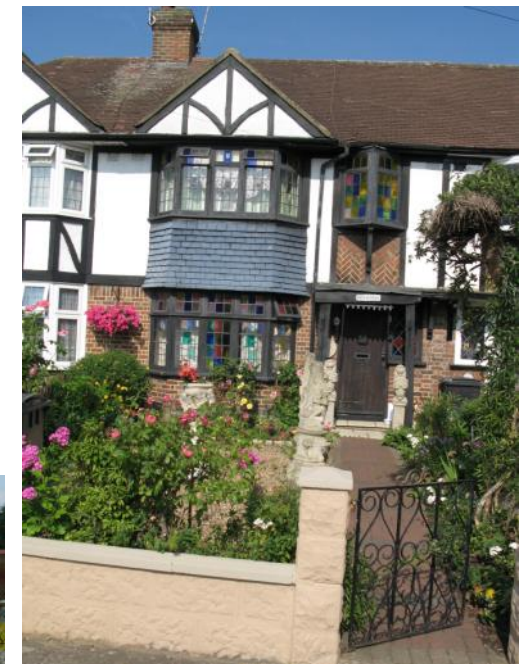
At the heart of the Tudor Estate is Tudor Hall and Library. They are the focus of community activity for the wider area and their proximity to the doctors' surgery, shops and pub make them the hub of the area. Their single storey, horizontal emphasis provides reprieve from the repetitive, 2-storey surroundings spatially and the set-back provides a focus to the front. The bin/lock-up/ play area could do with public realm improvement.



Deep terraced house type: note different oriel window supports



Typical rear access to Tudor back gardens. Allotments to the right...



A resplendent, resident-enhanced Tudor house with coloured glass, timbered canopy and 'kyng's beestes' statuary (symbol of royal England for 900 years)