

Proposed alterations to the front area allow for level access to the carriage house here as well, however, once inside the space, a lift is proposed to serve the basement, ground floor, raised ground floor and first floor. The raised ground floor meets the rear landscaping before it slopes down to yard level.

The programme offer is such that the ground floor rooms are relatively flexible with retail, office, and meeting space envisaged although this could also be artist studio space. If the ground floor of both buildings was programmed such that it didn't have any studio space then the benefit of the lift serving first floor is that accessible studios would still be accommodated within the scheme.

Please refer to the drawing adjacent where the levels have been annotated:



Understanding the identity of the place is hugely important, particularly given this site's heritage. Establishing an understanding of the place can help inform the design of the landscape and restore/ retain a unique sense of belonging.

Whilst the works are associated specifically with 808-812 High Road it is important to understand the context in which the development sits.

Given its heritage significance this also relates to the history of the site and how it has evolved over the years.

The generous villas created a bold frontage to High Road and conceal what would have been a series of generous gardens beyond. Addressing High Road the entrances to the buildings were largely via a series of steps. This progression of stepping up to the front door further accentuates the grandeur of arriving at the buildings.

Historically elongated garden spaces were positioned to the rear. These would have lead out of the property and would have been enclosed along the edges with brick walls, fragments of which are still present.

Historic maps suggest many of these gardens linked to a broader green space to the rear. By the mid 1900s when development in the area increased dramatically, these garden spaces were sacrificed and continued to shorten up to what is present on site today.



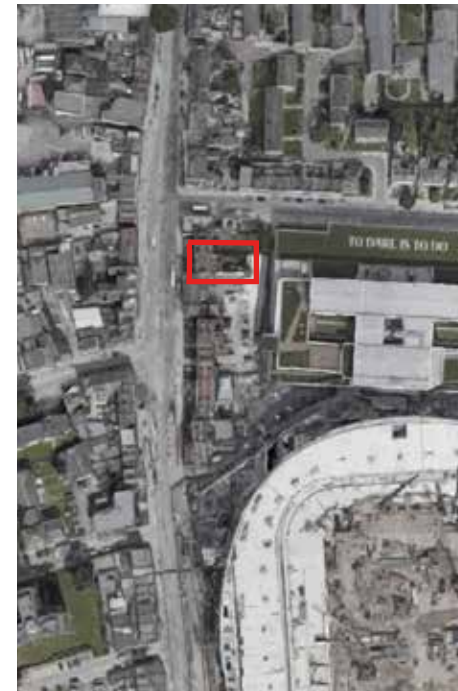
HISTORIC MAP 1880s



HISTORIC MAP 1900s- Arrival of the Club



HISTORIC MAP 1940s- reduction in garden length



HISTORIC MAP 2018 - Lily White House and new stadium during construction



Georgian architecture is very distinctive and recognisable but equally as important was the presence of landscape as part of the Georgian home. Given the existing architecture has a strong input on the site's character and identity, it's key to consider the previous landscape character that would have accompanied it.

Georgian Landscape Design

Landscape design during the Georgian period is synonymous with some of the most famous garden designers, most notably Capability Brown and Humphrey Repton. Whilst both are associated with huge parkland design their contribution to the fashion of the time informed the smaller courtyard garden spaces such as those that would have been linked to the High Road Villas. Their work sparked a series of key trends in garden design:

The departure of overly ornamental gardens to more simplified and ordered spaces

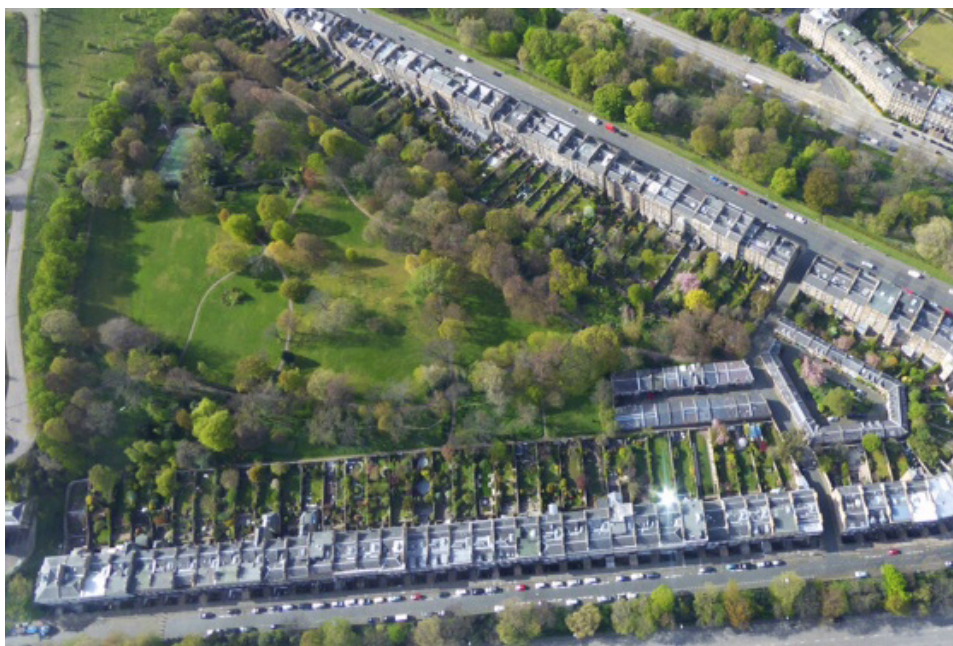
A more 'natural' style of landscape

The introduction of the terrace, a dividing element between more formal spaces associated with the house and the wider landscape/ garden. (This is evident through the introduction Ha ha in parkland estates)

Landscapes become more experiential, views are controlled, hillocks accentuated,

Follies are introduced within the landscape as focal elements.

Landscapes designed to manipulate people's movement through gardens, concealing and then revealing certain views, or placing focal points in the landscape.



Georgian Garden Design

Smaller courtyards and garden spaces held great importance in Georgian life, particularly within inner city areas where they became a significant symbol of a family's wealth.

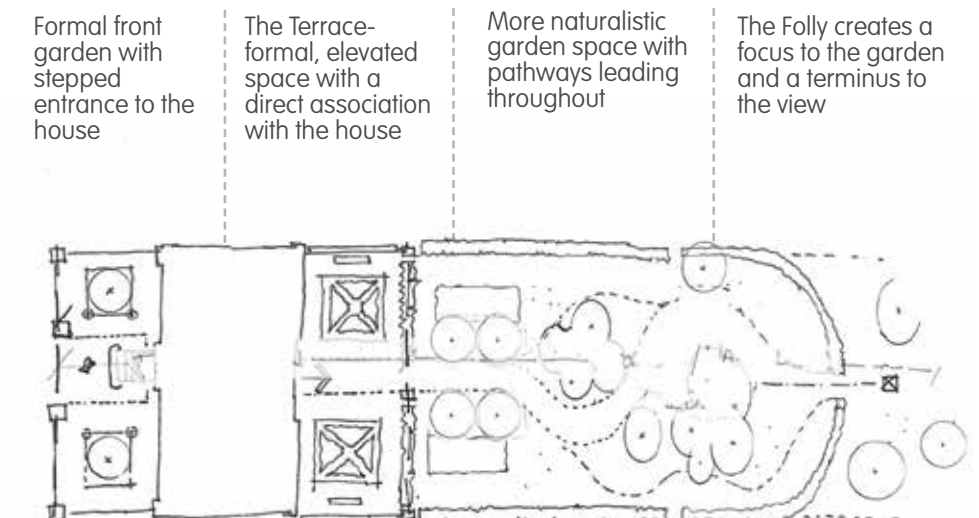
They became spaces where guests were shown around to view the exotic plants and fruits that were grown. They were also used to demonstrate a family's contemporariness through inclusion of new technologies to support growth of new and exotic crops.

Ornate metal gates and gateposts were often used within wall gardens to offer controlled views into the spaces and further express the status of the house and household.



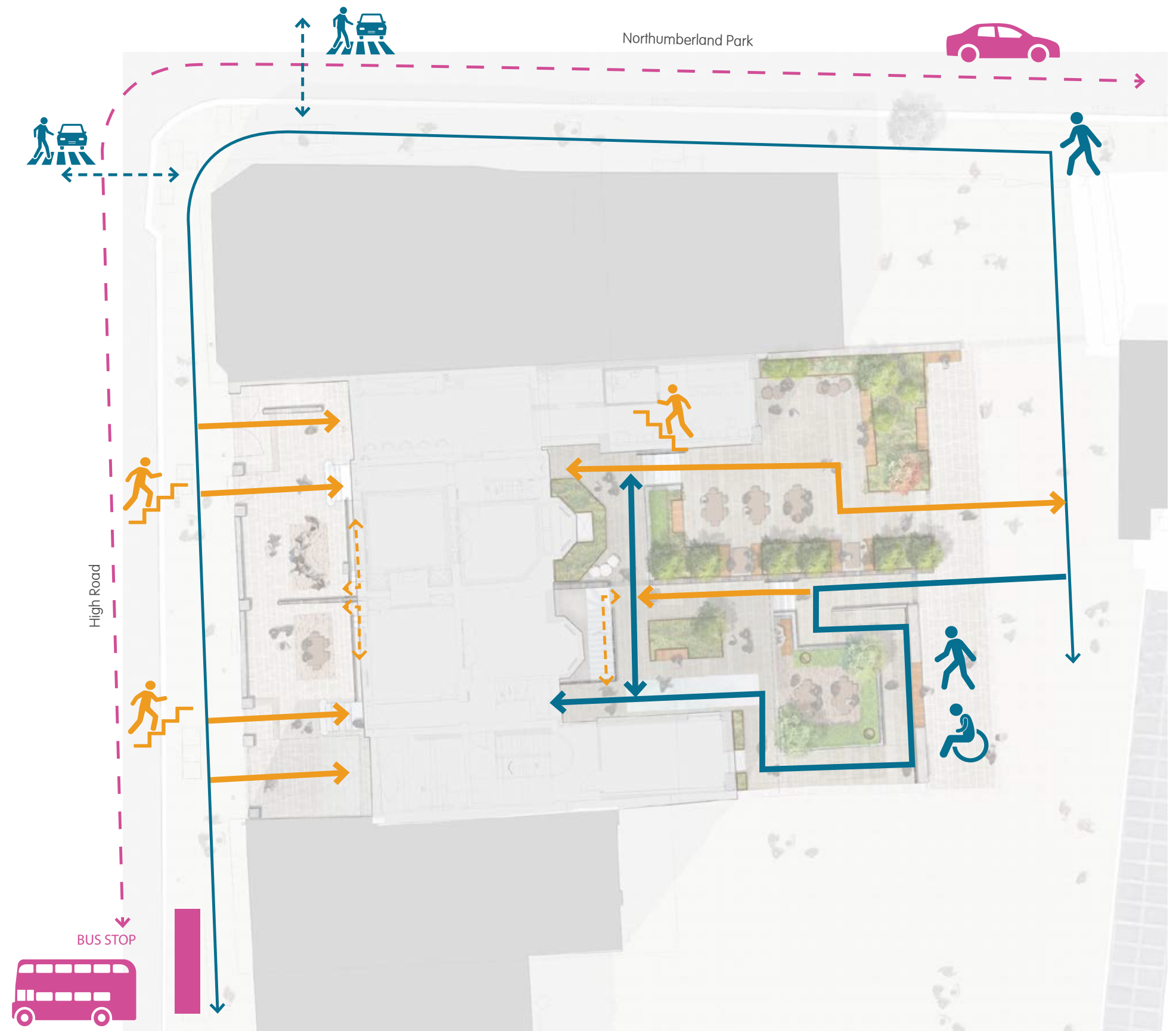
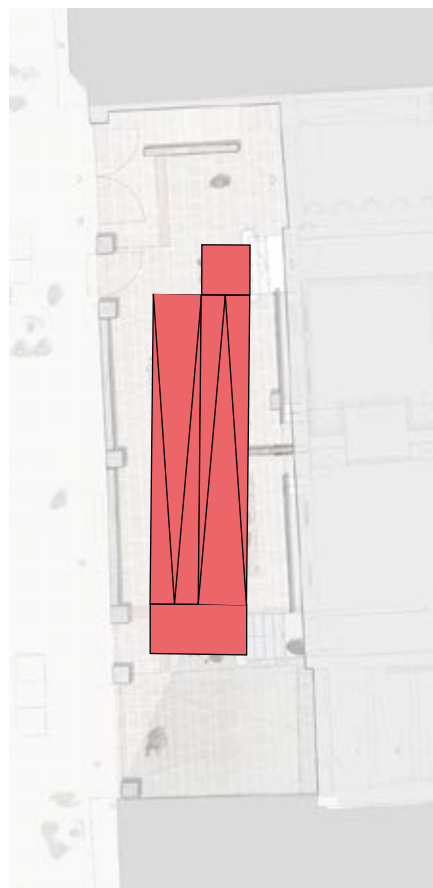
Key Considerations

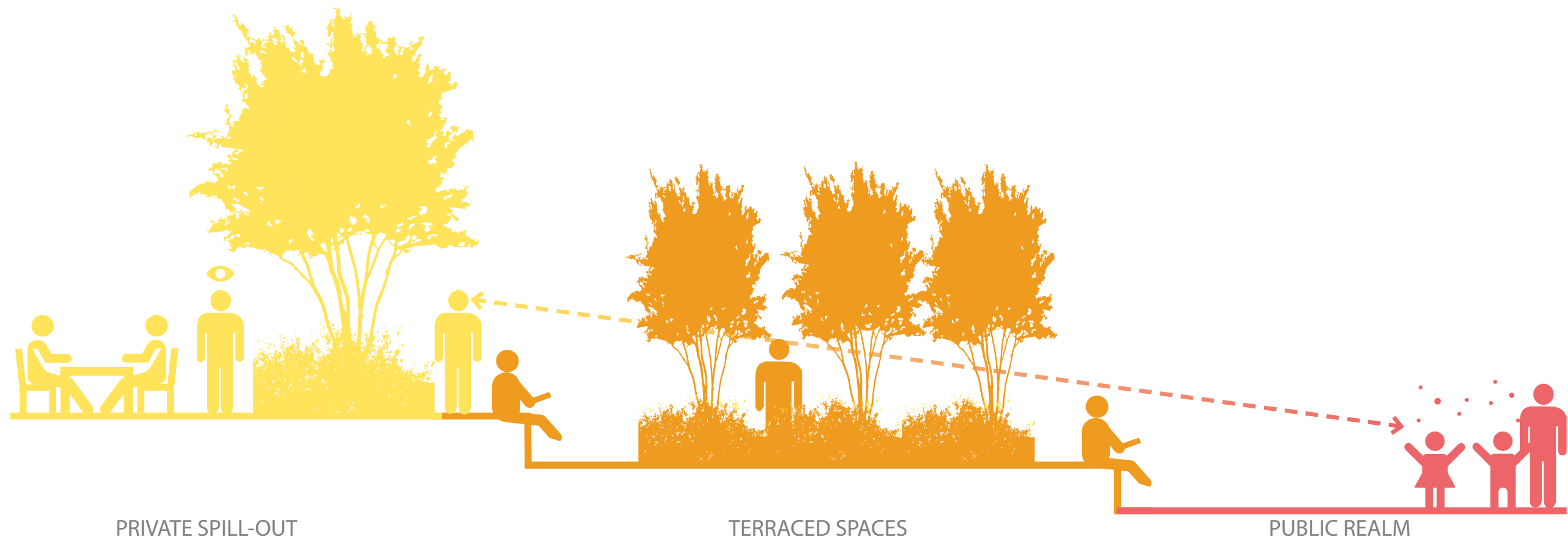
- Landscapes become more experiential;
- Manipulation of views;
- Glimpsed views of the gardens through gateways and openings;
- Terraces create an order to the edge of the house and the wider naturalistic landscape;
- Garden design aims to control movement and views;
- Sequence of spaces within the garden;
- Richness of character from formal to the more informal.



- KEY
- - - - - → Vehicular route
 - Pedestrian step-free access
 - Pedestrian stepped access

The diagram below illustrates the negative impact of introducing a1:21 access to serve no.810 via the front garden.





We will create a lush, healthy environment at High Road that promotes well-being and offers a place of respite for users whilst supporting the internal uses of the building

The terraced garden will create a transitional space between the private and the public interface with spaces for individuals and small groups to occupy. Planting will be used to frame spaces and opportunity for sculpture to be integrated within the seating areas

The public edge can become a space that can be programmed to host cultural activities such as creative workshops, outdoor screenings and play a role in community festivals create more vibrant, active places and strengthen connection with a place.

SCALE & USE



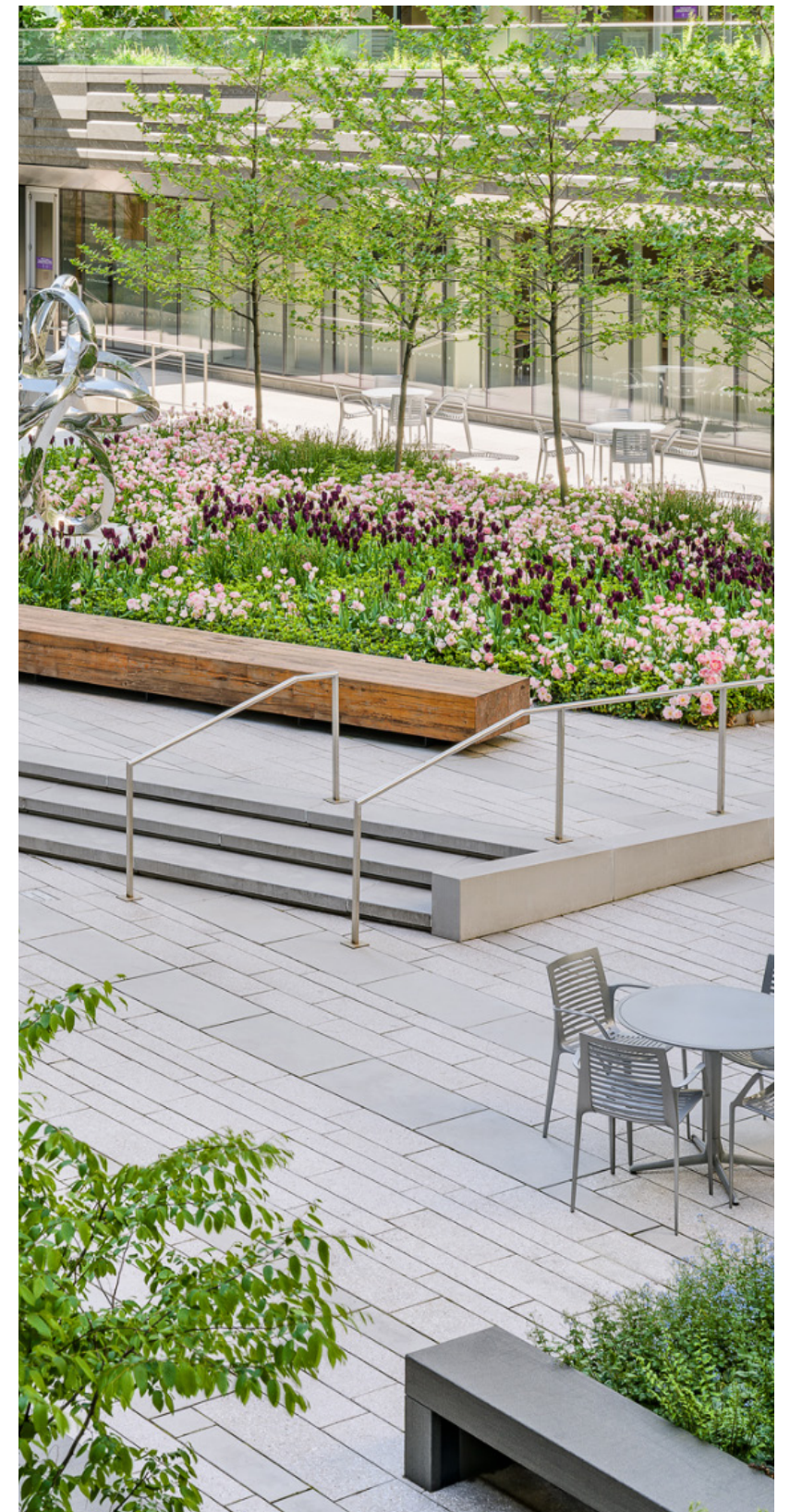
Illustrative Plan



KEY

1. Gated access to be retained as existing;
2. Existing wall and railings retained
3. Existing steps to be retained;
4. Potential exhibition/workshop space;
5. Opening created within the existing wall to create a shared front garden;
6. Opportunity for outdoor dining/communal tables;
7. New ramped access (1:6) to educational gallery;
8. New stepped back access to no.810;
9. Cafe' spill-out space;
10. Seating and tables set within raised planters;
11. Existing wall separating no.808-810 to be retained and reinterpreted;
12. New stepped access to rear of no.808;
13. Step-free access (1:21 footpath) to serve both no.808-810;
14. Seating overlooking future public square;
15. Existing heritage wall retained
16. Semi-private garden with communal tables surrounded by planting;
17. Low formal planting and clipped hedges;
18. Opportunity to integrate sculpture within planting;
19. Raised planter with feature shrub and seating edge;
20. New opening in the existing wall to create shared level access between no.808-810; gateway and paving details to highlight wall's historical threshold;

Precedent Images



The creation of a shared front space is an opportunity to accommodate workshop/exhibition spaces and draw people the attention of the passing public.

The current symmetry and general arrangement of steps and ramps is maintained and minor changes to the stepped access to 808 enabling a ramped approach to be integrated.

Front railings, gates and walls are to be retained clearly defining the edge between the public footpath along High Road and private terrace

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5. Opening created within the existing wall to create a shared front garden;
6. Opportunity for outdoor dining/communal tables;
7. New ramped access (1:6) to educational gallery;

Location Plan



Illustrative Plan



Illustrative Plan

A cafe' spill-out space is suggested at the rear of no.810, with a variety of seating opportunities integrated within planting. A 1:21-level access is provided at the back of no.808 to serve both buildings.

An active edge treatment is suggested through terraces in order to provide a positive relationship with the future public realm.

An intimate outdoor space, enclosed by low-level planting, is proposed for the users of no.808 near the new extension.

KEY

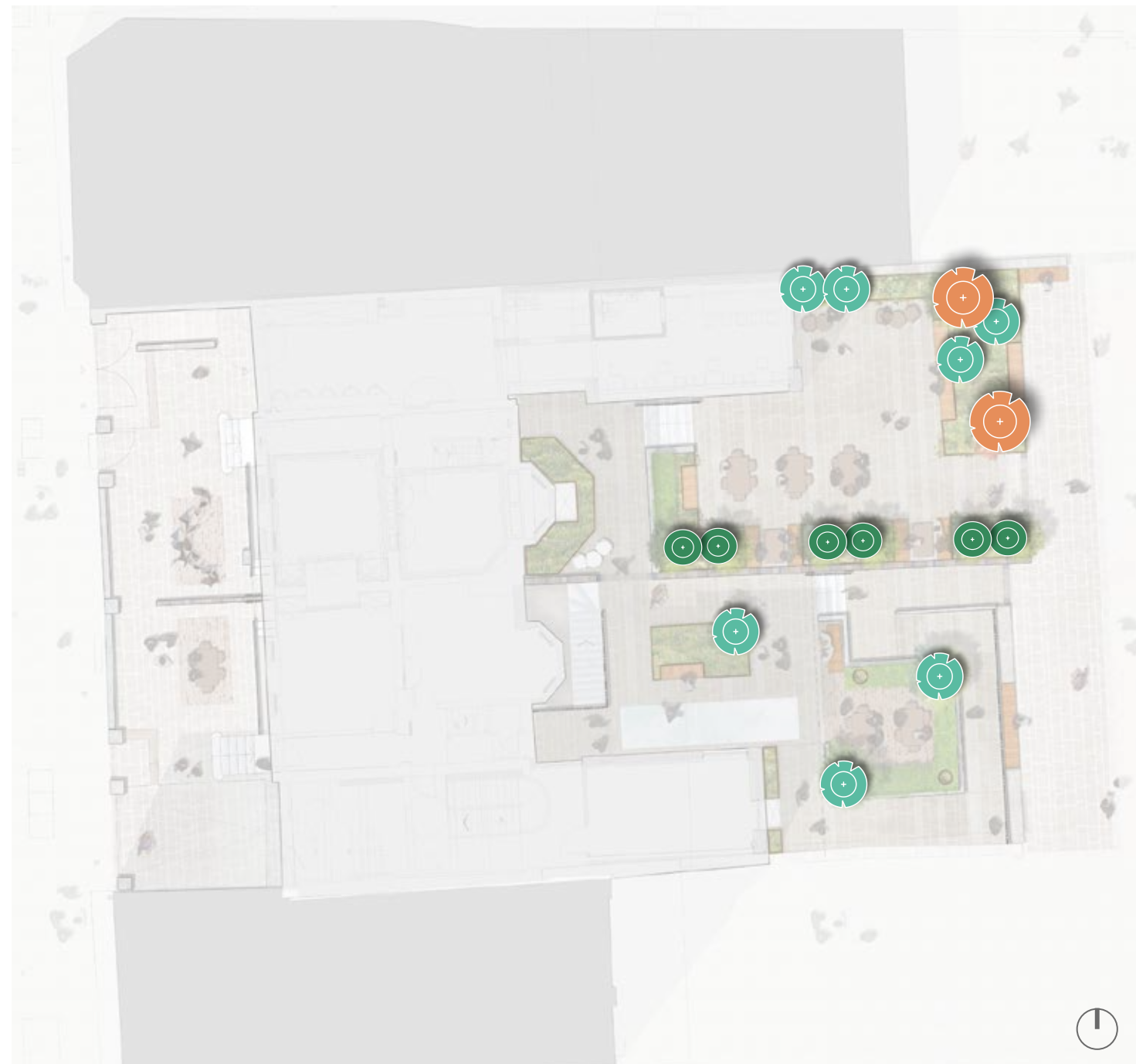
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Illustrative Section 02

Location Plan





KEY

-  Formal pleached tree
-  Multi-stem tree with year-round interest
-  Feature tree with a 'light canopy'

Planting Character

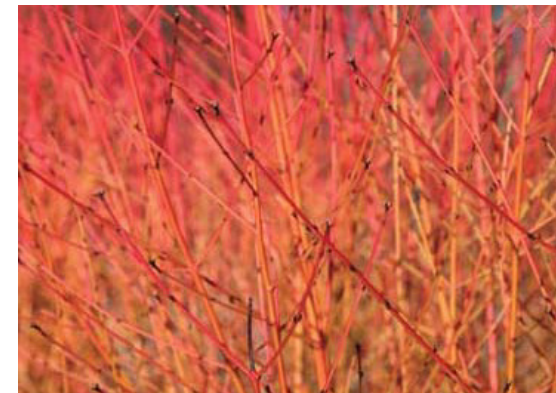
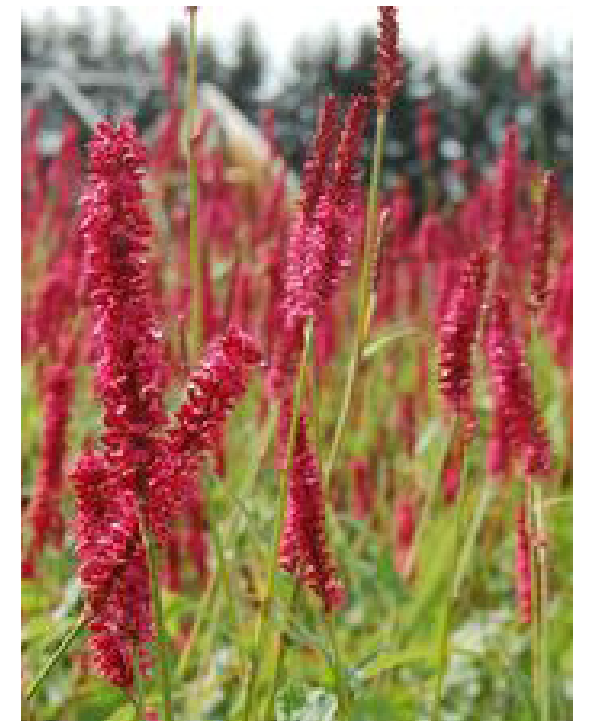
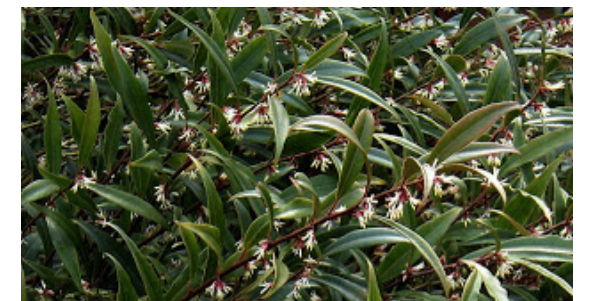
i.e. pleached *Carpinus betulus*pleached *Malus evereste*i.e. *Hamamelis x intermedia* 'Jelena'*Sorbus alnifolia*i.e. *Gleditsia triacanthos* 'Sunburst'*Malus* 'Street Parade'



KEY

- Proposed formal, low, evergreen hedge
- Proposed shrubs and herbaceous planting mix (native & ornamental depending on location)

Planting Character

*Nandina domestica* 'Fire Power'*Cornus* 'Midwinter fire'*Viburnum davidii**Persicaria amplexicaulis**Sarcococca hookeriana* var. *digyna**Hebe albicans*