

HERITAGE ASSESSMENT – STATEMENT OF HERITAGE SIGNIFICANCE AND IMPACT

Planning Application for the Erection of a two-storey dwelling
DC//19/0492/FUL



Land off Taylor Close

Hampton Hill

March 2020

Introduction

This Heritage Assessment supports a planning application submitted by Aquinna Homes plc for a small detached 1 bed house on land off Taylor Close, Hampton Hill.

The site is currently used for parking, and is situated to the south of Taylor Close, adjacent to an electricity sub-station to the west and further parking spaces associated with the property at 159a High Street, Hampton Hill which is in office use (Class B1(a)). To the south of the site lie the rear gardens of 157-159 High Street, and the residential properties in Cross Street to the south of that. To the west of the sub-station lies Radcliffe Mews, a terrace of 12 two storey terraced dwellings built in the 1990's.

The site lies partly within the High Street (Hampton Hill) Conservation Area 38 which was designated in 1982 but extended in both 1996 and 2019, with the subject site being included in the 1996 extension.

An assessment is made of the contribution that the site, and the surrounding area makes to the Conservation Area, and what impact the planning application has on the heritage and conservation aspects of it.

Character of the Conservation Area

The High Street (Hampton Hill) Conservation Area character is noted in the designation as follows:

High Street (Hampton Hill) conservation area forms the busy centre of Hampton Hill and the historic core of the original linear settlement. It is a largely residential area that also retains a distinctive traditional village high street character. It retains many fine original shopfronts including a number of remarkable single storey shop units built on the frontage of former houses. The area is defined by the listed high brick walls of Bushy Park to the East and areas of later terraced housing along the railway to the West. The Pantile Bridge crossing the Longford River forms the south gateway to the high street. Here an important green space with rustic timber shelter at the junction with Uxbridge Road and the low wall to Bushy Park allowing wide open views into the park, are in contrast to the enclosed character of the high street to the North. The North gateway is less clear, marked by the transition to a more compact and smaller scale high street. The listed early 19th century nos. 167 and the opposing former engineering works in distinctive polychrome brickwork (no.92) frame this gateway. The high street is enclosed by closely packed predominantly two storey Victorian buildings occupying traditional long narrow plots. This allows a series of views North and South along this wide and gently curving street. Materials are predominately yellow stock brickwork with red brick dressings and timber sliding sash windows. Other buildings are either painted or rendered, all in a variety of architectural styles. The roofscape is characterised by mostly shallow pitched slate roofs with brick chimneys, all providing unity rhythm and interest to the street. The wider landscape setting of Bushy Park and the backdrop of mature trees contribute to the enclosure and distinctive village character of this area. Cross Street and Windmill Road off the high street are groups of two storey cottages set behind small front gardens and boundary walls. Glimpses up these narrow streets add further interest to the streetscene.

The conservation area was extended to include further commercial development along the High Street along with high quality residential development which lead off the High Street that are also important in the contribution they make to the organic development of the area. The 1970's High Street development is included, however is considered to make a neutral contribution. 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. Materials found throughout the area are predominantly yellow stock brickwork with red brick dressings and timber sliding timber sash windows. Other buildings are either painted or rendered, all in a variety of architectural styles. The roofscape is

characterised by mostly shallow pitched slate roofs with brick chimneys, all providing unity rhythm and interest to the street. The wider landscape setting of Bushy Park and the backdrop of mature trees contribute to the enclosure and distinctive village character of this area.

The above appraisal concentrates naturally on the High Street itself, and certain pockets of residential properties that feed off it, whereas the appraisal site is off Taylor Close which appears to have been included in 1996 in the Conservation Area as it gives access to the rear of the properties at 161-181 High Street. Indeed, these properties are some of the 1970's buildings referred to as neutral in their impact, but as Image 1 shows, it could easily be argued that the impact was negative to the rear of these particular buildings.



Image 1 – view towards the rear of the 1970's shops fronting High Street.

The remainder of Taylor Close that falls within the Conservation Area, is shown in Image 2 and shows that this area is impacted by the associated parking in connection with the uses fronting High Street. The public car park in Taylor Close, whilst not part of the Conservation Area, also impacts this location, see Image 3.



Image 2 – view of parking for Clarence House Preparatory School and Garrick House residential scheme.



Image 3 View of Taylor Close public car park.

Radcliffe Mews (Image 4) was built in the mid to late 1990's and is reflective of the period, and could have been included in either of the extensions to the Conservation Area in 1996 or 2019, if thought of sufficient merit, but was not.



Image 4 access to Radcliffe Mews

Thus, it can be seen that, whilst the High Street is properly designated, the land around Taylor Close has much less of a beneficial impact and, in some cases, is of a detrimental impact.

Impact of Appraisal site (existing and proposed)

The appraisal site is shown in Image 5, and was previously attached to the former offices on the other side of Taylor Close, being 161-163a High Street, known as Garrick House. These parking spaces did not form part of the prior approval gained to convert these offices to a residential use in July 2016, so are currently not attached to any use and are private parking spaces. They are probably of a neutral impact as far as the Conservation Area is concerned, given that there are no buildings on the site and there is a small length of wall/railings that would break up the impact of any cars parked on the site.



Image 5 Appraisal site



Image 6 The proposal site (foreground) in relation to 159a High Street

The current submission includes a Design & Access Statement which discusses the appearance of the proposal to build a two storey 1 bed house. It states that the design has been set by the neighbouring buildings at 159a High Street which is within the Conservation Area. That building is two storeys in height and has a parapet coping and brick string course together with similar window proportions, which are typical in the High Street. Materials will blend well, especially as they will be chosen to match these buildings. The overall effect therefore will be to bring the current aesthetic of the High Street further into Taylor Close, but with a building that does not dominate the locality, given the fact that it is merely a one bed house, and therefore small in scale and appearance.

As can be seen from the Street Elevation attached to the submitted drawing, and Image 6 above, the proposed building relates very well to 159a High Street, with any habitable windows further away from the houses in Radcliffe Mews, and none in the rear elevation that are not obscure glazed. It will appear as a small building to the rear of the High Street, reflecting the appearance of the remainder of the Conservation Area and enhancing this part of Taylor Close and thus the Conservation Area itself.

Conclusion

- Taylor Close does not relate that well to the rest of the Conservation Area, having the potential to have a negative impact on it;
- The site is currently under used and has a neutral impact;
- The proposal is small in nature, reflects the design proportions and elevational treatments of the buildings in High Street, and will enhance the Conservation Area in Taylor Close

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