**Conservation Area Designation, amendments and Review**

**Location:** An area confined to Hampton Hill High Street, Edward Road and Park Road, Hampton Hill which includes the following properties:

No.s 169 – 195 (odd) High Street, Hampton Hill; No.s 34 – 56 (even) Taylor Close; No.s 1 – 19 (odd) & 8 – 18 Park Road; No.s 2 – 6 (even) & 1 – 15 Edward Road, Hampton Hill.

(See Appendix 2)

**Date Assessed:** March 2018

Adjacent Conservation Area Significance: Hampton Hill High Street Conservation Area (38). The Hampton Hill High Street conservation area forms the busy centre of Hampton Hill and the historic core of the original linear residential settlement. The area still retains components of this residential area and also retains a distinctive traditional village high street character that retains many fine original shopfronts including a number of remarkable single storey shop units built on the frontage of former houses.

**Assessment:**

<table>
<thead>
<tr>
<th>Location &amp; Setting</th>
<th>General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comments:</td>
<td>The organic growth and form of Hampton Hill which is part of the conservation area significance is also evident in this additional area with many of the buildings along the High Street formerly residential which can be still experienced on the upper floors of buildings. Over time the High Street has become commercial with the addition of shopfronts, and this particular area is also evidence of this, particularly at 177-183 High Street which are designated as Buildings of Townscape Merit. These particular dwellings along with the later 185-195 High Street maintain the tight knit form of buildings with long plots which was once evident throughout the High Street. Early examples of residential dwellings would have once contained workshops to the rear in the form of a burgage style plot. Interestingly one such workshop still exists to the rear of 183 High Street which is accessed off a historic laneway from Park Road. The rear of properties along the High Street are particularly important with historic laneways still in existence and the historic character of activity to the rear of buildings fronting the High Street contributing to the character of the public realm and are still relatively architecturally authentic today. Although many of the buildings have been altered at ground level within the High Street, the historic form is still appreciated on the upper levels and with the setbacks of dwellings which were once front gardens still evident (See Historic photos Appendix 5). The surrounding residential areas which lead off the High Street are also important for the contribution they make to the organic development of the area. The dwellings along Park Road (a historic main thoroughfare) are constructed with status and fine detailing in their design and massing, whereas a smaller and still affluent group of dwellings exist along Edward Road.</td>
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<tr>
<td>Historic Development</td>
<td>Stages/phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.</td>
</tr>
</tbody>
</table>
As shown on historic OS Maps (Appendix 4) and historic photographs (Appendix 5), this additional area of the High Street, Edward Road and Park Road is part of the early phase of the development of the area. No.s 177-183 High Street are amongst the earliest development of the area which appears to date from the mid to late 19th century with later shopfronts added during the turn of the century, potentially as a result in the rise of the development of the area when a tramline way constructed along the High Street in 1902. Historic photographs (appendix 6) show the historic railings and boundary walls which were once erected along the front boundary, which have been demolished and now form a forecourt to the shops currently in situ. No.s 185-201 were a large terrace of 3 storeys which marked the prominent junction of Park Road and the High St, however during the late 20th Century, No.s 197-201 were demolished for the current Sheffield House which stands on the corner of Park Road and the High Street. This newer development is not included within the boundary of the conservation area. Better examples of relatively complete residential dwellings are still evident within the conservation area, as well as Templeton House, at 114 High Street. The dwelling was once the home of John Templeton, a well-known Tenor which contributes to the historic character of the street scene and represents the original residential phase of this section of the street.

In 1962 the High Street also saw a large amount of demolition at 169-175 High Street in order to construct a modern three storey development with apartments to the first and second floors and ground floor shopfronts. The development has quite a jarring contrast within the historic street scene in terms of design being of the modern vernacular with brown brick and tile hangings with a flat roof and the introduction of steel to windows and shopfronts. Although the building is significant in that it represents a phase of development within the high street, the building is considered to have a neutral contribution to the character and appearance of the historic street scene.

To the rear of the High Street runs a laneway which historic OS maps shows a line of outbuildings and possibly workshops ran along this laneway. These workshops were reconstructed into one large works building during the mid 20th Century which is still in situ. Although the current workshop itself makes a neutral contribution in terms of its design, the placement and use of a workshop in this location reflect the historic characteristics of the area and the use of backland sites for workshops which is significant in terms of the hierarchical use of buildings. To the end of the laneway a historic workshop which is to the rear of No.183 and is designated as a Building of Townscape Merit.

Park Road has been a historic thoroughfare leading to the High Street, and large gentleman’s villas were constructed along Park Road at No.s 3-9 (odd), 17 & 19, and 8-18 (even) which appear to date from the mid 19th century. These particular buildings have quite high status within the area and along with mature street trees help to create a presence on the approach to the High Street and are designated as Buildings of Townscape Merit. The gentleman’s villas continue along Edward Street at 2-6 (even) and 1-15 (odd), and although these dwellings also have good design and reflect a
development for the more affluent, they are of a lesser status than the larger dwellings constructed along Park Road. Although first constructed as pairs of semi detached and detached dwellings with spacious setbacks to side and front boundaries, infill developments at 11, 11a & 15 have since been constructed in the mid 20th Century and although represent a phase of development in the area, are of neutral contribution to the character and appearance of the historic street scene. However important gaps between dwellings along this street are maintained.

**Architectural quality and Built form**

Dominant architectural styles, the prevalent types and periods of buildings, their status and essential characteristics, and their relationship to the topography, street pattern and/or the skyline. Also important is their authenticity, distinctiveness and uniqueness of materials, design, form, texture, colour etc.

**Comments:**

No.s 3-9 (odd), 17 & 19, and 8-18 (even) Park Road are designated as Buildings of Townscape Merit and are large semi-detached and detached Victorian residences which are quite prominent within the street scene. The dwellings have quite large proportions and constructed of a gault brick which has a lighter and crisper appearance than traditional London stock brick. Facades are highly decorative with red brick banding, and stone fenestration surrounds with large tripartite windows with a shell motif above the central pain to give a venetian window appearance. The dwellings on opposite corners of Park Road/ Edward Road and Park Road/ Albert Road are also interesting as although they also carry similar design features to the gentlemen’s villas along this section of Park Road, the corner of both dwellings is marked by a three storey square tower with hipped roof which provides a gateway entrance into the main Hampton Hill High Street area.

Dwellings are also largely authentic in their design and materials with alterations largely sympathetic to the architectural integrity of each of the buildings. Historic photographs (Appendix 5) show that the boundary walls once contained large coping stones with hedges behind, with the dwelling to the corner of Edward Road and Park Road still retaining remnants of this boundary wall. Unfortunately many of the original boundary treatments have been replaced, however are largely sympathetic in height and style to the original walls.

The dwellings along Edward Road also contribute to the high status buildings found in this particular area which although are less affluent in their design having smaller proportions and less decoration. There is however, good detailing to the dwellings with the use of a similar colour brick, tripartite windows and stone fenestration surrounds which assist in tying these buildings into the development along Park Road.

Along the High Street, historic photographs illustrate the changing phase from residential to commercial development. However the small group of dwellings at No.s 177-183 are set back from the street which illustrate that these forecourts were once front gardens as shown in the historic photographs. Unfortunately stone walls and railings have been removed with remnants of the residential use from the upper storeys of the buildings which reflect the historic core of the High Street as shown in the remainder of the conservation area. The residential nature of this component of the
high street can still be experienced on the opposite side of the road with Templeton Lodge at 114 High Street, a highly decorative dwelling with crenelated parapet in a strawberry hill gothic inspired design which is a Grade II listed building of national interest which makes a strong contribution to the character of the historic street scene.

Open Space, Parks and Gardens and Trees

| Private and public land, front gardens, trees, hedges and street greenery, parks, civic spaces their sense and contribution to the character and experience of an area. |

Comments:

A large number of trees have been removed from the High Street which is devoid of vegetation, except the mature trees in front of Templeton House. This is unfortunate as historic photographs illustrate the leafy character which has since been removed. Within Park Road and Edward Road the character is quite different with large mature street trees which along with well vegetated front and side gardens creates a boulevard entrance to the High Street. Visual gaps between dwellings are important for glimpses to vegetation located to rear gardens which contribute to the leafy character of the area.

Character Zones

| Discernible character areas or zones which may reflect the predominant historic character that survives from earlier periods or the original function, class distinctions, design or current uses. |

Comments: Not applicable

Conclusion: The additional dwellings as mentioned above are logical inclusions to the conservation area. The extensions represent the very early stages of development of Hampton Hill with good quality later developments which reflect the changing phases and affluence of the High Street. The additional area is designed with high quality materials and design which is mostly intact and is considered to represent a homogenous area of development which would contribute to the historic character and special interest of the conservation area.

Recommendation

Extend the High Street, Hampton Hill Conservation Area as indicated in Appendix 2.
References

Primary References
Photographs taken on 15/03/2018 by John Somers, JS Conservation Management & Town Planning Limited.

Historic Plans and photographs sourced from Richmond Local Archives

Secondary References

London Borough of Richmond Upon Thames ‘Conservation Statement – High Street, Hampton Hill Conservation Area 38’ Available online at http://www.richmond.gov.uk/media/13262/conarea38_a3_rgb.pdf

London Borough of Richmond upon Thames ‘Hampton Hill High Street Study’ Available online at https://www.richmond.gov.uk/media/4047/hamptonhillhighststudy38-2.pdf

Hampton History Group (1965) ‘The birth and Growth of Hampton Hill.’ Edited by Margery Orton. Published by the Parochial Church Council of St.James Available online at http://site2.stjames-hamptonhill.org.uk/History/B&G/BthGthHP.htm

Websites
London Borough of Richmond Upon Thames Local Studies https://richmond.spydus.co.uk
Accessed March 2018
Appendix 2: Proposed Boundary of High St, Teddington Conservation Area
Appendix 3: Streetscene photographs

No.s 185 – 195 High Street which once continued until the corner of Park Road

Above: Modern high street development constructed in the 1960s
Above: No.s 169-183 High Street which were originally residential dwellings set back from the road.

Above: Templeton House
Above, Historic workshop to the rear of 185 High Street

Above: Park Road Street scene with large mature street trees
Above: Larger gentleman's villas along Park Road

Above: Villa with corner turret which is replicated opposite Park Road
Above: Dwellings along Edward Road.
Appendix 4 - Historic OS Maps

1890s
Appendix 5: Historic Photographs

Above: Photograph from the early 20th Century looking down the High Street from the junction with Park Road. The tramway is present as well as 197-201 High Street which are now demolished.

Above: The same street scene as above from the mid 20th Century
Above: Circa 1900 residential appearance of 169-183 High Street with boundary railings still in place

Above: Templeton House circa 1960s
Above: The redevelopment of 169-175 High Street shown in the 1970s

Above: Circa 1890s Park Road from the Railway Line with boundary walls evident and large tree planting which creates the boulevard entrance. The towers on the residence on the corner of Edward Rad and Park road is visible.
Above: Circa 1920 Park Road from the Railway bridge.

Above: Park Road from the Railway Bridge Circa 1930s