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The Railway Public House is comprised of two buildings – the main pub/ house, and a toilet outbuilding set in the garden to the rear. They are joined by a poor-quality timber walkway, linking the rear of the pub to the front door of the toilet block. A separate passage passes through the building to the North giving access from the High Street to three small cottages to the rear. Reference should be made to drawings of existing plans and elevations, enclosed.

Present on the High Street since the railway arrived in Hampton Wick, the Railway Public House has visibly changed very little since 1863. The front elevation has been painted white at some point, and the Pub's signage has been re-positioned. The image below shows the building as it was around the time of original construction.



(above) THE RAILWAY PUB SEEN HERE TO THE LEFT OF THE PHOTOGRAPH FROM 1863

(below) A RECENT PHOTOGRAPH FROM GOOGLE'S STREET VIEW, TAKEN FROM A SIMILAR VANTAGE POINT



The applicant took ownership of this site in March 2010, however, the building was instructed to market in June 2009. This timescale for sale would indicate that the location and demographical context of this building are no longer conducive to a sustainable business such as a public house.

This planning application seeks to convert this unique building into two independent dwellings, comprising a self-contained basement flat with separate family dwelling on the upper two storeys. From an historical and design perspective, it is essential to retain the formation of the elevations, including the style and size of apertures, where appropriate. The plans associated with this Planning Application aim to re-model the internal spaces and circulation to suit a new use, which hopes to bring life to this potentially vacant building.

We have endeavoured to balance the quality of the proposed domestic space with the preservation and reinstatement of the pub's features, where appropriate.

Externally, the only changes are to the rear of the property. These changes include the replacement of the rusted and ill-fitting decks and the removal of the decrepit timber link between the main pub and the toilet outbuilding (image below). The removal of this element, and the improved access to the gardens from the rear of the dwellings, will greatly enhance the physical and visible connection between the building and the garden.



(left) THOROUGHFARE TO REAR ACCESS AND COTTAGES BEYOND

(right) DECREPIT TIMBER CONSTRUCTION, AT REAR OF BUILDING, LINK TO GARDEN / OUTBUILDINGS

The main front entrance onto the High Street and the rear access door are both retained as points of entry to the family dwelling. Bi-fold doors are introduced to the rear elevation at ground and basement level, to connect the living spaces of the two dwellings to their respective gardens. These bi-fold doors, whilst contemporary in appearance, provide light to the deepest part of the plan. They are not visible from the street and as such, it is not perceived that they will affect the 'Building of Townscape Merit' status of this building.

Access to the basement flat is from the rear of the building, which will increase the level of daily activity along the thoroughfare that leads to the cottages. A light well, with a courtyard garden below, provides a private external space for the basement flat.

The basement, which is currently used as stores, has been repurposed to provide a self-contained flat comprising; master bedroom with en-suite bathroom, dressing room, open plan living and dining with adjacent kitchen, built in utility and separate WC. Bi-fold doors provide access to a courtyard garden with void over, which affords additional light to the internal spaces.

On the ground floor the dilapidated bar has been removed, however, the original arrangement of worker's bar and separate salon at the front of the building, facing the high street, has been reinstated. At the rear, the space is open plan, creating a modern domestic arrangement, which allows easy passage between the kitchen and dining / living areas. The existing ground floor kitchen will become the main kitchen, serving the entire family dwelling. This creates additional bedroom space on the first floor, allowing the accommodation to provide a suitable layout for a useful family dwelling.

At first floor level, the internal walls remain in their existing location. The Kitchen is converted into a fourth bedroom and the existing store provides space for an en-suite to the master bedroom, formally the main living room.

The roof remains unchanged and all existing chimneys have been retained.

Within the garden it is proposed to convert the toilet block into a greenhouse, glazing the roof to provide for light. Landscaping in general will follow a domestic style appropriate to a home of this scale. A kitchen garden will provide a sustainable source of food provision for the family dwelling. The basement level courtyard garden will be a hard surface patio to allow for flexibility in the arrangement, personal to the occupant of the flat.

As a Building of Townscape Merit, the Railway Public House has significant historical importance in the immediate and local area. In consideration of this, and in respect of the architectural language of the existing building, there is a strong argument for the internal conversion of this building to provide residential use.

RAILWAY PUBLIC HOUSE, HAMPTON WICK

