

Conservation Area Designation, amendments and Review

Location: 89-97 (odd) Uxbridge Road; 109-121 (odd, including 109a, but excluding 117a-c) Uxbridge Road, & 125-129 Uxbridge Road (odd); Hartwood, Uxbridge Road.

Date Assessed: March 2018

Adjacent Conservation Area Significance: Joanna Southcott Conservation Area. The group of houses along this stretch of Uxbridge Road represent a particularly early development for Hampton Hill. The area is also important for its association with Joanna Southcott, a self-proclaimed religious leader who started the Southcottian sect. Her Millennium Chapel, (one of two in the area) is still in situ – but is now residential. The dwellings within this area retain much of their historic fabric with large setbacks and well vegetated front gardens.

Assessment:

Location & Setting	<i>General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity</i>
Comments:	Historic OS maps (Appendix 4) show that Nos 111-113 and 129 Uxbridge Road were part of the group of early historic properties in this particular area and share many of the design characteristics and historic fabric as the conservation area. It is unclear why these properties were originally excluded, with the conservation area currently focused on buildings which front onto Uxbridge Road. Nos 111-113 are not part of the Uxbridge Road frontage, being to the rear and situated alongside a brook which runs through this area, however the buildings contribute to the character and appearance of the adjacent conservation area so their inclusion is logical. Two larger pairs of semi-detached dwellings (No.s 115-121) are setback from Uxbridge Road and contribute to the historic character which continues along Uxbridge Road to No.129, a Grade II listed building of national architectural and historic interest. Along this stretch of Uxbridge Road, views of the Church Spire of St. James can also be appreciated particularly from the northern section of the Conservation Area.
Historic Development	<i>Stages/ phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.</i>
Comments:	Historic OS Maps (Appendix 4) show that No.s 111-113 and 121 were developed at a similar time as the dwellings within the conservation area so share the significance of the conservation area with their association with the early phase of Hampton Hill. Unfortunately there are no historic plans available which show whether any of the buildings are associated with prominent landowners or architects, or whether the buildings were constructed in association with any affiliation to Joanna Southcott and her religious sect. The area saw further development as land was released along Uxbridge Road during the late 19 th and early 20 th centuries, which is when No.s 115-121 (late 19 th century) and No.s 89-97 (early 20 th Century) were developed. A further phase of development occurred during the mid-late 20 th Century with larger dwellings demolished for modern apartments constructed around the edges of the conservation area and small areas of infill dwellings such as 109a, 125 Uxbridge Road and Hartwood, Uxbridge Road, which are built within the former grounds of historic buildings.

Architectural quality and Built form	<i>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</i>
Comments:	No.s 111-113 are modest in design and carry similar design and construction techniques as found within the conservation area. The listed 121 Uxbridge road has more of a status along Uxbridge Road which is matched by the larger Victorian semi-detached dwellings of 115-121 which have a presence within the street as a result of their height and massing. The use of design and detailing to the facades and materials used does exhibit a high quality design and craftsmanship to these historic buildings. Hartswood and 109a Uxbridge Road are included within the proposed conservation area and although significant in that they contribute to the development of the area, they are considered to be of neutral contribution to the character and appearance of the area.
Open Space, Parks and Gardens and Trees	<i>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.</i>
Comments:	The street trees and vegetated frontages of the additional properties, which includes areas of hedging alongside the brook as positive features which contribute to the character and appearance of the conservation area.
Character Zones	<i>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.</i>
Comments:	Not applicable

Conclusion: The additional dwellings as mentioned above are logical inclusions to the conservation area. Some of the dwellings represent the very early stages of development of Hampton Hill whereas others represent good quality later developments. The dwellings are 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 Joanna Southcott 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.

Secondary References

Historic England (2016) '*Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1*' Published by Historic England, London.

London Borough of Richmond Upon Thames '*Conservation Statement – Joanna Southcott Conservation Area 41*' Available online at

http://www.richmond.gov.uk/media/13266/conarea41_a3_rgb.pdf

London Borough of Richmond upon Thames '*Draft Joanna Southcott Conservation Area Appraisal*' Unpublished.

Websites

London Borough of Richmond Upon Thames Local Studies <https://richmond.spydus.co.uk>

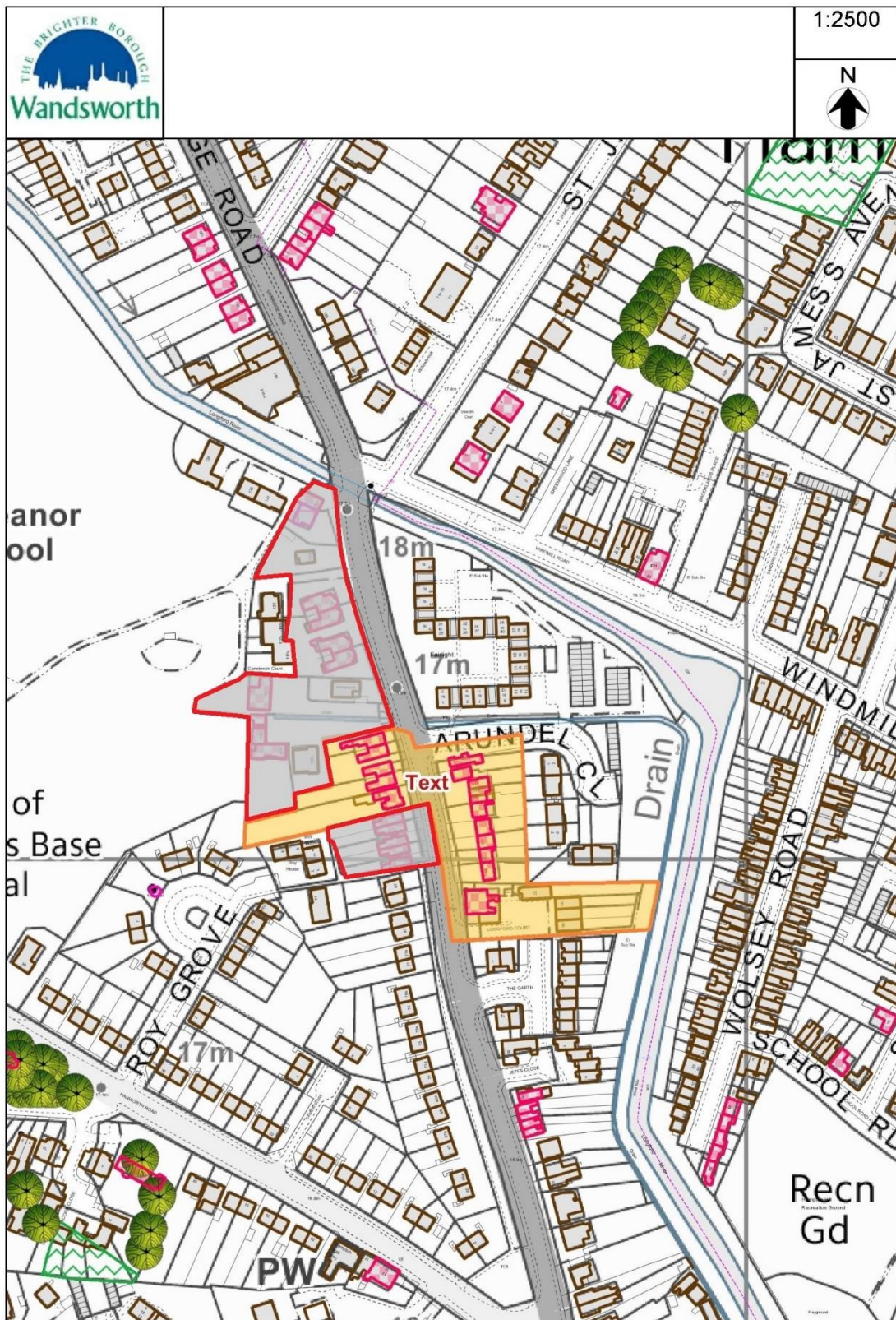
Accessed March 2018

Appendix 1 – OS Map



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Appendix 2: Proposed boundary of Joanna Southcott conservation area



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Appendix 3: Streetscene photographs



Above: No.s 89-97 Uxbridge Road, representative of Edwardian development.



Above: Street scene of 89-103 Uxbridge Road



Above: Street scene showing Hartwood and 115-121 Uxbridge Road



Above – 115 – 121 Uxbridge Road



Above: 125 and 127-129 Uxbridge Road



Above: 127 – 129 Uxbridge Road



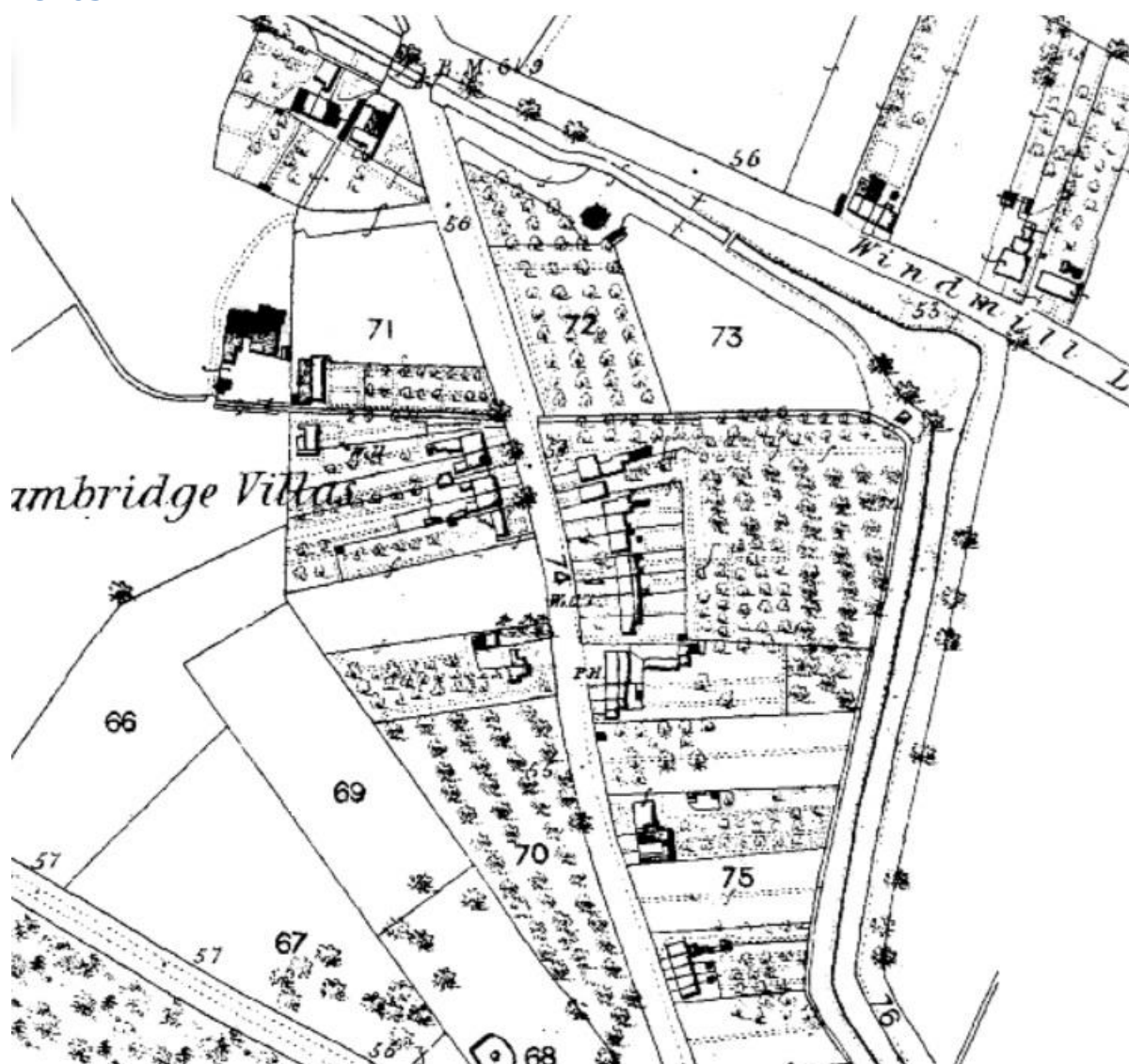
Above: Views to St. James Church spire from Uxbridge Road



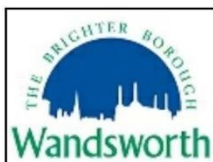
Above: Small brook with dense hedging which adds to the leafy character of the area

Appendix 4 - Historic OS Maps

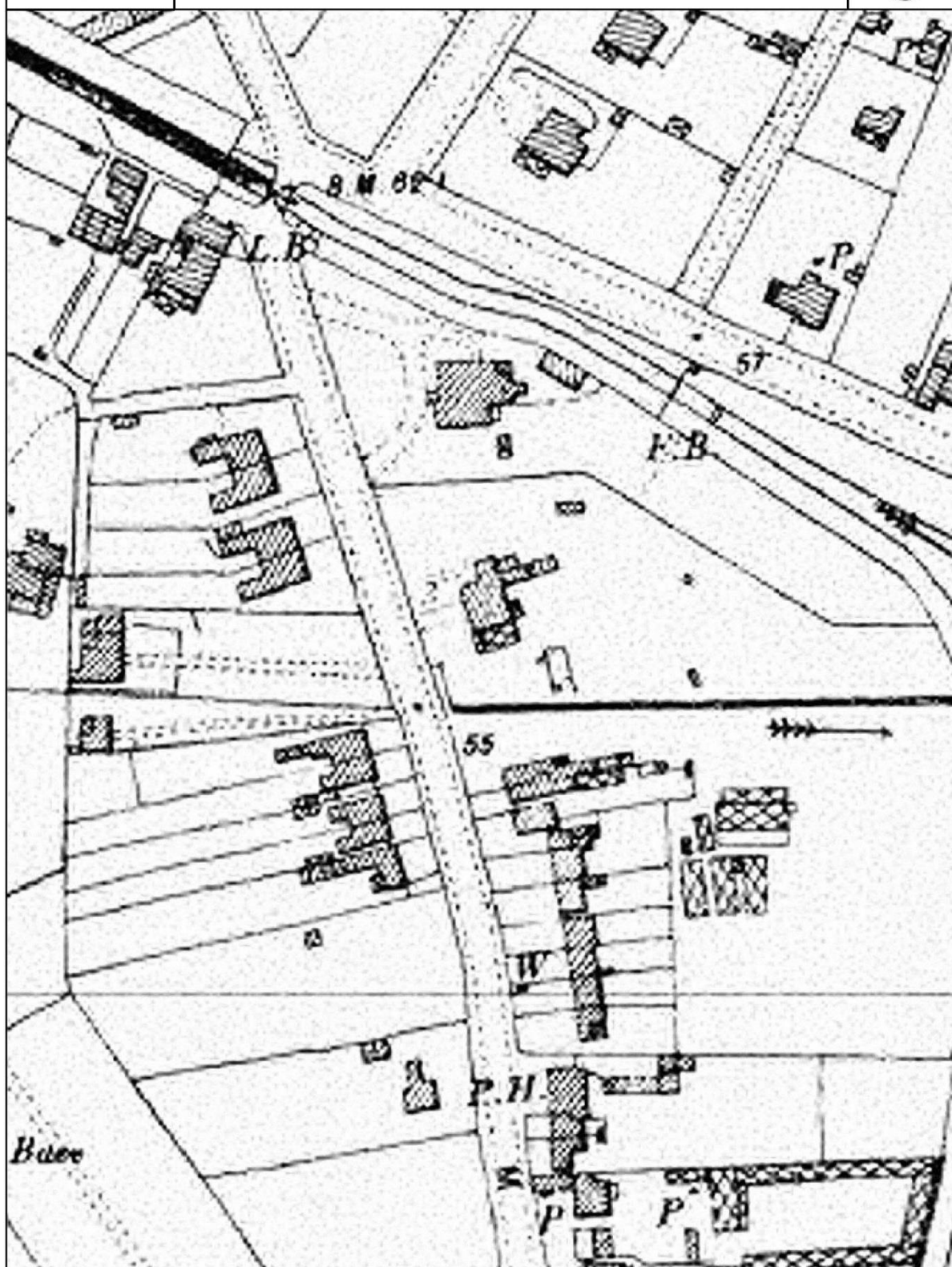
1870s



1890s

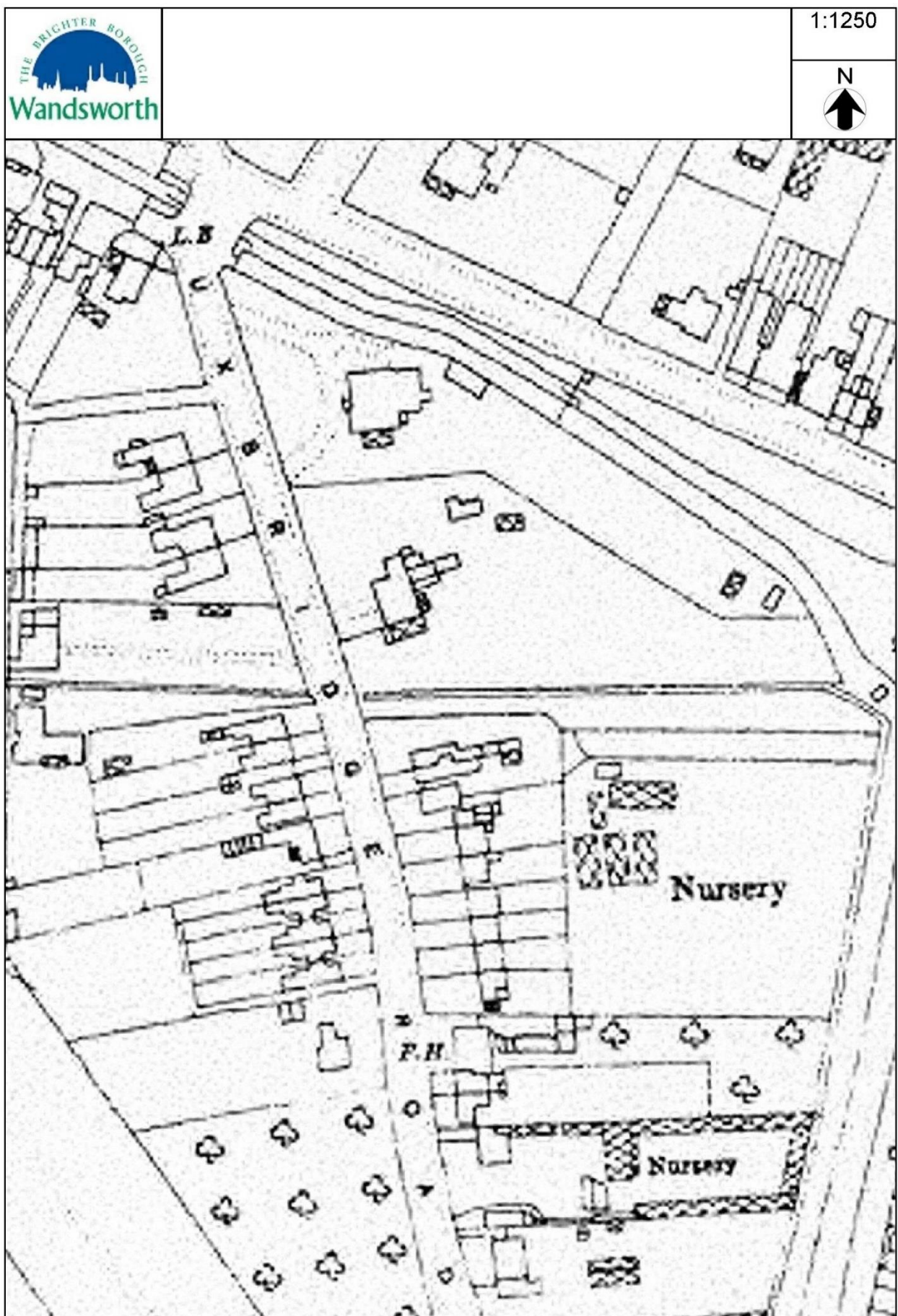


1:1250



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1910s



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1930's



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