

## Landscape

The distinctive, hierarchical landscape design in the estate is to embellish the principal road with wide grass verges to both sides, and to mark the entries to the estate with soft planted or grass verges with trees (Ham Parade end and Latchmere Lane end). Verges are also 'pulled-in' to support occasional visual reprieves in the layout of the terracing of housing. Please see the public verge plan below (Tudor Estate: public green space and verge). The grass verge lifts the spatial quality of the streets where they occur, as they establish a soft landscape setting to what is a deliberate attempt to invoke a 'cottage' vernacular (compare with the streets without public verges where the cottage setting relies entirely on the front garden quality). Public space such as in this estate was comparatively rare and expensive in similar estates in the 1930s. The allotment space in the central street block is generous by today's urban design standards, but is characteristic of such estate layouts of the day and the social shift in those times –the houses were offering radical, new kitchens with modern 'appliances', a house without servants but the presence of children, and local allotments were a natural extension of that housing philosophy.



Grass verges and occasional greens to evoke a rural idyll



A reference to Tudor topiary at Hampton Court...



And the long fountain which here acts as a sustainable surface water drain



An original front boundary







## ISSUES

- Destruction of grass verges to allow dropped kerb access for front garden parking threatens this special foreground to the houses and could turn a distinctive street into one dominated by parked cars
- Front garden parking removing front garden walls/fences and weakening street enclosure and legibility
- Potential pressure for rear development via alleys onto rear boundary line
- Storm porches enclosing the original porches
- Weakening integrity of architecture by additions
- Potential threat to allotments for development
- Security of open access to rear alleys
- Over provision of crossover runways

## RECOMMENDATIONS for the TUDOR ESTATE

- Consider options for reducing pressure for on-street parking e.g. rear garden parking where access permits.
- Consider options for preserving the characteristic public green space and verges identified on the plan above
- Consider options for preserving the distinctive front garden enclosures, especially the original walling and prevent on-plot parking
- Consider locally listing the Surrey County cast-iron marker post on Richmond Road

**Character area type: outer suburban (density 29 dph) (PTAL 1b-2)**

**Character area assessment: Area requiring enhancement to reinforce identity**

