
Hampton Court House School, Richmond

Heritage Statement



Project: Hampton Court House

Client: Dukes Education

Job Number: 492105

File Origin: E:\London Jobs\Heritage team jobs\1. London\Richmond\Hampton Court House School, Richmond

Document:

Prepared by: George Duffield Consultant: Heritage & Townscape	Signed: 
Checked by: Alice Jones, Senior Consultant: Heritage, Townscape and Archaeology	Signed: 

Contents

Executive summary	2
1.0 Introduction	3
1.1 Project background	3
1.2 Aims, objectives and scope	4
1.3 Exclusions and further considerations	5
2.0 Methodology	7
2.1 Heritage Statement	7
2.2 Aims, objectives and scope	7
2.3 Assessment methodology	8
2.4 Historic baseline	9
3.0 Historic development	10
3.1 Introduction	10
3.2 Site layout	10
3.3 Origins of the area	10
3.4 Evolution of Hampton Court House and Garden	11
4.0 Significance and setting of heritage assets	15
4.1 Introduction	15
4.2 Hampton Court House (Grade II listed building)	16
4.3 Hampton Court House (Grade II* registered park and garden)	18
4.4 Bushy Park (Grade I registered park and garden)	22
4.5 Hampton Court Green Conservation Area	23
5.0 Impact Assessment	26
5.1 Managing change	26
5.2 Previous works to be regularised	26
5.3 Buildings A, B and C	27
5.4 Building D	28
5.5 Buildings E and F	30
5.6 Buildings G, H and I	31
5.7 Buildings J and K	32

5.8	Conclusions	33
6.0	Conclusions	35
6.2	Heritage considerations	35
7.0	References.....	37
8.0	Appendix 1: Legislation, Planning Policy and Guidance	38
a.	Legislation	38
b.	National Planning Policy Framework	38
8.1	Regional Planning Policy	40
8.2	Local Planning Policy	41
9.0	Appendix 2: Figures	44

Abbreviations and Conventions used in the text

c.	circa		
CA	Conservation Area	LPA	Local Planning Authority
ha	hectares	m	metres
HA	Heritage Asset	NGR	National Grid Reference
HE	Historic England	NHLE	National Heritage List for England
HER	Historic Environment Record	NPPG	National Planning Practice Guidance
km	kilometres	NPPF	National Planning Policy Framework
LB	Listed Building	RPG	Registered Park and Garden
RN	Reference Number		
LBC	Listed Building Consent		
P/LBC	Planning / Listed Building Consent		

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

Compliance

This document has been prepared in accordance with the requirements stated within the National Planning Policy Framework (NPPF; Ministry of Housing, Communities & Local Government, 2023) and National Planning Practice Guidance (NPPG; Ministry of Housing, Communities & Local Government, 2023). It also follows relevant best practice guidance documents released by Historic England which set out methodologies for assessing the significance and setting of heritage assets, as well as how this may be impacted by proposed development and mitigated wherever possible.

Executive summary

Project background

Savills Heritage and Townscape have been commissioned by Dukes Education to prepare a Heritage Statement in support of a retrospective listed building consent application to regularise previous works in the grounds of Hampton Court House School, which is a Grade II listed building and lies within a Grade II registered park and garden. The works carried out comprise the replacement of dilapidated 19th century glasshouses and former stable block, as well as modern lean-to buildings, with a number of classrooms built between 2014 and 2021. These works require retrospective listed building consent, as the demolished structures are considered curtilage listed to Hampton Court House and the new buildings are also attached to the curtilage listed boundary wall between the site and Bushy Park. A temporary office/accommodation unit (constructed in 2014), and a number of timber sheds constructed between 2020 and 2023 are also included as part of this impact assessment for completeness.*

Heritage considerations

The site comprises the Grade II listed building of Hampton Court House, which lies within a Grade II registered park and garden. These grounds also include the Grade II listed Rustic Gothic Hut and Grade II* listed Shell Grotto. The site is situated north-east of Hampton Court Palace and is bound to the east, north and west by Bushy Park (a Grade I registered park and garden), and to the south by Hampton Court Green. The site also sits within the Hampton Court Green Conservation Area.*

These works carried out in the grounds of Hampton Court House sought to replace dilapidated former garden structures with much-needed additional classroom space for the school, especially in relation to the science curriculum which has specific requirements not easily accommodated within the listed main school building. Though these former structures are considered to have been curtilage listed to the main school building, due to their historic and functional connection, they are of very limited significance both due to their original nature and the condition they were in at the time of demolition. Very little historic fabric survived within either the former stables/glasshouses and the structures were beyond reasonable reuse in their previous form.

The majority of the works were carried out prior to Duke Education's purchase of the Site. However, it is understood that the erection of the sheds/toilet (Buildings E and F) and the completion of Building D occurred after the purchase. The location of the new classroom blocks was chosen to replace this derelict buildings and provide built form of a similar plan in the same location, rather than building elsewhere in the site and creating additional visual impact. Mitigation measures were also employed as part of the development, including limiting the height of the new blocks to below the curtilage listed boundary wall with Bushy Park, minimising material impact on this wall and using sympathetic yet modern materials/design as much as possible. The structure of the former glasshouses was also maintained as part of the classroom block replacing it, with skylights also originally incorporated to reference the historic structure (these were later removed due to health and safety concerns, though their coffers remain legible).

As such, though the unauthorised loss of these curtilage listed structures is regrettable, these works are considered to have resulted in a very limited adverse impact, resulting solely from the partial demolition of the former glasshouse rather than the construction of the new classroom blocks or the other previous works. This is also due to the new classroom blocks' location in the kitchen garden, which was added to the principal Georgian garden in the early 19th century, and is therefore not part of Thomas Wright's original garden design. This section of the grounds therefore makes a lesser contribution to the significance of the relevant heritage assets overall.

*This impact is therefore limited to the loss of the glasshouse (with the former 20th century cottage and former stable block considered to make a negligible contribution to the significance of relevant heritage assets), and has resulted in a **very minor adverse impact** to the Grade II* registered park and garden of Hampton Court House, and a **very minor adverse impact** to the Grade II listed Hampton Court House by way of a change in its wider setting. The works are considered to have resulted in **no adverse impact** to the Grade II listed Rustic Gothic Hut, Grade II* listed Shell Grotto, Grade I registered Bushy Park and wider Hampton Court Green Conservation Area.*

*There are considerable **public benefits** to be balanced against this very minor level of impact, as outlined in the accompanying Planning Statement. These include the provision of much-needed additional classroom space, and therefore the long-term viable use of the listed building as a school.*

1.0 Introduction

1.1 Project background

- 1.1.1 Savills Heritage and Townscape has been commissioned by Dukes Education to prepare a Heritage Statement in relation to a retrospective listed building consent for previous works at Hampton Court House School, Hampton Court Road, East Molesey, Richmond, KT8 9BS (hereafter ‘the Site’), a Grade II listed building located within a Grade II* registered park and garden and Hampton Court Green Conservation Area, in the London Borough of Richmond (**Figure 1**).
- 1.1.2 The Site is situated north-east of Hampton Court Palace and is bound to the east, north and west by Bushy Park (a Grade I registered park and garden), and to the south by Hampton Court Green. It is accessed via Hampton Court Road, running north-west and leading to the former stables, lodge and the house itself. The Site is currently used as a school.
- 1.1.3 The works carried out comprise the replacement of dilapidated 19th century glasshouses and former stable block, as well as modern lean-to buildings, with a number of classrooms built between 2014 and 2021. These works require retrospective listed building consent, as the demolished structures are considered curtilage listed to Hampton Court House and the new buildings are also attached to the curtilage listed boundary wall between the Site and Bushy Park.
- 1.1.4 A temporary building was constructed towards the north-western boundary in 2014, to be used as an office and accommodation unit (Buildings J and K). A number of timber sheds were also constructed to the north-eastern boundary between 2020 and 2023 (Buildings E and F). These structures are included as part of this report for completeness.
- 1.1.5 In line with the National Planning Policy Framework (NPPF) the level of detail in this report is proportionate to the relevant assets’ importance and no more than is sufficient to understand the impact of the works on their significance.

1.2 Aims, objectives and scope

1.2.1 Statutory provision for the safeguarding of heritage assets has been made at a national and local level. 'Heritage assets' may comprise below and above ground archaeological remains, buildings, structures, monuments or heritage landscape within or immediately around the Site, identified as having a degree of significance meriting consideration in planning decisions. The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records, an understanding of the heritage significance of the building in order to:

1.2.2 Provide a historic evidence assessment to understand the historical background to the Site (building on previous assessment work related to the building);

- 1) Formulate an assessment of the importance/sensitivity of the heritage asset (focusing on the areas of change) considering its interests;
- 2) Set out the significance of the heritage asset (as a whole); and,
- 3) Formulate an assessment of the impact of the development and its effects on the significance of the heritage asset.

1.2.3 As part of any planning or listed building consent application, all local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This includes designated and non-designated heritage assets. This is in response to paragraph 197 of the National Planning Policy Framework (NPPF) 2023 which sets out the information requirements for determining applications and states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

1.2.4 In response to the NPPF, **Section 1** of this report sets out the project context and identifies heritage assets to be assessed. **Section 2** provides an understanding of the report purpose, as well as the process and heritage terminology required to understand the significance of heritage assets and robustly determine any potential impact proposals may have on this. This is followed by **Section 3** which describes the historic

development of the Site and surrounding area. **Section 4** provides proportionate statements of significance for the heritage assets identified. **Section 5** analyses the impacts of the proposals on the significance of the heritage assets, relative to the scale, nature and effect of the proposals. **Section 6** summarises this report's conclusions based on this analysis.

1.2.5 The legislative, planning policy and planning guidance context for the consideration of these proposals is set out in **Appendix 1**. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF (2023), the PPG (2023) and local planning policy and guidance for the historic environment.

1.3 Exclusions and further considerations

1.3.1 The Site is located in the vicinity of the Grade I registered park and garden of Hampton Court. Within this designated heritage asset are numerous associated listed buildings, including Hampton Court itself, a Grade I listed building.

1.3.2 This registered park and garden and associated listed buildings have been scoped out the significance and impact assessments in this report, due to a lack of inter-visibility between the Site and these heritage assets, particularly in relation to the proposals.

1.3.3 The Grade I registered Bushy Park has been scoped into this report as it backs onto the north/north-east of Site and shares a boundary wall with the grounds of Hampton Court House School.

1.3.4 A list of designated heritage assets excluded/included for assessment is included below:

Heritage assets excluded from assessment	Type	Reasons for exclusion
Hampton Court Palace	Grade I listed building	No inter-visibility with proposals
Hampton Court Garden and associated listed buildings	Grade I registered park and garden	No inter-visibility with proposals
Hampton Court House	Grade II listed building	Works situated within the wider setting of the listed building
Rustic Gothic Hut	Grade II listed building	Works situated within the wider setting
Shell Grotto	Grade II* listed building	Works situated within the wider setting
Hampton Court House	Grade II* registered park and garden	Works situated within the asset
Bushy Park	Grade I registered park and garden	Shares boundary wall with Hampton Court House grounds to north/north-west
Hampton Court Green Conservation Area	Conservation area	Works situated within the asset

DRAFT

2.0 Methodology

2.1 Heritage Statement

2.1.1 This Heritage Statement has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2023) and Historic England (2017, HE 2019). A broad range of standard documentary and cartographic sources were examined in order to determine the significance of the listed building. The table below provides a summary of the key data sources. These data sources are referenced in the text and detailed in full in **Section 7**. The principal sources are tabulated below:

Source	Data	Comments
Historic England	National Heritage List England (NHLE) with information on statutory designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Richmond Local Studies Library and Archive	Background history and historic planning applications	Many key documentary sources and specialist studies are available within the local archives, which can be used to inform the historical background of the Site and identify original elements of the building .
Internet	Web-published local history and previous planning applications	Many key documentary sources and specialist studies are now published online and can be used to inform the historical background.
The client	Proposals (retrospective)	Retrospective plans produced by the architects.

2.2 Aims, objectives and scope

2.2.1 The purpose of this Heritage Statement is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to:

- 1) Provide a heritage baseline assessment to understand the historic background and development of the Site and the surrounding area;
- 2) Formulate an assessment of the heritage significance of the heritage assets within the vicinity of the Site and sensitive to the proposed development considering their archaeological, historic, architectural and artistic interests, and;
- 3) Formulate an assessment of the impact of the proposed development on the sensitive heritage assets.

2.3 Assessment methodology

2.3.1 Local planning authorities require an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal, including any contribution made by their setting. This includes designated and non-designated heritage assets. The following terminology has been adopted within this assessment for classifying and discussing the historic environment:

- 1) A **heritage asset** is a building, monument, site, place, area or landscape identified as meriting consideration in planning decisions because of its heritage interest (NPPF, Annex 2 Glossary);
- 2) The **setting** of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage 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 (NPPF, Annex 2 Glossary);
- 3) **Significance** (for heritage policy), as defined in the NPPF (Annex 2 Glossary) is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic or historic. Significance derives from not only a heritage asset's physical presence, but also from its setting.

2.3.2 Historic England guidance has introduced the concept of interests to assess the significance of heritage assets (Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12, 2019), with reference to the following criteria:

- **Archaeological interest.** Deriving from the potential of a place to yield evidence about past human activity that is worthy of expert investigation.
- **Historic interest.** An interest in past lives and events. It tends to be illustrative or associative. Providing a material record of the nation's past, it can also provide meaning for communities derived from their collective experience of a place and it can symbolise wider value such as faith or cultural identity.
- **Architectural and artistic interest.** Interest from the design or general aesthetics of a place. Derived from conscious design or fortuitously through evolution. More specifically, it relates to the

science of design, construction, craftsmanship and decoration. Artistic interest is an interest in other human skill, such as sculpture.

- i) National Planning Practice Guidance (NPPG, July 2023) in relation to the historic environment provides a similar interpretation of assessing significance.
- ii) These criteria reflect NPPF terminology and previous Historic England guidance (Conservation Principles: Policies and Guidance (English Heritage, 2008)), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).

2.4 Historic baseline

2.4.1 Baseline conditions were established through consideration of the historic environment within the vicinity of the Site and a desk-based review of existing sources of publicly accessible primary and synthesised information, comprising:

- 1) National heritage datasets including The National Heritage List for England (NHLE) and Britain From Above;
- 2) The Greater London Historic Environment Record accessed via Heritage Gateway;
- 3) Historic manuscripts and maps available online.
- 4) Richmond Local Studies Library and Archives
- 5) *Hampton Court Green Conservation Area 11 Appraisal* (Richmond Council)

2.4.2 A site visit was undertaken on 20th October 2021 and 30th April 2023 in order to inform the understanding of the Site, the wider locale and the heritage assets within the vicinity which may be sensitive to the proposed development.

2.4.3 A bibliography of documentary, archive, and cartographic sources consulted is included in the References section of this report.

3.0 Historic development

3.1 Introduction

3.1.1 The following section provides a summary of the historic development of the Site and its environs. The history and context is important to establish in order to understand the character, appearance, setting and significance of the relevant heritage assets relative to the Site.

3.2 Site layout

3.2.1 The Site comprises the Grade II listed building of Hampton Court House within its grounds, a Grade II* registered park and garden. Within the grounds there are two other listed buildings, the Grade II* listed Shell Grotto and Grade II listed Rustic Gothic Hut. The Grade I registered Bushy Park bounds the Site to the north-east/west, with Hampton Court Green to the south.

3.2.2 The new classrooms, constructed between 2014 and 2021 (**Figures 18-28**), are situated to the north and north-eastern boundary of the former kitchen garden, which was added to the grounds in 1810. It is loosely divided from the rest of the gardens by the vegetation denoting the rose crescent walk, laid out in the late 19th century (**Figures 6-8**).

3.3 Origins of the area

3.3.1 The wider area is dominated by Hampton Court Palace. The construction of the palace began in 1514 for Cardinal Wolsey and was later occupied by King Henry VIII. The palace was built in in the Renaissance style with classical architectural elements and detailing, whilst blending elements of Tudor Gothic. This marked a transition away from the Gothic style into a period of Renaissance architecture.

3.3.2 Development of the palace happened throughout the 16th century, including a new block of kitchens to accommodate Henry's growing court. This followed the precedent set by Wolsey and was designed in Tudor Gothic with Classical elements of ornamentation. The Great Hall, considered the principle Tudor building type, was constructed in the 1530's.

3.3.3 The palace and grounds were enlarged in the 17th century under the monarchs William III and Mary II. Approximately half the Tudor Palace was replaced with the more elaborate Baroque style at this time. The new buildings, planned around two courtyards, were designed by Christopher Wren and heavily influenced

by the Palace of Versailles.

3.3.4 Hampton Court Green, adjacent to the Site, is shown on the 1746 John Rocque map (**Figure 4**). Bushy Park to the north is dominated by two continuous avenues, bounded by rows of trees on either side. These avenues form a cross shape and at its confluence is a late 17th sculpted fountain. The Great Fountain Garden to the east includes a straight avenue of water leading out towards to the River Thames.

3.3.5 The present street pattern, with the primary routes of Bridge Road and Walton Road, follows routes visible on the 1746 Rocque map. This map shows the settlement of Molesey, located south-west of the Site, as largely agricultural land with a number of buildings along the street now called Bridge Road. Molesey is separated from Hampton Court Green by the River Thames and is bounded to the east by the River Ember.

3.3.6 In the mid-19th century, East Molesey remained a largely rural area dominated by plots of lands that were heavily wooded. Further west, Kent Town (now West Molesey) had started to be developed with areas of terraced housing. This development increased with the construction of the London and South Western Railway line, situated south of the Site. By the 1890's, the woodland in East Molesey had been removed for the construction of a number of terraced houses. A cavalry barracks is shown adjoining the north-west of Hampton Court Green at this time (**Figure 5**).

3.4 Evolution of Hampton Court House and Garden

3.4.1 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 bounds the Site to the south. Thomas Wright was consulted by the Earl of Halifax to design the garden, which was under construction by 1762.

3.4.2 In 1810, the garden was extended to the north-east with a two acre kitchen garden, within which the new classroom blocks are located. The former glasshouses on which the current classrooms were built were within this garden, built over several phases.

3.4.3 A crescent walk and paddock was added later and is visible on the 1897 Ordnance Survey map (**Figure 7**). As detailed on the 1903 sale map (**Figure 8**), the centre of the crescent walk had a folly named the 'rose temple' and steps leading down to a straight path, known as the rose walk. The crescent path backed onto a cast-iron arbour and statue of the 'Golden Lady'.

- 3.4.4 A conservatory built by the 1870's is shown as a winter garden on the sale map. This building has since been demolished, but remains of Pulhamite rockwork decorated with artificial stalactites survive adjacent to the northern boundary wall. The coloured floor here illustrates the extent of the former building. The path that runs north-west from here leads to the former bowling green and rustic alcove; this replaced an earlier glass house, which was recorded on mapping in 1865 (**Figure 6**).
- 3.4.5 Behind the alcove, a number of further glasshouses to the north-eastern boundary are recorded as being under construction on the 1897 Ordnance Survey map, and are still visible on aerial imagery dating to 1949 as well as the 1957 Ordnance Survey map (**Figure 7, 11 and 13**). The smaller ancillary glasshouses, located more centrally, were demolished by the 1970's and are not visible on the Ordnance Survey map of this date, with only the main glasshouse remaining along the boundary wall (**Figure 14 and 15**). The surviving glasshouse was in a poor state of repair prior to the works with only the metal pole frame surviving, with no glazing. This frame was reused and incorporated into the new classroom building with an additional wood support structure. Imagery of the classroom in construction in September 2020 is shown in **Figure 19**. As shown on aerial imagery this section of the Site had become derelict and overgrown between 2003 and 2019 (**Figures 18-25**).
- 3.4.6 At some point a cottage was constructed adjacent to the crescent rose walk on the site of the existing science block. This seems to have replaced one of the late 19th century glasshouses in the early 20th century (**Figure 7 and 9**). It seems likely that this cottage itself was then replaced with a new cottage in the late 20th century, although this remains unclear. Planning and listed building consent was sought for the "Demolition Of Existing Cottage And Erection Of Single Storey Staff Cottage" (planning ref. 96/0248/FUL, 96/0252/LBC) in 1996 but there is no information as to if it was given consent. The building looks modern as denoted by its materials and appearance, suggesting consent was granted. Before the construction of the science block which replaced it, the building was rapidly deteriorating (**Figure 28**).
- 3.4.7 The lean-to structure to the north-west is thought to have originally been a stable block and was constructed by 1865 and later extended in 1897, as shown on the Ordnance Survey mapping (**Figure 7**). The development of this block is unclear with its form and footprint noticeably altered throughout the 20th century, with a number of outbuildings constructed in close proximity. The block appears to have been partially demolished in the 1930's and later rebuilt (**Figure 9 and 10**). The existing lean-to structure prior to demolition appears to have been a modern construction, as shown on **Figure 32**. The new classroom blocks replaced the lean to structure and associated buildings by May 2018, and are of the same footprint

as the buildings they replaced (**Figure 23 and 24**). The science block which replaced the cottage building was constructed by June 2015. This loosely matched the footprint of the cottage building, which can be seen on aerial imagery dating to 2013 (**Figures 21 and 22**). This block was extended to the north-east by March 2021 (**Figure 27**), with a separate classroom adjacent-north having been built two years earlier by June 2019 (**Figure 25**). The classroom that replaced the former glasshouse were progressed in 2020 and this building was completed in 2021. The aerial imagery shows that this building was substantially built by March 2021 (**Figure 27**). The surviving glasshouse was in a poor state of repair prior to the works with only the metal pole frame surviving, with no glazing. This frame was reused and incorporated into the new classroom building with an additional wood support structure. Imagery of the classroom in construction in September 2020 is shown in **Figure 28**.

3.4.8 The temporary building situated towards the western boundary of the Site was used by the previous owner (prior to Dukes Education ownership) as an office and accommodation unit, constructed by 2014 (**Figure 22**).

3.4.9 A picture gallery was added to the house in 1871, which was converted into a concert hall sometime after 1895 when August de Wette became the owner. It is likely that the adjoining conservatory was built as part of the same changes he made to the house. The current entrance of the main house, comprising a Doric porch, was likely also constructed at a similar time. In 1915, the house was bought by Hubert Gore-Lloyd. His son made use of the concert hall and invited the local Operatic and Dramatic Society to perform for the family and guests.

3.4.10 The list entry of the Grade II* listed Hampton Court House registered park and garden (NHLE ref. 1000175) states that:

The kitchen garden, along with the site of the C19 paddock, was used between c 1968 and c 1994 by a landscape contractor and many of the deteriorated buildings are thought to survive from this enterprise.

The whole area is now (1997) very overgrown.

3.4.11 It is assumed that the deteriorated buildings being referred to are the glasshouses and lean-to structure. However, it is possible that other buildings were constructed between 1968 and 1994 when it was used by a landscape contractor. The exact building dates of the structures that were replaced by the classrooms is not entirely clear and they appear to have been reconstructed/altered over time. This certainly seems to

be the case with the north-western lean-to structure and cottage, which appears to have been a modern construction (**Figure 32**). As shown on Ordnance Survey mapping, these buildings were significantly altered and re-built throughout the 20th century (see **Section 3.4.7**) and are constructed in modern materials (**Figures 31 and 32**).

3.4.12 The Grade II listed Rustic Gothic Hut was restored in 1982, as was the Grade II* listed Shell Grotto in 1986. The grotto has an elaborately decorated interior of shells and painted stars bound together in stucco.

3.4.13 The property was sold in 1945 to Middlesex County Council, which converted the building into a residential home for elderly ladies. It passed onto the ownership of Richmond Borough Council in 1965. The house later became a children's home in 1982, run by Save the Children Fund, but closed ten years later. 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. Dukes Education acquired the Site in April 2021.

DRAFT

4.0 Significance and setting of heritage assets

4.1 Introduction

4.1.1 The following section sets out the significance of the heritage assets identified. This is based on an understanding of their historic development and the significance criteria or 'interests' set out in the NPPF and Historic England guidance. This is proportionate to the potential impact of the proposals and sufficient to understand potential impact.

4.1.2 The designated heritage assets which may be impacted by the proposals are identified as Hampton Court House (Grade II listed), as well as the associated Rustic Gothic Hut (Grade II listed) and Shell Grotto (Grade II* listed). The Site also falls within Hampton Court House registered park and garden (Grade II*), Hampton Court Green Conservation Area and abuts Bushy Park registered park and garden (Grade I) (**Figure 2 and 3**). The significance of these relevant heritage assets is assessed here, in accordance with the criteria set out below.

4.1.3 As set out in the NPPF and Historic England guidance (detailed within **Section 2** of this report) the significance of heritage assets is based on an understanding of their:

- **Archaeological interest.** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest.** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic Interest.** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.2 Hampton Court House (Grade II listed building)

4.2.1 Hampton Court House was designated as a Grade II listed building in 1976, and is situated within the Grade II* registered Hampton Court House garden, just north of Hampton Court Palace. The house was built in 1757 by George Montague Dunk, the Second Earl of Halifax. It was altered in the 19th century, which included the replacement of its entrance.

Architectural interest

4.2.2 The architectural interest of Hampton Court House (**Figure 34**) is partly derived from its association with the renowned architect Thomas Wright, who designed the building and surrounding garden. He is responsible for many of the period Georgian features such as the Rococo style grotto. The house itself is designed in the Baroque style articulated by its decorative architectural elements, including the balustrade running along the top of the building, oval windows on the first floor, and the central canted bay on the front elevation, with its dome and cupola. Further elements typical of this style are the stucco Doric pilasters on the outer bays of the house. The entrance comprises a Doric porch, which is a later 19th century addition, as is the conservatory to the north. Within this room there is a prominent Tuscan archway and pilaster leading to the concert hall. The interiors are equally as elaborate and typical of the Baroque style. It is illustrative of the late 18th country house style and is considered to be of **moderate** architectural interest.

Historic interest

4.2.3 The historic interest of the building is primarily derived from its association with the British statesman George Montague Halifax, a prominent politician and tradesman. He served as the President of the Board of Trade and founded the capital of the Canadian island of Nova Scotia, Halifax.

4.2.4 The building is also illustrative of the development of the Georgian country house and heavily associated with Thomas Wright, a notable Georgian astronomer, architect and garden designer. The owner of the house, George Montague, the Second Earl of Halifax, was the Chief Steward of the Honour and Manor of Hampton Court Palace and the ranger of Bushy Park. The building therefore has significant associative historic value with Hampton Court Palace and its surroundings, which is dominated by Bushy Park to the north.

4.2.5 The house is also associated with Hampton Court Palace and garden as well as Bushy Park. Hampton Court House is a Grade I listed building and is situated within Hampton Court Palace Garden, a Grade I registered park and garden. Hampton Court House was constructed in the same period when the palace was being enlarged and extended during the 18th century. The building can therefore be said to have **moderate to high** historic interest.

Archaeological interest

4.2.6 The archaeological interest of Hampton Court House is primarily derived from the well-preserved internal features and exteriors of original fabric, which provide the opportunity for further understanding of its construction, later alteration and the development of this Georgian House and the relationship with its garden. It can therefore be said to have **moderate** archaeological interest.

Setting

4.2.7 The immediate setting of Hampton Court House comprises its garden, a Grade II* registered park and garden. This includes the Grade II listed Rustic Gothic Hut and Grade II* listed Shell Grotto, which have a clear relationship with the main house and contribute positively to its setting. The garden has an aesthetically positive relationship with the house, comprised of typical Georgian features that enhance the listed building's architectural style and elements. This can be attributed to the Rococo style of the garden and its structures, complementing the Baroque style of the house. The immediate setting can therefore be said to positively contribute to the significance of the listed building.

4.2.8 The former kitchen garden is not part of the original Georgian design and therefore makes a lesser contribution to the significance of the listed building as part of its setting. This includes the glasshouse, cottage and lean-to structures which have since been demolished to construct new classroom blocks. These structures were altered during the 20th century and are referred to in the listing description as "deteriorated", eroding their functional, historic and architectural relationship with the listed building. Though these structures are considered to have been curtilage listed to the main house, they are therefore judged to have been of limited interest, and made a limited contribution to the overall significance of Hampton Court House as part of its setting.

4.2.9 The wider setting of the listed building includes Hampton Court Palace, which was further developed in the same period as the construction of the house. The building also has extensive views out towards its

wider setting of Bushy Park (Grade I registered park and garden) to the north, of which George Montague was the ranger, and Hampton Court Green to the south. Overall the setting of Hampton Court House can be said to make a positive contribution to the significance of the listed building.

4.3 Hampton Court House (Grade II* registered park and garden)

4.3.1 The grounds of Hampton Court House were designated as a registered park and garden in 1987, and are located north-west in of Hampton Court Palace. The garden was designed by Thomas Wright, alongside the house, in the mid-18th century. It is bound by Bushy Park to the north/north-west and by Hampton Court Green to the south. The boundary between the Site and Hampton Court Green is marked by a brick wall and ha-ha. The garden was enlarged in the early 19th century by 2 acres to the west, in which the new classroom blocks are located. The Grade II listed Rustic Gothic Hut and Grade II* listed Shell Grotto are assessed as part of the registered park and garden due to their historic association as part of original design.

Architectural interest

4.3.2 Hampton Court House garden comprises a turning circle in front of the entrance of the house, which links to a number of paths which continue through the garden. Two paths run parallel, one path to the north-east and the other to the south-west, separated by the main lawn and pond. The other leads from the turning circle south-east towards Hampton Court Road.

4.3.3 The path to the south-west runs past the Rustic Gothic Hut before bisecting the Shell Grotto and pond. Continuing north-west it eventually turns east and meets the other path bounding the north-eastern part of the Site. This path then divides again, with one path going along the boundary of the Site leading to the former kitchen garden and the other toward the 19th century rose walk, with a cast-iron arbour and statue. The path to the north-west starts at the winter garden and continues towards the former location of the glasshouses.

4.3.4 The architectural interest of the garden lies in the quality of its landscape design, as well as its artistic relationship to Hampton Court House. This includes the garden structures, most notably the Grade II* listed Shell Grotto, which are illustrative of mid-18th century fashions and typical of the garden designs of Thomas Wright. The overall design of the garden and associated buildings is of high architectural quality. Although the garden is not of complete Rococo design, the distinctive Shell Grotto (Grade II*) is a notable

example of this style, restored in 1985-6. The architectural interest of the garden is predominantly derived from the way it is designed, as illustrated by its landscaping and structural elements. This is denoted in its central pond and lawns, with serpentine avenues to the north and south of the garden.

4.3.5 There are two listed buildings situated to the south and south-east of the house, comprising the Rustic Gothic Hut (Grade II) and the Shell Grotto (Grade II*). Both of these structures are contemporary to the original garden of Thomas Wright. The grotto comprise an elaborate interior, decorated with shells and stars, illustrating the Rococo garden design style. The architectural interest of the two structures is further derived from their interrelationship and aesthetic consistency, both constructed of rusticated stone. Designed as part of the garden, the architectural interest of the two structures is primarily derived from their relationship with the wider garden design, in particular the landscaped section originally designed by Thomas Wright. The structures are the main built structures within the garden (excluding the house) and act as follies here. The Shell Grotto is situated in a prominent position adjacent to the pond and accessed via the main route around the garden. Both the Rustic Hut and Shell Grotto are therefore key contributors to the design of the registered park and garden and its overall significance as part of Thomas Wright's original design. These structures are well-screened from the former kitchen garden, which comprises a distinct area of the registered park and garden.

4.3.6 The former kitchen garden is considered to be of lesser architectural interest than the rest of the registered park and garden. This is due to this distinct area not being part of Thomas Wright's original design, with no structural elements of architectural merit (other than the boundary wall, adjoining Bushy Park).

4.3.7 The former glasshouse to the north-east, which previously occupied the kitchen garden area abutting the north-east boundary wall, is considered to have made limited contribution to the architectural interest of the registered park and garden. This is due to its alteration over time and deteriorated and overgrown nature prior to demolition, as shown on aerial imagery dating to 2003 to 2019 (**Figures 18-25**). This results in very limited historic fabric surviving, and therefore substantially lessened its architectural quality and its overall contribution to the architectural interest of the registered park and garden. The former cottage building in this part of the Site also appears to have dated to the late 20th century, and is considered to be of minimal architectural interest (**Figure 31**).

4.3.8 As shown on Ordnance Survey mapping, the former stable block and lean-to buildings to the north-west of the kitchen garden were also significantly altered and re-built throughout the 20th century (see **Section**

3.4.7). It is likely that these structures were altered further during the late 20th century, when a landscape contractor was using this area of the garden, as stated in the listing description (NHLE ref. 1254053). Prior to its demolition, the lean-to building appears to have been built almost entirely from modern materials, with only its plan form indicating the former stable building in this location. The architectural quality of these structures had therefore been heavily eroded over time. It is therefore considered that these structures made a negligible contribution to the architectural interest of the registered park and garden. As previously alluded to, the former kitchen garden is also considered to be of lesser architectural interest than the rest of the registered park and garden.

4.3.9 Overall, the registered park and garden is considered to possess **moderate to high** architectural interest, primarily derived from the landscape section designed by Thomas Wright.

Historic interest

4.3.10 Hampton Court House was constructed in 1757 on Hampton Court Green, which now bounds the Site to the south. The garden was under construction by 1762, consisting of the two main lawns with a central lake and garden follies. The kitchen garden was added later in 1810, which consisted of numerous glasshouses and a stable block. Adjoining this garden to the south-west is the paddock, where an avenue known as the 'crescent walk' was created by 1897 (**Figure 7**).

4.3.11 The gardens' historic interest is derived from their association with the architect and garden designer, Thomas Wright. Wright was consulted for a number of other Georgian gardens such as Wallington Park, where he designed the follies of Codgers Fort and the Chinese House. This historic interest is further derived from the wider association of the Site with Hampton Court: the owner of Hampton Court House, George Montague (the Second Earl of Halifax), was the Chief Steward of the Honour and Manor of Hampton Court Palace and the ranger of Bushy Park.

4.3.12 The rustic exterior of the two main garden structures (the Rustic Gothic Hut and Shell Grotto), as well as the accompanying heavy vegetation, illustrates the fashion for the more naturalistic garden in the Georgian period. The historic interest of these two structures is therefore derived from their illustrative value, being indicative of the fashions and trends of the Georgian pleasure garden.

4.3.13 The former glasshouse to the north-east of the Site is considered to have made a limited contribution to the historic interest of the registered park and garden. This is due to it being later addition to the grounds,

representing a standard utilitarian form as part of the kitchen garden. Its illustrative value is also limited due to its dilapidated nature at the time of demolition with limited historic fabric surviving. It is therefore considered that this structure made a limited contribution to the historic interest of the registered park and garden.

4.3.14 The former stables and lean-to structures to the north-west appear to have been significantly eroded and re-built throughout the 20th century. Prior to its demolition, the lean-to building appears to have been built almost entirely made of modern materials (**Figure 32**). Any contribution to the historic interest of the registered park and garden derived from the lean-to structures is therefore considered to have been very limited, with the legibility of this structure as a former stable block almost entirely lost. The former cottage building appears to have been built sometime in the late 20th century and did not contribute to the historic interest of the registered park and garden. As previously stated, the kitchen garden in which these structures were located, is considered to be of lesser historic interest than the rest of the registered park and garden, as it is not part of Thomas Wright's original design, and does not contain any key garden features.

4.3.15 Overall, the registered park and garden is considered to possess **moderate to high** historic interest.

Archaeological interest

4.3.16 The archaeological interest of Hampton Court House garden is primarily derived from the well-preserved original Georgian design, holding evidential value about its development and relationship to the house. There is also the potential to uncover previous landscaping/structures, which would illustrate the earlier development of the garden. It is therefore considered to possess **moderate** archaeological interest.

Setting

4.3.17 The garden has group value with Bushy Park (Grade I registered park and garden) to the north and wider association with Hampton Court Palace and its grounds (also a Grade I registered park and garden). The Second Earl of Halifax, who was responsible for the construction of Hampton Court House and Garden, was a ranger at Bushy Park and so the setting is heavily associated with the development of the garden. Hampton Court Green also contributes to this 'rus in urbe' character and overall the setting of the asset makes a positive contribution to its significance.

4.4 Bushy Park (Grade I registered park and garden)

4.4.1 Bushy Park is situated just north of the Site and was designated as a Grade I registered park and garden in 1987. Originating in the 15th century as a deer park, it was later given to Lord Halifax, First Earl of Halifax, who acted as keeper of the park in the first half of the 18th century. It was then passed onto the Second Earl of Halifax, who built Hampton Court House in 1757. The park was heavily cleared in the late 18th century by Prince William, Duke of Clarence. The Upper Lodge within the park was used as a hospital during the First World War, and the park was also used as a base for the Supreme Headquarters Allied Expeditionary Forces in 1944. It is currently a Royal Park managed by the Royal Parks Agency.

Architectural interest

4.4.2 Bushy Park's architectural interest is largely derived from its association with the surrounding buildings and other registered parklands, including Hampton Court House and Hampton Court Palace. The architectural and artistic interest of the park is derived from the quality of its design and overall aesthetic. The main entrance to the park is via Hampton Court Road through Hampton Court Gate Lodge (Grade II listed). This leads to the circular basin in which the 'Diana Fountain' is situated (Grade I listed). This comprises a Portland stone podium and a bronze figure of Arethusa at the intersection of these avenues, and acts as a focal point within the garden. The avenues screen certain structures only to be revealed at certain points, a classic Georgian element within the park that contributes to its artistic interest. The Chestnut Avenue is made up of 4 outer rows of limes and two inner rows of chestnuts and leads to Teddington Gate with Park Road to the north. Park Road is part of an uncompleted scheme by Christopher Wren, and runs down the middle of a lime avenue planted by James I in 1622. The architectural interest of the park is denoted by its overall layout and association with notable figures instrumental in its development, including the architect Christopher Wren. Overall, the architectural interest of Bushy Park is considered to be **high**.

Historic interest

4.4.3 The park has 15th century origins, when Giles d'Aubery enclosed the arable farmland here known as Middle Park to create a deer park. Bushy Park has various associations to notable historical figures such as Cardinal Wolsey, who further incorporated Bushy Park and Hare Warren with Middle Park, enclosing the three separate areas to create one park. The park is also associated with Henry VIII, who had his own deer park within Bushy Park. It was finally known as Bushy Park when the distinct definition of individual

parks faded during the early 18th century. The National Physical Laboratory was constructed in the grounds of the park by 1900. The park also has strong associations with the First World War, with the Upper Lodge being used as a hospital by Canadian soldiers, whilst US soldiers used the area east of Chestnut Avenue as a base camp. During the Second World War, the Supreme Headquarters Allied Expeditionary Forces was moved to Bushy Park by General Eisenhower in 1944. The park's historic interest is therefore derived from its association to notable historic figures and events, as well as its relationship to Hampton Court Palace. Overall, the historic interest of Bushy Park is considered to be **high**.

Archaeological Interest

- 4.4.4 The archaeological interest of Bushy Park is primarily derived from its potential for below ground remains, which could yield evidence about its use over time and overall development; for example its use during the First and Second World War. The park features well-preserved garden structures, which also illustrate this development. There is also potential to uncover previous landscaping of the park and garden which could illustrate its earlier development. It can therefore be said to possess **moderate** archaeological interest.

Setting

- 4.4.5 The setting of Bushy Park is a key contributor to its significance, being so heavily associated with Hampton Court Palace, due to Cardinal Wolsey and Henry VIII both being involved in the development of the park and the palace itself. The park is also illustrative of the 18th century development of the wider area. The Second Earl of Halifax, George Montague, the ranger of Bushy Park and Chief Steward of the Honour and Manor of Hampton Court Palace, was also responsible for the construction of Hampton Court House. These associations with the wider area and the high quality of its setting, means that setting makes a positive contribution to the significance of Bushy Park.

4.5 Hampton Court Green Conservation Area

- 4.5.1 Hampton Court Green Conservation Area was designated in 1969 and later extended in 1982. It contains Hampton Court House and grounds, Hampton Court Green and a large thin stretch of Hampton Court Road (**Figure 2**).

Architectural interest

4.5.2 The architectural interest of the conservation area is primarily derived from the group value of the buildings here that are associated with Hampton Court Palace. The area comprises a number of listed buildings that are predominantly of the 18th and 19th centuries; the development along Hampton Court Road was completed in the early 19th century and has remained relatively unchanged since. The area provides extensive views out towards Bushy Park and Hampton Court Palace, particularly from Hampton Court Bridge constructed by Edwin Lutyens. The area is also associated with other notable architects such as Christopher Wren, who lived in the Old Courthouse situated south of the Site during the early 18th century. The Mews, situated south-west of the conservation area, was commissioned by Henry VIII to house his stables, and contains a Tuscan arcade which is likely to be an original 16th century feature. Architectural interest is also derived from the 18th century houses along Hampton Court Road, in the Georgian style. The Site makes a limited contribution to the conservation area, as it is experienced privately as part of Hampton Court House School grounds and is situated away from the focal point of Hampton Court Green. Overall, the architectural interest of Hampton Court Green Conservation Area is considered to be **moderate to high**.

Historic interest

4.5.3 The historic interest of the conservation area is largely associated with Hampton Court. It is illustrative of wider development in the area, at a time when Hampton Court Palace itself was going through significant changes. The Old Courthouse, which is situated in the southern part of the conservation area, was home to Christopher Wren, who was responsible for the reconstruction of the palace during the late 17th century. This included the famous east front of the building, which was constructed in the Baroque style. The conservation area illustrates the relationship between the palace and the development of Hampton Court during the late 17th century and Georgian period. This includes a number of listed houses and lodges along Hampton Court Road that lead to Hampton Court House. The area comprises a mix of materials, but is primarily built in brick and stucco with consistent architectural elements alongside variation of architectural detailing. Overall, the historic interest of Hampton Court Green Conservation Area is considered to be **moderate**.

Archaeological interest

- 4.5.4 The archaeological interest of the conservation area is derived from its well-preserved buildings, which are indicative of the development of the area and provide the opportunity for further understanding of this development and the individual properties themselves (including their construction and use). There is also potential to uncover below grounds remains which could illustrate previous phases of development in the area. Hampton Court Green Conservation Area is therefore considered to possess **moderate** archaeological interest.

Setting

- 4.5.5 The setting of the conservation area is comprised of Hampton Court Palace and surrounding registered parks and gardens, including Bushy Park. As such this setting is dominated by a semi-rural landscape, which complements the largely domestic buildings of the area creating a 'village' feel. Bushy Park was managed by the Second Earl of Halifax in the mid-18th century. He also built Hampton Court House, which is situated in the north-western part of the conservation area. The Mews also possesses associative historic interest with Henry VIII and Cardinal Wolsey. The setting is therefore indicative of the area's development and makes a positive contribution to the significance of Hampton Court Green Conservation Area.

5.0 Impact Assessment

5.1 Managing change

5.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that "...heritage assets... are an irreplaceable resource..." (NPPF para. 189). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

5.1.2 The ethos of heritage policy and guidance in a planning context is not to preserve in aspic, but to manage change in the historic environment. Heritage policy in both its national and local contexts are detailed in **Appendix 1**.

5.1.3 The accompanying detailed drawings and Design and Access Statement provided by LXA architects, submitted as part of this retrospective listed building consent application, are referenced below and should be read in conjunction with this section.

5.2 Previous works to be regularised

5.2.1 The works assessed here were mostly carried out prior to Dukes Education's purchase of the Site, and comprised the redevelopment of a dilapidated glasshouse, former stable buildings, lean to structures and a cottage, which have been replaced with new classroom blocks as below:

- Construction of science classroom blocks replacing a late 20th century cottage, constructed by June 2015 (**Building A**) and extended by March 2021 (**Building B**) (denoted in **Figures 31** and **36**);
- Construction of a classroom to the north of the science block, completed by June 2019 (**Building C**, denoted in **Figure 37**);
- Construction of a new classroom replacing a former 19th century glasshouse to the north-eastern boundary, completed by March 2021 (**Building D**, denoted in **Figures 29, 31** and **38**);
- The construction of a number of timber sheds constructed to the north-eastern boundary between

2020 and 2023 (**Buildings E and F**, denoted in **Figure 39**);

- Construction of three classroom blocks replacing a stable block and lean-to building to the north-western boundary, completed by May 2018 (**Buildings G, H and I**, denoted in **Figures 40-42**); and
- The construction of a temporary building towards the north-western boundary in 2014, used as an office and accommodation unit (**Buildings J and K**, denoted in **Figure 43**)

5.3 Buildings A, B and C

5.3.1 The science block was constructed in 2015 (Building A). The former cottage building that the science block replaced is likely to have been a modern building of the late 20th century, based on planning history for the Site as well as its appearance and materials used. Though technically curtilage listed to the main house, the building was therefore at odds with the development phase of the kitchen garden and is considered to have been of minimal heritage significance (**Figures 31 and 32**). Its removal has therefore resulted in **no adverse impact** on the significance of the relevant heritage assets.

5.3.2 There was a new storage building added to the north of Building A in June 2019 (Building C) and the science block was extended to the north-east in 2021 (Building B) (**Figures 25 and 27**). A number of mitigation strategies were undertaken to ensure these buildings were sympathetic to their surroundings and the significance of the relevant heritage assets. Building A references the former cottage building by loosely copying its footprint and elements of its materiality, such as its brickwork. The use of traditional building materials and limited architectural detailing result in a modernist design which is sympathetic to their semi-rural setting, whilst remaining distinctly modern. The classrooms also do not exceed the height of the boundary wall, resulting in no inter-visibility with the registered park and garden of Bushy Park, and limited intervisibility with the listed building of Hampton Court House and Thomas Wright's original garden. This lack of inter-visibility is also afforded by the avenue of trees to the south of the classroom blocks.

5.3.3 Buildings A, B and C are situated towards the northern boundary of the Site, adjacent to the crescent rose walk (now an avenue of trees) to the south. This area is the former kitchen garden which is considered to make a lesser contribution to the overall significance of the registered park and garden. The classrooms are well screened from Wright's original Georgian garden by the avenue of trees immediately south. As set out above, the design of the science blocks references the design of the former cottage building and are contextual to the garden setting. The demolition of the former cottage and the construction of Buildings

A-C is therefore considered to have caused **no adverse impact** on the significance of the Grade II* Hampton Court House registered park and garden.

5.3.4 The classrooms are well screened from Hampton Court House by the avenue of trees to the south, protecting its architectural legibility and aesthetic relationship with the principal lawns within the Georgian garden. The modest yet distinctly modern design of the classroom blocks are sympathetic to the garden setting of the listed building. The demolition of the former cottage and the construction of Buildings A-C are therefore considered to have caused **no adverse impact** to the significance of the Grade II listed building of Hampton Court House, by way of a change to its setting. There is also considered to be **no adverse impact** on the Grade II listed Rustic Gothic Hut or Grade II* listed Shell Grotto, due to these structures settings being comprised of the original landscape garden and their historic/functional relationship to the main school building.

5.3.5 As discussed above, the design of the classrooms are sympathetic to the semi-rural setting of Bushy Park and not exceed the height of the boundary wall, resulting in no inter-visibility with the registered park and garden. The demolition of the former cottage and construction of Buildings A-C is therefore considered to have resulted in **no adverse impact** to the significance of Grade I listed Bushy Park registered park and garden, due to their design and the lack of inter-visibility between the registered park and garden and the new buildings.

5.3.6 Due to the area of works being well confined within the grounds of Hampton Court House, they are considered to be non-intrusive to the character of Hampton Court Green Conservation Area. The Site is a largely distinct space within the conservation area, which is experienced privately. This area is given extra screening by the avenue of trees that separates the kitchen garden from the original Georgian garden. The modest design of the buildings in materiality and scale reflect the semi-rural context of the conservation area. The demolition of the former cottage and construction of Buildings A-C are therefore considered to result in **no adverse impact** on the significance of Hampton Court Green Conservation Area.

5.4 Building D

5.4.1 The surviving glasshouse was in a poor state of repair in 2020, with only the metal pole frame surviving and limited glazing intact. This frame was reused and incorporated into the new classroom building, with an additional timber support structure required. Imagery of the classroom under construction in September

2020 is shown at **Figure 28**. As shown on aerial imagery this area had become derelict and overgrown between 2003 and 2019 (**Figures 18-25**). The metal pole structure can be seen within the existing building as shown in **Figure 30**.

5.4.2 The new classroom which replaced the glasshouses was constructed in March 2021 (**Figure 27**). A number of mitigation strategies were undertaken to ensure these buildings were sympathetic to their surroundings and consequently, the significance of the relevant heritage assets. Building D incorporates the metal framework of the former glasshouse into its design and therefore matches its historic footprint, with rooflights also intended to reference the former glasshouse (these had to be removed subsequently due to health and safety considerations, though their coffers are still intact and reference this form). The use of traditional building materials and limited architectural detailing result in a modern design which is sympathetic to their semi-rural setting, whilst remaining distinctly modern. The classrooms also do not exceed the height of the boundary wall, resulting in no inter-visibility with the registered park and garden of Bushy Park, the listed building of Hampton Court and Thomas Wright's original garden. This lack of inter-visibility is also afforded by the avenue of trees to the south of the classroom blocks.

5.4.3 The glasshouse was not part of the original Georgian garden design and appears to have been constructed by 1903; a common feature of Victorian gardens, particularly in the late 19th century. It is therefore considered to have been curtilage listed to Hampton Court House, but was of limited significance due to its later date, the lack of surviving fabric and the utilitarian nature of such structures as a common kitchen feature during this period. Furthermore, the new classroom reused the existing metal pole frame structure, which was incorporated into the building's design. The replacement of the glasshouse is therefore judged to have resulted in only a **very minor adverse impact** upon the significance of Hampton Court House registered park and garden. This is due to the previous historic-functional and architectural relationship between the structure and the garden, and is attributed to the partial demolition of the glasshouse only rather than the new classroom block.

5.4.4 The classroom is well screened from Hampton Court House by the avenue of trees to the south, retaining its architectural legibility. The modest yet distinctly modern design of the classroom blocks are sympathetic to the garden setting of the listed building. The demolition of the glasshouse and the construction of Building D are therefore considered to cause a **very minor adverse impact** to the significance of the Grade II listed building of Hampton Court House, which is attributed solely to the loss of the glasshouse by way of a minor change in the house's wider setting. The minimal impact on the curtilage listed existing

boundary wall with Bushy Park is considered to result in **no adverse impact**. There is considered to be **no adverse impact** on the Grade II listed Rustic Gothic Hut or Grade II* listed Shell Grotto, due to these structures settings being comprised of the original landscape garden and their historic/functional relationship to the main school building.

5.4.5 The design of the new classroom is modest in scale and does not exceed the height of the boundary wall, resulting in no inter-visibility with the adjoining Bushy Park. The modest design of the classroom, employing a mixture of traditional and modern material is sympathetic to the semi-rural setting of Bushy Park. The demolition of the glasshouse and construction of Building D is therefore judged to have resulted in **no adverse impact** on the significance of the Grade I registered Bushy Park, by way of change to its setting.

5.4.6 Due to the location of Building D being well confined to the north of Hampton Court House, it is judged to be non-intrusive to the character of the conservation area. The area in which Building D is located is well screened and distinct from the rest of the conservation area. The area of works is given extra protection by the crescent rose walk trees. The form and scale of the building is integrated into the existing setting of Hampton Court House, closely mirroring the historic form that was previously present. It is therefore judged that the works have resulted in **no adverse impact** on the significance of Hampton Court Green Conservation Area.

5.5 Buildings E and F

5.5.1 A number of timber sheds were constructed to the north-eastern boundary between 2020 and 2023. These are freestanding structures that are not attached to the curtilage wall to the Grade II listed building of Hampton Court House, therefore resulting in no material impact on any historic fabric. The materiality of these structures is sympathetic to their rural and garden surroundings and contextual to the setting of the relevant heritage assets. Furthermore, these structures did not replace any previously extant buildings in this location. The construction of Buildings E and F is therefore considered to have resulted in **no adverse impact** on the significance of: the Grade II* listed Hampton Court House registered park and garden (including the Grade II listed Rustic Gothic Hut or Grade II* listed Shell Grotto); the Grade II listed building of Hampton Court House; the Grade I registered park and garden of Bushy Park; and Hampton Court Green Conservation Area.

5.6 Buildings G, H and I

- 5.6.1 These former stables and lean-to structures were originally constructed in the mid to late 19th century and heavily altered and reconstructed throughout the 20th century. By the time of their demolition they had been altered and re-built to a point that there was no realistic ability to salvage or re-use any historic fabric of significance, not even as part of a comprehensive rebuild scheme that retained / repurposed any very limited surviving historic fabric or structure. Prior to its demolition, the lean-to structure appears to have been built almost entirely of modern materials (**Figure 32**), with the legibility of the former stable buildings in this location almost entirely lost and any limited historic fabric being beyond recreation or conservation.
- 5.6.2 The former lean-to structures were replaced by three classrooms by May 2018, as shown on aerial imagery (**Figure 24**). A number of mitigation strategies were undertaken to ensure these buildings were sympathetic to their surroundings and the significance of the relevant heritage assets. Buildings G, H and I reference the former lean-to structures by matching their footprint whilst being designed to be distinctly modern within their historic context. Furthermore, the classrooms do not exceed the height of the boundary wall with Bushy Park, limiting the inter-visibility with the registered park and garden, the listed building of Hampton Court House and Thomas Wright's original garden. This lack of inter-visibility is also afforded by the avenue of trees to the south of the classroom blocks.
- 5.6.3 The lean-to structures appear to have been constructed sometime during the late 19th but subsequently heavily altered throughout the 20th century, significantly eroding the degree of historic fabric and with the legibility of the former stable block almost entirely lost (**Figures 31 and 32**). At the time of demolition, the already heavily-altered lean-to structures were in a dilapidated condition, and their replacement can be considered to provide a heritage benefit with regard to the overall aesthetic of the garden. Furthermore, the structures also appear to have been built almost entirely of modern materials, making a negligible contribution to the significance of the registered park and garden. As stated above, the design, scale and height of the classroom block is sympathetic to the significance of the registered park and garden. It is therefore judged that the demolition of the former stables and lean-to structure and the construction of Buildings G, H and I has resulted in **no adverse impact** to the significance of the Grade II* listed Hampton Court House registered park and garden.
- 5.6.4 The classrooms are well screened from Hampton Court House by the avenue of trees to the south, retaining its architectural legibility. The deteriorated nature of the former stable and lean-to buildings had

eroded any meaningful functional or architectural relationship between the structure and the listed building. As stated above, the classroom blocks have been designed to be distinctly modern to avoid confusing the historic development of the Site. The demolition of the former stable and lean-to buildings is therefore considered to have resulted in **no adverse impact** on the significance of the Grade II listed building of Hampton Court House, which is attributed solely to the loss of the lean-to structures and therefore the change in the listed building's wider setting. The subsequent construction of Buildings, G, H and I is not considered to have contributed to this impact, due to the reasons outlined above. There is considered to be **no adverse impact** on the Grade II listed Rustic Gothic Hut or Grade II* listed Shell Grotto, due to these structures' settings being comprised of the original landscape garden and their historic/functional relationship to the main school building.

5.6.5 The design of the new classroom blocks is modest in scale and does not exceed the height of the boundary wall, limiting the inter-visibility with the adjoining Bushy Park. The demolition of the former stables and lean-to structures, and the construction of Buildings G, H and I has therefore resulted in **no adverse impact** on the significance of the Grade I registered park and garden of Bushy Park.

5.6.6 Due to the area of works being well confined within the grounds of Hampton Court House, they are considered to be non-intrusive to the character of Hampton Court Green Conservation Area. The Site is a largely distinct space within the conservation area, which is experienced privately. This area is given extra protection by the avenue of trees to the south of the classrooms. The demolition of the former stables and lean-to structures, and construction of Buildings G, H and I is therefore considered to have resulted in **no adverse impact** on the significance of Hampton Court Green Conservation Area.

5.7 Buildings J and K

5.7.1 A temporary building towards the north-western boundary was constructed in 2014 and used as an office and accommodation unit. These buildings are temporary and not attached to the curtilage listed wall, therefore resulting in no material impact on any historic fabric. As shown at **Figure 42**, Buildings J and K are well-screened from the rest of the garden, Hampton Court House and Bushy Park. Furthermore, these buildings did not replace any previously extant structures in this location, as shown in **Figures 18-22**. The construction of Buildings J and K are therefore considered to have resulted in **no adverse impact** on the significance of: the Grade II* listed Hampton Court House registered park and garden (including the Grade II listed Rustic Gothic Hut or Grade II* listed Shell Grotto); the Grade II listed building of Hampton Court

House; the Grade I registered park and garden of Bushy Park and; Hampton Court Green Conservation Area.

5.8 Conclusions

5.8.1 As described above, these works carried out in the grounds of Hampton Court House sought to replace dilapidated former garden structures with much-needed additional classroom space for the school, especially in relation to the science curriculum which has specific requirements not easily accommodated within the listed main school building. Though these former structures are considered to have been curtilage listed to the main school building, due to their historic and functional connection, they are of very limited significance both due to their original nature and the condition they were in at the time of demolition. Very little historic fabric survived within either the former stables/glasshouses and the structures were beyond reasonable reuse in their previous form.

5.8.2 The majority of the works were carried out prior to Duke Education's purchase of the Site. However, it is understood that the erection of the sheds/toilet (Buildings E and F) and the completion of Building D occurred after the purchase. The location of the new classroom blocks was chosen to replace this derelict buildings and provide built form of a similar plan in the same location, rather than building elsewhere in the site and creating additional visual impact. Mitigation measures were also employed as part of the development, including limiting the height of the new blocks to below the curtilage listed boundary wall with Bushy Park, minimising material impact on this wall and using sympathetic yet modern materials/design as much as possible. The structure of the former glasshouses was also maintained as part of the classroom block replacing it, with skylights also originally incorporated to reference the historic structure (these were later removed due to health and safety concerns, though their coffers remain legible).

5.8.3 As such, though the unauthorised loss of these curtilage listed structures is regrettable, these works are considered to have resulted in a **very limited adverse impact**, resulting solely from the partial demolition of the former glasshouse rather than the construction of the new classroom blocks or the other previous works. This is also due to the new classroom blocks' location in the kitchen garden, which was added to the principal Georgian garden in the early 19th century, and is therefore not part of Thomas Wright's original garden design. This section of the grounds therefore makes a lesser contribution to the significance of the relevant heritage assets overall.

- 5.8.4 This impact is therefore limited to the loss of the glasshouse (with the former 20th century cottage and former stable block considered to make a negligible contribution to the significance of relevant heritage assets), and has resulted in a **very minor adverse impact** to the Grade II* registered park and garden of Hampton Court House, and a **very minor adverse impact** to the Grade II listed Hampton Court House by way of a change in its wider setting. The works are considered to have resulted in **no adverse impact** to the Grade II listed Rustic Gothic Hut, Grade II* listed Shell Grotto, Grade I registered Bushy Park and wider Hampton Court Green Conservation Area.
- 5.8.5 There are considerable **public benefits** to be balanced against this very minor level of adverse impact, as outlined in the accompanying Planning Statement. These include the provision of much-needed additional classroom space, and therefore the long-term viable use of the listed building as a school.

DRAFT

6.0 Conclusions

6.1.1 Savills Heritage and Townscape have been commissioned by Dukes Education to prepare a Heritage Statement in support of a retrospective listed building consent application to regularise previous works at Hampton Court House School, which is a Grade II listed building and lies within a Grade II* registered park and garden.

6.1.2 The works carried out comprise the replacement of dilapidated 19th century glasshouses and former stable block, as well as 20th century lean-to buildings, with a number of classrooms built between 2014 and 2021. These works require retrospective listed building consent, as the demolished structures are considered curtilage listed to Hampton Court House and the new buildings are also attached to the curtilage listed boundary wall between the site and Bushy Park. A temporary office/accommodation unit (constructed in 2014), and a number of timber sheds constructed between 2020 and 2023 are also included here for completeness.

6.2 Heritage considerations

6.2.1 The Site comprises the Grade II listed building of Hampton Court House, which lies within a Grade II* registered park and garden. These grounds also include the Grade II listed Rustic Gothic Hut and Grade II* listed Shell Grotto. The Site is situated north-east of Hampton Court Palace and is bound to the east, north and west by Bushy Park (a Grade I registered park and garden), and to the south by Hampton Court Green. The Site also sits within the Hampton Court Green Conservation Area.

6.2.2 These works carried out in the grounds of Hampton Court House sought to replace dilapidated former garden structures with much-needed additional classroom space for the school, especially in relation to the science curriculum, which has specific requirements not easily accommodated in the listed main school building. Though these former structures are considered to have been curtilage listed to the main school building, due to their historic and functional connection, they are of negligible significance both due to their original nature and the condition they were in at the time of demolition. Very little historic fabric survived within either the former stables/glasshouses and the structures were beyond reasonable reuse in their previous form.

- 6.2.3 The majority of the works were carried out prior to Duke Education's purchase of the Site. However, it is understood that the erection of the sheds/toilet (Buildings E and F) and the completion of Building D occurred after the purchase. The location of the new classroom blocks was chosen to replace the derelict buildings and provide built form of a similar plan in the same location, rather than building elsewhere in the Site and creating additional visual impact. Mitigation measures were also employed as part of the development, including limiting the height of the new blocks to below the curtilage listed boundary wall with Bushy Park, minimising material impact on this wall and using sympathetic yet modern materials/design as much as possible. The structure of the former glasshouses was also maintained as part of the classroom block replacing it, with skylights also originally incorporated to reference the historic structure (these were later removed due to health and safety concerns, though their coffers remain legible).
- 6.2.4 As such, though the unauthorised loss of these curtilage listed structures is regrettable, these works are considered to have resulted in a **very limited adverse impact**, resulting from the demolition of the former glasshouse rather than the construction of the new classroom blocks. This is partly due to the new classroom blocks' location in the kitchen garden, which was added to the principal Georgian garden in the early 19th century, and is therefore not part of Thomas Wright's original garden design. This section of the grounds therefore makes a lesser contribution to the significance of the relevant heritage assets overall.
- 6.2.5 This impact is therefore limited to the loss of the glasshouse (with the former 20th century cottage and former stable block considered to make a minimal contribution to the significance of relevant heritage assets), and has resulted in a **very minor adverse impact** to the Grade II* registered park and garden of Hampton Court House, and a **very minor adverse impact** to the Grade II listed Hampton Court House by way of a change in its wider setting. The works are considered to have resulted in **no adverse impact** to the Grade II listed Rustic Gothic Hut, Grade II* listed Shell Grotto, Grade I registered Bushy Park and wider Hampton Court Green Conservation Area.
- 6.2.6 There are considerable **public benefits** to be balanced against this very minor level of impact, as outlined in the accompanying Planning Statement. These include the provision of much-needed additional classroom space, and therefore ensuring the long-term viable use of the listed building as a school.
- 6.2.7 This Heritage Statement meets the requirements of the NPPF and provides sufficient information in regards to heritage considerations relating to the proposal, as currently known.

7.0 References

- Archive visit to Richmond Local Studies Library and Archives on 11.11.2021
- English Heritage, 2008. Conservation Principles, Policies and Guidance, York: English Heritage
- Heritage Gateway, 2021. Available at:
https://www.heritagegateway.org.uk/gateway/advanced_search.aspx
- Historic England, 2018. The Setting of Heritage Assets. 2nd Ed. [Online]
Available at: <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets.pdf/>
- Historic England, 2019. Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management. 2nd Edition. February 2019
- Historic England, 2019. Statements of Heritage Significance: Analysing Significance of Heritage Assets, Historic England Advice Note 12. [Online] Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/>
- Historic England, 2021. Search the List. [Online]. Available at: <https://historicengland.org.uk/listing/the-list/>
- Ministry of Housing, Communities & Local Government, 2023. National Planning Policy Framework, s.l.: MHCLG.
- Ministry of Housing, Communities & Local Government, 2019. Planning Practice Guidance, s.l.: MHCLG.
- Historic Ordnance Survey maps purchased from Groundsure
- Layers of London, 2021: <https://www.layersoflondon.org/>
- Hampton Court Green Conservation Area 11 Statement, London Borough of Richmond

8.0 Appendix 1: Legislation, Planning Policy and Guidance

a. Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that with regard to applications for planning permission affecting Listed Buildings and /or Conservation Area or their setting:

“s.66(1) In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

“s.72 In considering development which affects a Conservation Area or its setting, the LPA shall pay special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area.”

b. National Planning Policy Framework

National planning policies on the conservation and enhancement of the historic environment are set out in the National Planning Policy Framework (NPPF, September 2023). Section 16, ‘Conserving and Enhancing the Historic Environment’ specifically deals with historic environment policy and includes the following policy text:

Heritage assets range from Sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (para 189).

In para 197 it states that ‘In determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

- the desirability of new development making a positive contribution to local character and distinctiveness.’

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation, ‘irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’ (para 199).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 200).

Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 201).

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (para 202).

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 (para 203).

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred (para 204).

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably (para 206).

8.1 Regional Planning Policy

The London Plan (March 2021)

The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.

The Plan is part of the statutory development plan for London, meaning that the policies in the Plan should inform decisions on planning applications across the capital. Borough's Local Plans must be in 'general conformity' with the London Plan, ensuring that the planning system for London operates in a joined-up way and reflects the overall strategy for how London can develop sustainably, which the London Plan sets out.

Section 7 of the London Plan sets out policies for Heritage (and Culture). Policy HC1 Heritage conservation and growth states:

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of Sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
- 1) Setting out a clear vision that recognises and embeds the role of heritage in place-making;
 - 2) Utilising the heritage significance of a Site or area in the planning and design process;
 - 3) Integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place;
 - 4) Delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse.

8.2 Local Planning Policy

The Site is located in the Borough of Richmond. As such, local planning policy is covered by the London Borough of Richmond Local Plan and the London Plan.

The London Borough of Richmond Local Plan was adopted in July 2018 and sets out policies and guidance for the development of the borough until July 2033 or until it is superseded. The policies relevant to heritage have been reproduced below:

A. Policy **LP3** on Designated Heritage Assets:

A. The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, Listed Buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means:

1. *Give great weight to the conservation of the heritage asset when considering the impact of a proposed*

development on the significance of the asset.

2. Resist the demolition in whole, or in part, of Listed Building. Consent for demolition of Grade II Listed Buildings will only be granted in exceptional circumstances and for Grade II and Grade I Listed Buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset.*

3. Resist the change of use of Listed Buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.

4. Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within Listed Buildings, and resist the removal or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.

5. Demolitions (in whole or in part), alterations, extensions and any other modifications to Listed Buildings should be based on an accurate understanding of the significance of the heritage asset.

6. Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within Listed Buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.

7. Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.

8. Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.

9. Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.

B. Resist substantial demolition in Conservation Areas and any changes that could harm heritage assets, unless it can be demonstrated that:

- 1. in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;*
 - 2. in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or*
 - 3. the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.*
- C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.*
- D. Where there is evidence of intentional damage or deliberate neglect to a designated heritage asset, its current condition will not be taken into account in the decision-making process.*
- E. Outline planning applications will not be accepted in Conservation Areas. The Council's Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans, will be used as a basis for assessing development proposals within, or where it would affect the setting of, Conservation Areas, together with other policy guidance, such as Village Planning Guidance SPDs.*

9.0 Appendix 2: Figures



Figure 1 - aerial view with the Site outlined in red

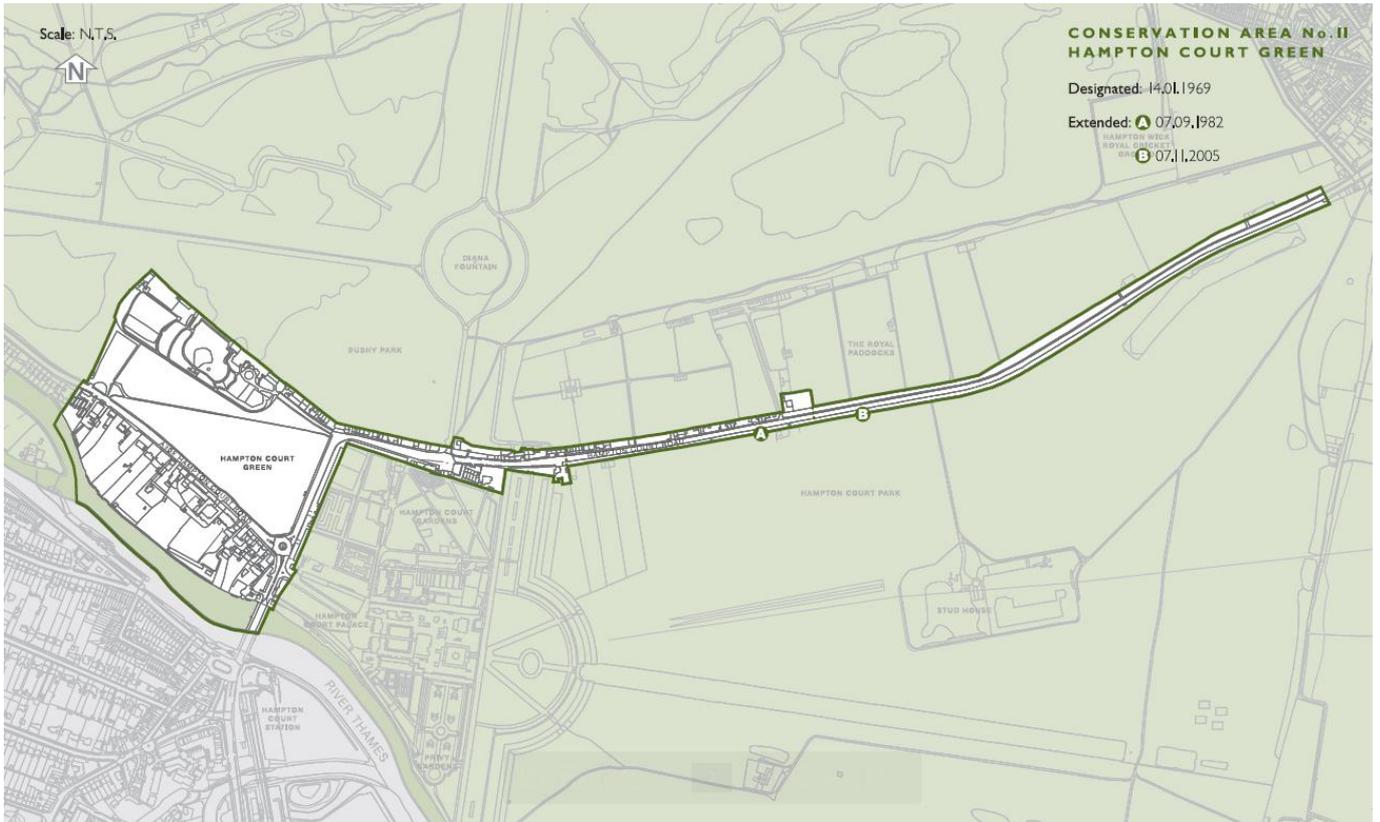


Figure 2 - Hampton Court Green Conservation Area

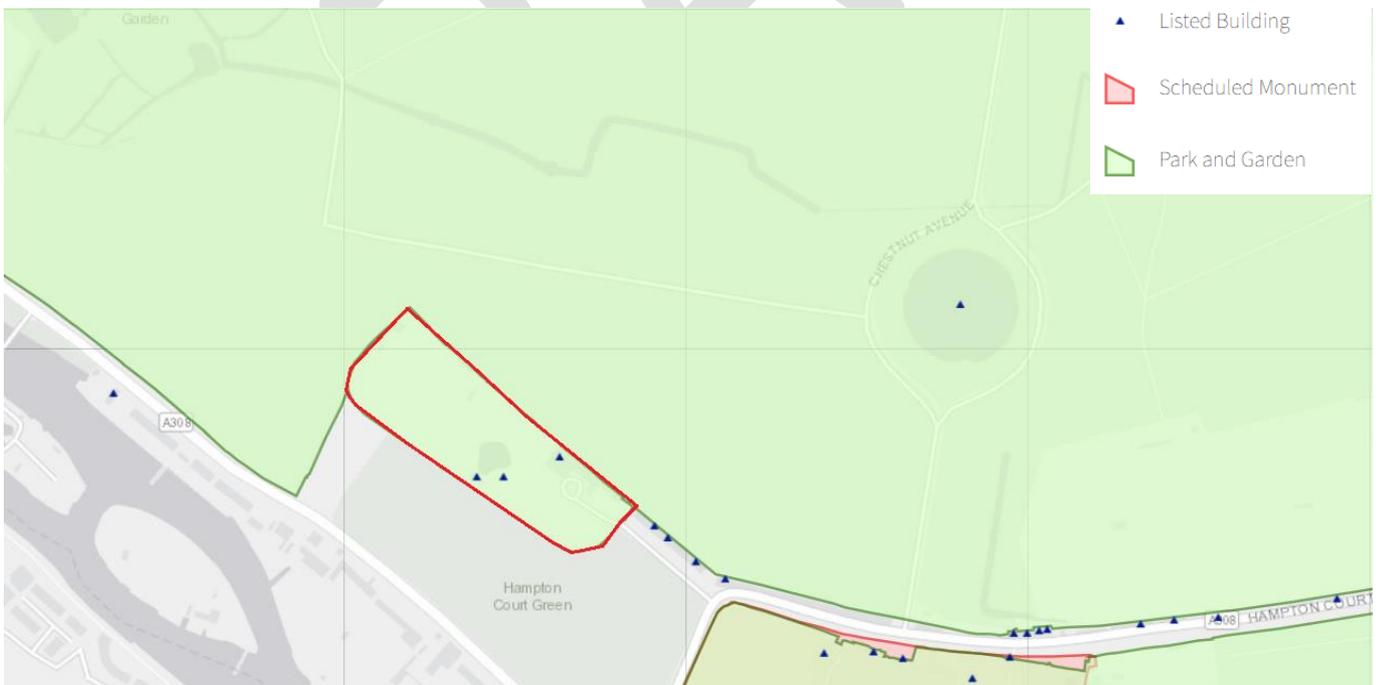


Figure 3 - designated heritage assets with the Site outlined in red

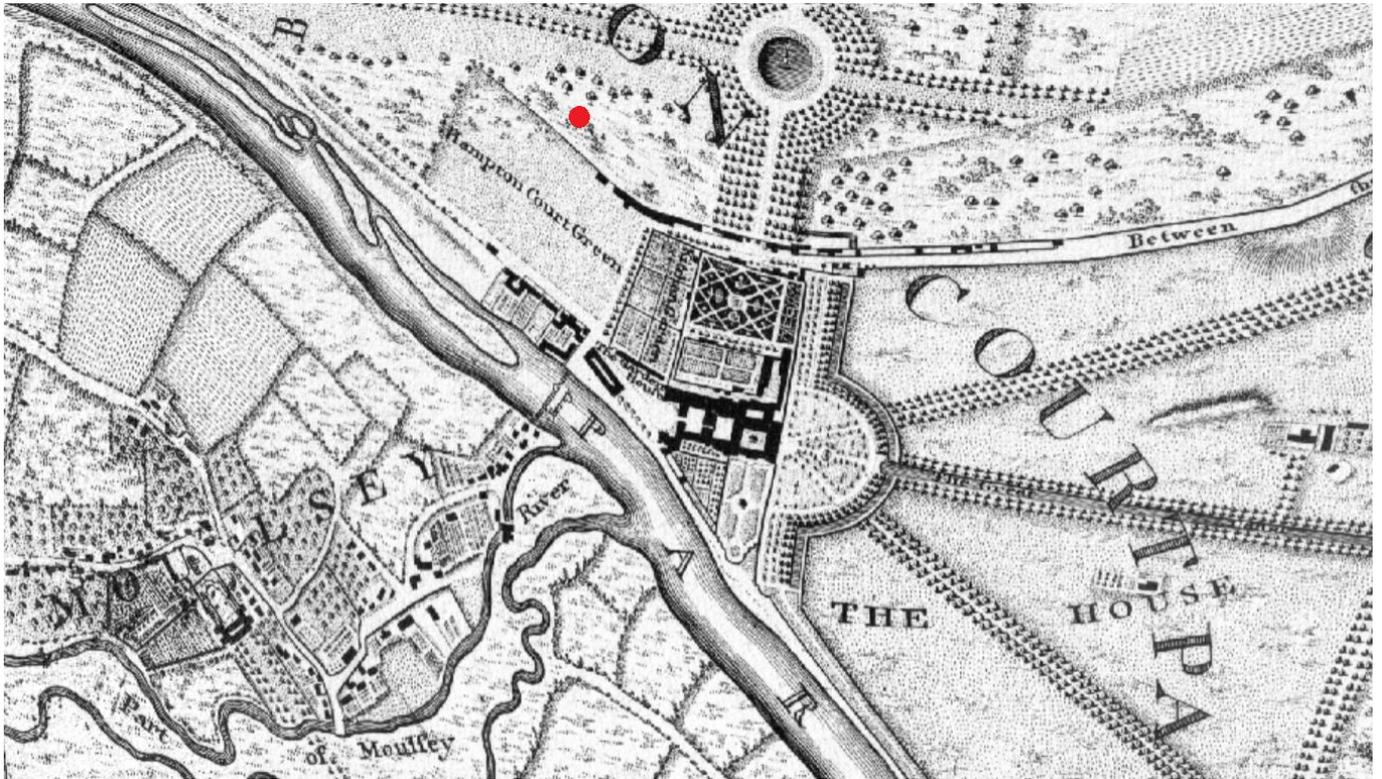


Figure 4 - 1746 Rocque map with approximate location of the Site marked in red, with Molesey situated south-west

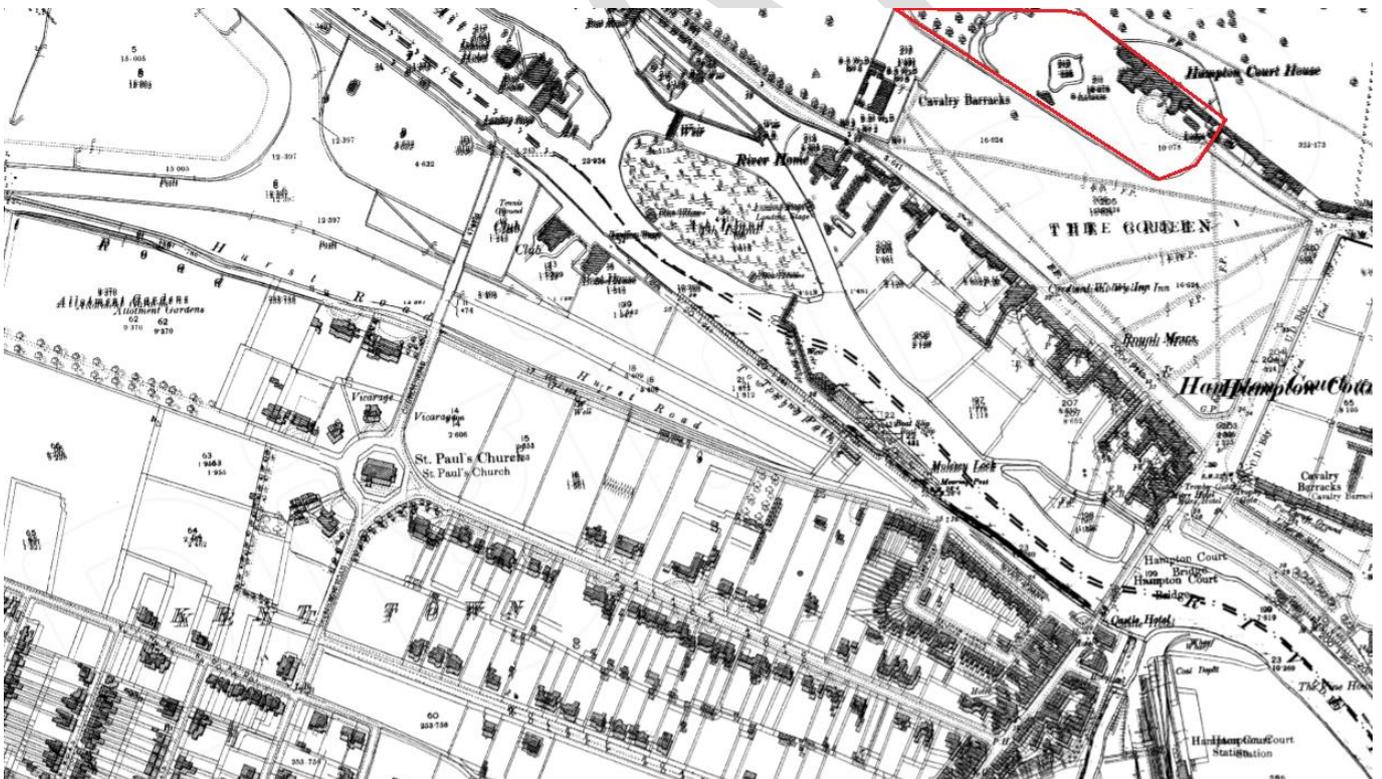


Figure 5 - 1890's Ordnance Survey map with the Site highlighted in red, with cavalry barracks in close proximity

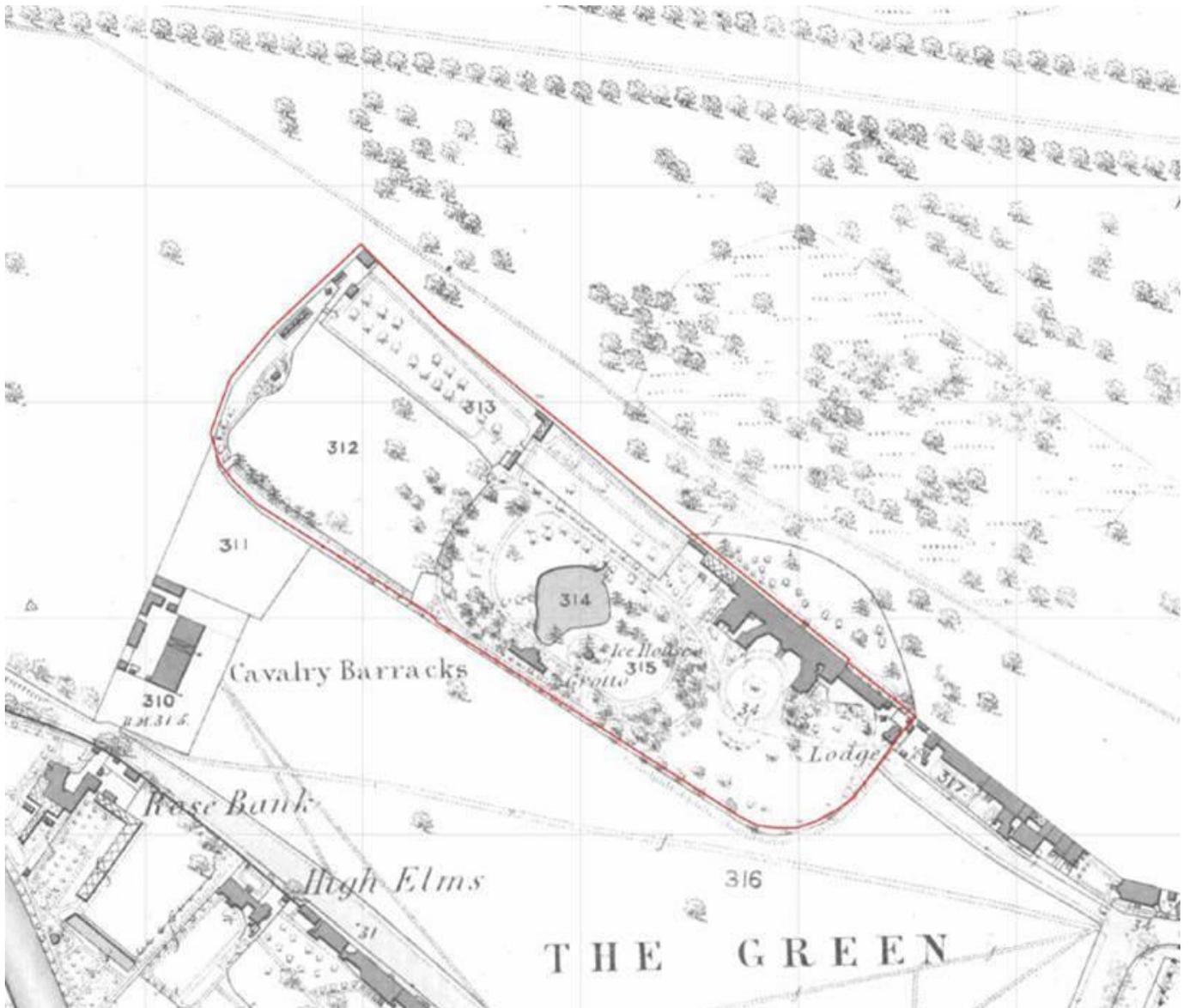


Figure 6 - 1865 Ordnance Survey map with the Site outlined in red

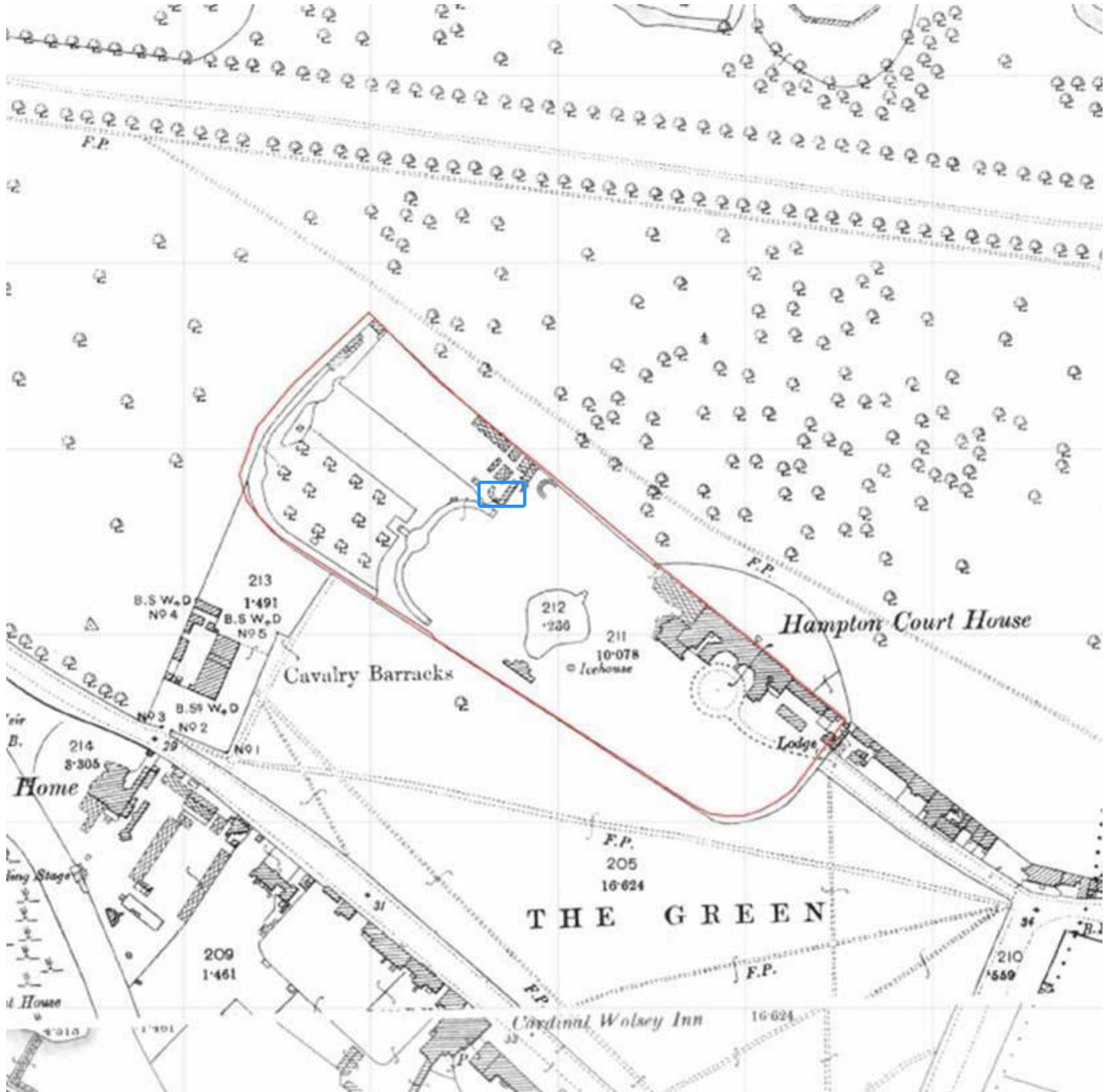


Figure 7 - 1897 Ordnance Survey map with the Site highlighted in red, lean-to stable block situated in the north-west corner and glasshouses along the north boundary wall. Glasshouses which were replaced by cottages highlighted in blue.

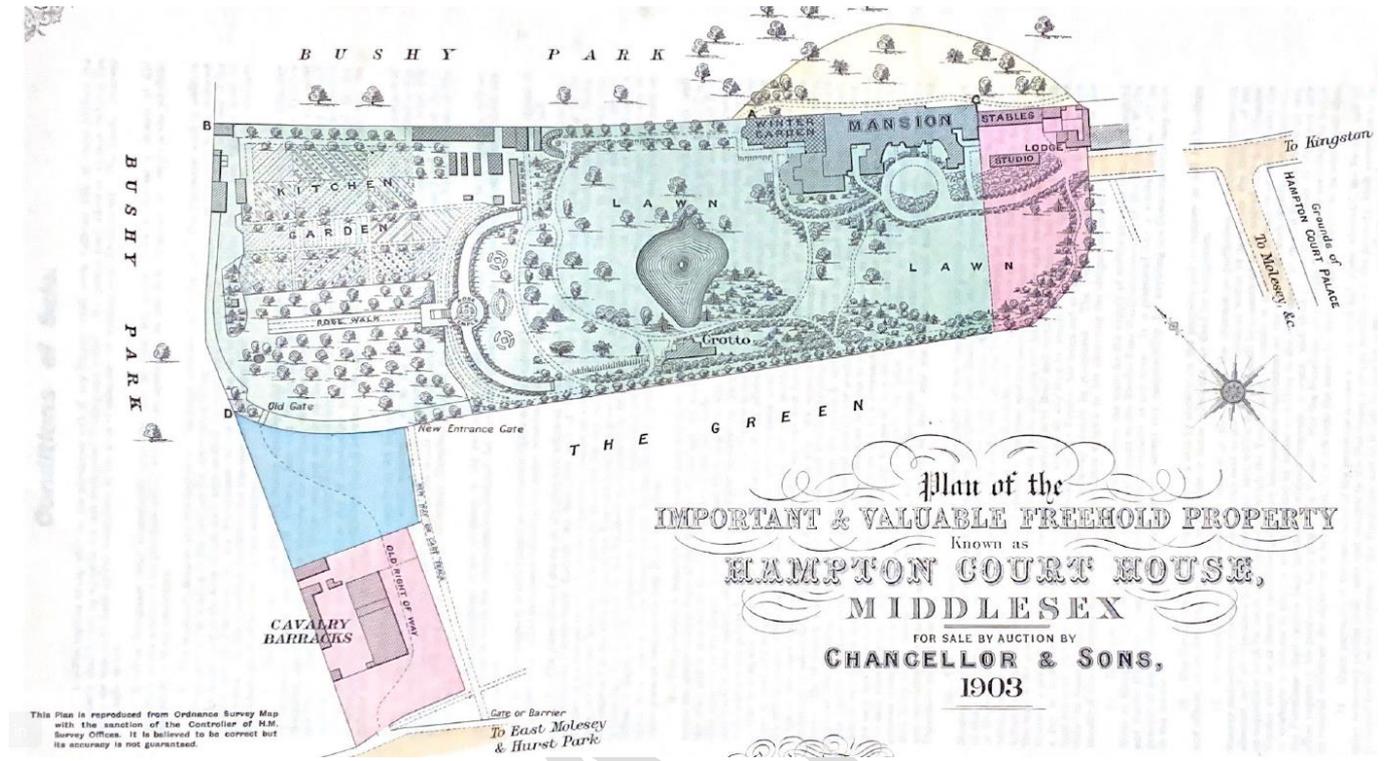


Figure 8 - Hampton Court House Plan (1903 sale auction)

DRAFT

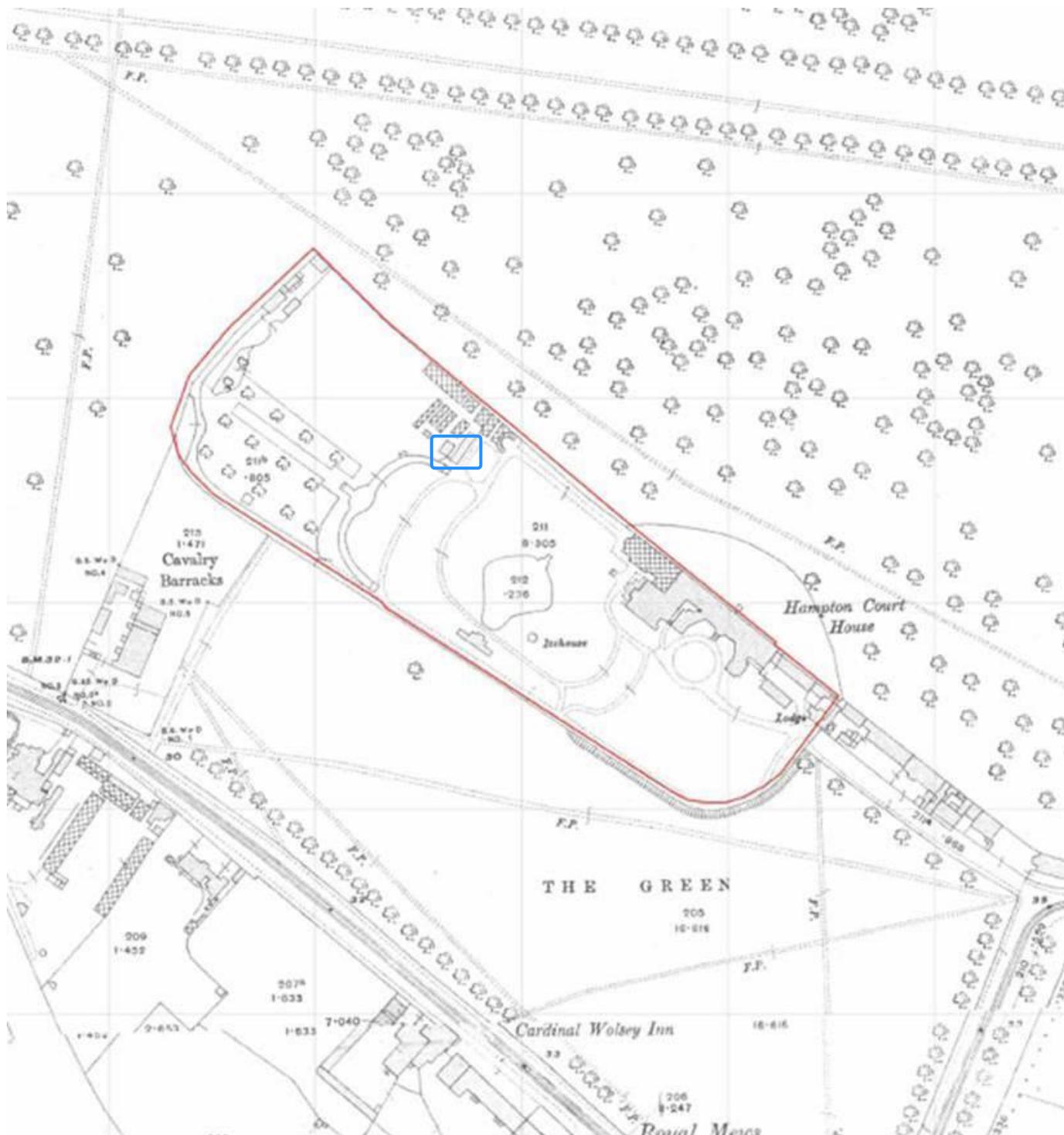


Figure 9 - 1915 Ordnance Survey map with the Site outlined in red, cottage buildings which replaced glasshouses adjacent to crescent rose walk highlighted in blue

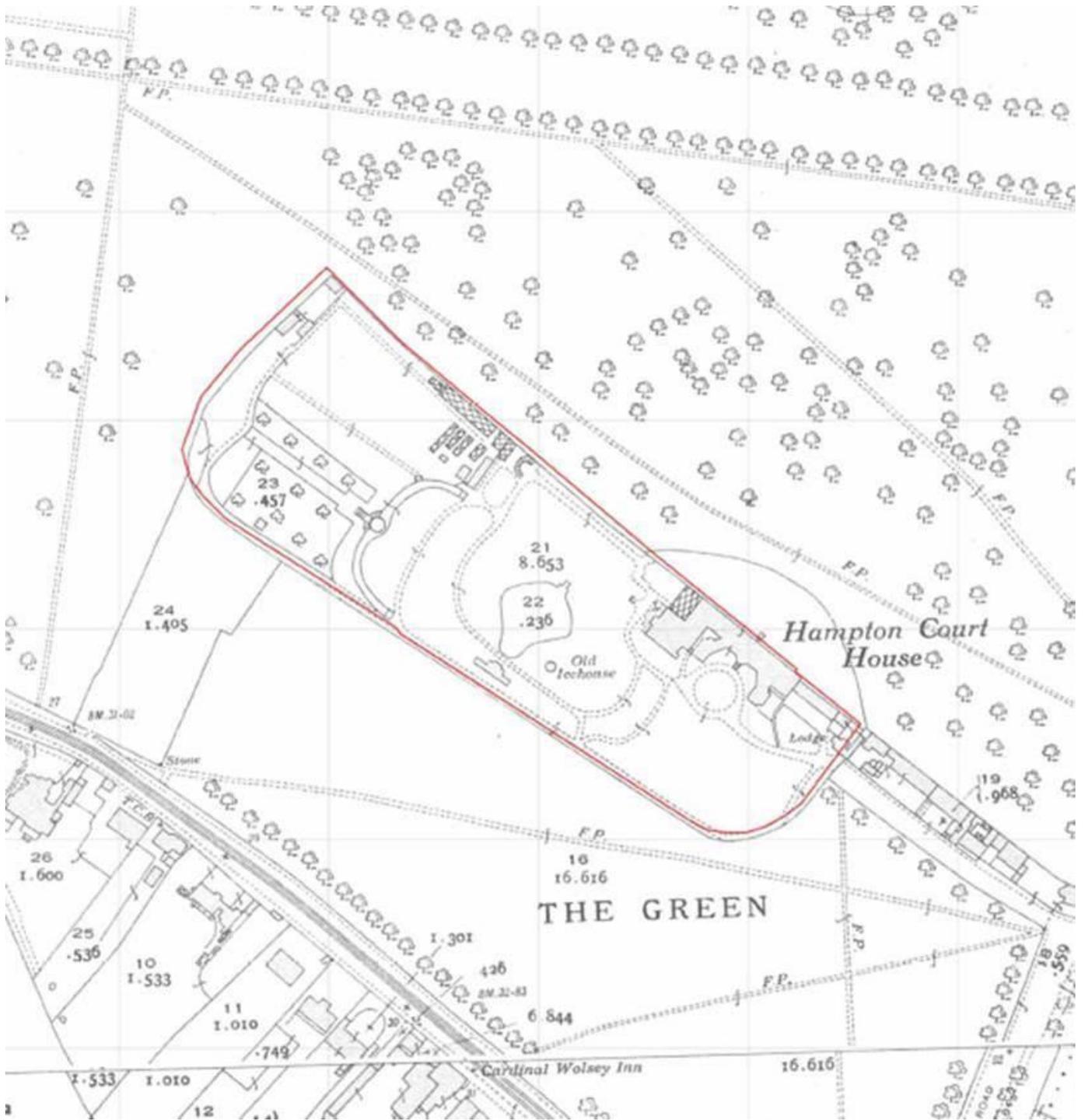


Figure 10 - 1934 Ordnance Survey map with the Site outlined in red

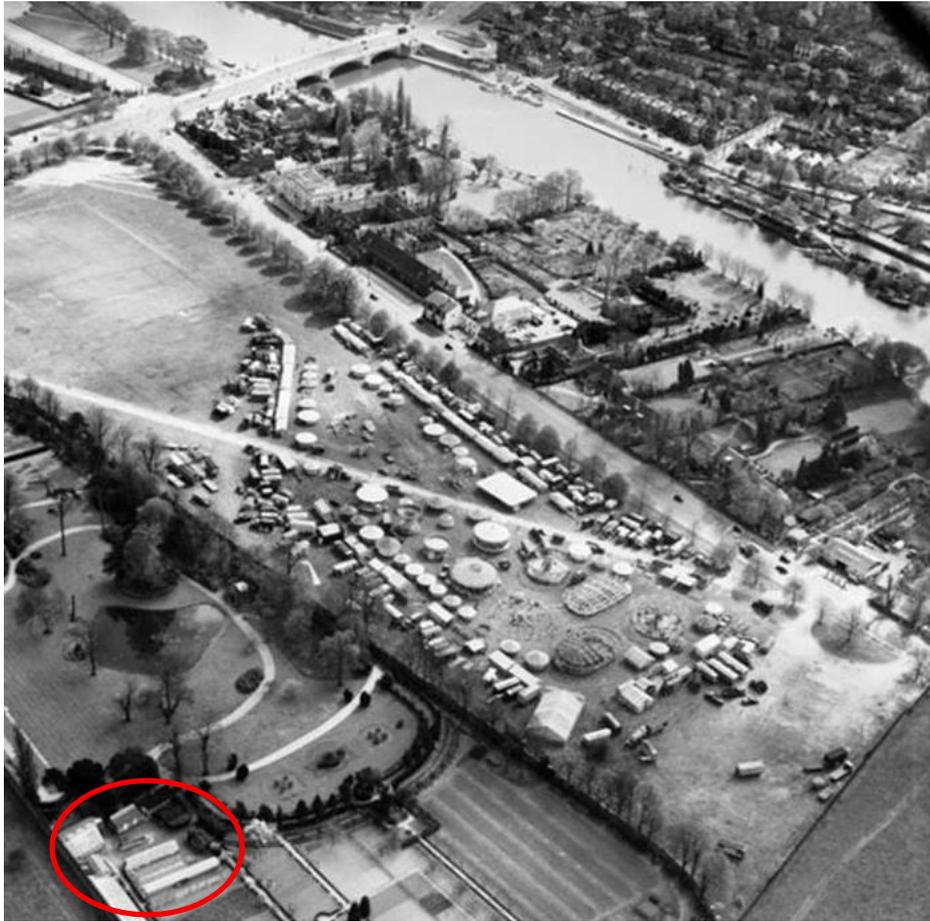


Figure 11 – 1949 aerial view of the Site, with glasshouses circled in red (Britain of Above)

DR



Figure 12 – 1949 aerial view of the Site (Britain from Above)

DRAFT

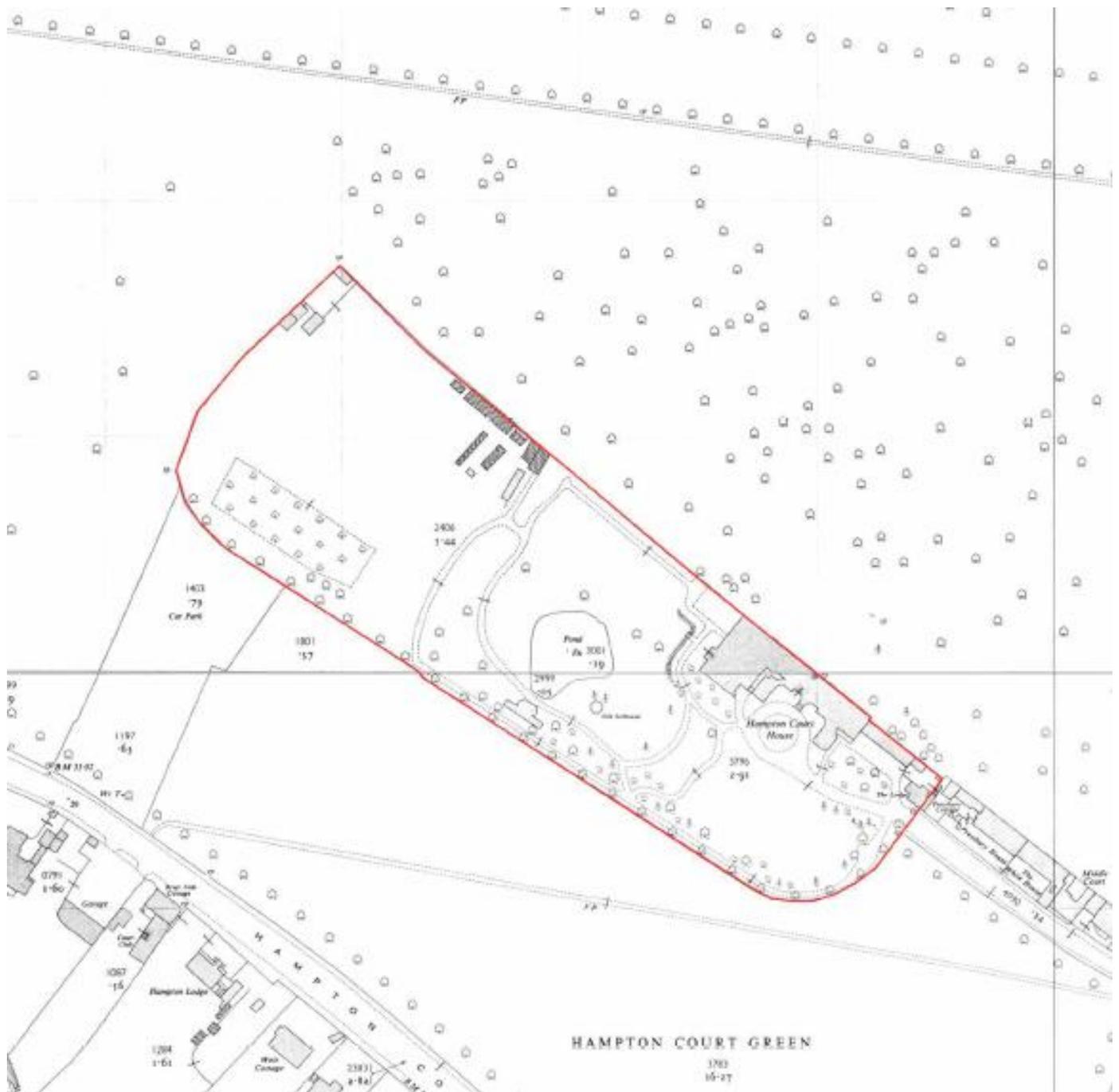


Figure 13 - 1957 Ordnance Survey map with the Site outlined in red

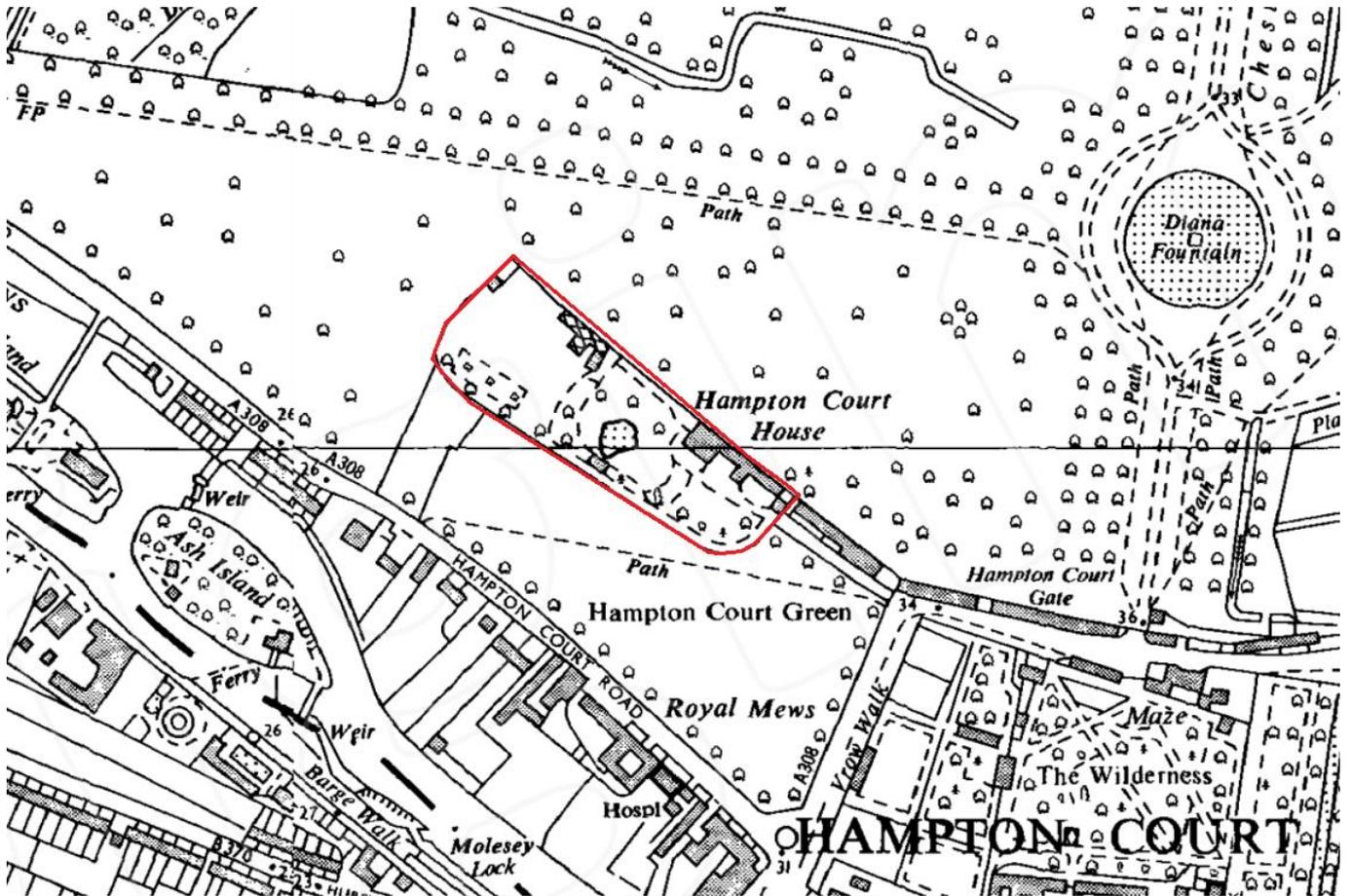


Figure 14 – 1960's Ordnance Survey map with the Site outlined in red

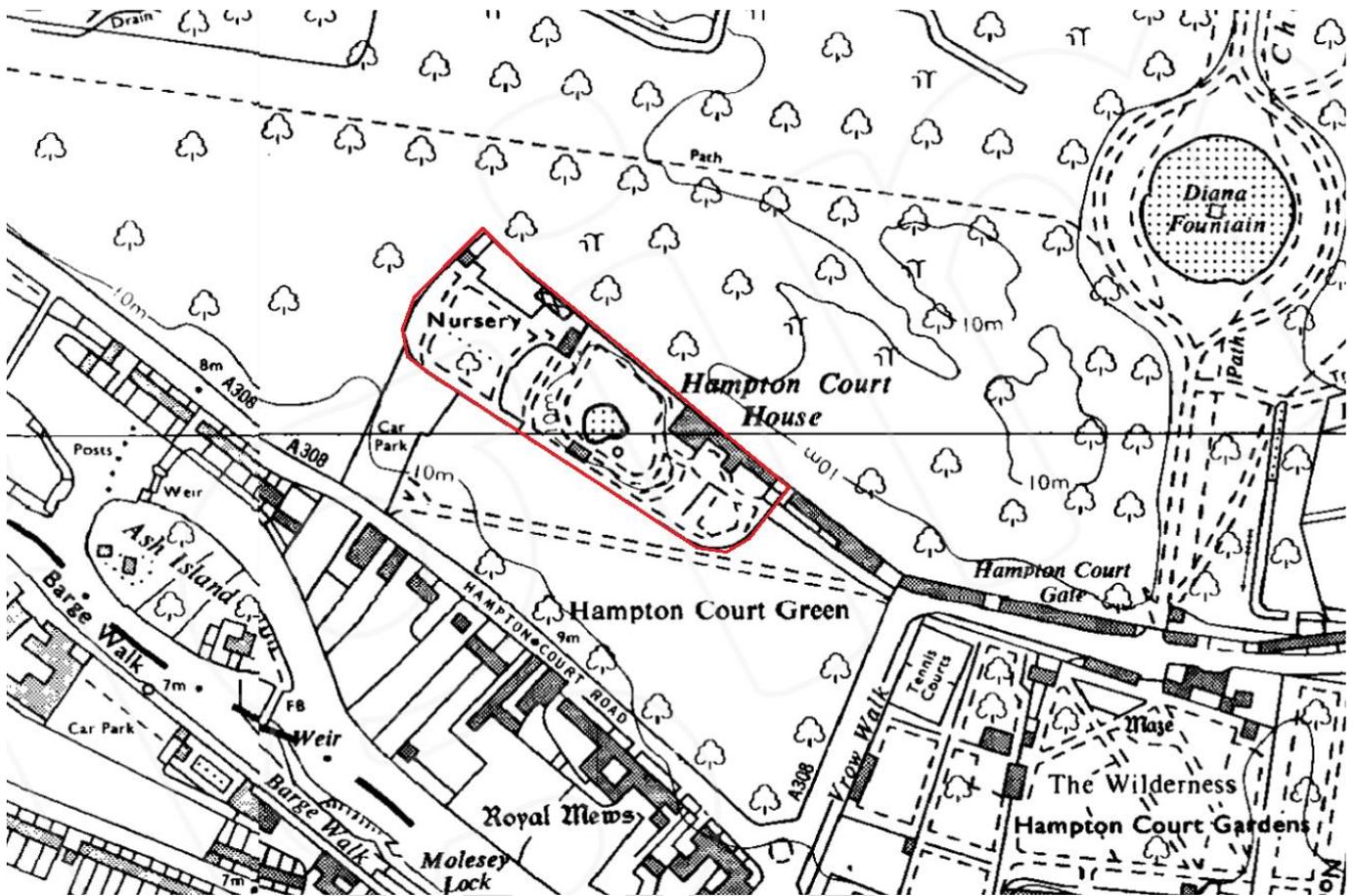


Figure 15 – 1970's Ordnance Survey map with the Site outlined in red

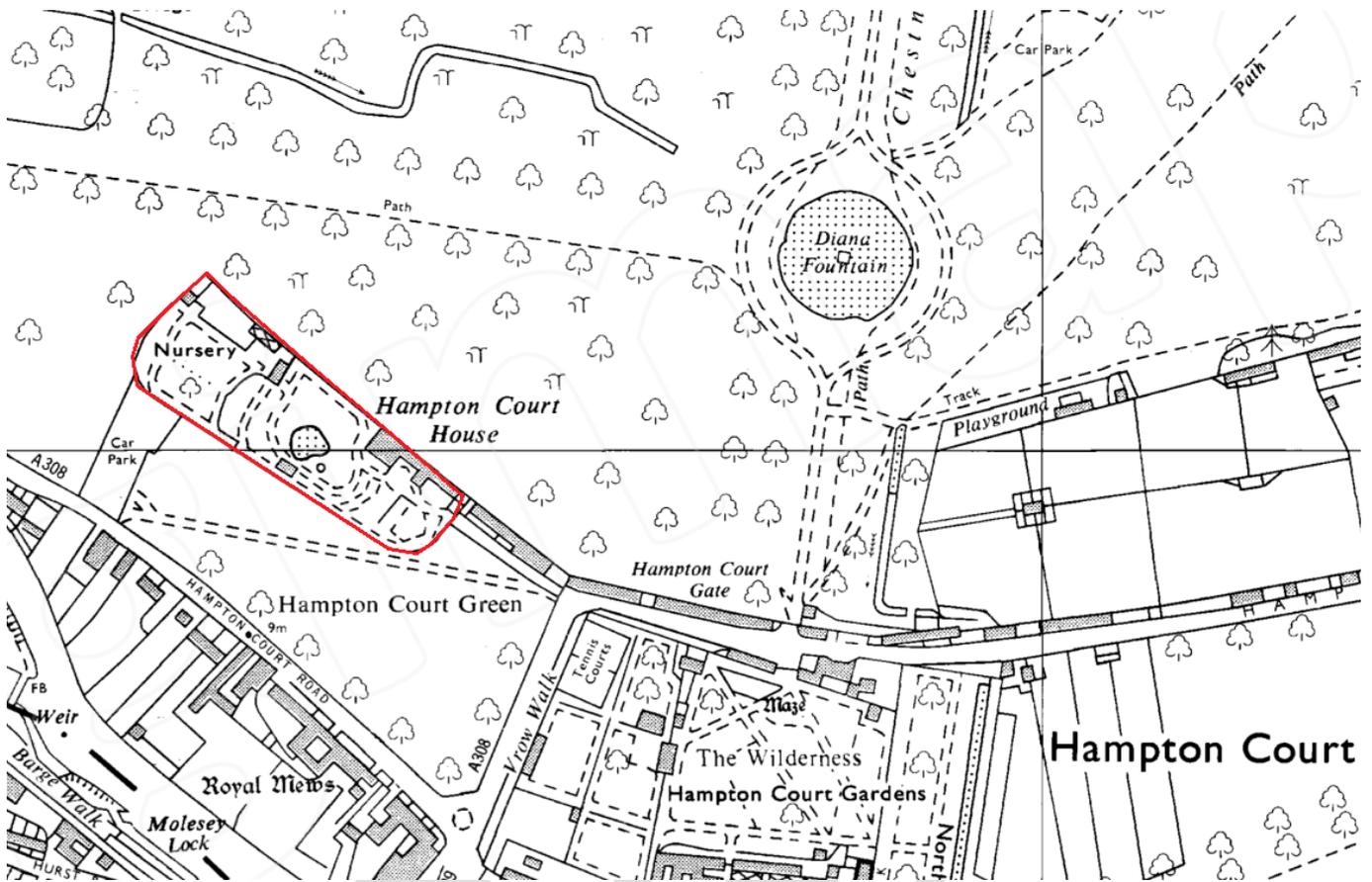


Figure 16 – 1980's Ordnance Survey map with the Site outlined in red



Figure 17 - modern Ordnance Survey map of the Site

DRAFT



Figure 18 – December 2003 aerial view of the Site with the glasshouse outlined in red, lean-to structure highlighted in blue

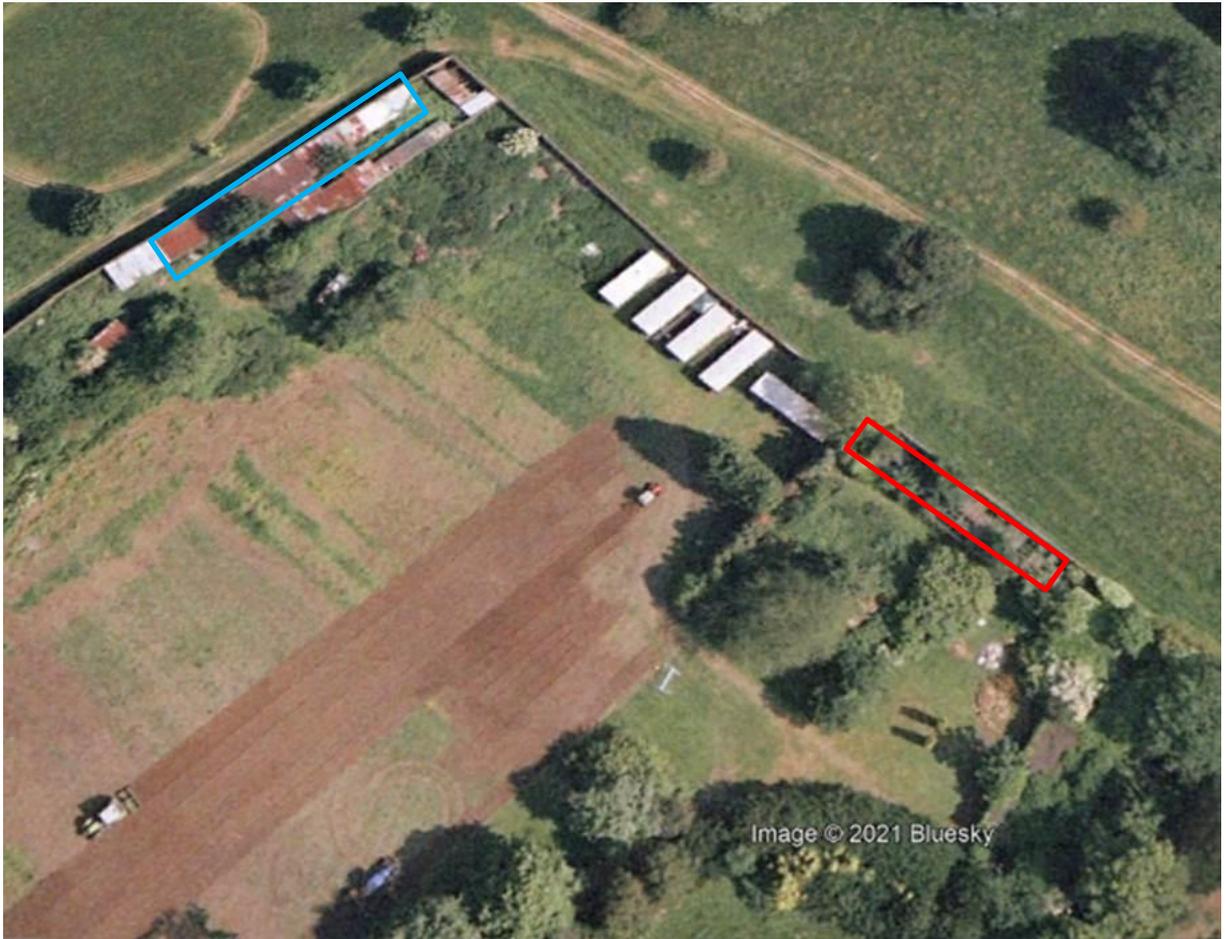


Figure 19– December 2006 aerial view of the Site with the glasshouse outlined in red, lean-to structure highlighted in blue

DRAFT



Figure 20 – October 2008 aerial view of the Site with the glasshouse outlined in red, lean-to structure highlighted in blue

DR



Figure 21 – July 2013 aerial view of the Site with the glasshouse outlined in red, lean-to structure highlighted in blue, cottage highlighted in yellow

DR

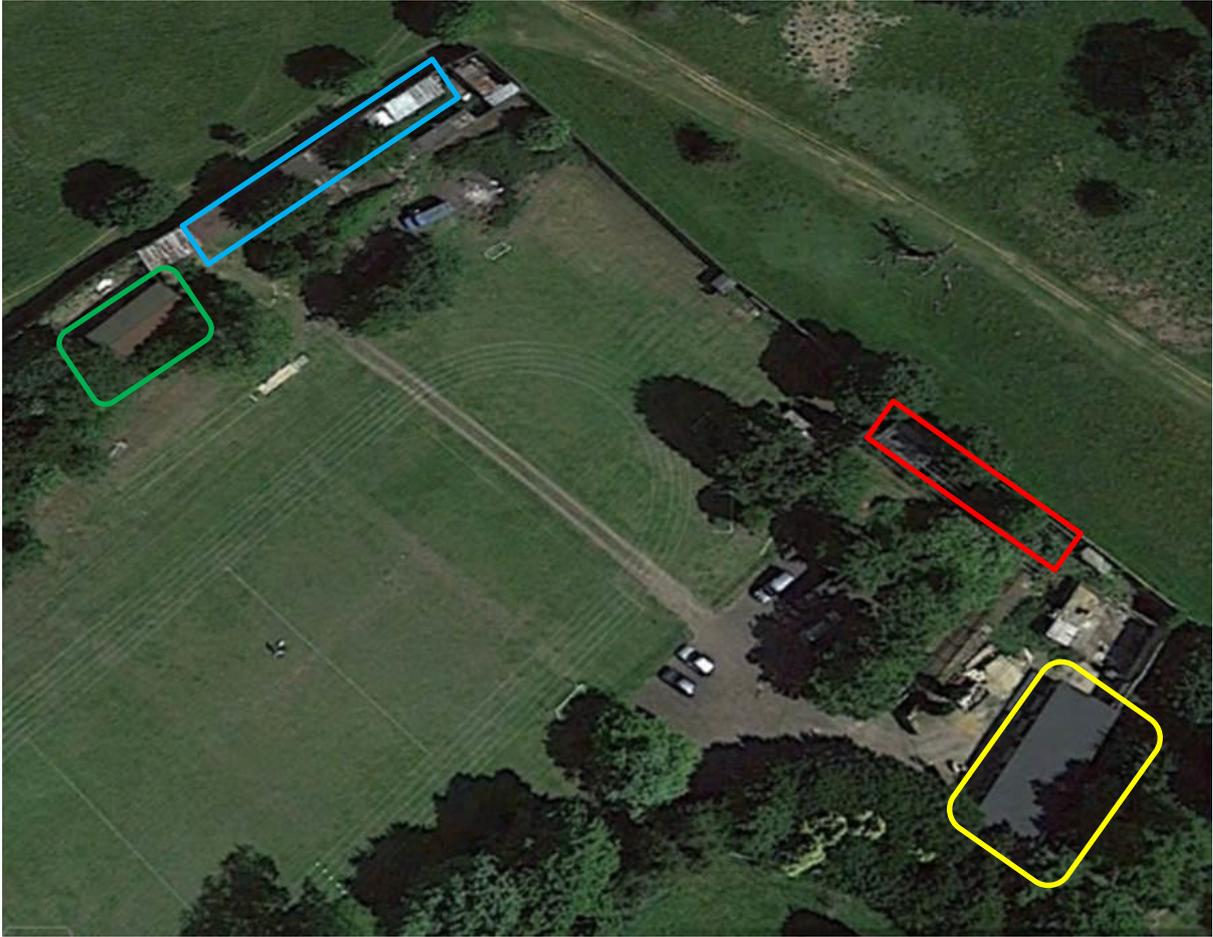


Figure 22 – June 2015 aerial view of the Site with the glasshouse outlined in red, lean-to structure highlighted in blue, office and accommodation building highlighted in green (Buildings J and K), new science block replacing cottage highlighted in yellow (Building A)



Figure 23 – April 2017 aerial view of the Site with the glasshouse outlined in red, lean-to structure highlighted in blue



Figure 24 – May 2018 aerial view of the Site with the glasshouse outlined in red, 3 classroom blocks which replaced the lean-to structure highlighted in blue (Buildings G, H and I)

DRAFT



Figure 25 – June 2019 aerial view of the Site showing new classroom blocks, new storage block highlighted in yellow (Building C)

DR



Figure 26 – April 2020 aerial imagery of the Site



Figure 27 – March 2021 aerial view of the Site showing completed new classroom blocks, extension to science block added at this time highlighted in yellow (Building B), New classroom to north-east boundary highlighted in blue (Building D) replacing the glasshouse



Figure 28 – March 2022 aerial view of the Site: new classroom to north-east boundary highlighted in blue (Building D) with rooflights infilled



Figure 29 – Building D in construction showing the metal pole frame of the former glasshouse that was reused



Figure 30 - Building D interior with salvaged metal pole structure from former glasshouse



Figure 31 – former cottage building with modern corrugated iron roof, now demolished (top left) with completed science block which replaced it during and after construction (top right and bottom) (Completed in 2015 (Building A), extended in 2021 (Building B))



Figure 32 - former lean-to structure to the north-western boundary



Figure 33 – Buildings G, H and I under construction in 2017 / 2018



Figure 34 - front elevation of Hampton Court House, with 19th century entrance porch



Figure 35 - Buildings A and B



Figure 36 - Building A with its extension (Building B) in the background of the image



Figure 37 – Building C



Figure 38 – Building D



Figure 39 - Buildings E and F



Figure 40 - Building G



Figure 41 - Building H

DR



Figure 42 - Building I



Figure 43 - Buildings J and K



Figure 44 - boundary wall to Bushy Park



Figure 45 – new classroom blocks which replaced 'lean to' stable block, in context of boundary wall with Bushy Park (Buildings, G, H and I)



Savills (UK) Ltd
33 Margaret Street, London W1G 0JD
www.savills.co.uk