

Parkleys Estate Conservation Area 67

Designation

Conservation area designated:
02.12.2003

Location

OS Sheets: 1771, 1871

Parkleys Estate conservation area lies to the south of Ham Common. The common to the north, Upper Ham Road to the west and suburban Kingston to the south contains it. It adjoins Ham Common conservation area (no.7) to the northwest and Richmond Park conservation area (no.62) to the northeast.

History and Development

This area was formerly agricultural land. No.5 Ham Farm Road now stands on the site of the original farmhouse. Ham Farm Nursery was established here in the 19th century with a new farmhouse. The nursery continued until it was taken over by Span Developments Ltd in the early 1950s. The Parkleys Estate was developed on this site between 1954 and 1955. Further detached houses were subsequently developed along Ham Farm Road also as part of the Span development between 1955 and 1956.

Character

Parkleys Estate conservation area is a highly influential 1950s planned development of both flats on Parkleys and associated detached houses along Ham Farm Road, by the pioneering Span Developments Ltd. The estate was the first of the large residential developments by the celebrated Span Developments Ltd. of Eric Lyons and Geoffrey Townsend. This unique private housing development was designed for first time buyers, offering an innovative endowment mortgage, and is the first example of the successful residents' management companies set up by Span. Parkleys has been listed grade II in recognition of its special historic and architectural interest. Parkleys consists of modern flat blocks of either a three-storey H-plan with central entrance stairwell or two-storey terraces enclosing shared courtyards. These flats are of brick construction with concrete slab floors and flat roofs. They have large timber windows and distinctive concrete tile-hanging. Span was revolutionary in using such modern architectural design and mixing this with traditional materials. Uniquely the estate also includes a parade of six shops with maisonettes above. This parade on Ham Farm Road has an even more modern design than the neighbouring flats and includes a fine sculpture by Keith Goodwin. The stock and gardener of the former nursery on this site were taken over as part of this development. The buildings of the estate were then carefully laid out to retain existing trees. The high standard of hard and soft landscape and the well-conceived series of spaces and views is an important integral part of the overall design of the estate. Ham Farm Road is a number of large detached houses in garden plots. Noted modern architects individually designed the original thirteen houses in the 1950s, such as Leslie Gooday, Bernard Kreeger and Eric Lyons. Span maintained control over the general layout and approved designs of these houses.

Problems and Pressures

- Loss of traditional architectural features and materials due to unsympathetic alterations
- Lack of coordination and poor quality of street furniture and flooring
- Maintenance of the balance between the mature landscape and the amenity of residents

Opportunity for Enhancement

- Preservation, enhancement and reinstatement of architectural quality and unity
- Coordination of colour and design and improvement in quality of street furniture and flooring
- Improvement and protection of landscape setting

Scale: N.T.S.



**CONSERVATION AREA No.67
PARKLEYS ESTATE, HAM**

Designated: 02.14.2003

Extended: **A** 03.09.2007

HAM COMMON

HAM COMMON

THE CASSEL
HOSPITAL

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CHURCH

