

Conservation Area Designation, amendments and Review

Location: Any area largely confined to Park Road and St. James Avenue which includes the following properties:

St. James Church, St. James Road; No. 46 St. James Road; No.s 25 – 57 (odd) Park Road; 18 – 62 (even) & 25 – 47 (odd) St. James Avenue

Date Assessed: November 2017

Assessment:

Location & Setting	<i>General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity</i>
Comments:	The St. James Avenue area is dominated by the spire of St. James Church which can be seen from many vantage points within St. James Avenue and the surrounding area. The buildings which make up the surrounding area which includes Park Road have large detached and semi-detached dwellings that predominantly have an Edwardian and arts and crafts inspired design with a spaciousness in between dwellings with views towards trees in well planted rear gardens. There is a large sense of openness and leafy character with views along roads to the east terminating at large mature trees which line the side of the railway, and towards the west with views terminating at the trees of the churchyard.
Historic Development	<i>Stages/ phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.</i>
Comments:	The area consists of predominantly a speculative housing development which saw Hampton Hill expand with surrounding residential development during the early 20 th Century. The area can be divided into 3 main building phases. The oldest phase is the Church of St. James (Grade II), which once lied in an isolated position on the outskirts of Hampton Hill since the mid 19 th Century. The tower and spire of the church was added in the late 19 th Century, which is likely to have been around the same time as the development of the Vicarage adjacent. A nursery and allotments behind the church was developed in the early 19 th Century which saw larger dwellings along Park Road until the railway line, and the laying out of St. James Avenue which was originally a road leading from both Park Road and Windmill Road with a C-shape to the centre with larger detached and semi-detached dwellings constructed in an Edwardian inspired design. This section is considered the most intact and of special character to merit conservation area consideration. The ends of the C-Shape were extended east during the 1930's ending in court bowls with more arts and crafts inspired design which is of a lower hierarchy than the original dwellings, and the majority of this development is not included within the proposed boundary of the conservation area. Along with the housing development in the 1930's, a school was also constructed, however has had many unsympathetic alterations which would not be considered appropriate for inclusion within a conservation area.
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,</i>

	<i>texture, colour etc</i>
Comments:	Much of the estate is constructed utilising local London brick which is then clad in pebbledash and render predominantly to the front facades, however some dwellings also have side facades rendered. Corner locations are quite interesting given the use of corner turrets to the buildings in order to turn the corner towards the Park Road end during the 1930's. Park Road also has status with larger dwellings with spacious and vegetated surrounds providing the edge to the St. James Estate. The 1930's dwellings along the extended C-shape are later, they do have similar proportions, grain and massing as the earlier Edwardian dwellings but are not as refined as these dwellings. Many of the dwellings retain original timber windows, or later replacement, however there are also a number of unsympathetic alterations such as UPVC windows and doors, with some dwellings also having side roof extensions. The original boundary walls are of a mock dressed stone, where many examples are still intact.
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:	Given the larger scale massing and grain of the area, the dwellings are setback from the street have a vegetated front garden which adds to the leafy nature with the street trees. Many mature trees are within and on the outskirts of the site, particularly along the railway which runs to the east and the large amount of vegetation within the churchyard of St James Church.
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:	The only discernible character zones would be the Church and the Vicarage and the remaining speculative residential housing estate.

Conclusion: The speculative housing development which surrounds the Church of St. James and includes part of Park Road and St. James Avenue represents a homogenous Edwardian and arts and crafts housing estate of high quality and of special interest which has a large amount of historic fabric which is still in situ and illustrates the development of further residential areas in the early 20th Century. The area still retains the boundary walls and much of the historic detailing which along with a dominant vegetated and leafy nature, is considered to represent an area of special architectural and historic interest.

Recommendation

Create a new conservation area as indicated in Appendix 2.

References

Primary References

Photographs taken on 17/07/2017 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 (2017) '*Hampton Hill Village Plan SPD*' Published by The London Borough of Richmond Upon Thames

Websites

London Borough of Richmond Upon Thames Local Studies

<http://www.calmview.eu/Richmond/calmview/> Accessed March/ April 2017

Appendix 1 – OS Map



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Appendix 2: Proposed boundary of St. James conservation area



Proposed new Conservation Area 82 St James Avenue

Civic Centre, 44 York Street
Twickenham TW1 3BZ
Tel: 020 8891 1411
www.richmond.gov.uk

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Ordnance Survey 100019441

Printed: 11/06/2018



Scale 1:2,003



Appendix 3 - Photographs of street scenes



Above: St. James Church



Above: St. James Avenue - 1930's dwellings looking towards trainline



Above: St. James Avenue looking towards churchyard with Edwardian development and house on corner with turrets.



Above: Edwardian housing looking towards the churchyard.



Above: St. James Avenue looking towards Churchyard



Above: The spire of St. James church can be seen within the estate.



Above: Earlier Edwardian dwellings along St. James Avenue.



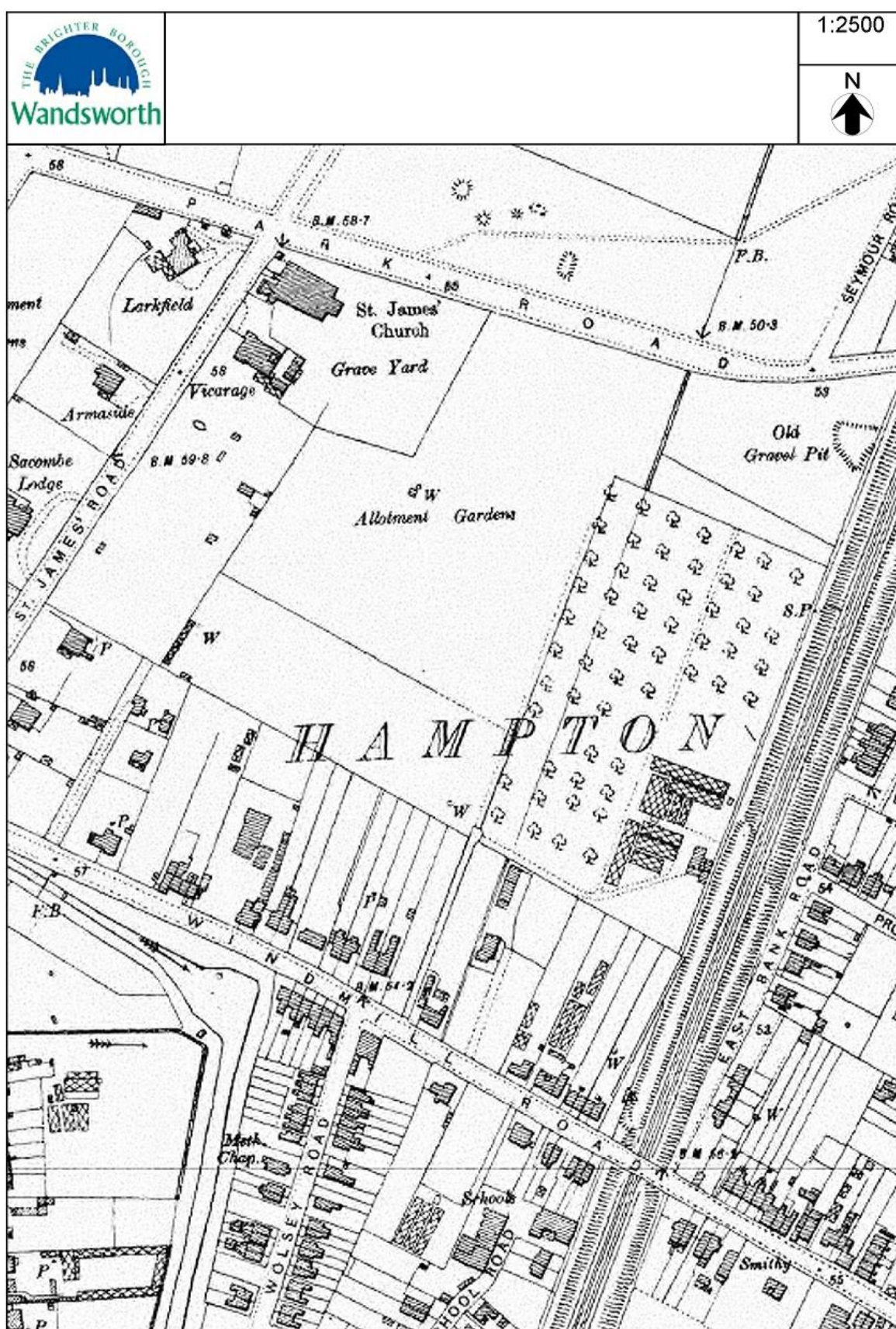
Above: Earlier Edwardian dwellings along St. James Avenue, much of the front boundary walls are intact and large amounts of vegetation



Above: Earlier Edwardian dwellings along St .James Avenue.

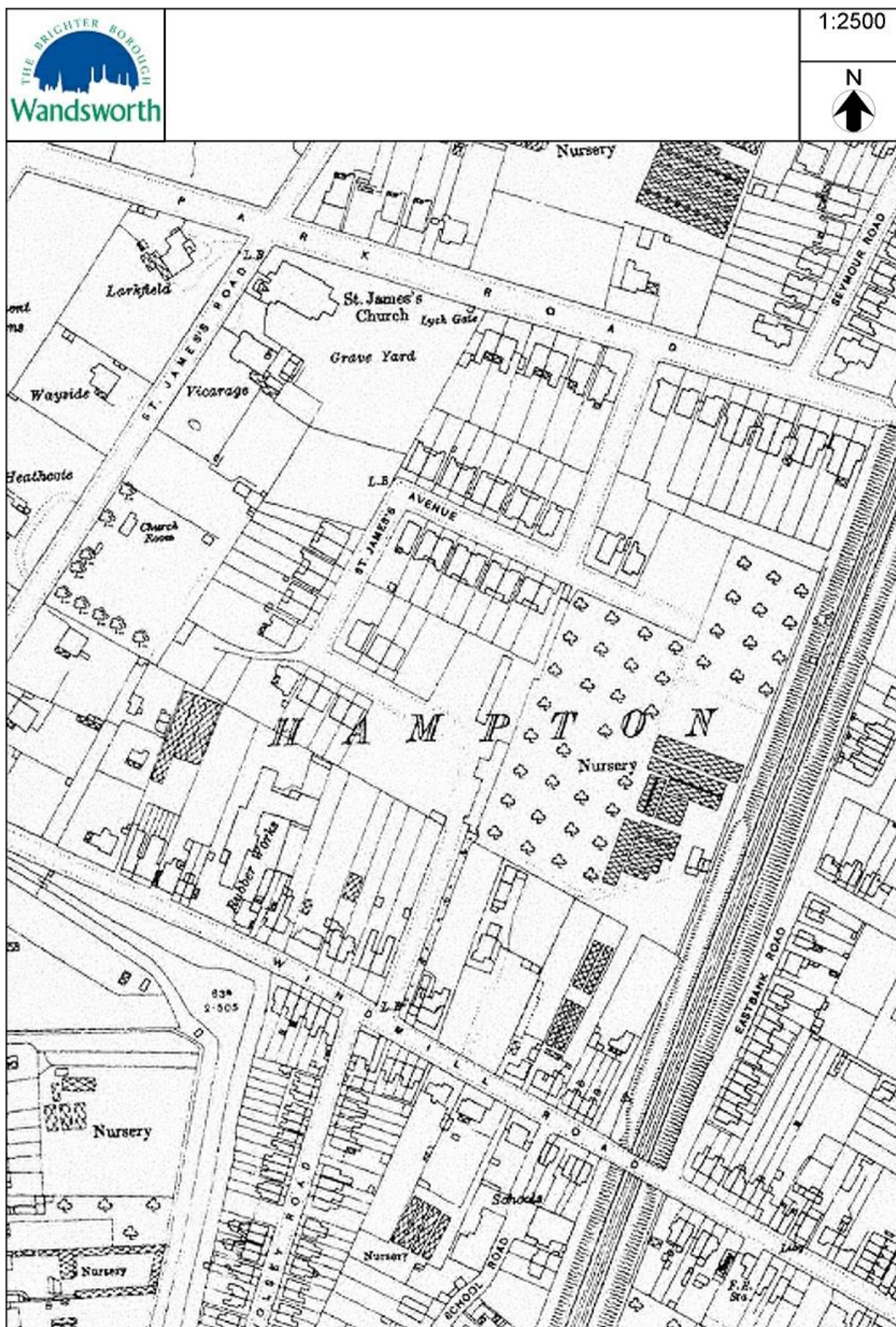
Appendix 4 - Historic OS Maps

1890s



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1910s

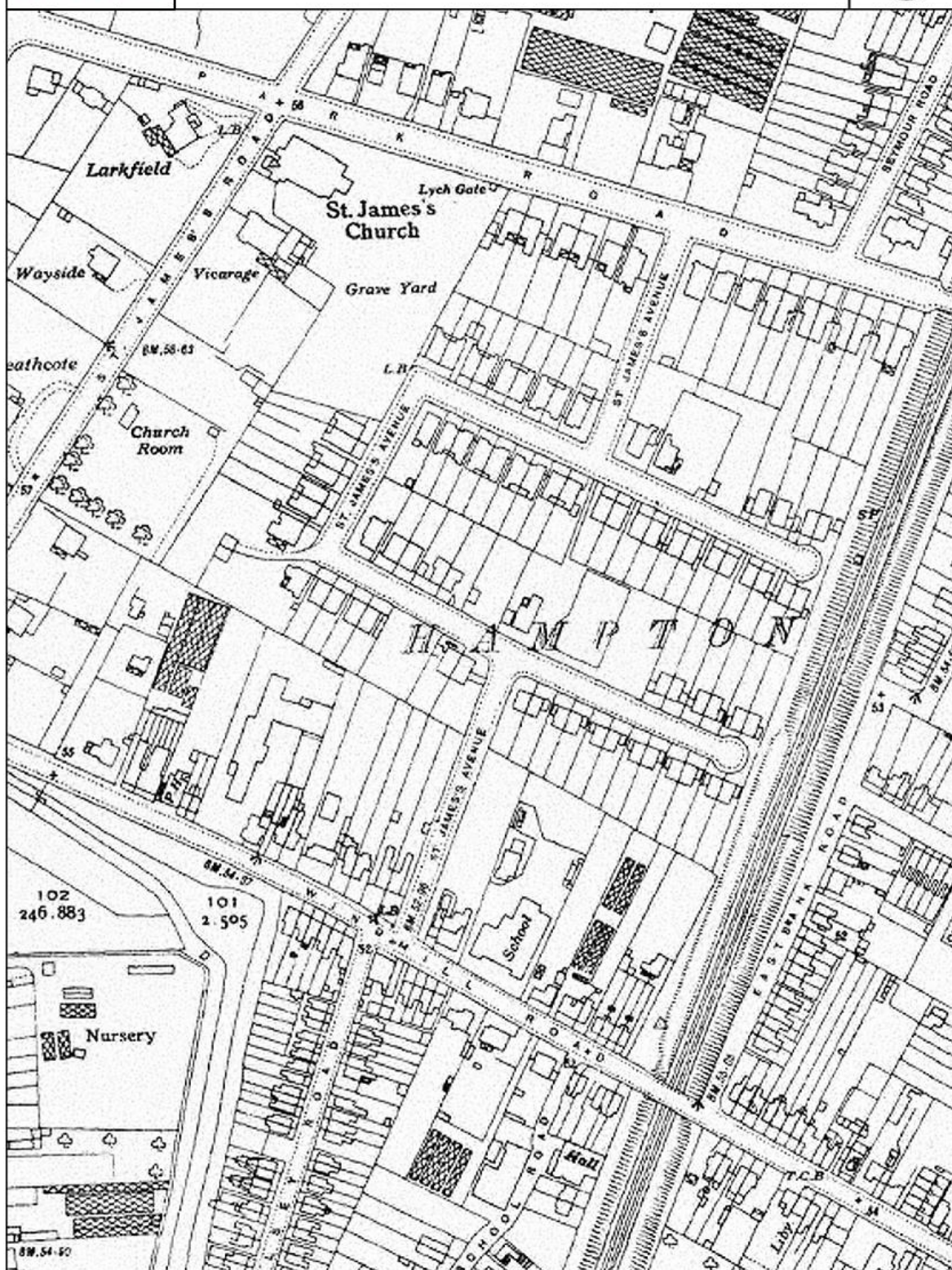


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1930's



1:2500



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1950's



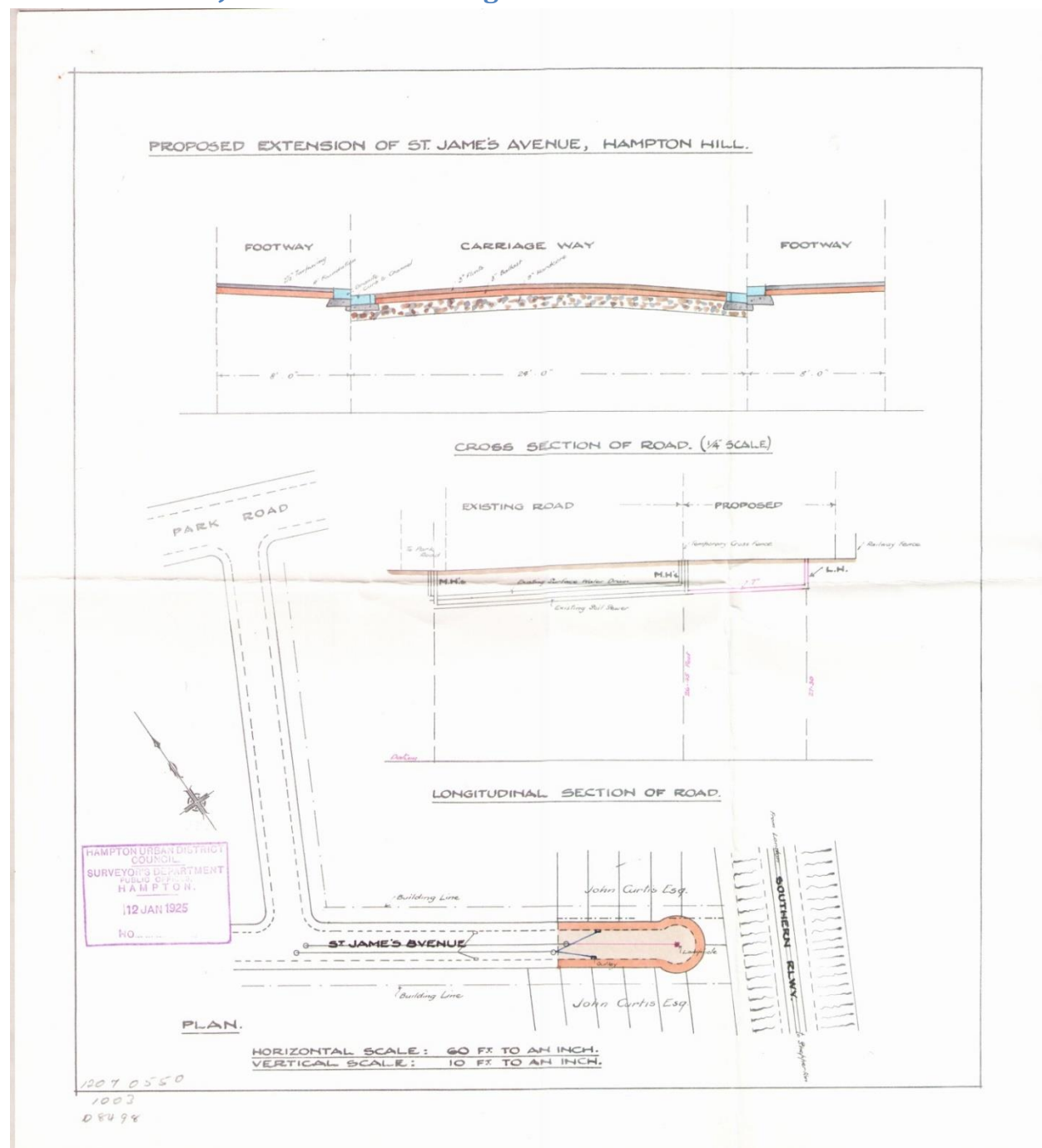
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No's15-25 1908



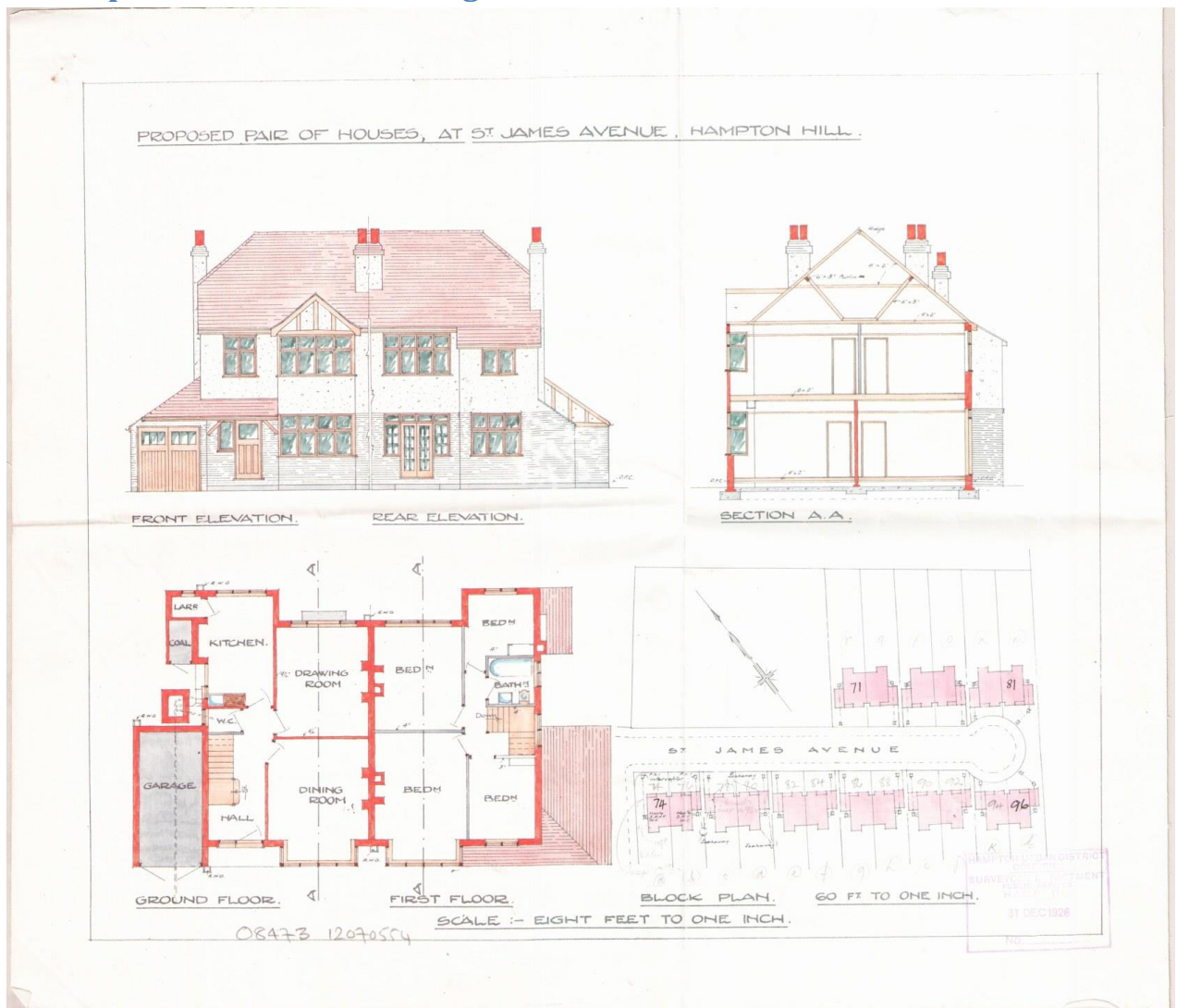
Source: <https://richmond.spydus.co.uk>

Extension of St. James Avenue during the 1920's



Source: <https://richmond.spydus.co.uk>

Development of 1930's dwellings



Source: <https://richmond.spydus.co.uk>