

Hampton Court House

Contents

1.0 Introduction	2
1.1 Project Introcuuction	3
1.2 The Site	4
2.0 Research	5
3.0 Design Statement	7
3.1 New Science Block	8
3.2 New classrooms to the north-east	11
3.3 Storage sheds	13
3.4 New Classrooms in the NW boundary - Building G	14
3.5 New Classrooms in the NW boundary - Building H	16
3.6 New Classrooms in the NW boundary - Building I	18
3.7 Buildings J & K	20

1.0 Introduction

1.1 Project Introduction

Site Location:

Hampton Ct Rd, London KT8 9BS

Project Description:

This document has been prepared on behalf of our client, Dukes Education, to support the retrospective planning application and listed building consent for the development of buildings to support the educational use within the setting of the Grade II listed Hampton Court House. The document will illustrate the works undertaken.

Existing Building

Hampton Court House is a Grade II listed 18th-century building on the edge of Bushy Park in the London Borough of Richmond upon Thames. George Montagu-Dunk, 2nd Earl of Halifax, built the house in 1757. The associated garden is listed as a Grade II* Registered Park and Garden.

Existing Use:

Hampton Court House is an award-winning independent day school for ages 2 – 18. Hampton Court House was ranked in the top 50 independent schools nationwide in 2022 and was shortlisted for the TES Independent schools Awards 2020. The building works undertaken to the buildings were aimed to support the excellent status of the school, the schools commitment to safeguarding the children and creating important education space.



Figure 1 - Aerial view with the Site outlined in blue

1.0 Introduction

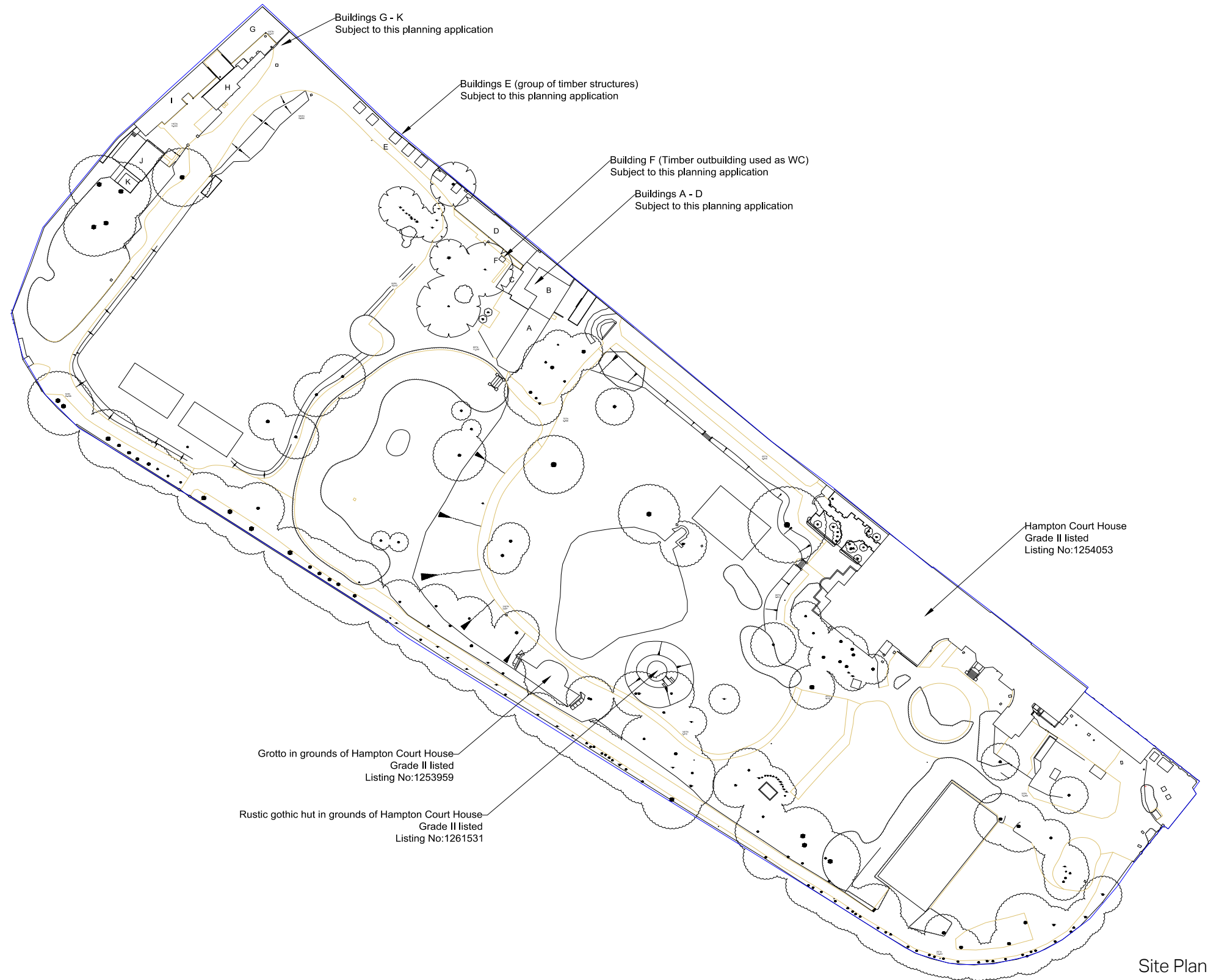
1.2 The Site

Site Layout

The Site comprises the Grade II Listed Building of Hampton Court House and within its grounds, a Grade II* Registered Park and Garden.

Within the grounds there are two other Listed Buildings, a Grade II* listed Grotto (Listing No: 1253959) and a Grade II listed Rustic Gothic Hut (Listing No: 1261531). The Grade I registered Bushy Park bounds the Site to the north-east/west, with Hampton Court Green to the south.

All works to buildings annotated Building A - K in the application documents are outlined in Savills Heritage Statement. Please refer to this statement for detailed information,



Site Plan

2.0 Research

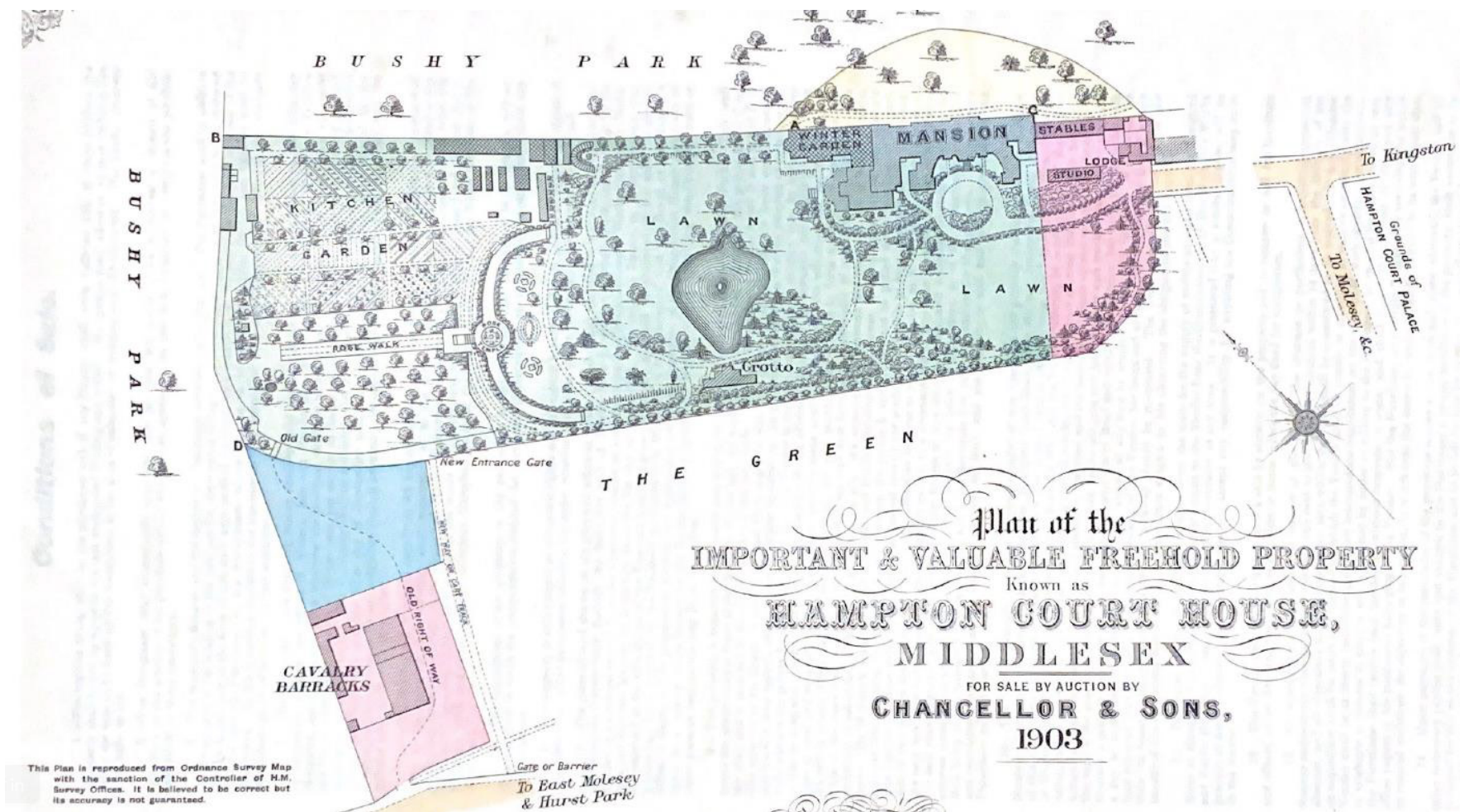
Hampton Court House School, Richmond

Hampton Court House was constructed in 1757 by George Montague Dunk, the second Earl of Halifax, for his mistress Mrs Anna Maria Donaldson. The house was constructed on Hampton Court Green, which sits to the south of the site. Thomas Wright was consulted by the Earl of Halifax to design the garden, which began to be laid out by 1762.

In 1810, the garden was extended to the north-east with a two acre kitchen garden. The application development subject to this document is located here, replacing a number of 19th and 20th century glasshouses and lean-to structures between 2014 and 2021.

Hampton Court House was sold in 1945 to Middlesex County Council, which converted the building into a residential home for elderly ladies. After numerous attempts to find new owners, the property was sold to Lady Eliana Houston-Boswall in 1998 who refurbished the house and opened it as a school in 2001. The school was bought by Dukes Education in 2021.

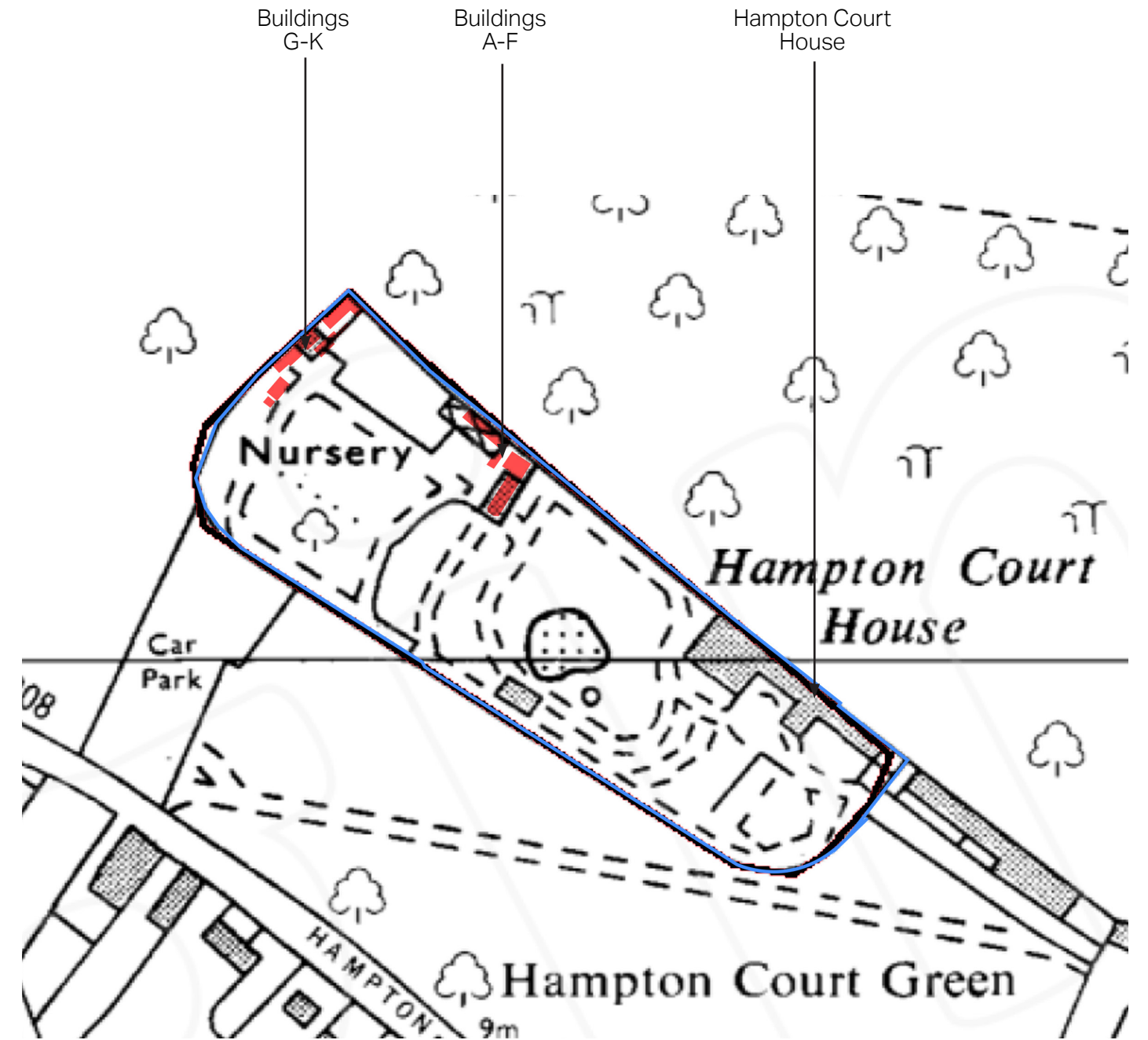
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Hampton Court House Plan (1903 sale auction)

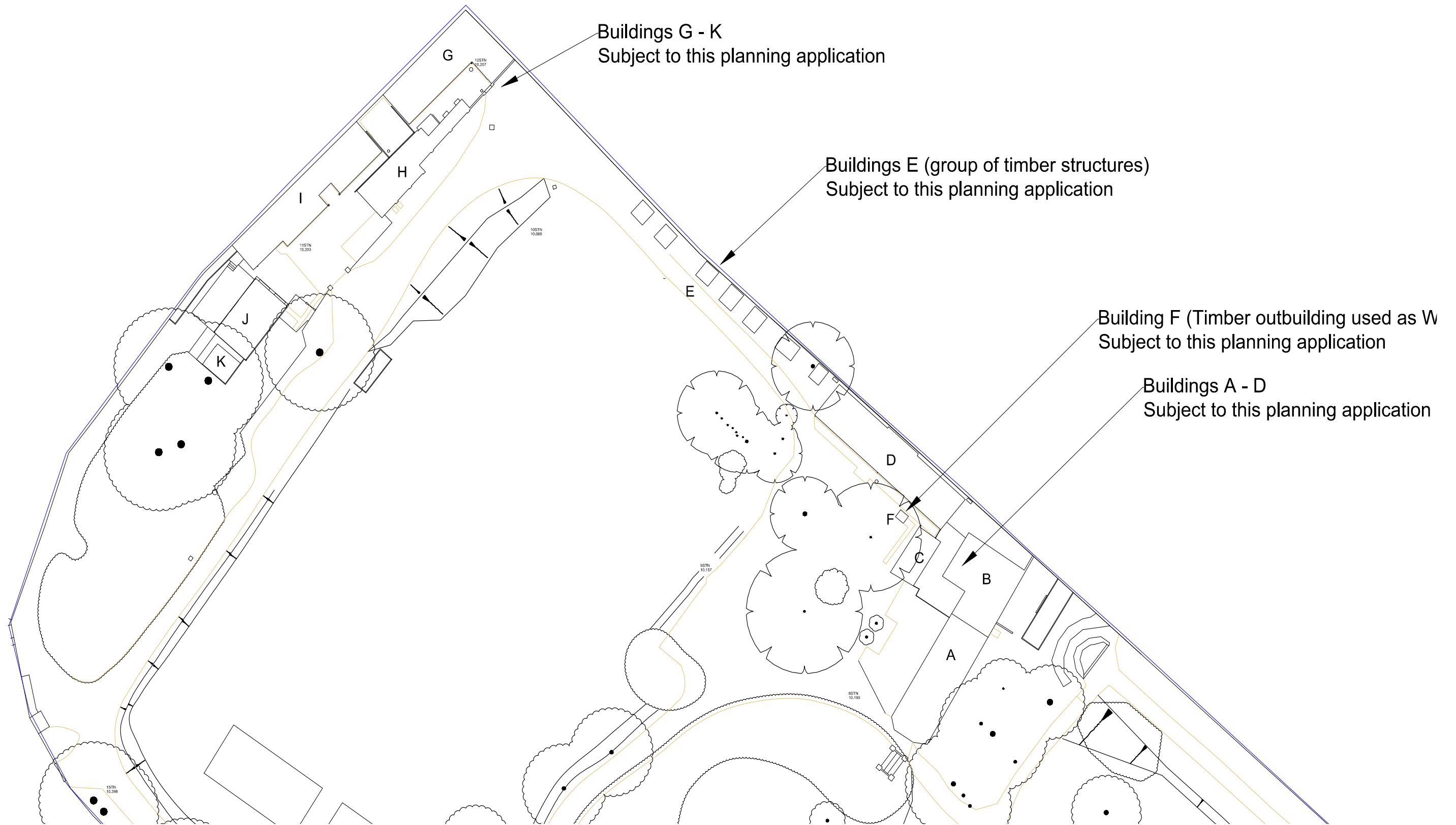


1865 Ordnance Survey map with buildings in outlined in red



1980 Ordnance Survey map with buildings in outlined in red

3.0 Design Statement

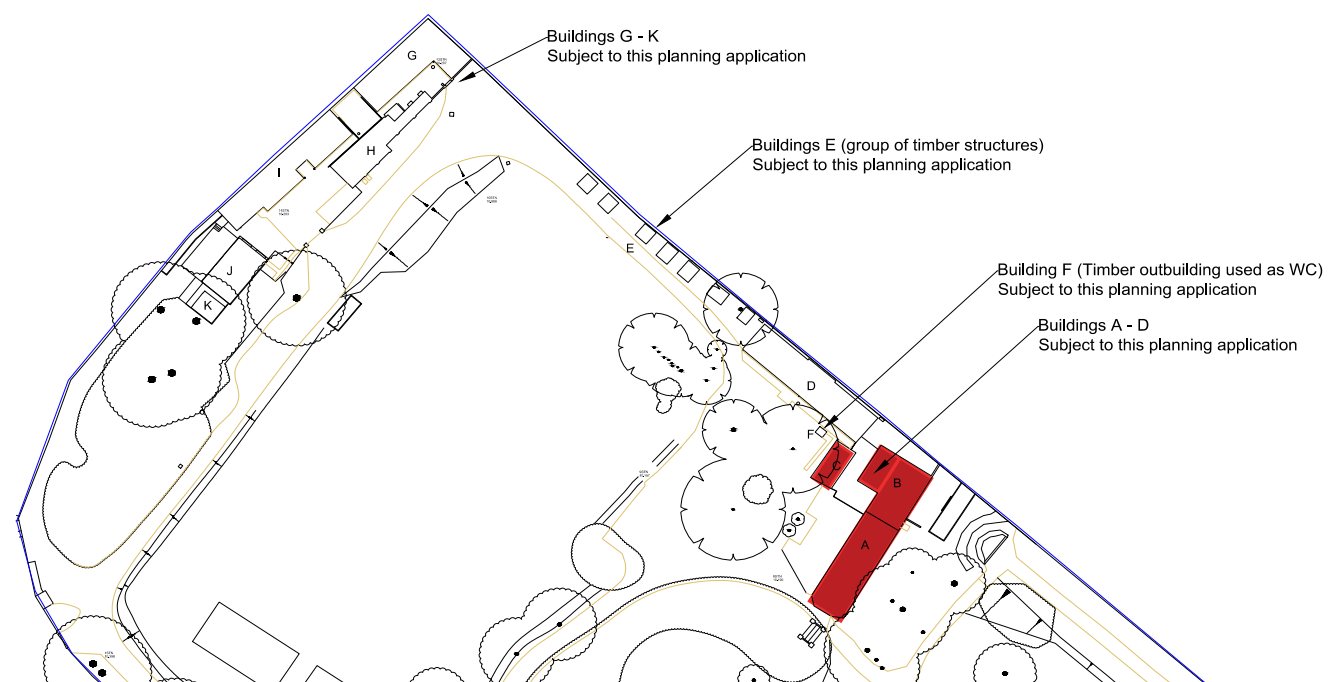


Key Plan

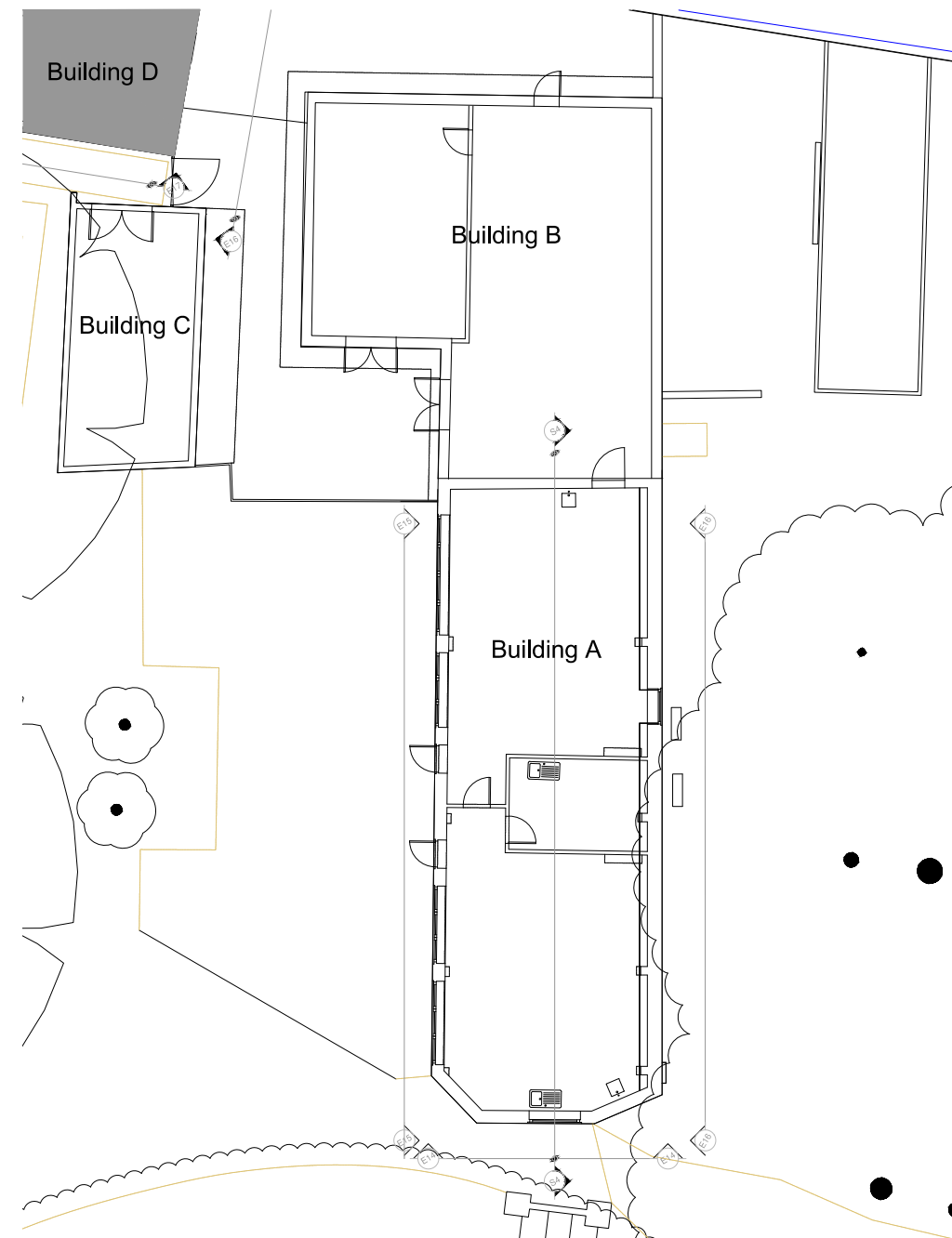
3.1 New Science Block - Buildings A,B & C

New Science Block 2015, extended 2021 - Replaced the former cottage. The former cottage, which was understood to have been constructed around the late 1990's, was replaced by a science block in 2015, which was subsequently extended in 2021.

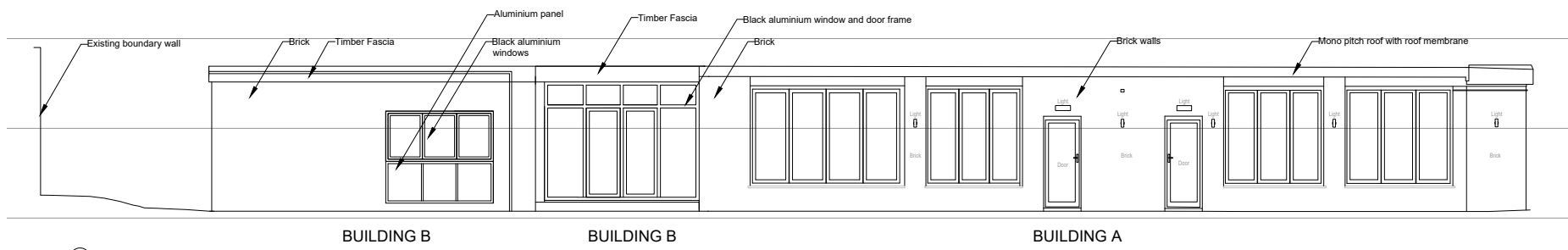
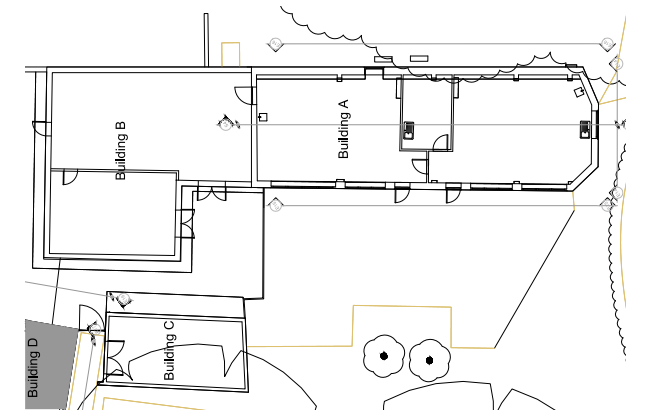
A storage building (Building C) is also located between the science buildings (A&B) and the new classrooms (D).



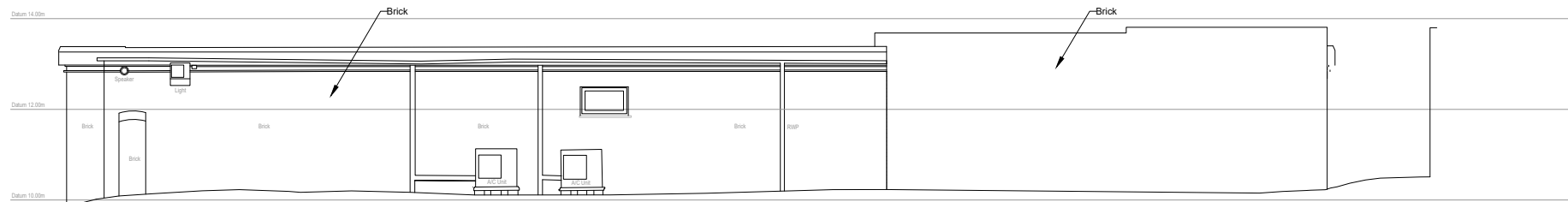
Key Plan



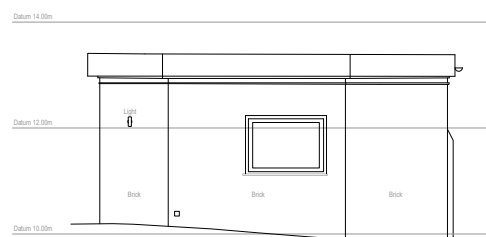
New Science Block - Building A&B



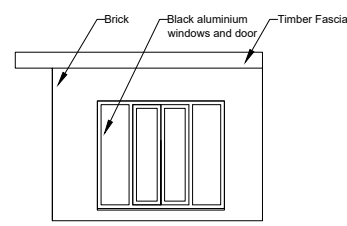
ELEVATION 1
SCALE - 1:50 @ A1



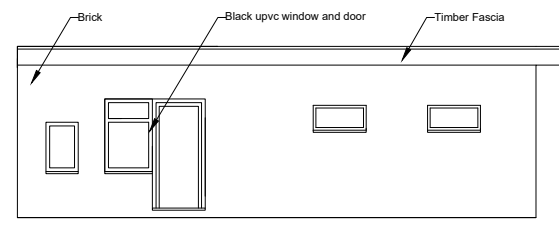
ELEVATION 2
SCALE - 1:50 @ A1



ELEVATION 3
SCALE - 1:50 @ A1



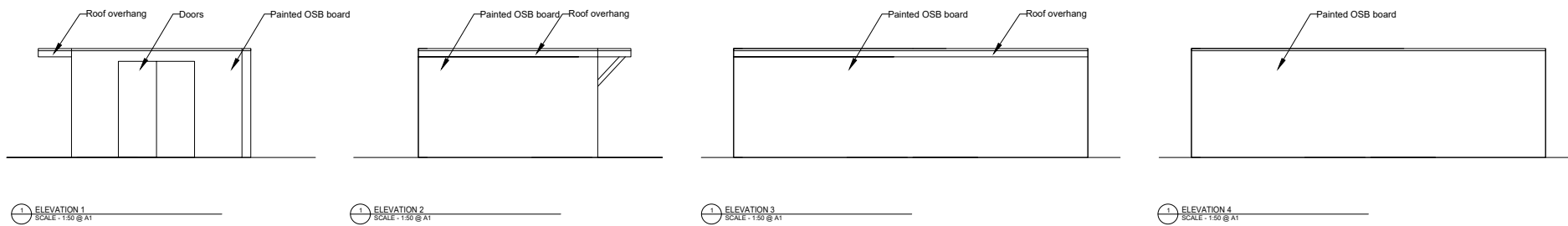
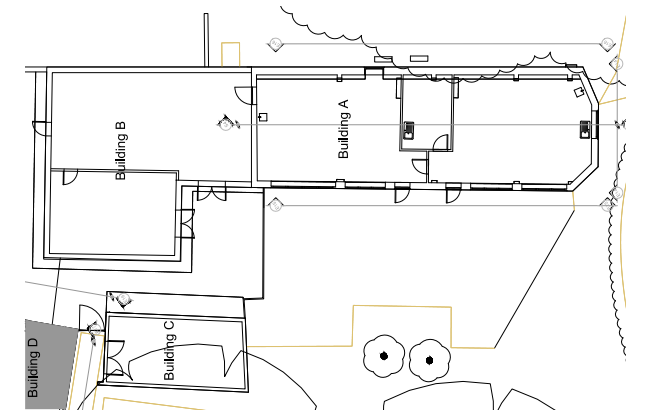
ELEVATION 4
SCALE - 1:50 @ A1



ELEVATION 5
SCALE - 1:50 @ A1



Storage Building - Building C



ELEVATION 1
SCALE: 1/50 @ A1

ELEVATION 2
SCALE: 1/50 @ A1

ELEVATION 3
SCALE: 1/50 @ A1

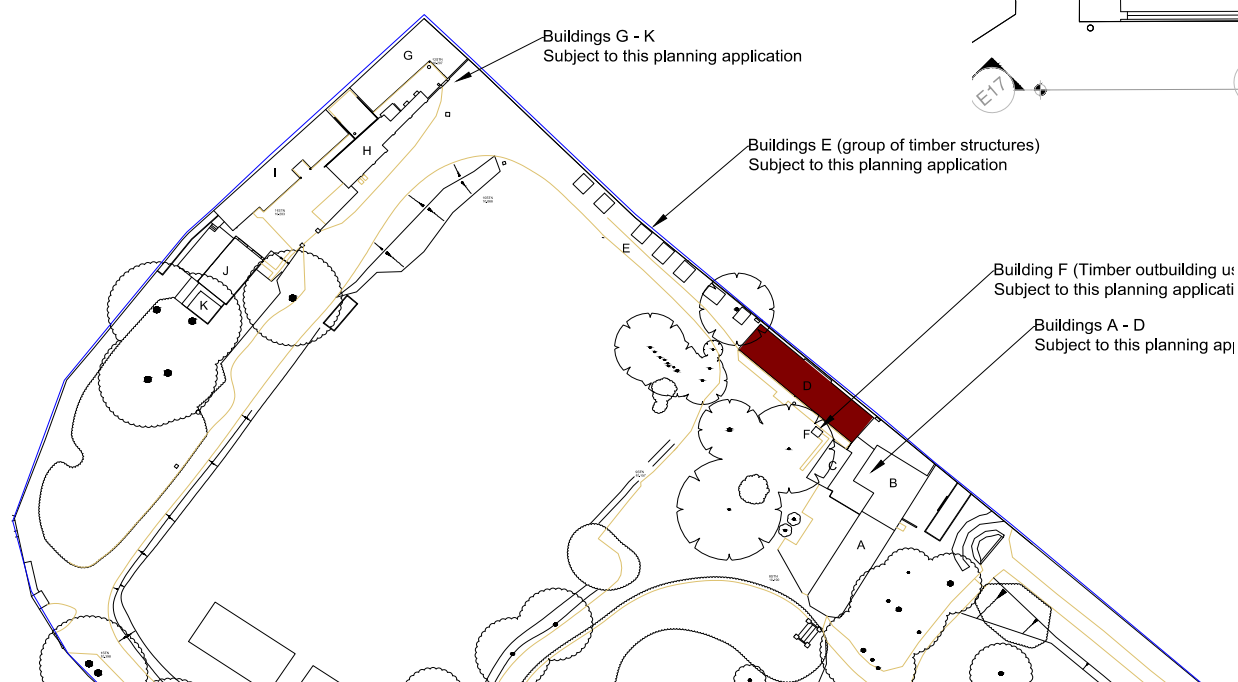
ELEVATION 4
SCALE: 1/50 @ A1



3.2 New classrooms to the north-east

- Building D

New classrooms to the north-east constructed by 2021. The former glasshouse structure in the north-eastern boundary was replaced by new classrooms.



Key Plan

