

Ham Common Conservation Area 7

Designation

Conservation area designated:
14.01.1969

Conservation area extended:
05.07.1977
07.09.1982
19.10.1992
13.01.2004

Location

OS Sheets: 1771, 1772

Ham Common conservation area is centred on Ham Common green, which lies between Petersham and Kingston. It is contained by Richmond Park to the East, Ham House estate to the North and the suburban development of Kingston to the South. It adjoins a number of other conservation areas to the North and East.

History and Development

The development of Ham Common dates from at least the 17th century, associated with the building of Ham House and the laying out of its landscape. The history of this area is also linked with the enclosure of Richmond Park by King Charles I. A number of 18th century mansions were built here by the wealthy, attracted by this picturesque setting and the prestigious location. St Andrew's Church (listed grade II) was built in 1831. Gradual development around the green continued through the 19th and 20th centuries.

Character

The conservation area is a distinctive historic settlement centred on the remarkable green of Ham Common. There are important views out from the green to the surrounding parkland setting, contributing to its exceptional rural character and providing an important green backdrop to those buildings which fringe the green. Historically Ham Common plays an important strategic role as part of the wider formal landscape of Ham House and Richmond Park. There are important views along the Great South Avenue towards Ham House and along Ham Gate Avenue towards Richmond Park. The conservation area can be divided into a number of distinct character areas, but unified by their relationship to the green and landscape setting.

Ham Common Green

The open triangular Ham Common village green is defined by an exceptional number of well spaced fine buildings arranged informally around the perimeter. The green is edged by mature trees, includes a village pond and contrasts with the wilder woodland of Ham Common to the East. Buildings around the green are varied in scale, from groups of modest terraced cottages to 18th century mansions in their own mature grounds. Front boundaries further define the edge of this central space. Key buildings include the 18th century Ormerley Lodge (listed grade II*) and Cassel Hospital (listed grade II), and a pair of 16th century brick lodges framing the Great South Avenue. Langham House Close is a remarkable group of listed brutalist blocks of flats built in the former garden of an 18th century house still facing the green.

Church Road

Church Road forms the South edge to Ham Common with a mix of 20th century suburban houses on the South side set in generous gardens plots with trees, contributing the secluded rural character of this area. Key buildings include the 19th century Latchmere House and St Andrew's Church.

Petersham Road

Nos.291-343 are an important tight group of 19th and 20th century terraced cottages, which form the Northern gateway to the green. These buildings display a variety of architectural treatments, however they are unified by their modest scale and set behind consistent front boundaries to the street.

Lock Road and New Road

These roads off the green contain a pleasant group of closely packed modest detached or terraced cottages and houses, with a similar small scale and low boundary walls and hedges to the street.

Problems and Pressures

- Development pressure which may harm the balance of the landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks
- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front boundary treatments and front gardens for car parking
- Lack of coordination and poor quality of street furniture and flooring
- Domination of traffic and poor pedestrian safety leading to clutter of signage and street furniture

Opportunity for Enhancement

- Improvement and protection of landscape setting
- Preservation, enhancement and reinstatement of architectural quality and unity
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens
- Coordination of colour and design and improvement in quality of street furniture and flooring
- Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture

Scale: N.T.S.



CONSERVATION AREA No.7 HAM COMMON

Designated: 14.09.1969

Extended: **A** 05.07.1977

B 09.09.1982

C 19.10.1992

D 13.01.2004

E 03.09.2007

