



60 The Bishops Avenue

Consultation

May 2026

Aerial View
site with red-
line bound-
ary



Existing Building

View of front of manor house, gate house and side annex



Existing Building

View of rear of manor house, rear extension side annex



Design Vision

We have developed a sensitive masterplan for the site which seeks to:

- **Retain and enhance the existing manor house and its gatehouse;**
- **Protect the historic building's character and its contribution to the Conservation Area;**
- **Remodel the rear of the manor house, removing the modern glazed extension and replacing it with a new façade which sits more comfortably with the original building;**
- **Introduce a new annex to replace the existing annex on the northern side of the manor house.**
- **Provide a new gatehouse close to the southern access into the site off The Bishops Avenue**
- **Continue the use of both the existing vehicular access points to the site off The Bishops Avenue.**
- **Introduce four new villas (Ground + 4 storeys), situated along the western and southwestern boundaries of the site;**
- **Provide 63 new apartments overall for private sale within the existing and new buildings (one to four-bedrooms);**
- **Plant 38 new medium to large trees along the south and west boundaries to protect privacy and avoid overlooking of neighbouring properties;**
- **Positioning and treatment of windows on elevations facing neighbouring boundaries to minimise overlooking;**
- **Providing car parking at surface level (six spaces including two accessible spaces) and within a basement located below the new Villas (61 spaces including six accessible spaces) accessed via the new route along the northern boundary**
- **Generous cycle parking provision**

Proposed Design
retained manor house and
gatehouse with new side annex



Proposed Design
new villas and new annex
in landscaped gardens

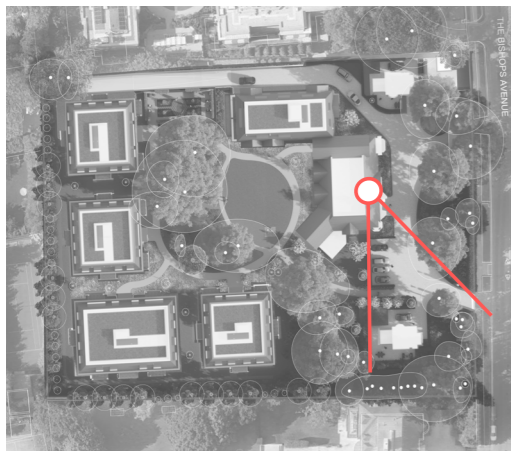


Landscape Masterplan



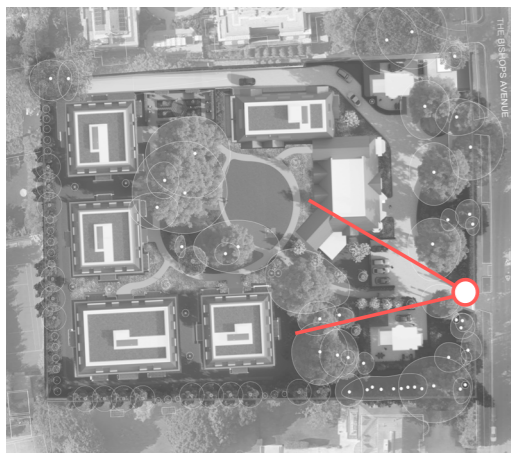
Landscape Characters

Welcome Gardens



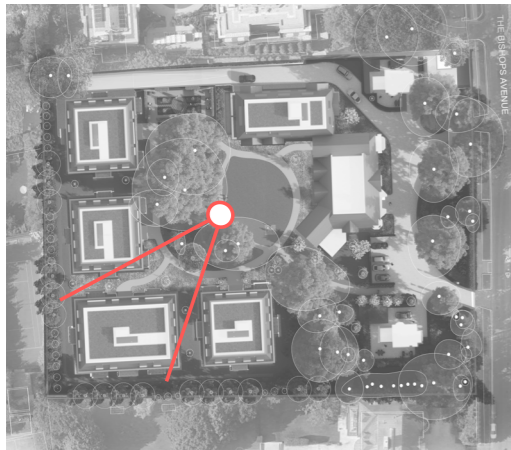
Landscape Characters

Blossom Walk



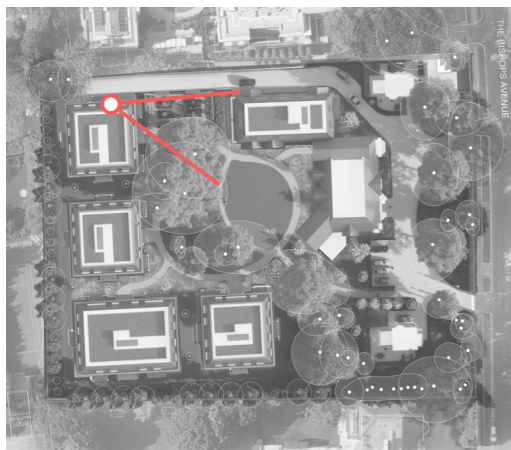
Landscape Characters

Woodland Trail

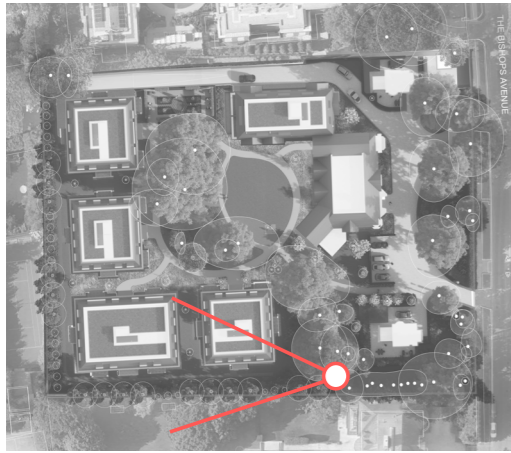


Landscape Characters

Reflection Garden



Landscape
West and Southern
Boundary



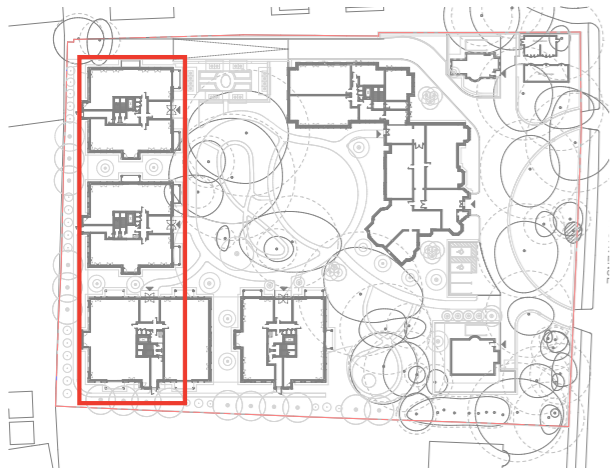
Internal Layouts - Villas 1, 2, 4

Measures to reduce
overlooking

Side windows

Balconies and windows
not facing boundaries

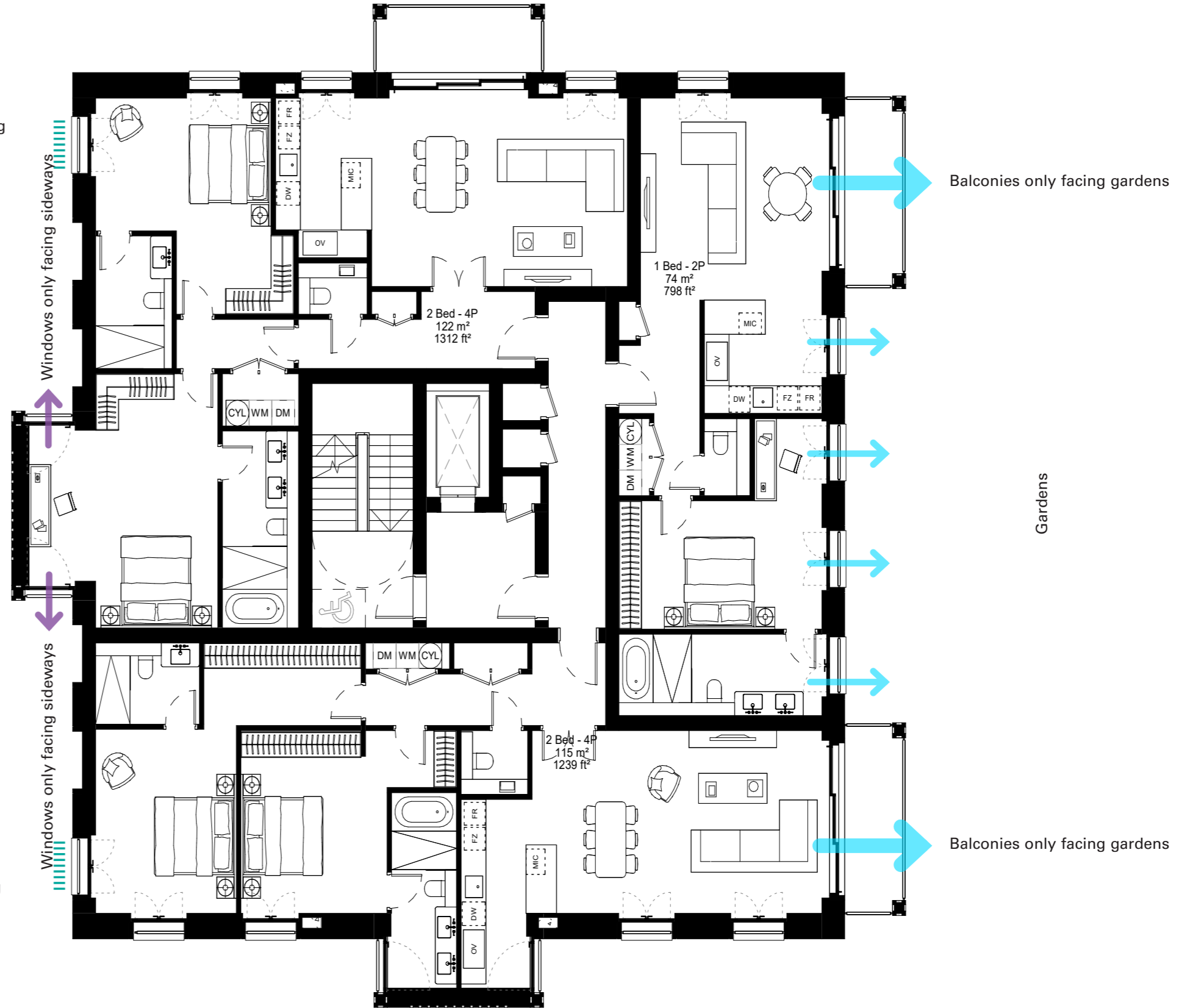
Frosted windows



Frosted glazing

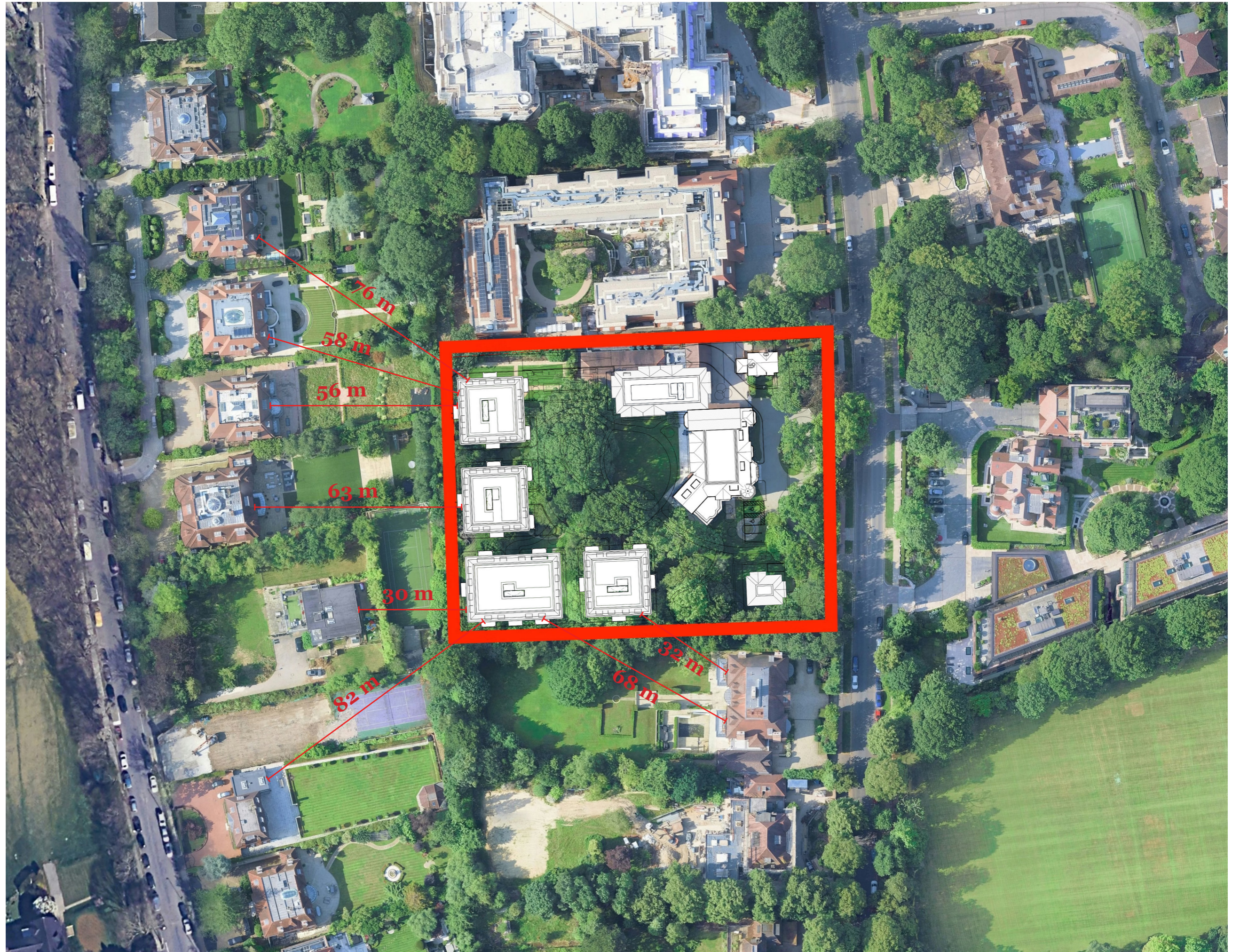
No direct overlooking onto boundary

Frosted glazing



Typical floor

Aerial View
distances to
neighbouring
buildings



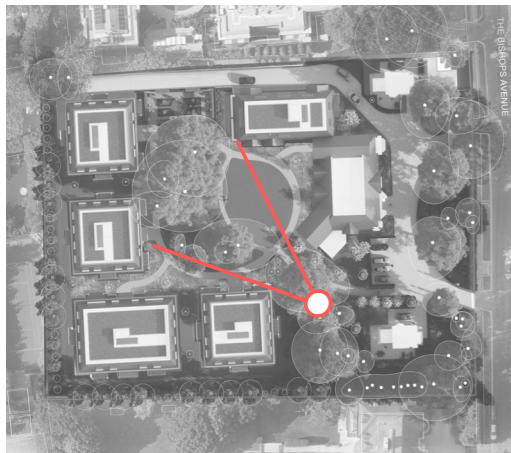
Benefits:

The emerging proposals provide:

- **A sensitive residential redevelopment of this urban site;**
- **Retention and enhancement of the existing locally listed building;**
- **Introduction of bespoke high-quality design by award-winning architects;**
- **An exceptionally attractive landscape setting with improved biodiversity;**
- **Retention of the highest quality trees at the site, removal of generally lower quality trees and planting of a rich variety of new trees as part of the new landscaped gardens;**
- **Positioning and treatment of windows on the new building elevations to minimise overlooking;**
- **Improved environmental sustainability: low carbon, highly insulated (exceeding regulations), energy efficient and fully powered by renewable energy;**
- **Financial contributions, subject to viability, for local employment opportunities, open space, playspace, affordable housing, transport and biodiversity; and**
- **New jobs and training opportunities at construction and operational stages.**

Landscape Characters

Woodland Glade Loop



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