

# Heritage Statement

## Nos. 29-31 High Street, Hampton Wick

### Introduction

1. This Heritage Statement has been prepared by HCUK Group on behalf of Mr and Mrs Frost, the applicant. It relates to the proposed development of a site south-west of High Street, Hampton Wick within the London Borough of Richmond upon Thames (LBRuT).
2. Located within the Hampton Wick Conservation Area and opposite several listed buildings the site is occupied on its frontage by No.29 and No.31 High Street, with two separate shop fronts. There are several locally listed buildings in the vicinity, including No.31 and No.33. To the rear the site is occupied by dilapidated No.29b, a light industrial workshop and storage building<sup>1</sup> and a light industrial workshop/storage building backing onto the White Hart Hotel, and associated parking. The relevant heritage assets are:
  - i. Hampton Wick Conservation Area
  - ii. No.16 High Street (grade II)
  - iii. No.2 Lower Teddington Road (grade II)
  - iv. No.4 Lower Teddington Road (grade II)
  - v. Nos. 11-25 High Street<sup>2</sup> (locally listed/Building of townscape merit)
  - vi. Nos. 31-33 High Street (locally listed/Building of townscape merit)
  - vii. No. 22 High Street (locally listed/Building of townscape merit)
3. This statement has been informed by a site visit and desk based research into the history of the area and a rapid assessment of the heritage significance of the

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<sup>1</sup> Planning permission 14/5300/FUL

<sup>2</sup> No.27 is a modern replica of the rest of the terrace, constructed less than 10 years ago to fill a gap.

heritage assets in the vicinity of the site. The report takes a proportionate approach to the assessment of impacts as required by the NPPF and should be read in conjunction with the Design and Access Statement together with the drawn submission prepared by Fletcher Crane Architects.

4. Pre-application discussions with LBRuT have been undertaken and the design refined to respond to the commentary provided. The proposal includes the provision of Class E units at ground floor and eight residential units.



Figure 1: Site Location Plan



Figure 2: Listed Buildings within the vicinity of the site



Figure 3: Buildings of Townscape Merit within the vicinity of the site



Figure 4: Application Site Buildings with side passage to rear of site



Figure 5: Nos.23-27 High Street, south of application site



*Figure 6: View looking north along High Street, application site on left*



*Figure 7: View looking south toward High Street, application site to right*



*Figure 8: View south along High Street, site to the right*

## Planning Policy Framework

5. The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.
6. There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
7. For the purposes of this statement, preservation equates to an absence of harm. Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.
8. The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural

interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

9. The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

10. The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 195 and 196 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset. The Scale of Harm is tabulated below.

| <b>Scale of Harm</b>       |  |
|----------------------------|--|
| Total Loss                 | Total removal of the significance of the designated heritage asset.  |
| Substantial Harm           | Serious harm that would drain away or vitiate the significance of the designated heritage asset  |
| Less than Substantial Harm | High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.                             |
|                            | Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material. |
|                            | Low level harm that does not seriously affect the significance of the designated heritage asset.   |

Heritage Collective, 2019

11. Paragraphs 195 and 196 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 195 or 196 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

*"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."*

12. Paragraphs 193 and 194 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.
13. Paragraph 197 of the NPPF refers to the approach to be taken towards non-designated heritage assets as follows:

*"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

14. Paragraph 197 of the NPPF is relevant to the Buildings of Townscape Merit (BTMs) within the vicinity of the site, more specifically No.22, Nos. 11-25 and Nos.31-33 High Street.
15. The Richmond upon Thames Local Plan was adopted in 2018 and updated in March 2020 following two legal challenges. In relation to heritage the following strategic objectives and policies apply to the determination of applications at the site:

- Strategic Visions:

*"PROTECTING LOCAL CHARACTER: Villages and historic environment*

*The borough's villages and their special and distinctive characters will have been protected, with each being unique, recognisable and important to the*



*community and to the character of the borough as a whole. They will continue to maintain and enhance their distinctiveness in terms of the community, facilities and local character. Heritage assets including listed buildings and Conservation Areas, historic parks as well as Royal Botanic Gardens, Kew World Heritage Site, which contribute so significantly to the character of this borough, will have been protected and enhanced.”*

*“2. Protect and, where possible, enhance the environment including the heritage assets, retain and improve the character and appearance of established residential areas, and ensure new development and public spaces are of high quality design.”*

- Policy LP1: Local Character and Design Quality
- Policy LP2: Building Heights
- Policy LP3: Designated Heritage Assets
- Policy LP4: Non-Designated Heritage Assets
- Policy LP5: Views and Vistas

16. The Hampton Wick and Teddington Village Plan was adopted as Supplementary Planning Guidance in July 2017. It repeats the content of the Hampton Wick Conservation Area Statement.

## Heritage Significance

### Hampton Wick Conservation Area

17. Designated in 1969 the Hampton Wick Conservation Area has been extended three times, most recently in 2014. The application site is within the original core of the area, forming part of the historic village high street running parallel with the River Thames.
18. Historically the area is defined by its riverside location and has origins of settlement from at least the Medieval period with the earliest evidence of a bridge to Kingston from 1193. Nearby Hampton Court and the bridge to Kingston helped Hampton Wick prosper through the 16<sup>th</sup> to 18<sup>th</sup> century when large villas began to be developed along the river. The majority of the village’s buildings date from

the 18<sup>th</sup> or 19<sup>th</sup> century, encouraged by the arrival of the railway in 1863. More recent development along the river frontage on a larger scale has taken place.

19. The Hampton Wick Conservation Area Statement (No.18) summarises the character of the village core sub area in which the application site is located.

*"The Village Core*

*The historic village centre is characterised by the distinctive curve of the High Street, enclosed by closely packed clusters of 18th, 19th and 20th century buildings, all of predominantly two storeys with some 3 storey buildings tight to the pavement. Building facades are of brick or render with mostly clay tile roofs. There is a varied eaves line, parapets and roofscape to these buildings, creating a broken skyline enlivened by some small dormer windows, gable ends and chimneystacks. This busy commercial and shopping centre retains a number of traditional shopfronts. Key buildings include the exceptional Forrester's PH, former Hampton Wick Urban District Council offices and Navigator House. Occasional glimpsed views between buildings and down side streets reveals the wider setting of the river and parkland, contributing to the traditional village character of the area. At the South views open up dramatically across the bridge and river, and towards the parks. Off High Street, Park Road is a quiet 19th century residential street with a mix of building styles united by a common use of materials and an intimate scale of semidetached or terraced groups set behind continuous front gardens and boundaries. St John's Road has a less cohesive character."*

*Heritage Values*

20. Hampton Wick Conservation Area is of historical interest due to its surviving 18<sup>th</sup> and 19<sup>th</sup> century built form, especially evident within the village core area. The riverside setting and former wharf buildings, as well as larger detached villas further away from the core also contribute to the historic interest of the area. The curve of the street and historic pattern of development serve to illustrate the historic character of the area. A varied mix of buildings along the High Street illustrate the historic development of the area and its former village character. The riverside location and proximity to the Royal Parks and Hampton Court Palace have influenced the character of the conservation area and inform its historic interest.

21. As an area containing multiple listed buildings there is evidence of architectural interest throughout all the sub-areas of the Hampton Wick Conservation Area. A sequence of high quality 18<sup>th</sup> and 19<sup>th</sup> century buildings along the High Street are of individual architectural merit and together form a group and provide an attractive streetscape of visual interest. This architectural interest can be appreciated in views north and south along High Street, together with longer distance views from outside the area from the River Thames.
22. The Hampton Wick Conservation Area is not defined by a specific artistic interest but due to its riverside setting and proximity to important landmarks such as Kingston Bridge and the Royal Parks, is likely to have been depicted in artistic works. Individual buildings may have specific artistic interest within the area.
23. Archaeological interest is outside the scope of this assessment. The archaeological priority areas for Richmond Upon Thames are still under consideration by the Greater London Archaeological Advisory Service.

#### Contribution of the application site

24. The majority of the application site is occupied by buildings which make no contribution to the character or appearance of the Hampton Wick Conservation Area. This is due to their dilapidated state and lack of historic and architectural interest. No.29, is also of no specific value, being a lean-to style extension to No.31, which forms a BTM with No.33. The BTM is not in a particularly good state of repair and is likely to have been designated more for its age and pairing than any specific architectural quality (it has a modern first floor window, a degraded shopfront and a bulky front brick chimney together with replacement dormer windows). The contribution of Nos.31-33 offers much opportunity for enhancement.



*Figure 9: View out of the application site to the rear of No.29 and High Street*



*Figure 10: A generally poor quality environment on the application site*



*Figure 11: Unsightly dilapidated buildings on the application site (looking north)*



*Figure 12: Existing parking on the application site south of 29a.*

## Listed Buildings

25. There are several listed buildings in the vicinity of the application site, with the majority located to the east in one terrace along the High Street. Given they are a setting defined by the same area and characteristics they have been group appropriately within this assessment. The relevant buildings with the list descriptions are set out below:

- No.16 High Street (grade II)

*"2. Early C18. Two storeys and attic. Four windows wide and 2 dormers. Slate roof with dentilled eaves. Brick with ground floor rebuilt. (R.C.H.M. Middx. Vol.)*

*Listing NGR: TQ1600871097"*

- No.2 Lower Teddington Road, River Cottage (grade II)

*"2. Early-mid C18 house. Three storeys. Parapeted painted brick front, 5 bays wide (2:3) and one room deep. Brick band at second floor level. Window openings have flat, gauged brick heads. Several windows are blind; 2 left-hand first floor windows have mid C19 projecting oriel bays, remaining windows have almost flush, architraved sash boxes. The back wall is stuccoed on a timber frame. The interior includes a staircase with moulded handrail and turned balusters and a fully panelled room on the first floor on the south side.*

*Listing NGR: TQ1758869520"*

- No.4 Lower Teddington Road (grade II)

*"2. Late C16 house. Two storeys but former north crossing has been reduced in height. A re-set window of circa 1600 first floor north end with moulded frame, mullion and transom. Inside, the ground floor south room has original panelling and fireplace with fine carved stone chimney-piece and oak overmantel. (R.C.H.M. Middx.)*

*Listing NGR: TQ1759169533"*



Figure 13: Listed Buildings east of site



Figure 14: Listed Buildings east of the site

## Heritage Values

26. This group of listed buildings all have historical value as 16<sup>th</sup> or 18<sup>th</sup> century houses with varying levels of surviving historic fabric which illustrates their heritage significance. Their floor plan, features and external appearance and form all contribute to significance. Architectural interest is derived from the buildings individual feature, No.16 High Street being the most distinguished and high status. The older buildings are more modest and vernacular in character but nonetheless of special interest. Archaeological interest is derived mostly from the 16<sup>th</sup> century timber frame of No.4 Lower Teddington Road. The individual buildings do not appear to have specific artistic interest, but as a group they are of aesthetic merit and contribute to the character of the wider conservation area.

## Contribution of Setting

27. This group of listed buildings is experienced as part of the wider High Street of Hampton Wick, forming part of a collection of high quality historic buildings tightly packed together and reflecting of an ever evolving streetscape. Views of the buildings from the High Street and Lower Teddington Road are defined by an eclectic architectural mix of built from but generally with a consistency of traditional materials and heights between 2 and 3 storeys. The foreground and background to views of this group is defined by other historic buildings, some of which contribute more to the streetscape than others. E.g. No.22 High Street immediately between No.4 Lower Teddington Road and the application site contributes to the heritage values of the terrace and forms a characterful townscape. The road alignment, historic rout and the buildings fronting directly onto the pavement are also important factors in the setting of the listed buildings.

### *Contribution of Application Site*

28. The application site is within the setting of No. 16 High Street and Nos. 2-4 Lower Teddington Road, sharing a High Street frontage with them and helping to frame views directly north along High Street toward No.22 where the road splits in two. To the rear the application site buildings form a neutral presence within the setting of the listed building and there is a limited visual or historical connection between the two groups of buildings. No.29 is a poor quality building which provides the opportunity to enhance the wider setting of the listed group of buildings opposite.



## Locally Listed Buildings

29. There are several groups or pairs of BTMs within the vicinity of the site.

### Heritage Values

- i. Nos. 11-25 High Street<sup>3</sup> (locally listed/Building of townscape merit)
30. A curved 19<sup>th</sup> century or early 20<sup>th</sup> century terrace of two storey buildings with ground floor shop fronts and painted brick upper storeys with front gables. The terrace has remnants of the historic shopfronts although the ground floors are mostly highly altered by unsympathetic signage and fascia boards. Likewise, most of the 1<sup>st</sup> floor windows have been replaced with plastic windows. No.27 was built to match No.25. The heritage value of this terrace is limited with more historic interest than architectural interest given the level of alteration. The roof scape and pattern of outriggers and front gables provides a sense of rhythm to the streetscene of some interest.
- ii. Nos. 31-33 High Street (locally listed/Building of townscape merit)
31. A pair of 19<sup>th</sup> century cottages with gambrel roof and central chimney occupying the curve in High Street with ground floor shops and residential above. These modest buildings, like the rest of the terrace on the western side of the High Street have been altered over time, which has affected their architectural quality. They hold some limited local historical value.
- iii. No. 22 High Street, The Swan (locally listed/Building of townscape merit)
32. No.22 is of a higher architectural quality than the terraces described above. Dating to 1905 it is built in a mock Tudor style with a red brick finish and timber framed first floor below a plain clay tile roof. Occupying a prominent position at the junction of High Street and Lower Teddington Road the building provides a landmark within the area and is of both historic and architectural interest.

### Contribution of Setting and the application site

33. The High Street location of this group of BTMs as well as the collection of historic buildings opposite them and to the north and south of them all contribute to an experience of their local heritage interest. Views toward Nos. 11-25 are defined

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<sup>3</sup> No.27 is a modern replica of the rest of the terrace, constructed less than 10 years ago to fill a gap.

by a varied streetscape on the east side of the High Street and the curve in the road, revealing different parts of the terrace as one moved along the street. Views toward the rear of the terrace are defined by brick outriggers and some unsightly extract equipment. It is possible to view the rear of the terrace from the application site but the quality of the views is poor. Likewise, Nos. 31-33 have a setting defined by the tight knit urban grain of the area, with the exception of the passage that forms part of the application site, which provides a glimpse to the rear of the High Street. The application site in its current state detracts from the character of the BTMs in the area and offers an opportunity for enhancement.

34. With regard to No.22, which is more easily viewed from a number of locations, being located at a junction, it has a wider visual influence than the other BTMs and is of a higher architectural quality. Its location and orientation forms part of its historical interest as a former public house. Views from No.22 into the application site are currently defined by dilapidated buildings and a modern road surface of no interest. No.29 is neutral, if not a detracting element from the setting of all of the BTMs in the vicinity. The curve of the site itself and its rear yard character contribute in the small way to the wider areas historic interest.



*Figure 15: No.22, Swan Inn. Building of Townscape Merit (view from site)*

## Proposed Development and Impacts

35. The scheme comprises Class E units located at ground floor and a series of 8 residential units. Pre-application discussions with the Council have been positive to date.
36. It is proposed to demolish No.29 High Street and replace it with a building to match the appearance of No.31 and 33. This will consist of a new two and a half storey building with a ground floor shopfront occupying No.29 and a gambrel roof behind a parapet. The width of the passage to the rear will be widened slightly and the exposed gable end will be enlivened by the shopfront turning the corner and a new 6/6 sash window at first floor offering views toward the High Street. The front elevation will be a vast improvement on the existing situation with new sash windows inserted within the first floor of No.31 in place of the modern window and better dormer windows at roof level. No.29 will have a single first floor sash window and matching rendered parapet to the adjacent Nos.31-33. This change will enhance not just the character of Nos. 31-33 but the wider conservation area and the setting of the other BTMs and listed buildings opposite. Improving and better defining the High Street frontage with a building which responds to the historic context but offers a contemporary twist to the rear is a wholly sensitive approach to the townscape.
37. To the rear, new buildings devised on a mews typology are proposed with a series of pitched roofs and timber panelled elevations in a contemporary style. The tallest buildings proposed are two and half storeys and will be lower than the ridge height of the frontage buildings, maintaining the prevailing two and three storey height of the surrounding area and ensuring no impact on wider views into the conservation area.
38. Three linked buildings are proposed to run from the rear of No.29 into the site along its northern edge. Designed with a semi-industrial character the buildings provide high quality contemporary back of street architecture, reflecting a rear yard character in contrast to the High Street frontage. To the rear of the plot a three storey residential building with a single storey light workshop is proposed, terminating views within the application site and providing an enclosed environment to the site.

39. New surfacing materials are proposed for the whole site to provide a high quality finish to the site. The use of granite sets, resin bonded gravel and a granite rumble strip at the entrance to the site will enhance the character of the passage and provide a durable and attractive finish. Another unifying element is the rear treatment of the new building at No.29 which will have a slate hung gable end with a two storey linking element to the building directly behind. The pattern of roof forms has been designed to push the bulk of the scheme to the rear with a lower transition building leading to the new No.29 High Street. This successfully creates visual interest in the glimpsed views into the site from the High Street.
40. Taking into account the neutral, if not detracting condition of the buildings on the application site this is good site to provide a regenerative and enhancing presence through redevelopment and the proposal provides a suitable new addition to the area while respecting its heritage and prevailing characteristics.
41. The design of the proposed development will comply with the following local policies as it takes account of the prevailing two and three storey heights of the surrounding context and the local materiality and design of Hampton Wick. This is a scheme of high design quality that will in itself contribute to the character and appearance of the Hampton Wick Conservation Area and preserve the heritage significance of the listed and locally listed buildings by maintaining a view into the site, but enhancing it with new surface treatments and attractively and architecturally sound new buildings.
  - Policy LP1: Local Character and Design Quality
  - Policy LP2: Building Heights
  - Policy LP3: Designated Heritage Assets
  - Policy LP4: Non-Designated Heritage Assets
  - Policy LP5: Views and Vistas
42. The concept sketches and renders prepared by Fletcher Crane Architects demonstrate the quality of the proposed development.



Figure 16: View towards application site gable end



Figure 17: Render of view through application site



*Figure 18: Render of view into application site*

## Conclusions

43. Having assessed the individual and group value of the surrounding designated and non-designated heritage assets, which are all within the Hampton Wick Conservation Area this assessment concludes the application proposals will preserve and enhance the historic environment.
44. Paragraphs 195-196 of the NPPF will not be engaged by the proposal because no harm to heritage significance will arise and an enhancement to the visual appearance of the application site will occur. This is a carefully designed proposal, led by the heritage assets in the area and designed to respond to the differing character between the frontage of the site and the rear area.
45. Local policy, which puts the historic environment at the heart of the boroughs strategic vision, is complied with. The High Street of Hampton Wick will benefit from this proposal and the application site will contribute to the character and appearance of the wider conservation area as a result of the works proposed.