



Hampton House, no. 90 High Street, Hampton, TW12 2SW
Heritage Statement

Heritage Significance, Impact Assessment & Justification Statement

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of

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1.0. INTRODUCTION

- 1.1. The subject site at Hampton House, no. 90 High Street, Hampton TW12 2SW is a Grade II listed building within the London Borough of Richmond-upon-Thames. The subject site comprises a two to three-storey house which was originally built in the late 17th or early 18th century, and which has been much extended over time. It also comprises a front and rear garden. It is located within the Hampton Village Conservation Area.
- 1.2. This Heritage Statement has been produced to accompany an application for Listed Building Consent. The proposals (as set out in Appendix 4 of this Heritage Statement) involve the following:

Repair of existing sash windows in the main house at ground, first and second floor levels;

Reinstatement of centrally located three-over-three sash window to the rear elevation at second floor level (to replace false window);

Alterations to kitchen and scullery in the main house at ground floor level, including replacing kitchen units and flooring, and making some alterations to the modern ceiling;

Widening external wall in the main house at ground floor level, between scullery and garage;

Repair of balustrade spindles to principal staircase in main house;

Removing shower room at second floor level, and providing new bathroom at second floor level (Flat 90A);

Addition of soundproofing in the main house at second floor level beneath floor (subject to floor joists);

Second floor level reconfiguration in main house (Flat 90A): Removal of partition walling between existing kitchen and north-west bedroom in order to amalgamate the two rooms, forming a single living room/kitchen space (retaining existing fireplaces and roof beams); Removal of partition walling between south-west bedroom and north-west bedroom, so the former is accessed from the latter (instead of from the hallway); Relocation of modern stud walling to the new south bathroom in order to increase the length of the hallway; Removal of partition walling between north-west bedroom and shower room in order to reinstate the original size of the bedroom, infilling the modern door opening between the shower room and the stairwell; and providing connecting door between new bathroom and south-east bedroom;

Alterations and repair-work to the roof of main house: Rot treatment, replacing any damaged joists and protecting historic lathes; Provision of insulation with vapour barrier and air gap; Replacement Welsh or Spanish slates; Solar panels concealed within pitches;

Alterations and repair-work to wash house and garden storage building: Removal of internal partition walling and window to lobby area, and renovation of roof; Renovation of wash house to form an “orangery” – repairing damaged brickwork, insulating the floors and walls, replacing existing non-historic roof joists (retaining tiles where possible); Renovation of garden storage building, with waterproofing added (without compromising “breathability” of building); repair of damaged brickwork, and other structural repair work.

Alterations to garage, Flat 90B and stable: Removal of door to Flat 90B (on west side) and provision of new double garage door in hardwood timber, with glazed upper panels (providing multi-paned windows); Provision of a new door to Flat 90B, on north side; Removal of internal wall on ground floor level in order to enlarge existing single garage into a double garage, with a “workshop” area to the rear (east); Removal of timber partitioning to stable, to form a new workshop; Removal of existing staircase, and provision of new staircase in the current location of the ground floor bathroom; Removal of existing bathroom, to make way for new staircase; Removal of partition walls between kitchen and living room on first floor level,

amalgamating the two rooms into one; providing a new boiler; and adding a new south-facing dormer window; Converting the space above the stable into a new bathroom, retaining and renovating the existing skylight.

Alterations in the front garden: Renovation of side (north) gate posts and wall

Alterations in the rear garden: Renovation of shed within north passageway (including electrics, new ceiling, roof insulation, etc.); Removal of modern walling (approx. eight courses high), including foundations.

1.3. The proposed scheme has been informed by the local planning authority's written pre-application advice (dated 6th April 2023), following an on-site pre-application meeting on 23rd January 2023.

1.4. This Heritage Statement complies with the requirements of the National Planning Policy Framework, December 2023 (NPPF) and the online Planning Practice Guidance (PPG) in respect of heritage and design issues. No archaeological assessment has been undertaken as part of this report.

1.5. This report includes some observations of the subject site which should be treated as mere conjecture, as they are based upon documentary and physical evidence available to the authors at the time of writing. Closer physical inspection of the subject site (most notably its roof structure, and the brickwork of the side (north) elevation) is required in order to shed further light on the building's development.

1.6. This Heritage Statement sets out:

An historical background of the building, the site and the surrounding area.

An analysis of the context of the site and the contribution it makes to the setting of the Conservation Area and any statutorily and locally listed buildings within close vicinity of the site.

An appraisal of the historical significance of the building and its setting.

An assessment of the potential or actual impact of the proposed works upon the significance of the building and any other heritage assets.

How the proposed works comply with relevant national, regional and local planning policies.

1.7. **Summary**

The subject site at no. 90 High Street, Hampton TW12 2SW, comprises a Grade II listed building within the Hampton Village Conservation Area.

An assessment of the significance of the subject site concludes that it possesses low archaeological interest, medium architectural and artistic interest, and medium historic interest. The setting of the subject site is considered to be of medium significance.

An assessment of the impact of the proposals concludes there would be a **minimal and neutral impact on the heritage significance of the subject site**. It would have a **minimal and neutral to positive impact on the character and appearance of the Conservation Area, and the settings of nearby statutorily and locally listed buildings**, by virtue of the enhancements to the side gateway, to the street elevation of the garage, and to the boundary treatment between the subject site and the drive way to no. 88 Park Close. Given the negligible to minimal alterations to the elevations of the buildings addressing the rear garden and to the garden itself, and the distance between the house and the east boundary of the subject site, it is considered that the proposals would have no impact on the setting of Bushy Park.

The proposals would cause no harm to any heritage assets, nor to the settings of any heritage assets. They would only affect aspects of the subject site which are considered to be neutral at best in their contribution to the architectural and historic interests of the buildings and grounds within the subject site (save for the timber partitions in the stable).

Any perceived (low level of less-than-substantial) harm caused by the minimal loss of historic fabric in secondary areas of the house would be counterbalanced by the enhancements offered by the proposals, as follows:

- the reinstatement of the original size of the north-east bedroom at second floor level;
- the reinstatement of the three-over-three sash window to the rear elevation at second floor level;
- the replacement of the modern gate post and wall with ones matching the historic gate post and wall;
- the provision of the new timber garage door with glazed upper panels; and
- extensive sensitive repair-work.

1.8. **Authorship**

Dorian A T A Crone BA BArch DipTP RIBA MRTPI IHBC - Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member of the Institute of Historic Building Conservation for over 25 years. Dorian is a committee member of The Society for the Protection of Ancient Buildings ("SPAB"), the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb Trust. He is currently a trustee of both the Dance and Drake Trusts and a scholar of SPAB. He is the Vice Chairman of the City Heritage Society (having previously been the Chairman), and a panel member of the City Conservation Area Advisory Committee.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage/Historic England, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He is a panel member of the John Betjeman Design Award and the City of London Heritage Award. He is also a Design Review Panel member of the Design Council, Design: South-West, Design-South East, and the London Boroughs of Lewisham, Wandsworth, Richmond-upon-Thames and Croydon. He was also formerly a Design Review Panel member of the London Borough of Islington. In addition, Dorian has also been involved with the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award along with a number of other public sector and commercial design awards.

Melisa Thomas BA PGDL LPC MSc IHBC – Heritage Consultant. After graduating from her BA Hons. degree in English and History, Melisa pursued a career in the law while also working as a specialist guide, researcher and lecturer at Strawberry Hill House, Richmond-upon-Thames. She has since completed a Master's degree in the Conservation of the Historic Environment, and has been working for a number of years as a Heritage Consultant on complex cases (including Appeal work) involving heritage planning, design and townscape matters. Her specialist subjects include Georgian and Victorian house architecture,

London history, and urban townscapes. Due to her background in the law, she keenly follows developments in the regulation of the historic environment through legislation, policies and case law.

Dr Daniel Cummins MA (Oxon) MSc PhD IHBC – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oxford University and a doctorate from the University of Reading, where he specialised in ecclesiastical buildings and estates and had his work published in leading academic history journals.

Daniel has a Master's in the Conservation of the Historic Environment and provides independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients. He undertakes detailed historical research, significance statements, character appraisals, impact assessments and expert witness statements for new development projects, as well as for alterations and extensions which affect the fabric and settings of Listed Buildings and Locally Listed Buildings, the character and appearance of Conservation Areas, the outstanding universal value of World Heritage Sites, and all other types of heritage assets.

1.9. **Methodology**

This assessment has been carried out gathering desk-based and fieldwork data. Research sources included the Richmond-upon-Thames Local Studies Library and Archive, the Borough of Twickenham Local History Society, London Metropolitan Archives, Historic England Archives, Old Maps Online, the Layers of London website and British History Online. The authors would also like to thank Lettie Gingell, a former occupant of the house from 1968, for her useful recollections and for providing some historic legal documents relating to the house. The authors would also like to thank the late Gerald Heath, a local historian who carried out some historic research in the 1980s, on past owners of the subject site. Site visits were carried out on 28th March, 19th August and 12th October 2022 when reviews of the subject site were conducted by visual inspection. The building was analysed, as were the elements which contribute to its heritage significance. Consideration was then given to how the proposed works might affect that significance, and if and how there would be an impact on the character and appearance of the Hampton Village Conservation Area and other nearby heritage assets.

2.0. LOCATION AND HERITAGE CONTEXT

- 2.1. The subject site is located on the west side of the south part of Hampton High Street, a principal thoroughfare. The north part of Hampton High Street runs alongside Bushy Park (which is located on its east side), and the south part of the street is characterised by the houses set back from the street, with mature trees and planting in the front gardens. The subject site comprises a house which is currently subdivided so that it provides a principal residential dwelling and two self-contained flats; and it also comprises front and rear gardens. Bushy Park is located to the rear (i.e. west) of the garden of the subject site.



Figure 1: Map showing the location of the subject site (outlined in red), statutorily listed buildings (indicated by blue dots), locally listed buildings (indicated by green dots), and the boundary of the Grade I registered Bushy Park (shown by a green line). The principal part of the subject site is statutorily listed (Grade II*), and no. 90B is locally listed.

- 2.2. **Historic England's Good Practice Advice in Planning Note 3 (December 2017)** provides guidance on managing change within the settings of heritage assets. This guidance has informed the proposed scheme, and the assessment in this Heritage Statement. The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Elements of a setting may make a positive, neutral or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF glossary). The guidance provides detailed advice on assessing the implications of development proposals and recommends a broad approach to assessment, as set out in Appendix 7.
- 2.3. The subject site is within the Hampton Village Conservation Area. There are a number of other heritage assets nearby, the settings of which may be affected by the proposals. These include some statutorily listed buildings, a registered park and garden, and some locally listed buildings. The following appraisal identifies the key elements of significance of these heritage assets and their settings, and assesses the contribution the subject site as existing makes to them.

2.4. Hampton Village Conservation Area

- 2.4.1. The Hampton Village Conservation Area (“CA”) was designated in 1969, and later extended in 1982 and 1991 [Figure 2]. It is defined by its village character, together with its historic architecture [Figure 4], its leafy streets [Figure 5, Figure 6 & Figure 9] and its river-side setting [Figure 3]. It contains four distinct sub-areas: The Village Core, The Riverside, The Waterworks, and Station Road.
- 2.4.2. The historic settlement of Hampton is within **The Village Core** sub -area, with its historic buildings along Church Street, High Street [Figure 5, Figure 6, Figure 8, Figure 9, Figure 10 & Figure 11] and Thames Street [Figure 3] – including houses, inns/pubs, and St Mary’s Church.
- 2.4.3. **The Riverside** sub -area is defined by its alleyways leading to the river, and its tight-knit pattern of development. It also includes Tagg’s Island and Ash Island. It provides evidence of past and present river-related industries and leisure activities, as well as views of the river [Figure 3] and the village. Its public and private gardens enhance the settings of Garrick’s Villa, Garrick’s Temple, and the tower of St Mary’s Church.
- 2.4.4. **The Waterworks** sub -area is dominated by the decorative waterworks buildings which were built in the late -19th century (many of which are statutorily listed, and recognised as local landmarks), located within grounds with trees and planting behind the boundary walls and cast iron railings.
- 2.4.5. The **Station Road** sub -area is characterised by the late residential and commercial development which took place in the late 19th century, when Hampton expanded – particularly as a result of the arrival of the railway.
- 2.4.6. The subject site is located within The Village Core sub-area, most of which was designated in 1969 – and the subject site is the part which was later designated in 1982. The setting of the subject site is characterised by the verdancy of this residential part of the High Street, and by the houses which are mostly set back from the street (with trees and planting behind their brick boundary walls) [Figure 5, Figure 6, Figure 8 & Figure 9]. The houses pre-dating the 20th century tend to be individual in appearance, contributing to the rural feel of the village [Figure 7 & Figure 10] – whereas the houses built speculatively in the 20th century are more typically sub-urban in character [Figure 9 & Figure 11]. The subject site is considered to make a **minimal and positive contribution** to the streetscape and to the character and appearance of the CA – by virtue of the historic appearance of its street-facing elevation, its well-mannered rear elevation, and its trees and planting.

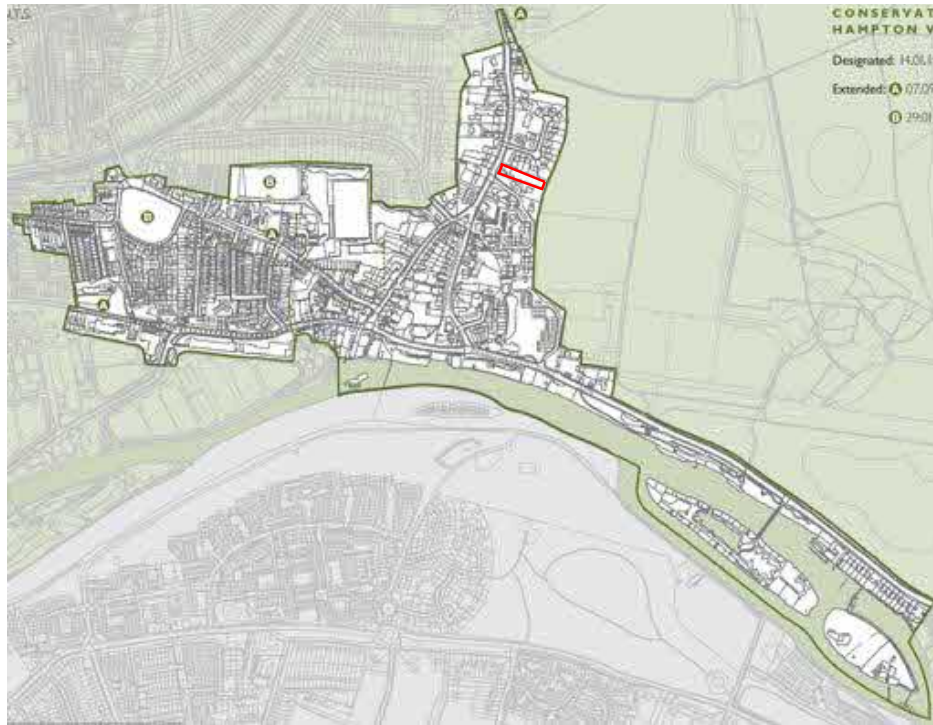


Figure 2: Map of the Hampton Village Conservation Area, outlined in green and highlighted. Subject site is outlined in red. South of the River Thames, the area shaded in grey is outside of the London Borough of Richmond-upon-Thames.



Figure 3: Eastward view along Thames Street. River Thames is on the right.



Figure 4: Westward view of junction between Thames Street and High Street. No.s 1 and 3 on the left are Grade II listed.

2.5. Statutorily Listed Buildings

- 2.5.1. The National Planning Guidance states that designated heritage assets include statutorily listed buildings, which are identified and designated by the Department for Digital, Culture, Media and Sport, on the advice of Historic England (022 Reference ID: 18a-022-20190723).
- 2.5.2. The subject site is considered to affect the settings of no. 84 High Street (Grade II listed), no.s 80 & 82 High Street (Grade II listed) and no. 78 High Street (Grade II listed) [Figure 5 & Figure 10] – all of which are located south of the subject site. The National Heritage List Descriptions of these buildings may be found at Appendix 1 of this Heritage Statement.
- 2.5.3. No.s 78 to 84 (even) High Street share the same as the setting of the subject site – i.e. characterised by the verdancy of this residential part of the High Street, and by the houses which are mostly set back from the street (with trees and planting behind their brick boundary walls). The subject site is considered to make a **minimal and positive contribution** to the settings of these statutorily listed buildings – by virtue of the historic appearance of its street-facing elevation, and its trees and planting.



Figure 5: Southward view along High Street. No. 84 (Grade II) and no. 80 (Grade II along with no. 82) can be glimpsed on the left, and the front boundary wall to no.s 51A-55 (locally listed) is on the right.



Figure 6: North-westward view towards subject site (indicated by red arrow).



Figure 7: Front elevation of subject site. The front building line of the garage and Flat 90B (locally listed) is flush with the pavement whereas the principal part of the house (Grade II* listed) is set back from the street, with a front garden.



Figure 8: Northward view along High Street. The locally listed building at no. 67 may be glimpsed on the left. Subject site is on the right.



Figure 9: No.s 59 and 63 High Street, located opposite the subject site.



Figure 10: No. 84 (Grade II), no.s 80 & 82 (Grade II) and no. 78 (Grade II) High Street.



Figure 11: The front boundary wall to no.s 51A-55 (locally listed) is on the right.

2.6. Registered Parks and Gardens

- 2.6.1. The National Planning Guidance states that designated assets include registered parks and gardens, which are identified and designated by Historic England (022 Reference ID: 18a-022-20190723).
- 2.6.2. The subject site is considered to affect the setting of Bushy Park (Grade I registered), to the extent its rear garden backs onto the park (with a brick boundary wall), and the rear elevation of the house on the subject site addresses the park [*Figure 48, Figure 55, Figure 56, Figure 57 & Figure 58*]. The National Heritage List Description of Bushy Park may be found at Appendix 1 of this Heritage Statement.
- 2.6.3. The part of Bushy Park which is located immediately east of the subject site is inaccessible to the general public, and the rear elevation and garden of the subject site is therefore hidden from the public realm [*Figure 12*]. The subject site is considered to make a **minimal and positive contribution** to the setting of Bushy Park, by virtue of its well-mannered rear elevation [*Figure 47*], the spaciousness and verdancy of its rear garden [*Figure 48, Figure 53, Figure 54 & Figure 55*], and its historic boundary treatment in brickwork [*Figure 56*].
- 2.6.4. The subject site is also located within close proximity to the Grade II registered landscaped garden within the site of Garrick's Villa – created by the actor David Garrick in the mid-18th century, purportedly with assistance from Lancelot "Capability" Brown. It is considered that the subject site does not affect the setting of this garden, due to the distance between the two sites, and the enclosed nature of the gardens at Garrick's Villa.



Figure 12: View towards subject site from public pathway in Bushy Park. Note the spire of St Mary's Church on the left. Approximate location of the subject site is indicated by red arrow.

2.7. Locally Listed Buildings

- 2.7.1. The National Planning Guidance states that non-designated heritage assets need to be “clearly identified as such” by the local planning authority, preferably in a publicised list (040 Reference ID: 18a-040-20190723). The London Borough of Richmond-upon-Thames has a list of such non-designated heritage assets – which they refer to as Buildings of Townscape Merit, and also as locally listed buildings. The criteria is set out in LB Richmond’s *Supplementary Planning Document: Buildings of Townscape Merit* (May 2015), and the full list of locally listed buildings is available on LB Richmond’s website.
- 2.7.2. The subject site is located within the setting of a number of locally listed buildings, including the front wall of no.s 51A-55 High Street [*Figure 5 & Figure 11*], and the buildings at no.s 57 High Street (south-west of the subject site), 67 High Street (north-west of the subject site) [*Figure 8*], and no.s 96 and 98 High Street (north of the subject site). The extension to the subject site at no. 90B is also locally listed [*Figure 43*].
- 2.7.3. The aforementioned locally listed buildings no.s 78 to 84 (even) High Street share the same as the setting of the subject site – i.e. characterised by the verdancy of this residential part of the High Street, and by the houses which are mostly set back from the street (with trees and planting behind their brick boundary walls). The subject site is considered to make a **minimal and positive contribution** to the settings of these locally listed buildings – by virtue of the historic appearance of its street-facing elevation, and its trees and planting.

3.0. HISTORY AND DEVELOPMENT OF THE SUBJECT SITE

3.1. Surrounding area

- 3.1.1. The name “Hampton” likely derives from the Anglo Saxon words “Hamm” (i.e. a large bend in the river) and “Ton” (i.e. a settlement). By 1086, the parish was recorded as “Hamtone” in the Domesday Book, and it comprised the areas now known as Hampton, Hampton Hill and Hampton Wick. The Anglo Saxon settlement of Hampton was located by the River Thames around the original Church of St Mary, and most of the parish comprised open fields used for agriculture, and common land. Hampton Wick is likely to have been a dairy farm during the Anglo Saxon era. It is located approximately 3km west of Hampton Village on the other side of today’s Bushy Park, north of Kingston Bridge. (The original Kingston Bridge was built in the early 13th century.) Located approximately 1km north of Hampton Village, Hampton Hill remained as common land until the second half of the 19th century.
- 3.1.2. Following the Norman Conquest, the manor of Hampton was bestowed on Walter de St. Valery, and it remained with the de St. Valery family until 1217. The manor was acquired by Henry of St Albans, before being purchased (in 1237) by the Knights Hospitaller of the Order of St John of Jerusalem. In 1514, a 99-year lease was granted to Thomas Wolsey, Archbishop of York (later Cardinal Wolsey). In addition to building Hampton Court Palace, Wolsey inclosed an area of approximately 2,000 acres as a park. By 1529, the manor of Hampton (along with the palace and park) had been acquired by King Henry VIII. Henry VIII inclosed part of the heathland near Hampton, adding it to the existing park (which was used for hunting –with deer, rabbits/hares, and pheasants and partridges). Bushy Park was later sold to an Edward Blackwell, but it was repurchased together with the palace, for Oliver Cromwell in 1653-4. At the turn of the 18th century, the noted garden designers Henry Wise and George London laid out Bushy Park in its current form.
- 3.1.3. The 1755 map [Figure 13] and the 1761 map [Figure 14] both show Bushy Park, with its landscaped features –notably its avenues and ponds/streams. These maps also show the concentration of development in the village of Hampton, lining the roads now known as Thames Street, Church Street and High Street. Large plots along the west side of Hampton’s High Street had been laid out, with large detached houses – including the subject site. Some of the arable fields and lanes can be seen in the 1755 map, and the location of the crossing for Hampton ferry (which is known to have existed since at least 1519) is labelled in the 1761 map.
- 3.1.4. In the 18th century, famous residents in Hampton included the actor David Garrick (who built the existing “Garrick’s Villa” and its landscaped gardens and the folly “Garrick’s Temple”) [Figure 15], and the musician John Beard. As the population of Hampton increased, the existing St Mary’s Church was deemed too small –and it was demolished and replaced with the existing building in 1831. Hampton Waterworks was built in the 1850s. Hampton Wick became a separate parish around that time (and the Church of John the Baptist was built), and in 1863, Hampton Hill became a separate parish (and the Church of St James was built). In 1864, Hampton acquired its own train station. During that time, most of the land in the Hampton area was still used for agricultural purposes – and from the 1880s and until the turn of the 20th century, Hampton was known for its market gardening. It was not until 1897 that the Earl of Carlisle (whose estate then owned much of Hampton) started to sell off land for development.



Figure 13: 1755 map (Rocque). Approximate location of subject site is indicated by red dot.



Figure 14: 1761 map (Rocque). Approximate location of subject site is outlined in red.



Figure 15: An 18th century print showing Garrick's Temple, a glimpse of the Garrick's Villa, and St. Mary's Church and the village of Hampton in the distance.

3.1.5. The 1894 map [Figure 16] shows Bushy Park as having remained unchanged since the 1760s, but further development had taken place in Hampton Village. The Hampton Waterworks are also visible, located west of Hampton Village. The map shows the buildings within close proximity of the subject site as having been relatively widely spaced – and it is likely that the area had a rural character and appearance during that time. All the existing nearby statutorily listed buildings (at Grove House and nos 78, 80 & 82 and 84 High Street) can be seen in the 1894 map, along with most of the existing locally listed buildings (i.e. those at nos 57, 67 and 96-98 High Street).



Figure 16: 1894 map (OS) (wider view). Subject site is outlined in red. See also Figure 17 & Figure 21.



Figure 17: 1894 map (OS). Subject site is outlined in red. See also Figure 16 & Figure 21.

3.1.6. The 1913 map [Figure 18] shows that Ormand Avenue had been constructed by then, along with some new residential plots with detached and semi-detached houses, and front and rear gardens. The 1934 map [Figure 19] shows further residential development along Ormand Avenue, High Street and Church Street (i.e. detached houses with front and rear gardens), and the construction of Ormand Crescent. The area to the south of the subject site had remained undeveloped in 1913, but by 1934, a detached house and garden had been built (i.e. today's no. 88 Park Close). It appears that between 1913 and 1934, the rear garden to the site north of the subject site had lost some of its trees.



Figure 18: 1913 map (OS). Subject site is outlined in red. See also Figure 24.



Figure 19: 1934 map (OS). Subject site is outlined in red. See also Figure 25.

3.1.7. In 1937, Hampton Urban District Council became part of the Borough of Twickenham. The London Borough of Richmond-upon-Thames was formed in 1965, when the former boroughs of Twickenham, Richmond and Barnes merged.

3.2 The subject site

3.2.1. Appendix 6 of this report lists the names of former owners and/or occupiers of the subject site, according to the research of local historian Gerald Heath. This research indicates that the house on the subject site had been built by 1690 (contrary to the suggestion in the National Heritage List Listing that the house dates from the early 18th century [*Appendix 1*]).

3.2.2. As outlined in Chapter 4 of this Heritage Statement, physical inspection of the house indicates that the principal part of the house on the subject site may have originally had a smaller footprint. It is likely that the rear rooms (and perhaps the central corridor) pre-dates the front rooms. Closer physical inspection of the roof structure, and the brickwork of the side (north) elevation is required in order to shed further light on the building's development. It may, for example, be the case that the original building was double-piled, but that the front (i.e. west) rooms were later rebuilt. A small single-storey south extension is likely to have been added for the kitchen and pantry. The front stable extension and rear wash room extension were later added. The rear elevational treatment of the principal part of the house is likely to date from the early to mid-18th century, judging by its neo-Classical proportions and use of brown brickwork with red brick dressings.

3.2.3. An inventory of the house in 1798 referred to four attic rooms (i.e. "garret"s), four first floor rooms (i.e. "chamber"s) and ground floor rooms including two parlours, a hall, a kitchen and a pantry. It also mentioned passages on the first (or possibly second) floor and ground floor, a cellar, a wash house, a stable, a knife house, a yard and a garden. This essential structure appears to have prevailed until at least 1875, as the same rooms/areas are listed in schedules dated 1830 and 1875. Descriptions of fixtures and fittings listed in the inventories of 1798, 1830 and 1875 are set out in Appendix 5 of this Heritage Statement.

A simple reading of the ground floor inventories/schedules alone indicates that the principal part of the house only comprised two rooms (i.e. parlours) located on the east side (i.e. the rear) and a hall to the west. The kitchen, pantry, rear wash room and stable had also been built by then. There is no mention of a coach house, although it may have been considered a part of the stable. The knife house was likely the “room” between the wash house and kitchen. The room which today is referred to as being a scullery was formerly a pantry (indicating that it did not receive piped water). It is likely that the “cellar” was a reference to the vaulted storage room – although this has not been substantiated. The inventories of the house at first and second floor levels indicate that there were four rooms – two at the front (west) and two at the rear (east). The location of the existing chimney breast between the central and south front rooms at first and second floor level rather confounds the idea that these two rooms may have once been a single room. There are a number of such ambiguities, which may require further investigation through physical inspection of the building before any conclusions may be drawn.

- 3.2.4. The 1827 map [Figure 20] is labelled as being occupied by a “J. Bullock”. There is a line which has either been drawn down the centre of the principal part of the building (dividing the front rooms from the rear rooms), or across the garden (in which case the building was then shallower than it is today, and it was later to acquire a westward extension). The existing side kitchen/pantry extension, front stable and coach house extension and rear service room extension can be seen in this map. There was a small building (likely for storage purposes) in the same location as the existing brick shed within the north side entrance passageway.

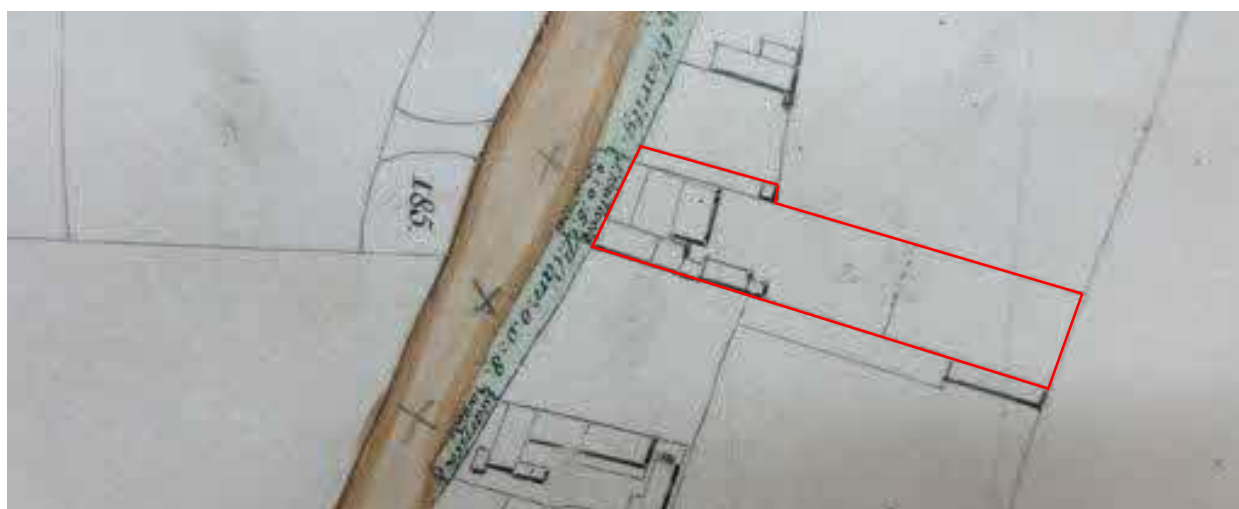


Figure 20: 1827 map (Inclosure Award). Subject site is outlined in red.

- 3.2.5. The footprint of the subject site in the 1894 map [Figure 21] suggests that certainly between 1875 and 1894, the main part of the house had been extended westward, with an off-centre bay added. If this interpretation of the maps is correct, it would follow that the existing front rooms to the house (including the vaulted storage room at ground floor level) were built subsequent to the existing rear rooms and central corridor/stair area – but this is mere conjecture. The rear extension shown in the 1827 map may have been later rebuilt or extended, and a wall or gate added between it and the main house – thereby creating an enclosed “courtyard”. The stable extension appears to have also been extended northward during that period. The 1894 map also shows a glass building in the rear garden. The small building (likely a shed) shown in the 1827 appears to have either been extended northward or demolished and replaced with a larger building.

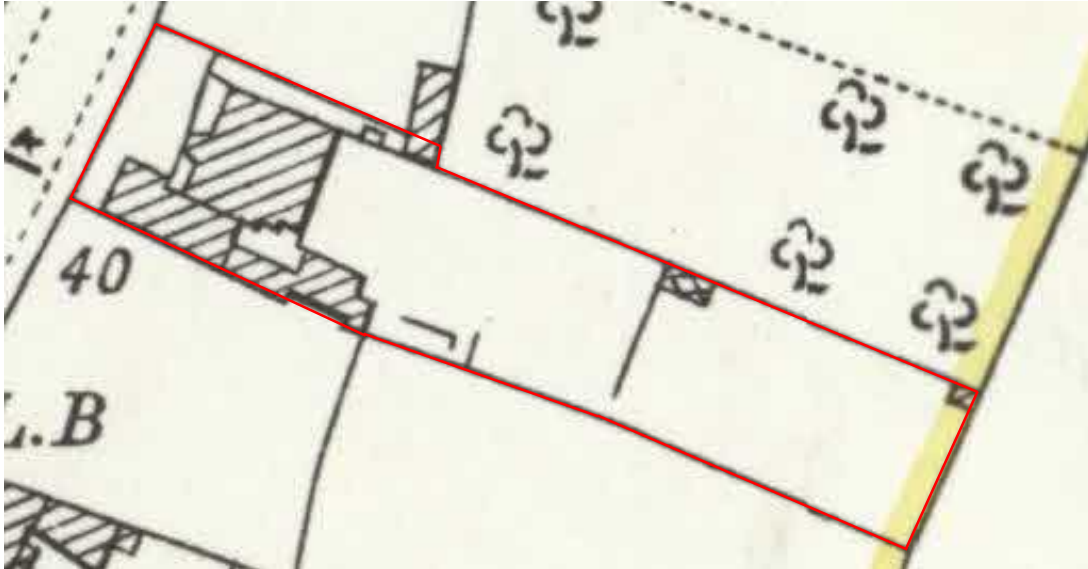


Figure 21: 1894 map (OS) (close-up). Subject site is outlined in red. See also Figure 16 & Figure 17.

3.2.6. The site plan attached to the 1899 lease [Figure 22] and the 1899 drainage plan [Figure 23] similarly show the footprint of the house as being much as it is today, except for the “courtyard”, labelled in the drainage plan as a “covered yard”.

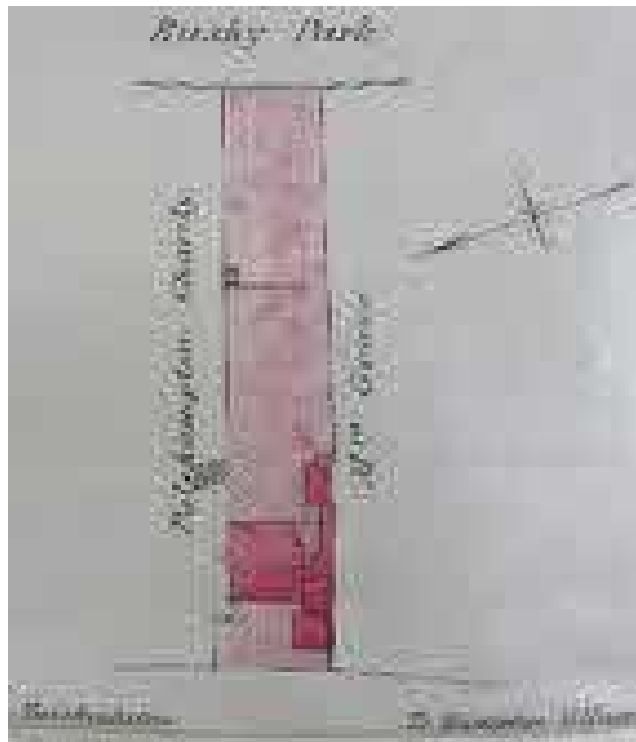


Figure 22: Site plan attached to 1891 lease.

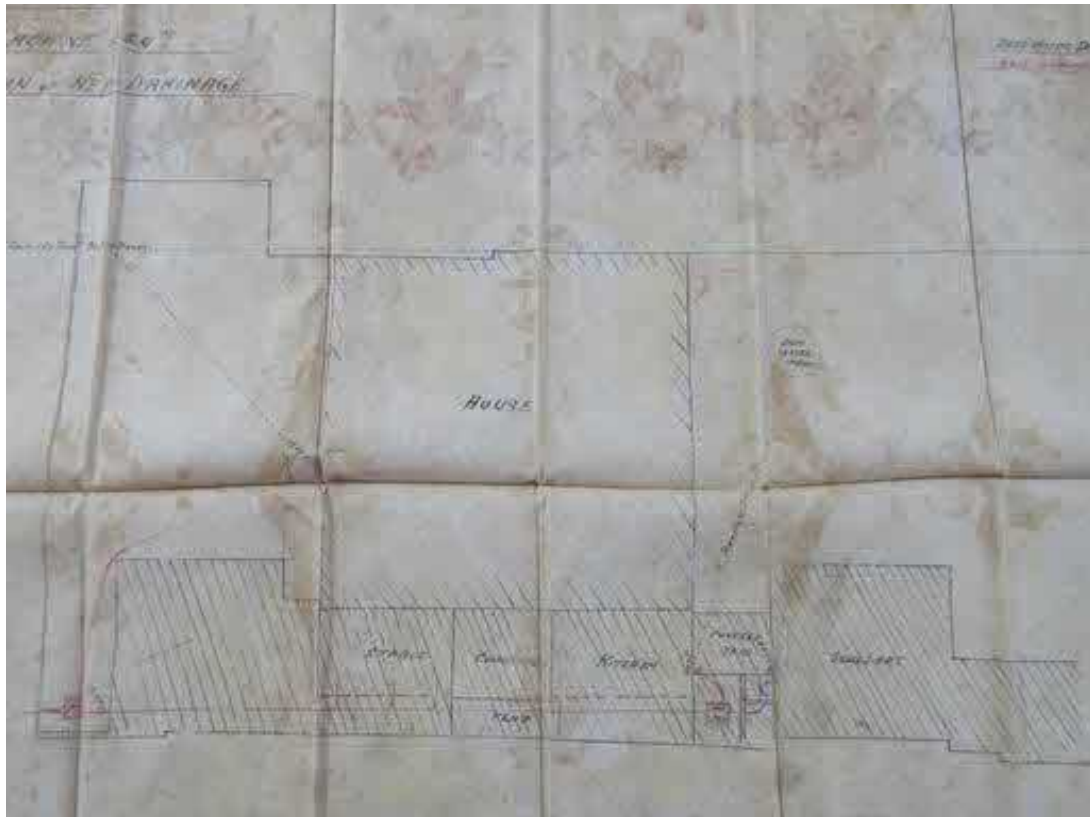


Figure 23: 1899 drainage plan.

3.2.7. When viewed close up, the 1913 map [Figure 24] shows some hatching in the former space between the rear extension and the principal part of the house. This suggests that the former “courtyard” was glazed in between 1894 and 1913. It also appears that the bay to the front elevation appears to have been removed between 1894 and 1913 – although it is possible that the existing first storey jettied bay is the same one shown in the 1894 map, only draughtsmen of subsequent OS maps have chosen not to include it as part of the footprint. The former glass building in the rear garden of the subject site had also been demolished. It appears that the footprint of the subject site did not change between 1913 and 1934, as indicated by OS maps [Figure 24 & Figure 25].



Figure 24 (left): 1913 map (OS) (close-up). Subject site is outlined in red. See also Figure 18.

Figure 25 (right): 1934 map (OS) (close-up). Subject site is outlined in red. See also Figure 19.

3.2.8. The site plans attached to the 1936 conveyance [Figure 26] and the 1968 lease agreement [Figure 27] match the site plan attached to the 1891 lease [Figure 22] – either indicating that the glazing above the “courtyard”

(seen in the 1913 and 1934 OS maps [Figure 18 & Figure 19]) was replaced with a roof between 1934 and 1936, or that the drawings of the site plans had simply been copied from earlier versions.

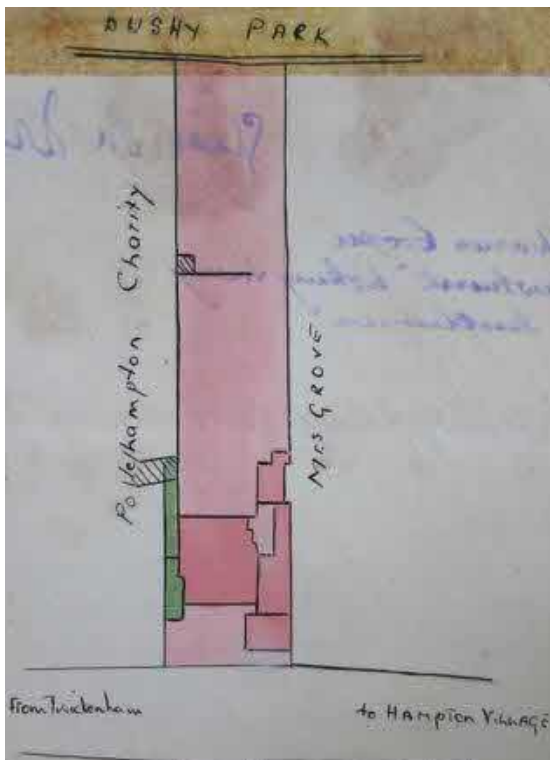


Figure 26 (left): 1936 site plan attached to conveyance.

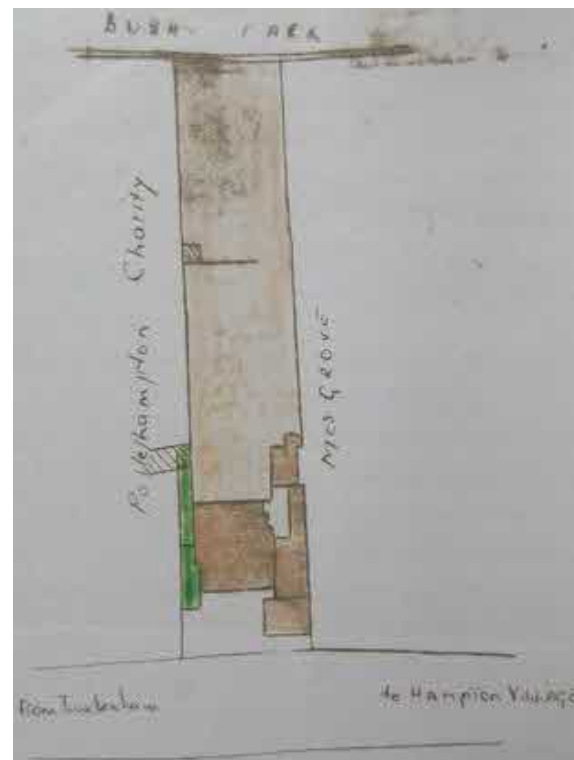


Figure 27 (right): 1968 site plan attached to agreement.

- 3.2.9. Photographs taken in 1929 [Figure 28] and 1964 [Figure 29] show the front (west) elevation of the house as being approximately the same as it is today, although the eight-over-eight sashes to the bay window at first floor level may have been replaced [Figure 37]. In both photographs, the dormers have Arts and Crafts style timber detailing, which has since been removed. The wrought iron gate to the front garden (which has the appearance of being historic) seems to have been added between 1929 and 1964, as it appears in the latter photograph (along with the brick boundary wall) but not the former.



Figure 28: 1929 photograph showing the front elevation of the subject site.



Figure 29: 1964 photograph showing the front elevation of the subject site.

3.2.10. The descriptions of the house and garden in the 1936 Sales Catalogue, and the 1968 Particulars of Sale are summarised in Appendix 5 of this Heritage Statement. It seems that the panelling to the entrance hall,

corridor and dining room had already been added by 1936, and that the pantry by now received piped water. The wash room appears to have been refurbished as a servants' sitting room. The garage extension had clearly been built by 1936, together with its first floor rooms (to provide "chauffeur's quarters"). It seems that there was a butler's pantry on the north side of the house, accessible via the side entrance. This is likely to have been the small room adjacent to the servants' staircase, although the ground floor plan prepared in c. 1968-70s [Figure 30] does not show any dividing wall between the area at the foot of the servants' staircase and the existing adjacent room and built-in cupboard [Figure 149]. The descriptions of the house at first floor level indicate that the conservatory (or "sun lounge") had been built by 1936. The second floor had clearly been "*entirely shut off from the main house*" by 1936 – and it likely provided a separate flat by then. The 1936 and 1968 descriptions at second floor level mention three rooms at the front (west) of the house and three at the rear (east) – presumably counting the room on the south side as a rear room (although it is not large, as stated) [Figure 151]. The subject site was statutorily listed in 1952.

- 3.2.1.1. In 1968, the freehold title of Hampton House was purchased by Raef Denys Geoffrey Davison and Lorna Mary Davison, from Gladys Mortimer Warren Anderson. At that time, the second floor flat was being let to a Mrs V M Earl, and the flat above the garage was being let to a Mrs Parsons. The daughter of Mr and Mrs Davison, Lettie Gingell, recalls some of the changes made by her parents in the 1970s. Apparently the dividing wall between the rear sitting room and dining room was previously located further westward – which meant that the rear garden entrance was located within the dining room. This wall was relocated, thereby making the rear sitting room larger, and reallocated the rear garden entrance to the sitting room [Figure 30, Figure 96 & Figure 97]. The fireplace to the rear sitting room was replaced at around that time [Figure 93]. At first floor level, a new door opening (with steps) was added between the rear bedroom to the south and the bathroom/conservatory extension [Figure 31 & Figure 119]. A new shower room was added at second floor level (within the rear north bedroom) [Figure 32 & Figure 151], and a bathroom within the garage extension was added at ground floor level [Figure 33 & Figure 34].

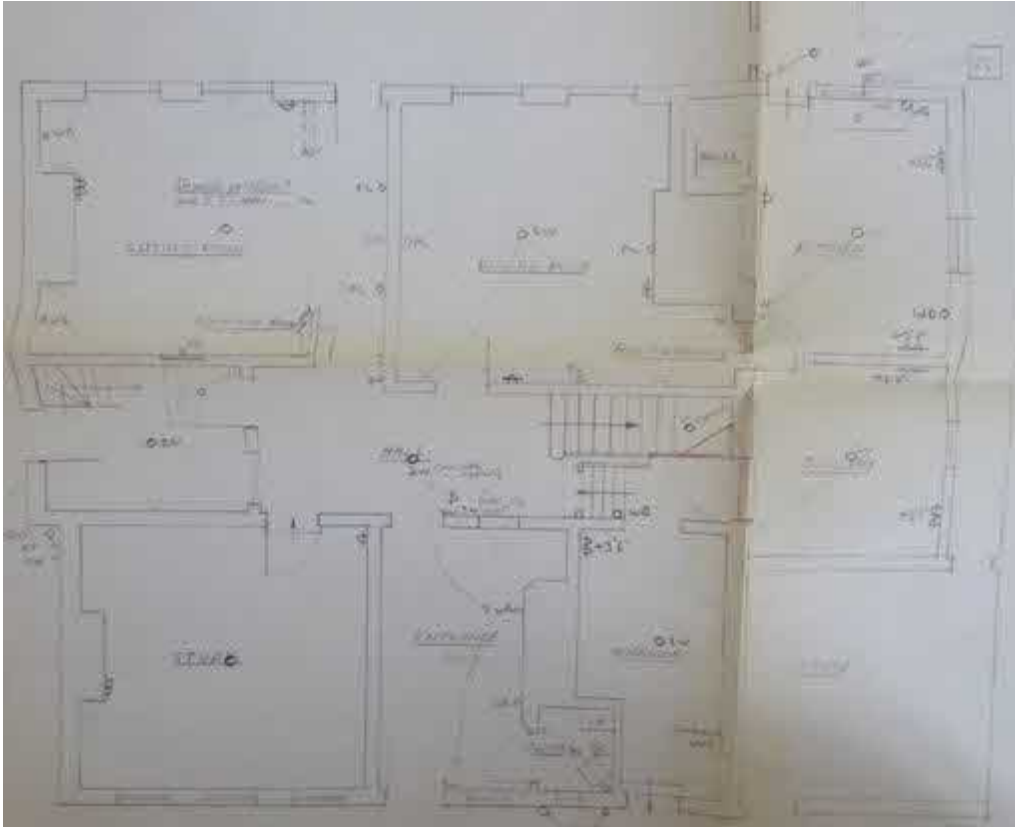


Figure 30: Ground floor with proposed changes (1968-70s).

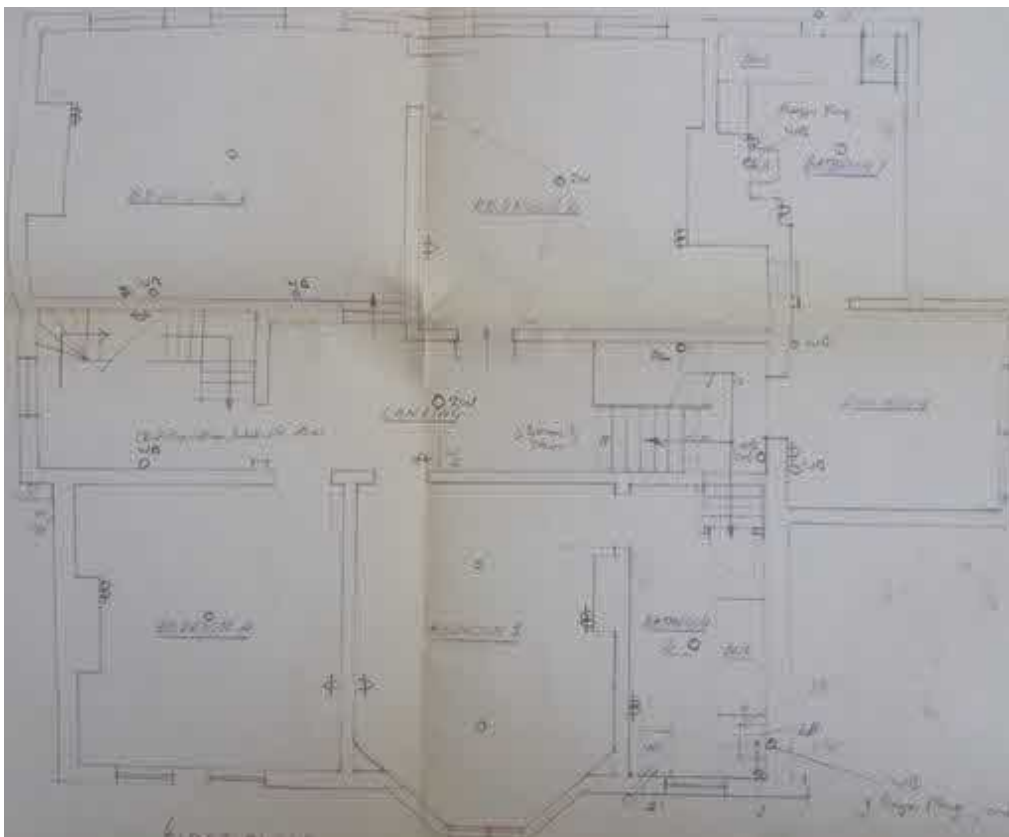


Figure 31: First floor with proposed changes (1968-70s).

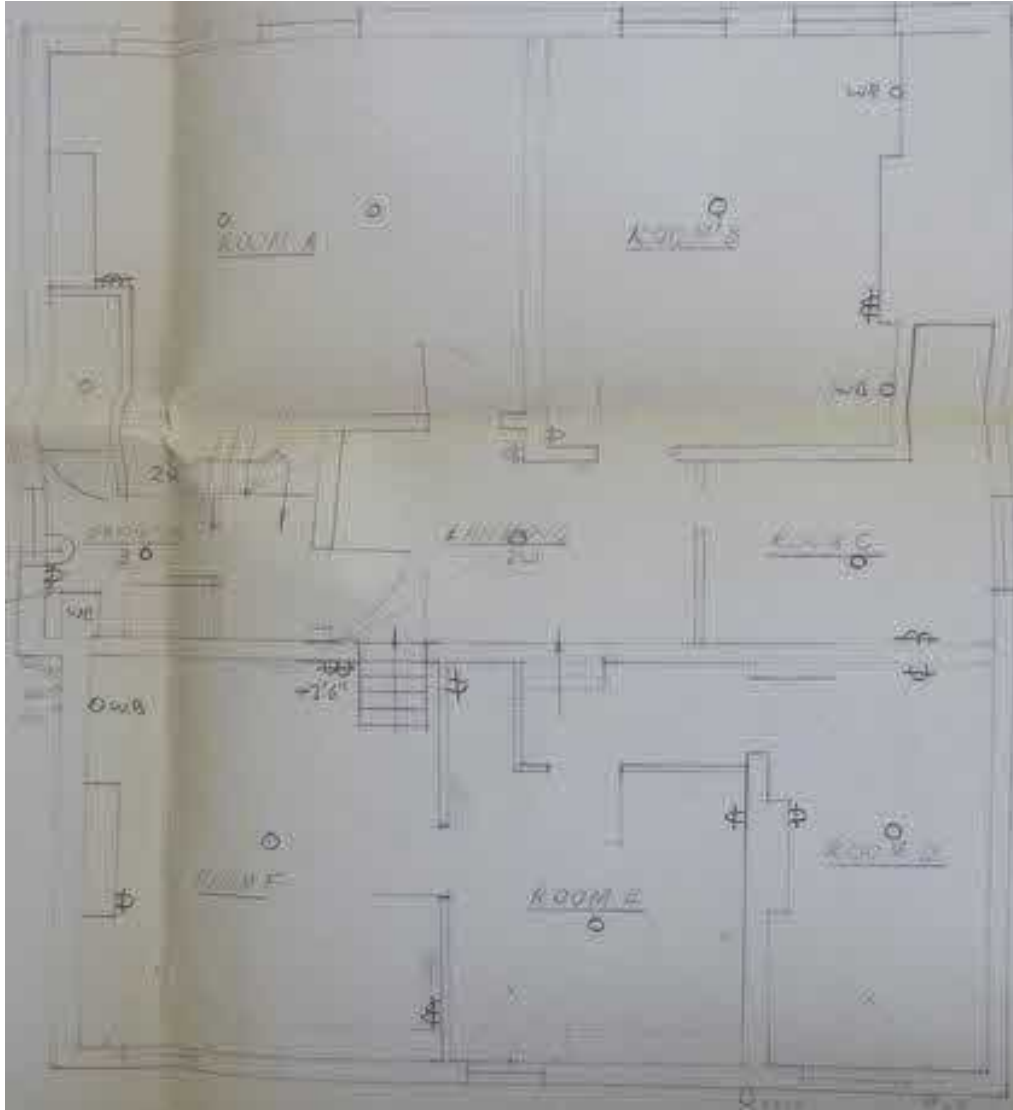


Figure 32: Second floor with proposed changes (1968-70s).

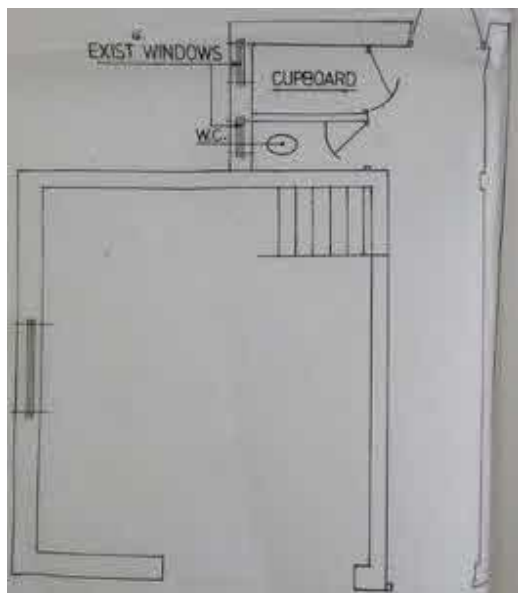


Figure 33 (left): Existing ground floor of garage/Flat 90B – 1968-70s.

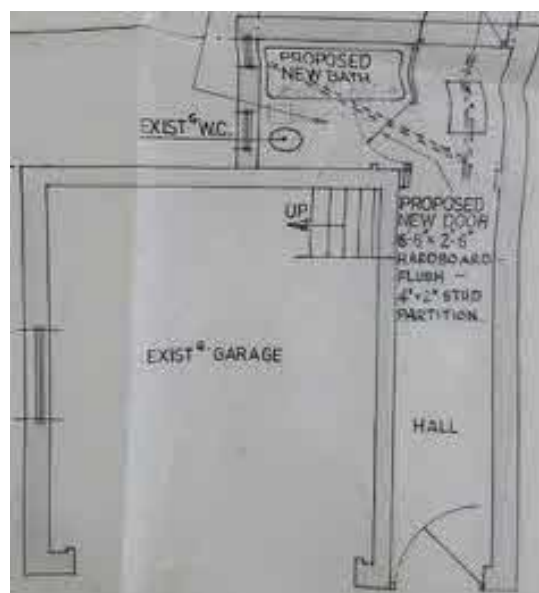


Figure 34 (right): Proposed new bathroom on ground floor of garage/Flat 90B – 1968-70s.

4.0. DESCRIPTION OF THE SUBJECT SITE AS EXISTING

4.1. Overall description

- 4.1.1. The front (west) elevation of the house addresses the street, set back within a front garden [Figure 7 & Figure 37]. The rear (east) elevation addresses the rear garden, which backs onto Bushy Park [Figure 47 & Figure 48]. The house has been sub-divided to provide two self-contained flats – no. 90A on the second floor, and no. 90B within the garage extension at first floor level. Floor plans may be found at Appendices 2 and 3 of this Heritage Statement.
- 4.1.2. Refer also to the condition survey carried out by Roy McClure Associates (March 2022), which provides a detailed description of the subject site.
- 4.1.3. **Ground floor** [Figure 149]: The principal part of the house at ground floor level comprises three rooms at the front (i.e. a reception room, a vestibule with adjoining WC, and a service room with a secondary entrance). There is a central hall/corridor with the main staircase at the south end and the staircase to Flat 90A at the north end (behind dividing walls). The rear of the principal part of the house comprises two rooms (i.e. a reception room and a dining room). Adjoining the principal part of the house on the south side is the kitchen and scullery, and a former stable. There is a garage extension at the front (west) of this south “wing” with an entrance to Flat 90B (and a bathroom), and a single storey extension to the rear (east) comprising a “lobby” and storage room, and a room which is labelled on the estate agents’ plan as a “wash room”.
- 4.1.4. **First floor** [Figure 150]: The principal part of the house at first floor level comprises two bedrooms and a bathroom at the front, and two bedrooms at the rear. There is a central corridor with the main staircase at the south end, and the staircase to Flat 90A at the north end (behind dividing walls). Adjoining the principal part of the house on the south side is a conservatory and a bathroom, and Flat 90B which also extends over the garage (comprising a kitchen and two bedrooms).
- 4.1.5. **Second floor** [Figure 151]: The second floor extends over the principal part of the house only, and is used as a self-contained flat, no. 90A. It comprises three rooms at the front (i.e. a kitchen and two bedrooms), two rooms at the rear (i.e. two bedrooms), and at the centre is a hall, a bathroom and a bedroom/study. One of the bedrooms at the front is jettied over the front entrance.
- 4.1.6. **Roof** [Figure 35]: The principal part of the house has a double-pitched, hipped slated roof, with an elongated front pitch – indicating that the front part was built subsequent to the rear part¹. The ridge of the front pitch may have also been raised. The chimney breasts do not align with the hips of the front pitch – again, suggesting that the roof over the front part of the house was built later. The north elevation of the house has two building lines, possibly indicating the line of the subsequent front extension [Figure 62 & Figure 1]. The gable-ended dormers to the front of the house are also likely later additions. The roof of the garage/Flat 90B extension is pitched and clay-tiled.

¹ Closer physical inspection of the roof structure and the brickwork of the side (north) elevation is required in order to shed more light on the building’s development.



Figure 35: Google Earth image of subject site (March 2020).



Figure 36: Google Earth image (March 2020). Approximate location of subject site is outlined in red.

4.2 Front elevation and front garden

- 4.2.1. The front elevation of the house is interesting, but somewhat disjointed in appearance [Figure 37]. It has a late-Georgian idiom, with its canted bay and render. There is an element of unity brought about by the overall rendered elevational treatment, and the three distinctive triangular dormers (with two-over-two sash windows), which provide a sense of symmetry to the house at roof level. However, there are other features at roof level which indicate that the house is likely to have been built in stages. These include the asymmetrical placement of the chimney stacks (one at the north end, and the other to the north of the southernmost gable end), and the rather incongruous shallow hipped element to the south side, which does not match the hip to the north side.
- 4.2.2. At ground floor level, there are three six-over-six sash windows (likely pre-dating 1717, judging by the flush sash boxes) – two on the north side, and one south of the front entrance [Figure 39 & Figure 40]. The front

entrance comprises a timber porch and six-panelled door [Figure 38], and there is also a secondary entrance on the south side.

- 4.2.3. At second floor level, there are three six-over-six sash windows – two on the north side, and one on the south side. There is also a jettied bay window at second floor level (supported by two columns) [Figure 41], which extends over the front entrance and the sash window to the south of it.



Figure 37: Front elevation of subject site.



Figure 38 (left): Front entrance (i.e. main entrance).

Figure 39 (right): Front window on the right (south side) of front entrance.



Figure 40 (left): Front elevation and garden, and side (north) elevation of garage/Flat 90B.

Figure 41 (right): Access from front garden to former stable.

4.2.4. There is a two-storey extension to the front of the building on the south side, with a pitched clay-tiled roof. This extension includes the garage at ground floor level and Flat 90B at first floor level. The front elevation of the extension has a timber garage door and the front entrance to Flat 90B at ground floor level, and two timber-framed windows at first floor level (i.e. a six-over-six sash window and a casement window) [Figure 42].



Figure 42 (left): Front elevation of garage (Flat 90B above), with garage door and door to Flat 90B (See also Figure 82.)

Figure 43 (right): Front and side elevations of subject site including garage and Flat 90B.



Figure 44: Front gate and piers.



Figure 45: Side entrance gate piers.



Figure 46: Gate piers to side entrance. Note different front building lines.

- 4.2.5. The front garden comprises a central paved pathway with lawns either side of it, and mature trees and planting – providing an overall verdant appearance [Figure 37 & Figure 40]. The front boundary treatment consists of a wall in London Stock brickwork with brick piers capped with reconstituted stone, and a wrought iron gate which likely dates from the 18th or 19th century [Figure 44] but which may not be original to the

house [Figure 28]. The rear garden may be accessed from a passageway north of the house, via an entrance with two tall rendered piers, both with round finials. It appears that the two piers were constructed at different times, as they do not match one another (in terms of front building line, design, proportions and the age of the brickwork) [Figure 45, Figure 46 & Figure 63].

4.3. Rear elevation and rear garden

- 4.3.1. The rear elevation of the house comprises brown brickwork with red brick dressings [Figure 47]. It has the appearance of being the principal elevation due to its finer level of detailing (in comparison with the front elevation), and its well-considered proportioning. It has an overall symmetrical appearance (save for the side two-storey “wing”) with chimney stacks on either side, and a central entrance set within a rendered porch supported by two columns which is more decorative than the front porch. There are two six-over-six sash windows either side of the porch, five six-over-six sash windows at first floor level, and five three-over-three sash windows at second floor level (which likely date from c. 1710-1775, judging by their recessed sash boxes – suggesting they post-date the front windows at ground floor level). Rather curiously, the central windows at first and second floor level (above the porch) have thicker timber window surrounds than the other windows, and no red brick dressings.



Figure 47: Rear elevation.

- 4.3.2. There is a small paved terrace adjacent to the rear elevation, and a large garden comprising a long central lawn with planting at either side [Figure 53 & Figure 58], and then a smaller lawn located further eastward with interspersed planting and a pond [Figure 48, Figure 54 & Figure 55]. The garden backs onto Bushy Park [Figure 56 & Figure 57]. The boundary walls either side of the garden appear to be historic, with some buttressing [Figure 49, Figure 50, Figure 51 & Figure 52].



Figure 48: Rear elevation seen from end of the garden.



Figure 49 (left): Boundary wall between subject site and neighbours to the north.



Figure 50 (right): Boundary wall between subject site and neighbours to the north.



Figure 51 (left): Boundary wall between subject site and neighbour at no. 88 High Street (to the south).

Figure 52 (right): Boundary wall between subject site and neighbours to the north.



Figure 53: Rear garden (main lawn closer to the house).



Figure 54: Rear garden (looking to smaller lawn with pond and interspersed planting).



Figure 55: East part of garden with pond, looking eastward towards Bushy Park.



Figure 56: View of Bushy Park from rear garden (looking southward). Note historic boundary wall.



Figure 57: View of Bushy Park from rear garden (looking eastward).



Figure 58: Eastward view out of window of Flat 90A (rear north bedroom), over rear garden – looking towards Bushy Park.

4.4. Side (north) elevation, and passageway by the side of the house

- 4.4.1. The side (north) elevation is mostly in red brickwork, and the front part (in which the front rooms are located) is set further in than the rear part (in which the rear rooms and the corridor/hall are located) [Figure 59 & Figure 62]. Within the rear part is the entrance to Flat 90A, via a timber six-panelled door (its two upper panels being glazed), and a rounded fanlight. The bricked-in former opening to the north elevation at first floor level (by the location of the secondary staircase) is somewhat curious [Figure 61], and its implications are unclear. There is a passageway adjacent to the side (north) elevation, providing access between the front garden and the rear garden. At the west end (i.e. close to the front garden), there are an ill-matched pair of tall brick (rendered) piers with a metal gate [Figure 63], and at the east end (i.e. close to the rear garden), there is a timber door [Figure 59]. There is also a storage area east of the passageway, in which a brick shed is located [Figure 60].



Figure 59: Area by side passageway (north side), with timber door leading to rear garden.



Figure 60: Storage area by side passageway (north side).



Figure 61: Side (north) elevation above side entrance. Note bricked in window opening.



Figure 62: Side entrance (to Flat 90A), and side access (north side) between front garden and rear garden.



Figure 63: Side entrance piers. (See also Figure 45.)

4.5. Single-storey rear extension and side (south) elevation

- 4.5.1. There is a historic single-storey rear extension on the south side of the building, accessed via the kitchen – with a “lobby” area from which the door to the rear garden is located, as well as the door to the side passageway on the south side of the house [Figure 64 & Figure 65]. There is a storage room adjacent to the “lobby” [Figure 66]. The “lobby” also has a large multi-paned fixed window addressing the garden [Figure 64], and a smaller six-paned fixed window addressing the storage room [Figure 65 & Figure 66].



Figure 64: Garden entrance, and “lobby” area to rear of kitchen, leading to single-storey extension.

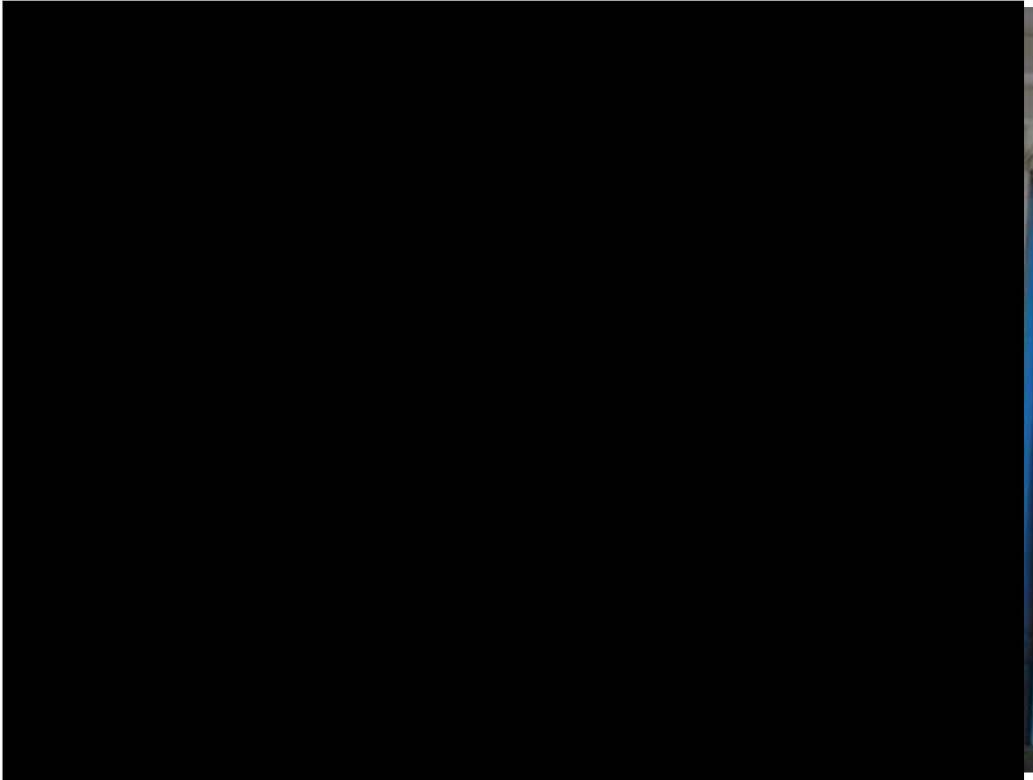


Figure 65: “Lobby” area to rear of kitchen, leading to single-storey extension.



Figure 66: Storage room by side passageway (south side).

- 4.5.2. The side (south) elevation appears to mostly comprise London Stock brickwork [Figure 70, Figure 67 & Figure 68], and the fenestration (including the conservatory at first floor level) is modern [Figure 68 & Figure 69]. The passageway provides access between the stable to the front of the house, and the “lobby” and storage room (and ultimately the rear garden). The side (south) elevation of the garage and Flat 90B is similarly in London Stock brickwork [Figure 43].



Figure 67: South elevation of house and boundary wall, seen from driveway to no. 88 Park Close. Note brick arches over bricked up window at ground floor level (where the existing stable is), and the chimney stack.



Figure 68: South elevation of house and boundary wall, seen from driveway to no. 88 Park Close.



Figure 69: South elevation of house, seen from driveway to no. 88 Park Close.



Figure 70: Passageway (south side), and rear entrance to former stable.

4.5.3. The main room within the single-storey extension has a pitched clay-tiled roof (with exposed timber rafters) and a stone flagged floor [Figure 71 & Figure 72]. The room is accessed via a timber door which appears

to be historic. There is a chimney breast at the east end of the room. To the left of the chimney breast is a built-in cupboard. The timber shutters from windows to the main house appear to have been removed and stored in this room, lined up around its perimeter [Figure 71]. There are three full-length, multi-paned rounded windows to the extension, giving it the character of a summer house [Figure 73 & Figure 74].



Figure 71: Single-storey extension.

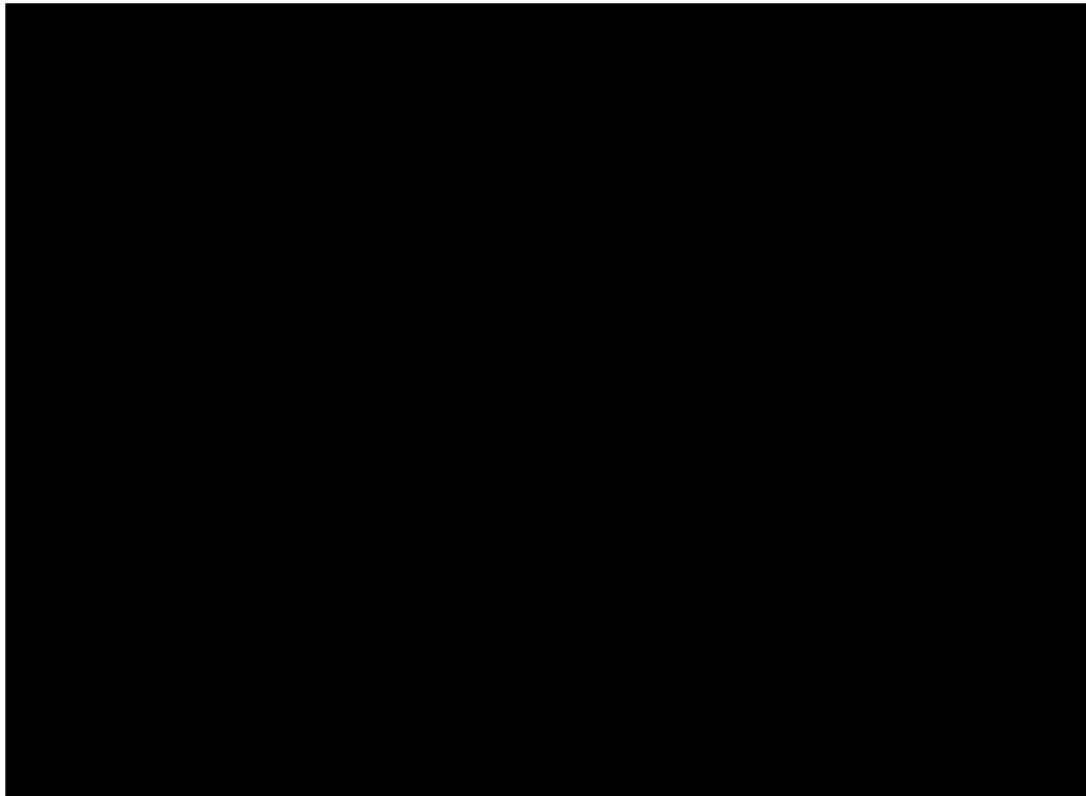


Figure 72: Single-storey “extension”.

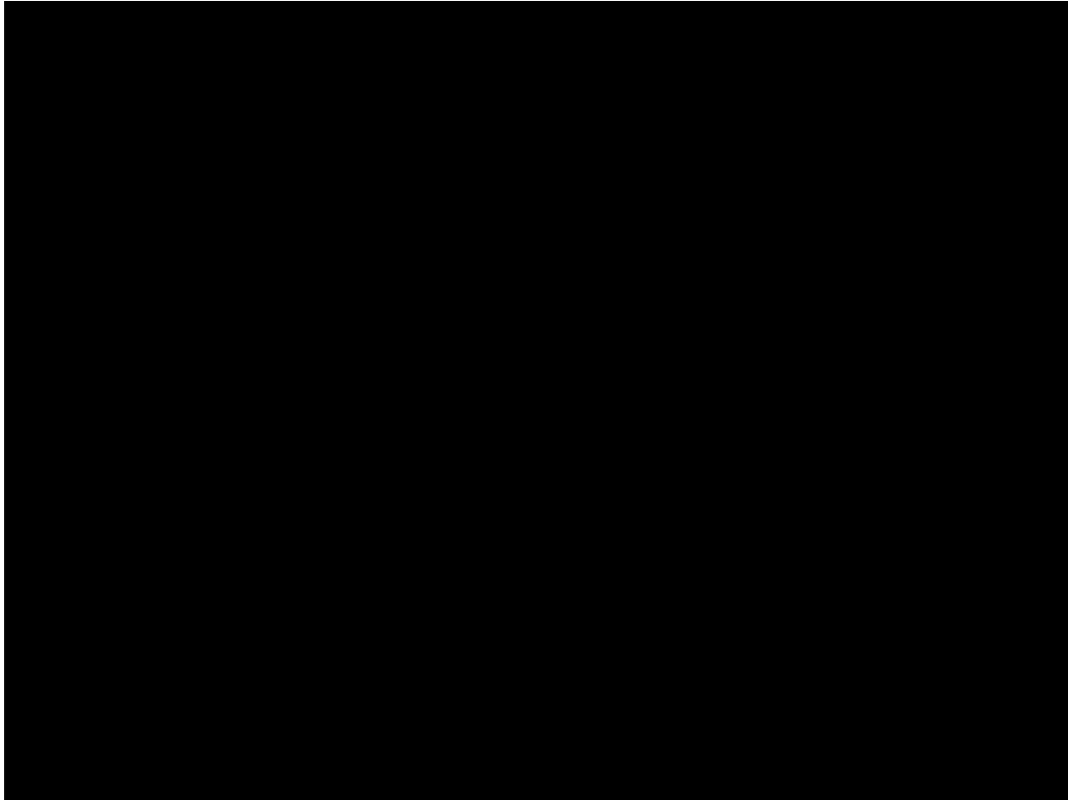


Figure 73: Windows to single-storey extension.

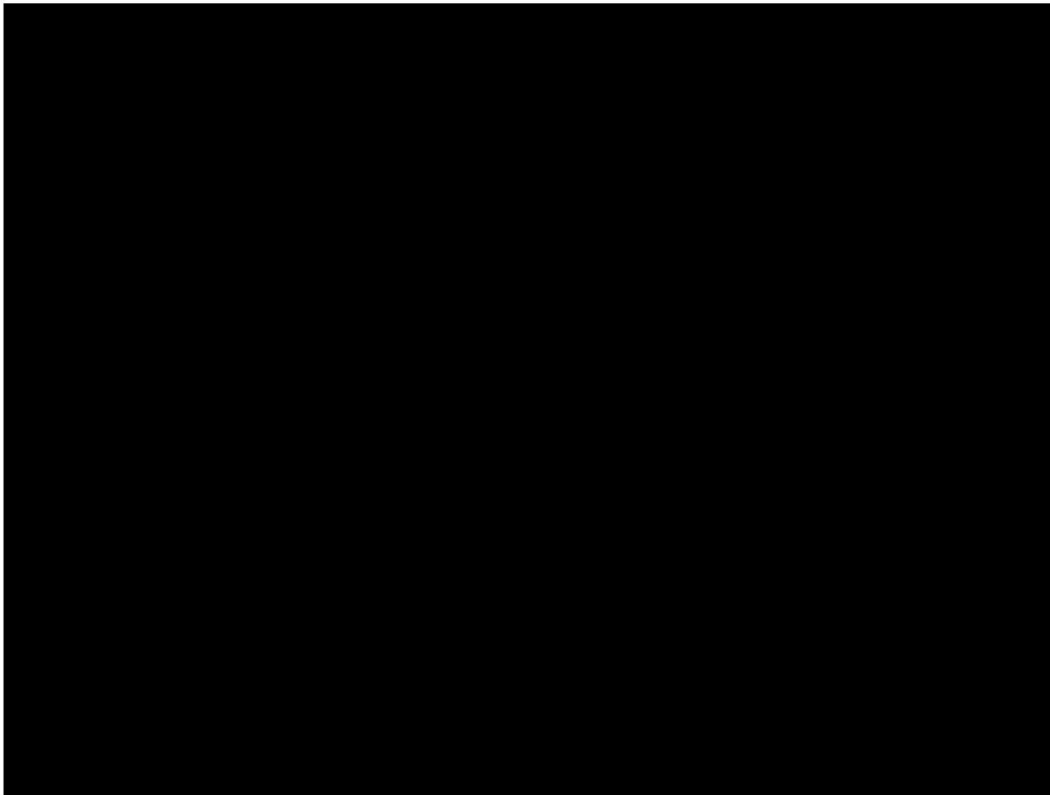


Figure 74: North elevations of single-storey “extension” and area to rear of kitchen.

- 4.5.4. There is a historic garden storage building adjoining the wash house with a pitched roof and an east-facing gable end [Figure 76]. It comprises London Stock brickwork, with dressings in red brickwork and render. Most of the windows have been bricked in, but there is a remaining north-facing arched segmented window [Figure 75], and an arched fanlight over the timber six-panelled door [Figure 76]. The storage building acts

as a boundary between the subject site and the driveway to no. 88 Park Close [Figure 78], and there is a more recent boundary wall which insensitively abuts the garden storage building [Figure 77 & Figure 78].



Figure 75 (left): North elevation of room to east of wash house.

Figure 76 (right): East elevation of room to east of wash house.



Figure 77: Boundary wall adjacent to room to east of wash house.



Figure 78: South elevation of house and boundary wall, and east elevation of room to east of wash house, seen from driveway to no. 88 Park Close.

4.6. Two-storey extension, including stable, garage and Flat 90B at first floor level

- 4.6.1. The former stable is located west of the scullery, and may be accessed from the front garden [Figure 40, Figure 41 & Figure 79], from the two-storey garage extension [Figure 80 & Figure 83], or from the side (south)

passageway [Figure 70]. There is a historic tiled floor, a large skylight, timber partitioning (which likely dates from the 1920s-30s), and historic timber doors [Figure 81]. It appears that the stable formerly had two south-facing windows – as indicated by the bricked-up windows to the south elevation of the building [Figure 67]. Between these two windows, there may have formerly been a chimney breast and a fire place – as indicated by the chimney stack and fireplace at second floor level. The 1783, 1830 and 1875 Schedules make no mention of a fireplace in the stable, indicating that perhaps the stable was located elsewhere historically.

- 4.6.2. The two-storey extension comprises a garage at ground floor level, along with a corridor providing access to Flat 90B and the stable [Figure 82 & Figure 83] – and there is also a bathroom at ground floor level which is associated with Flat 90B.

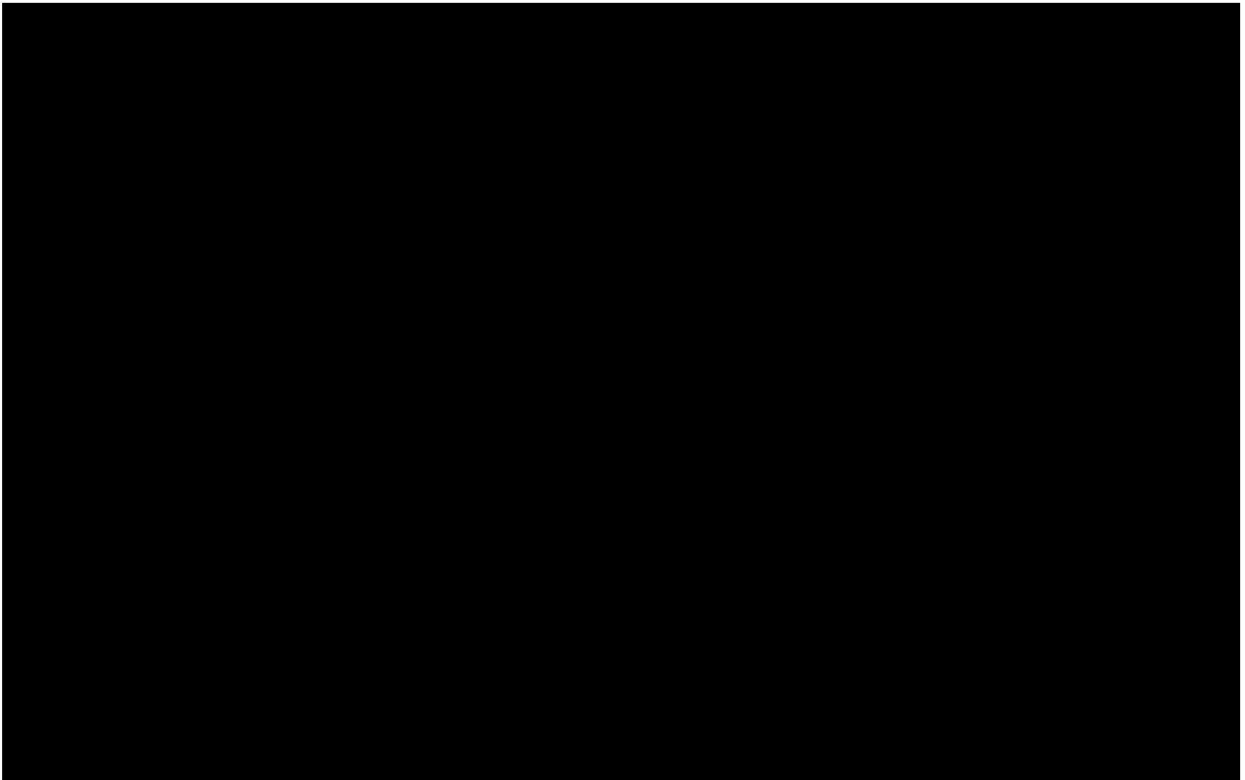


Figure 79 (left): Front entrance to former stable. (See also Figure 41.)

Figure 80 (right): Door between former stable and corridor providing access to Flat 90B. (See also Figure 83.)

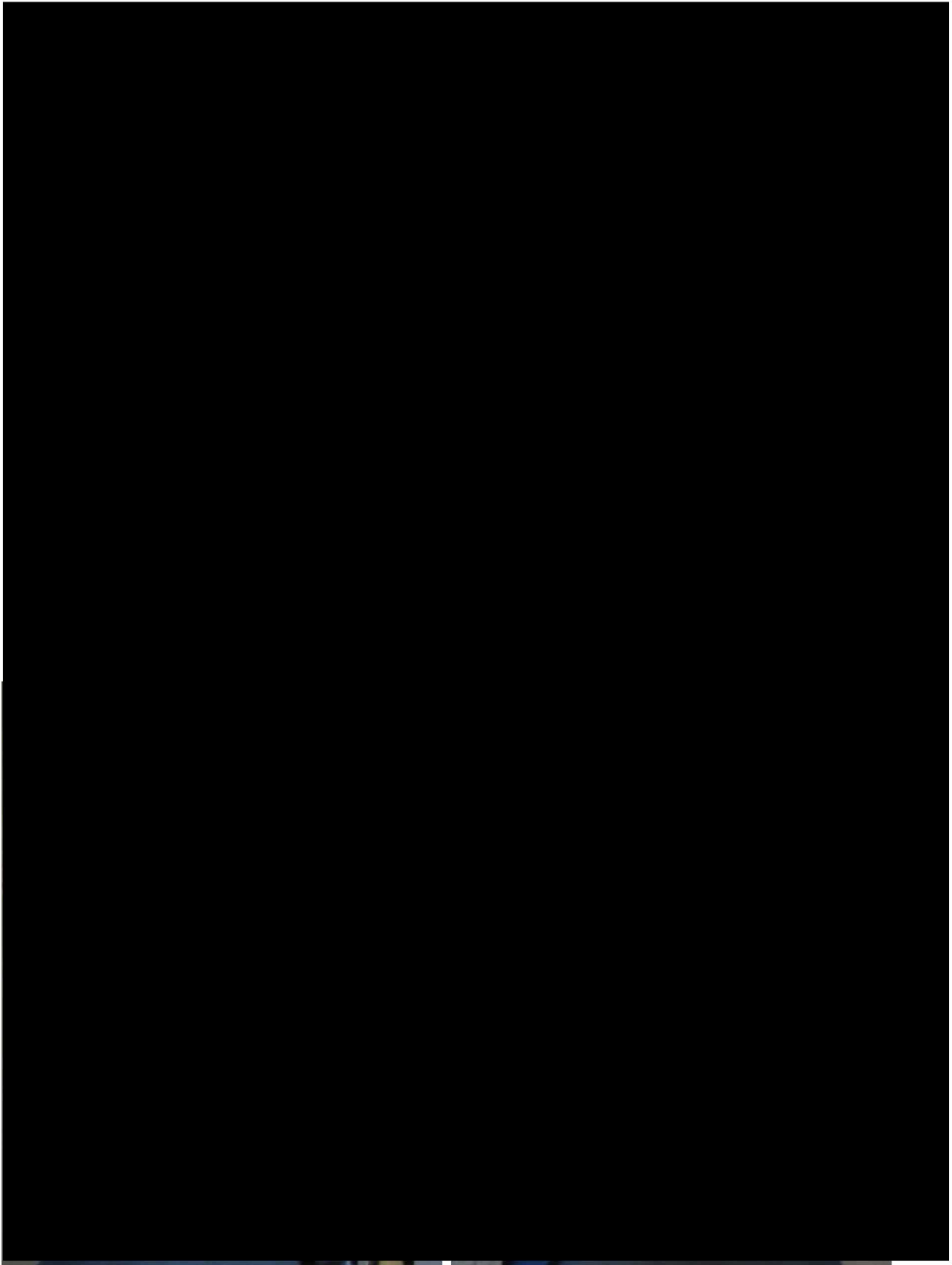


Figure 82 (left): South Corridor providing access to Flat 90B.

Figure 83 (right): Looking towards former stable from corridor providing access to Flat 90B.

- 4.6.3. Flat 90B comprises the aforementioned bathroom at ground floor level, and a kitchen [Figure 84] and two bedrooms at first floor level [Figure 85 & Figure 87]. It is considered that some of the doors and windows are historic [Figure 85 & Figure 86].

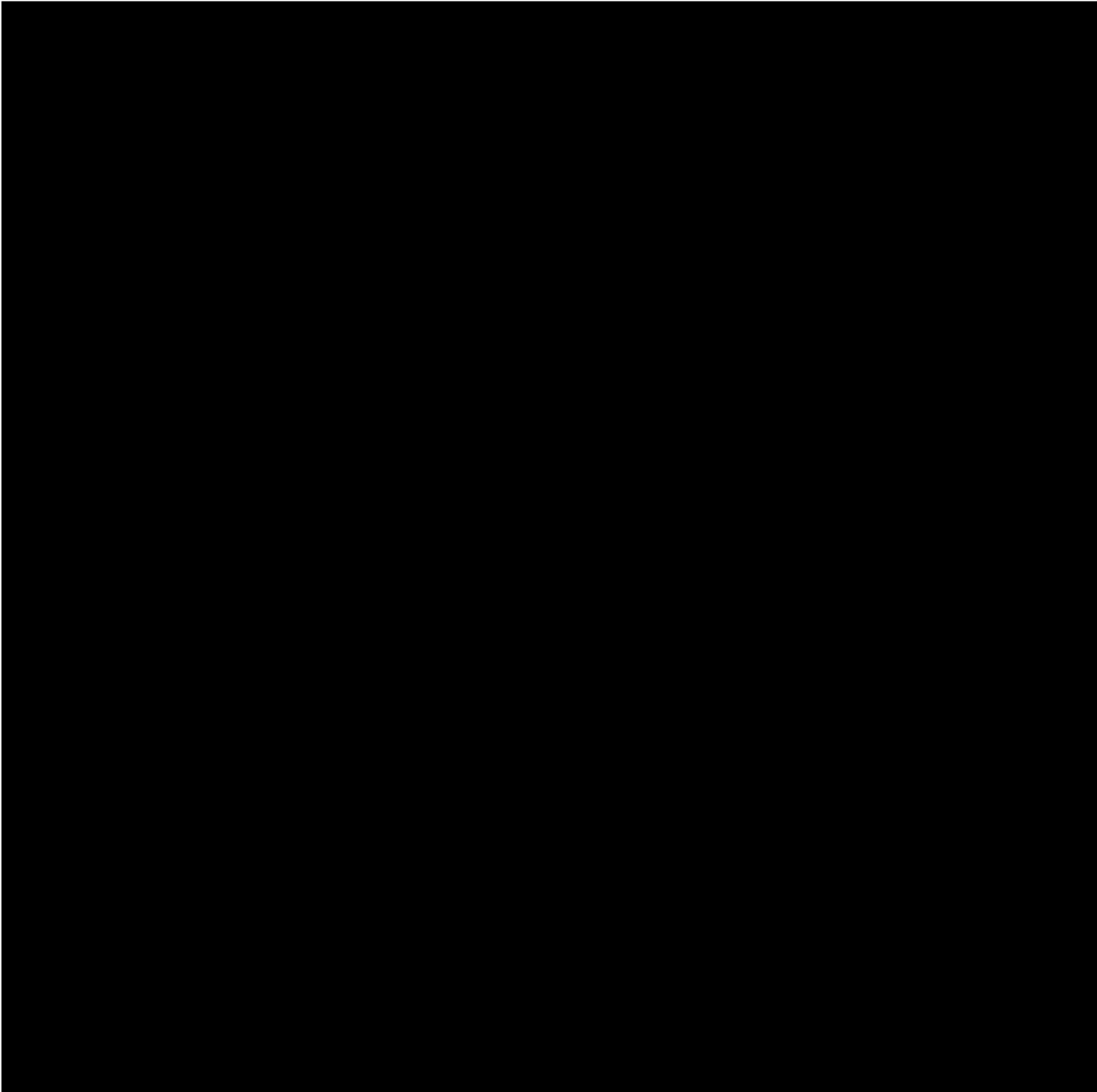


Figure 86 (left): Flat 90B – Bedroom (rear). The window addresses the front garden.

Figure 87 (right): Flat 90B – Bedroom (rear).

4.7. Ground floor (principal part of house – reception rooms)

- 4.7.1. The historic planform of the ground floor remains largely intact, with a vestibule [Figure 88], a front sitting room [Figure 91], a central hallway [Figure 89], a rear sitting room [Figure 93], and a rear dining room [Figure 103]. There are a number of modern features such as the timber panelling to some of the rooms, and openings (notably the one between the vestibule and hallway). The panelling to the vestibule and hallway is at wainscot height, whereas that to the dining room is full height. The timber panelling by the door opening to the rear sitting room is somewhat irregular, indicating that the architrave post-dates the timber panelling in the hallway [Figure 90]. It is likely that there was formerly some partition walling across the

rear sitting room, forming a “corridor” between the rear garden entrance and the central hallway [Figure 30, Figure 96 & Figure 97]. The rear reception room would then have been accessed via a doorway in the former corridor.

- 4.7.2. All the original chimney breasts remain, albeit with modern fireplaces [Figure 88, Figure 91, Figure 93 & Figure 103]. The sash windows [Figure 98, Figure 99, Figure 101 & Figure 102] and the door to the rear garden [Figure 100] are likely historic, as are the cornicing and skirting boards [Figure 91, Figure 93 & Figure 94]. It is unknown whether the arched recessed feature in the rear sitting room (which is likely to have been created in order to provide shallow shelving to display ornaments) is historic or modern [Figure 95]. The balustrading, handrails and newel posts to the main staircase are likely historic [Figure 104, Figure 114 & Figure 115], as is the built-in joinery forming the cupboard beneath the staircase [Figure 106]. The front (west) sitting room has a chamfered ceiling beam [Figure 92], which likely dates from the 17th and early 18th century.

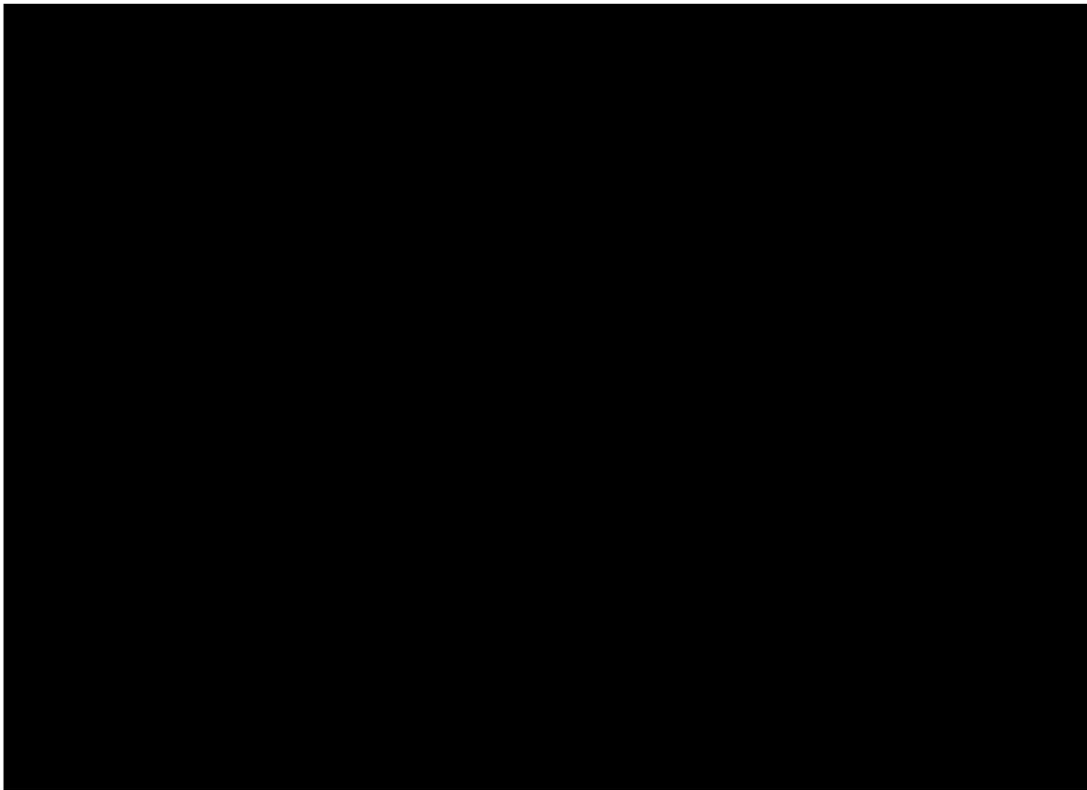


Figure 88: Ground floor – vestibule.

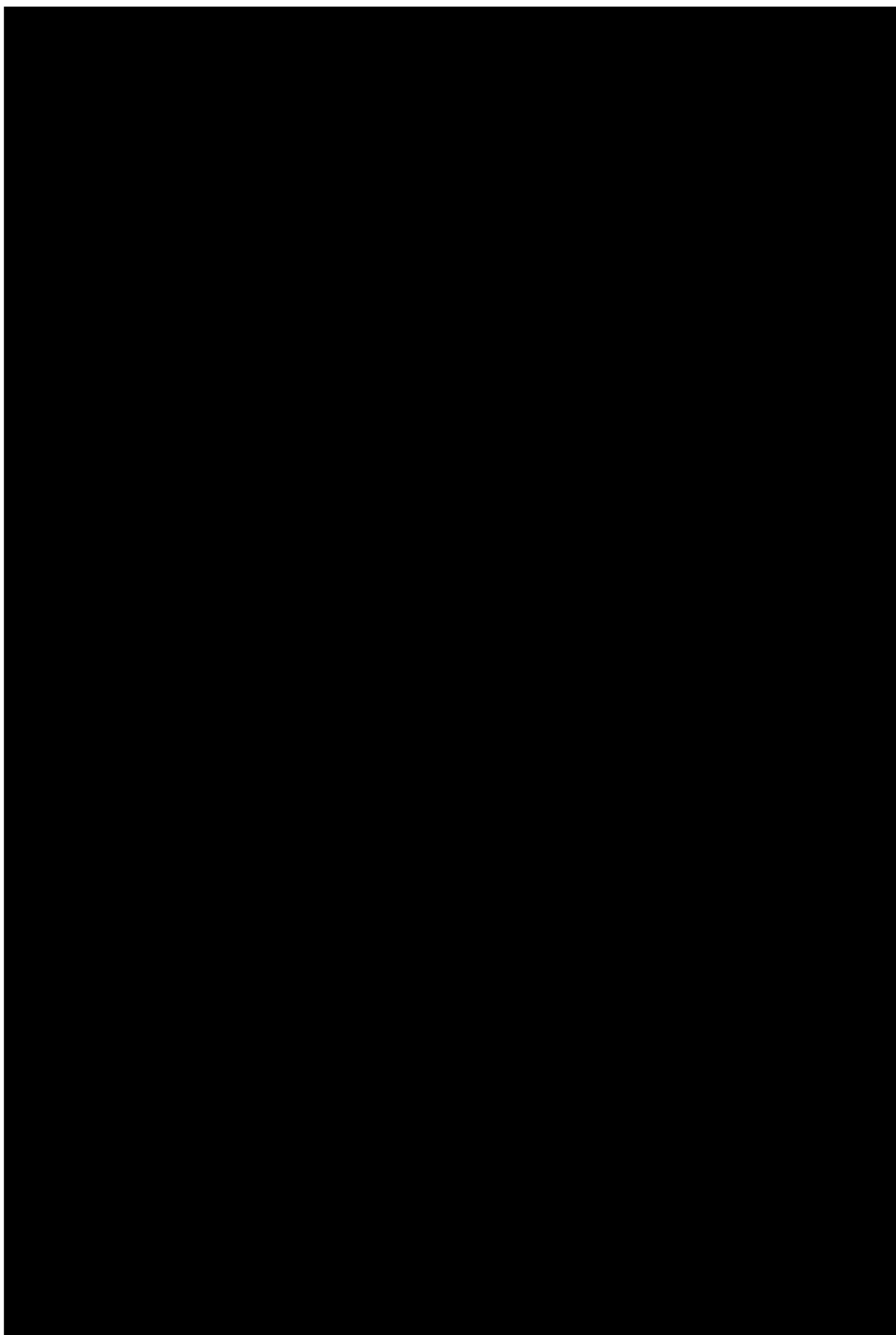


Figure 90: Ground floor – Door opening to rear sitting room. Note the incongruous way in which the timber panelling has been cut through – indicating subsequent alteration.

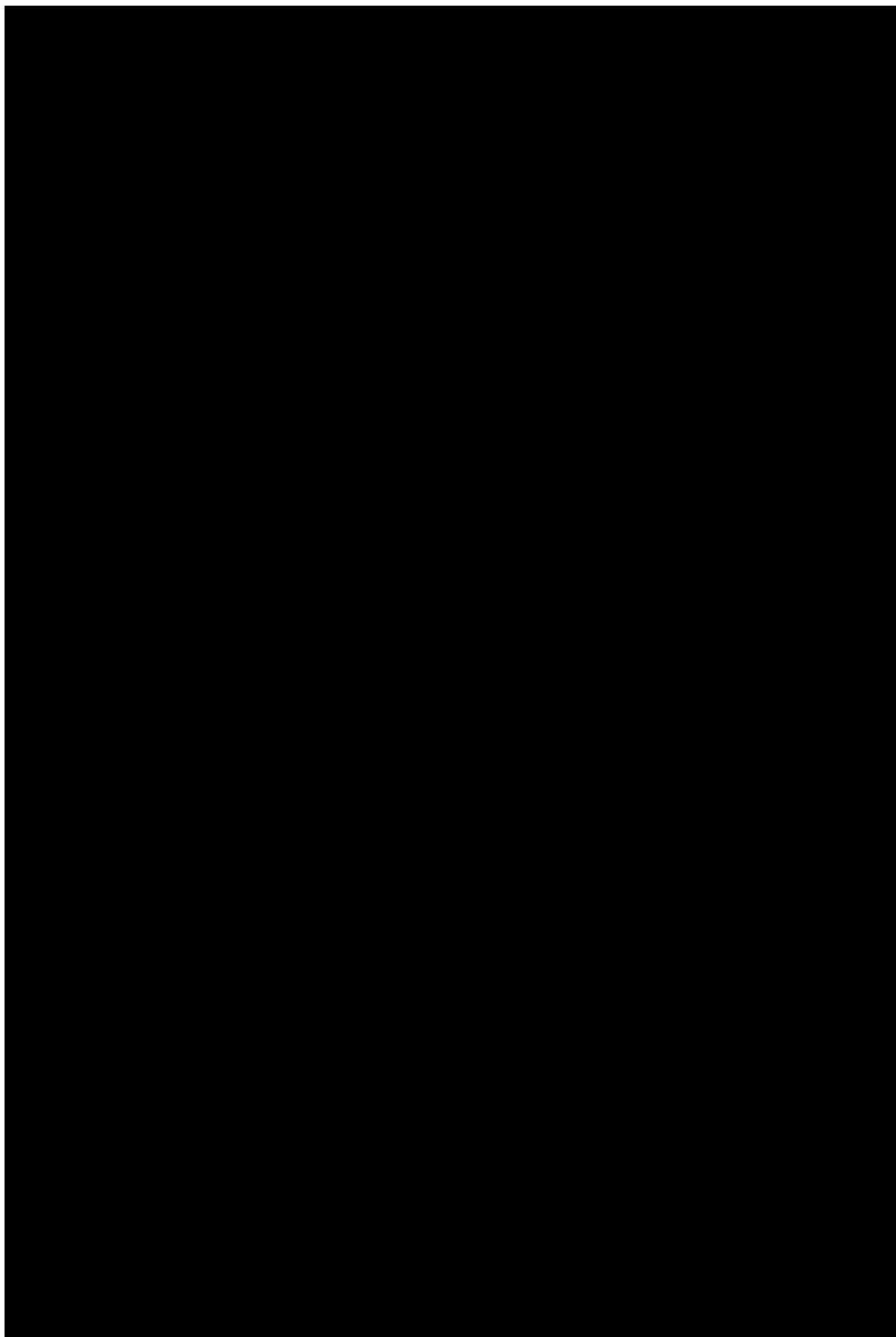


Figure 92: Ground floor – Ceiling of front sitting room. Note beam, with chamfering.

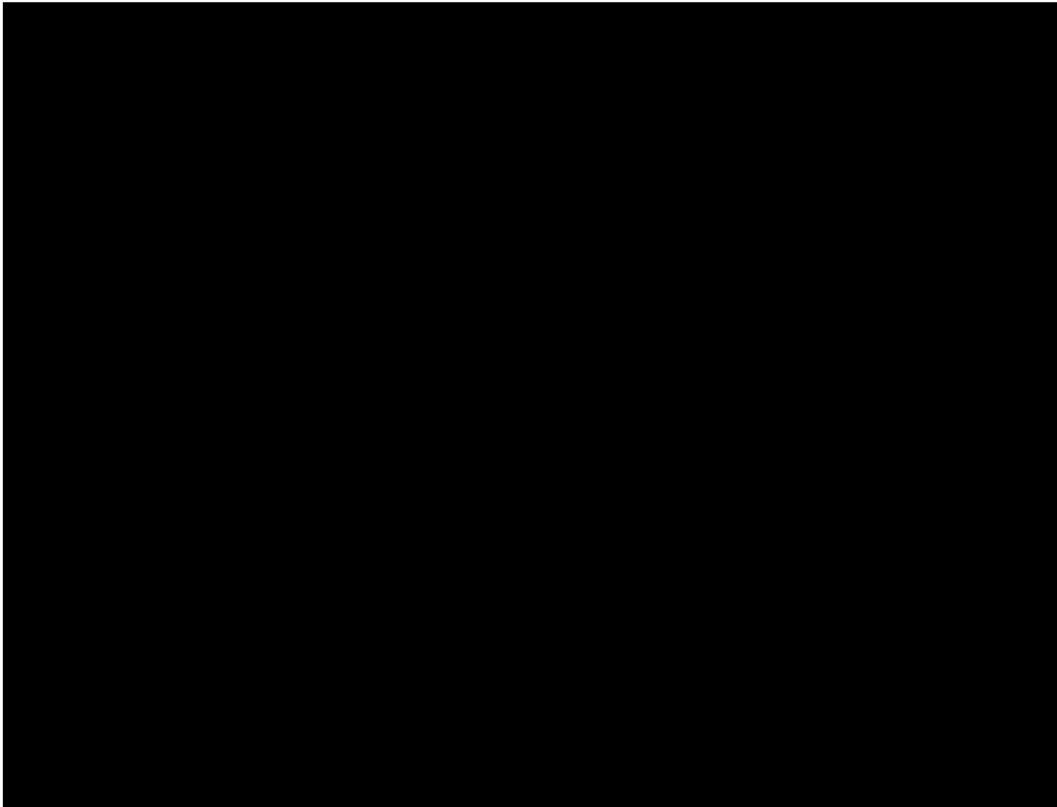


Figure 93: Ground floor – rear sitting room.

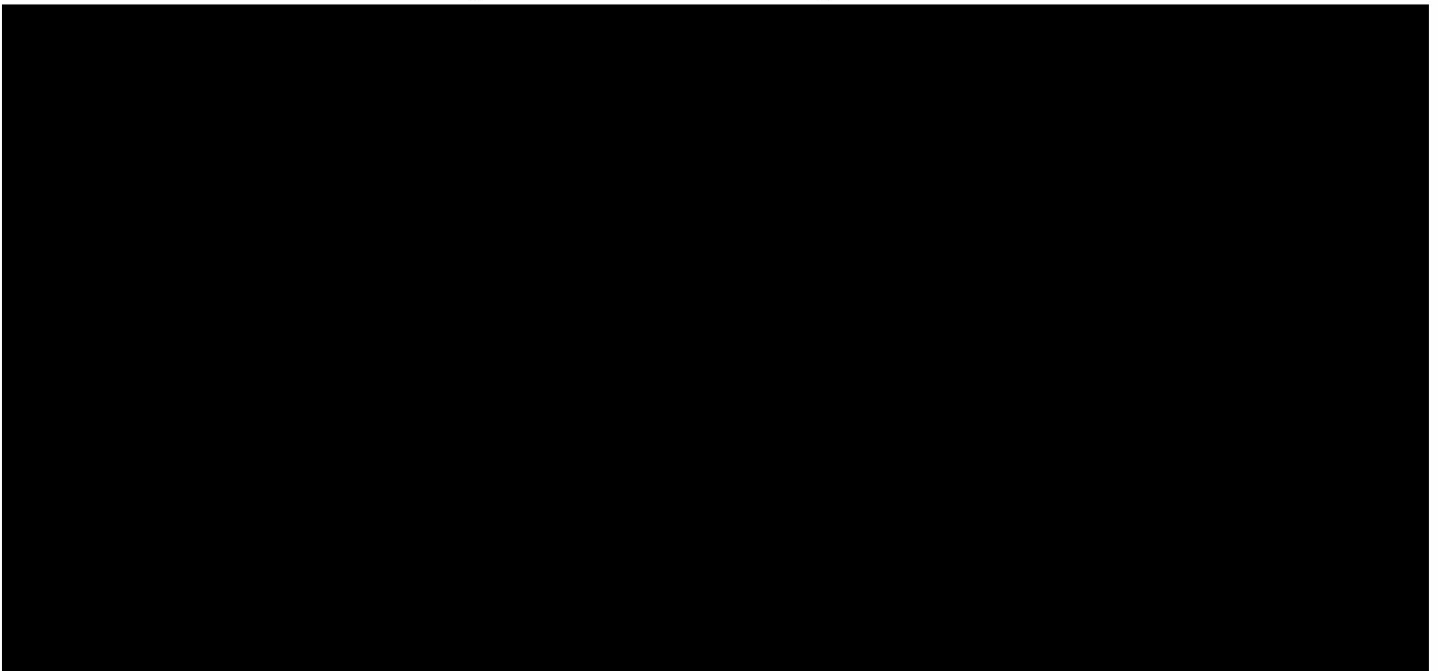


Figure 94 (left): Ground floor – rear sitting room.

Figure 95 (right): Ground floor – rear sitting room.



Figure 96 (left): Ground floor – scarring on ceiling in rear sitting room, where partition wall between rear sitting room and corridor used to be prior to 1968.

Figure 97 (right): Ground floor – scarring on ceiling in rear sitting room, where partition wall between rear sitting room and corridor used to be prior to 1968. Note location of steps between rear bedrooms and central corridor at first floor level.

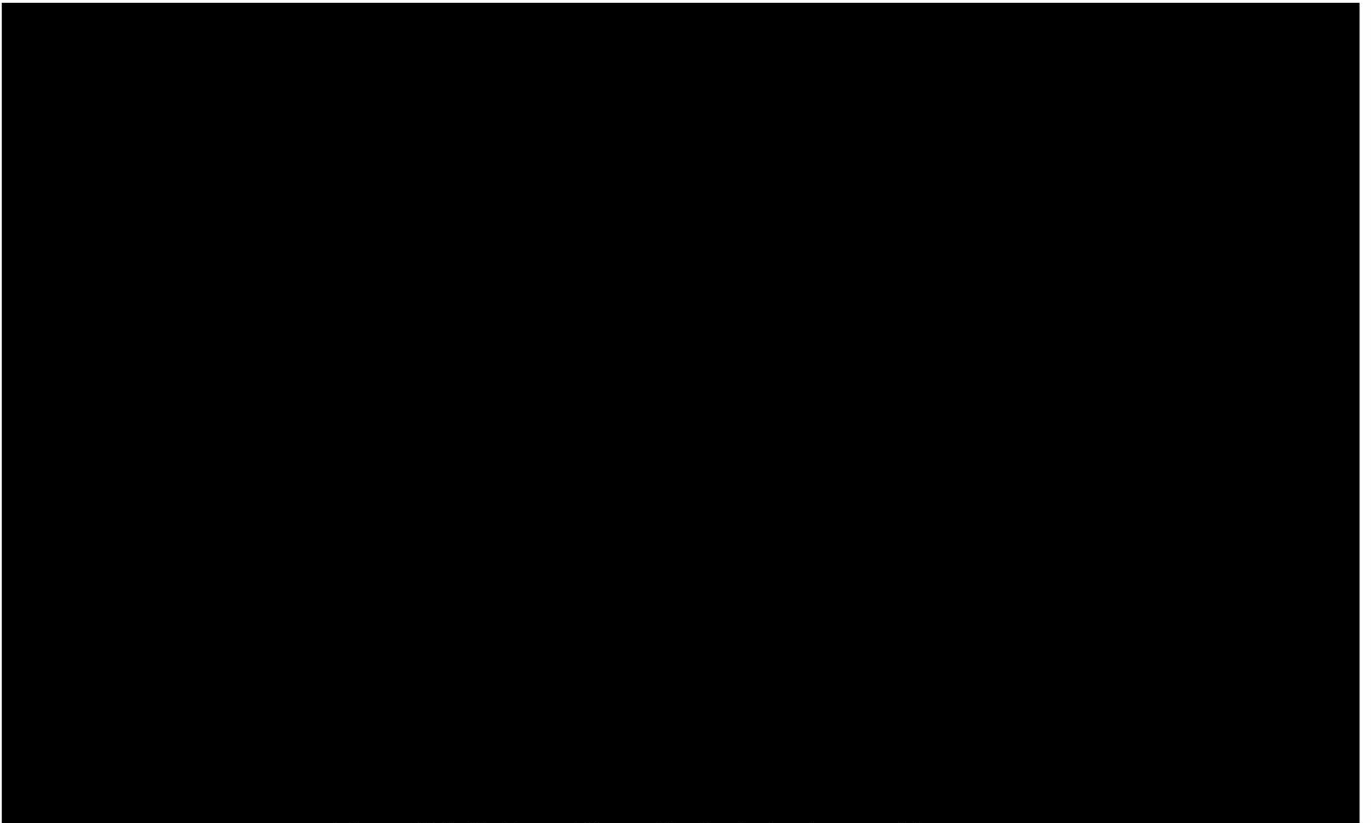


Figure 98 (left): Ground floor – North window to rear sitting room.

Figure 99 (centre): Ground floor – Central window to rear sitting room.

Figure 100 (right): Ground floor – Garden door to rear sitting room.



Figure 101 (left): Ground floor – North window to rear dining room.

Figure 102 (right): Ground floor – South window to rear dining room.

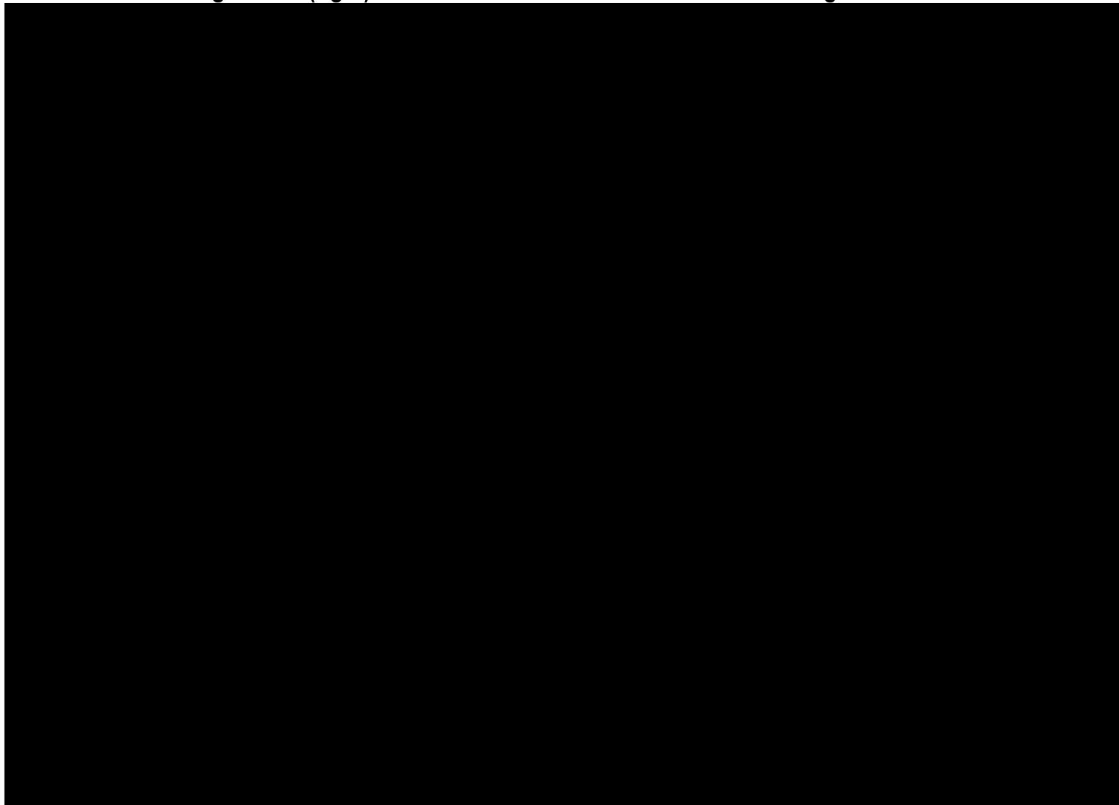


Figure 103: Ground floor – rear dining room. Note opening to kitchen.



Figure 104 (left): Ground floor – main staircase.

Figure 105 (right): Between ground and first floors – Newel post to principal staircase.

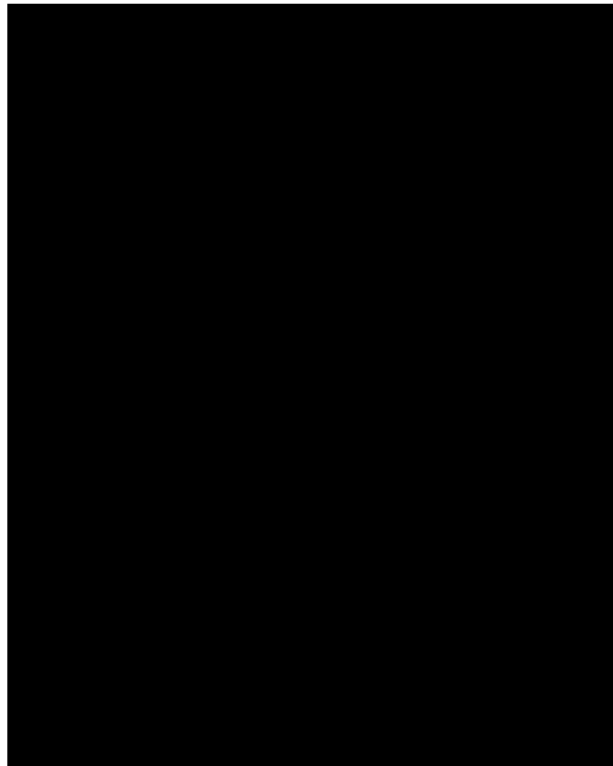


Figure 106: Ground floor – area between hall and scullery.

4.8. Ground floor (principal part of house – kitchen, scullery and storage room)

4.8.1. The interior of the kitchen and scullery appears to be entirely modern, including the fenestration [Figure 107, Figure 108 & Figure 111]. There is an additional opening between these two rooms [Figure 110].

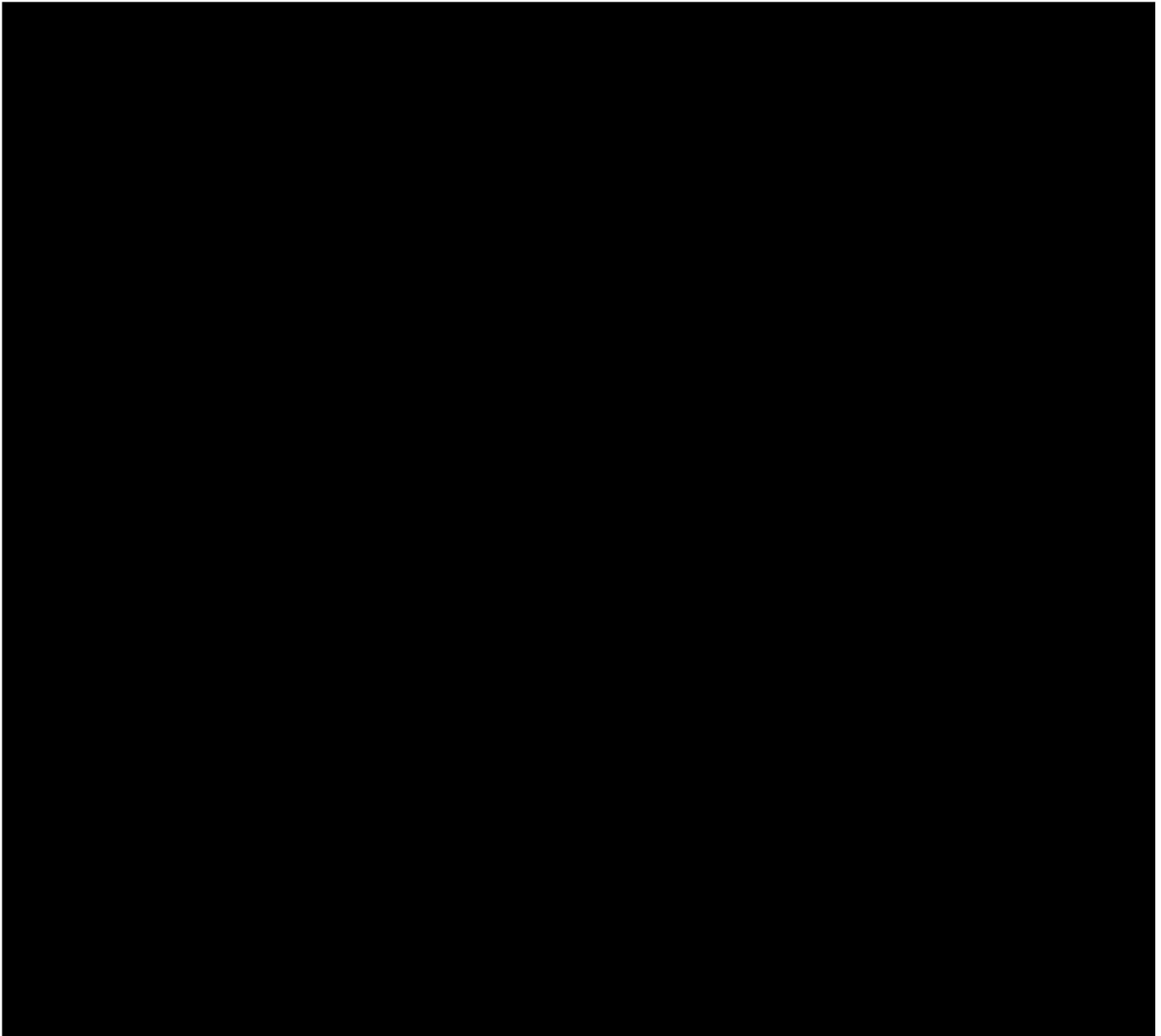


Figure 109 (left): Ground floor – door opening between scullery and vestibule, with the entrance to the vaulted storage room.

Figure 110 (centre): Ground floor – wall between kitchen and scullery. Note door opening (with steps) between the kitchen and dining room on the left, and the two openings between kitchen and scullery.

Figure 111 (right): Ground floor – scullery.

4.8.2. There is a storage room located adjacent to the vestibule, with a secondary front entrance. This room has a vaulted ceiling, which is likely historic [*Figure 112 & Figure 113*]. It is unusual to have a room of this low status located at the front. More commonly, 18th and 19th century middle-class houses had their smartest principal rooms located at the front of the house (and at ground and sometimes also at first floor level), where guests would be formally received. The location of this low status room would have made logistical sense, however. It addresses the road from which supplies may be delivered, it provides storage space conveniently located adjacent to the scullery and kitchen, and it can be doubled-up as a secondary entrance for staff.

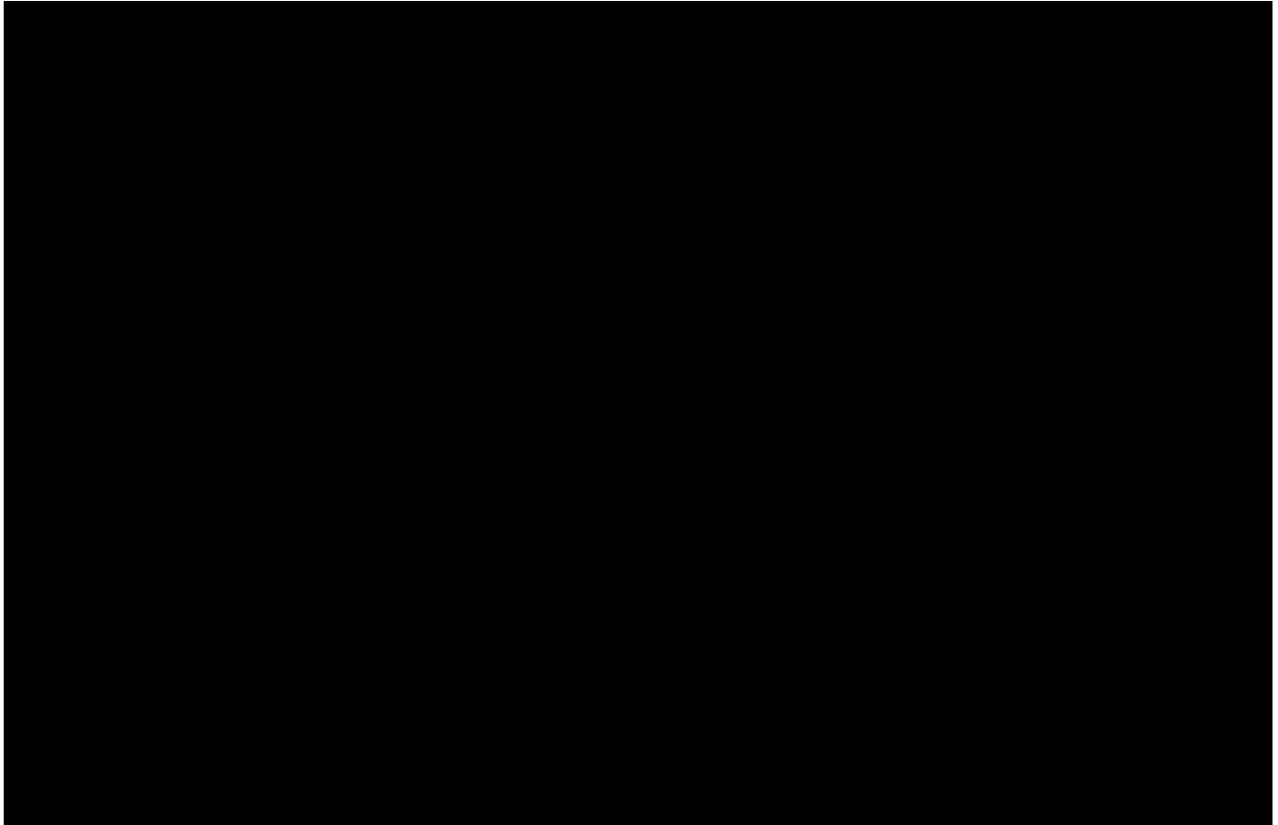


Figure 112 (left): Ground floor – vaulted storage room, and secondary front entrance.

Figure 113 (right): Ground floor – vaulted storage room.

4.9. First floor (principal part of house including conservatory and bathroom)

- 4.9.1. The first floor of the house comprises two bedrooms at the front, which have ceilings that are of a lower height than those of the central landing; and two bedrooms at the rear, which may be accessed via three steps as their floors are at a higher level than the floor of the central landing [Figure 127]. The different heights may relate to the phasing of the building's development (i.e. with the east side of the building possibly pre-dating the west side). The cornicing, skirting to the landing and the arched opening between the stairs and the central landing are likely historic [Figure 115 & Figure 116].

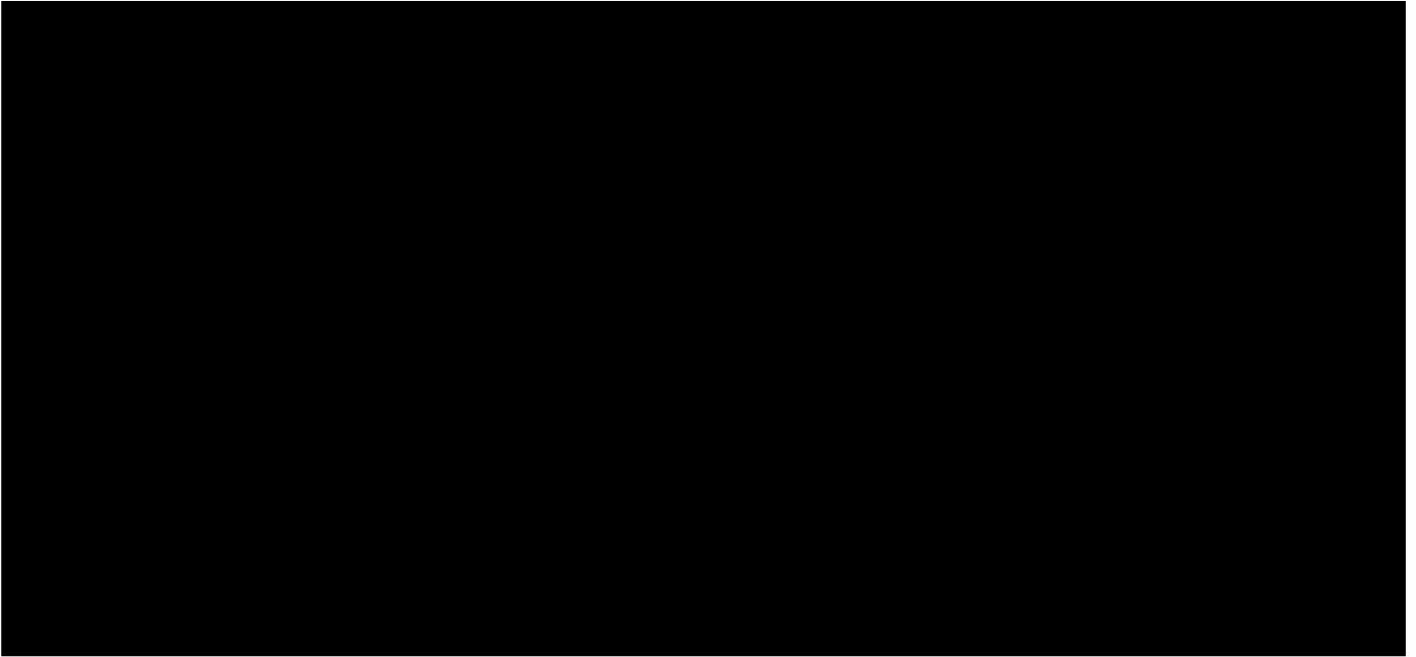


Figure 114 (left): Main staircase, and hall.

Figure 115 (right): Main staircase, and first floor landing.

- 4.9.2. The conservatory at first floor level is accessed via an arched opening from the main staircase [Figure 116], and there is a bathroom to the east of the conservatory [Figure 120]. The fenestration to the conservatory is modern [Figure 117 & Figure 118]. The door opening and steps between the bathroom and the rear south bedroom dates from the 1970s [Figure 119].

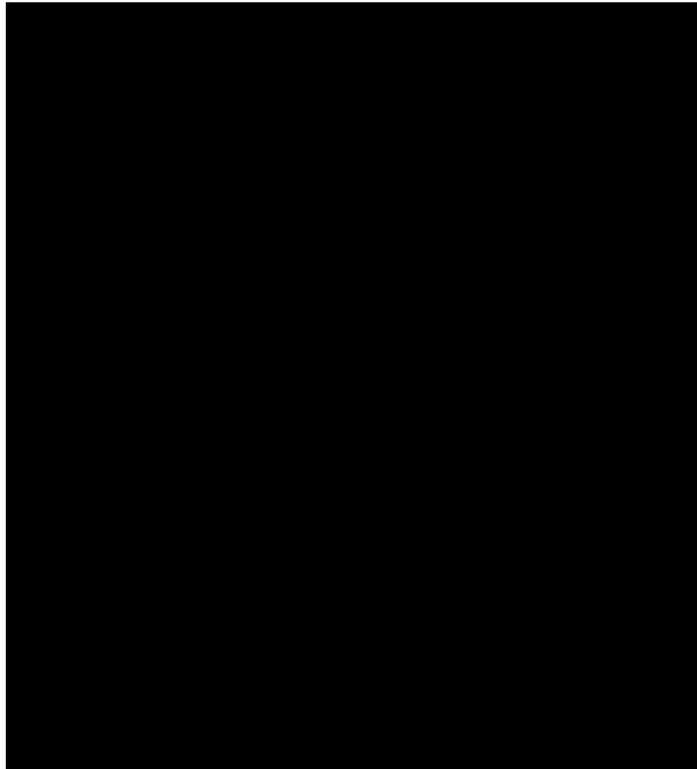


Figure 116: First floor landing, looking towards the conservatory.

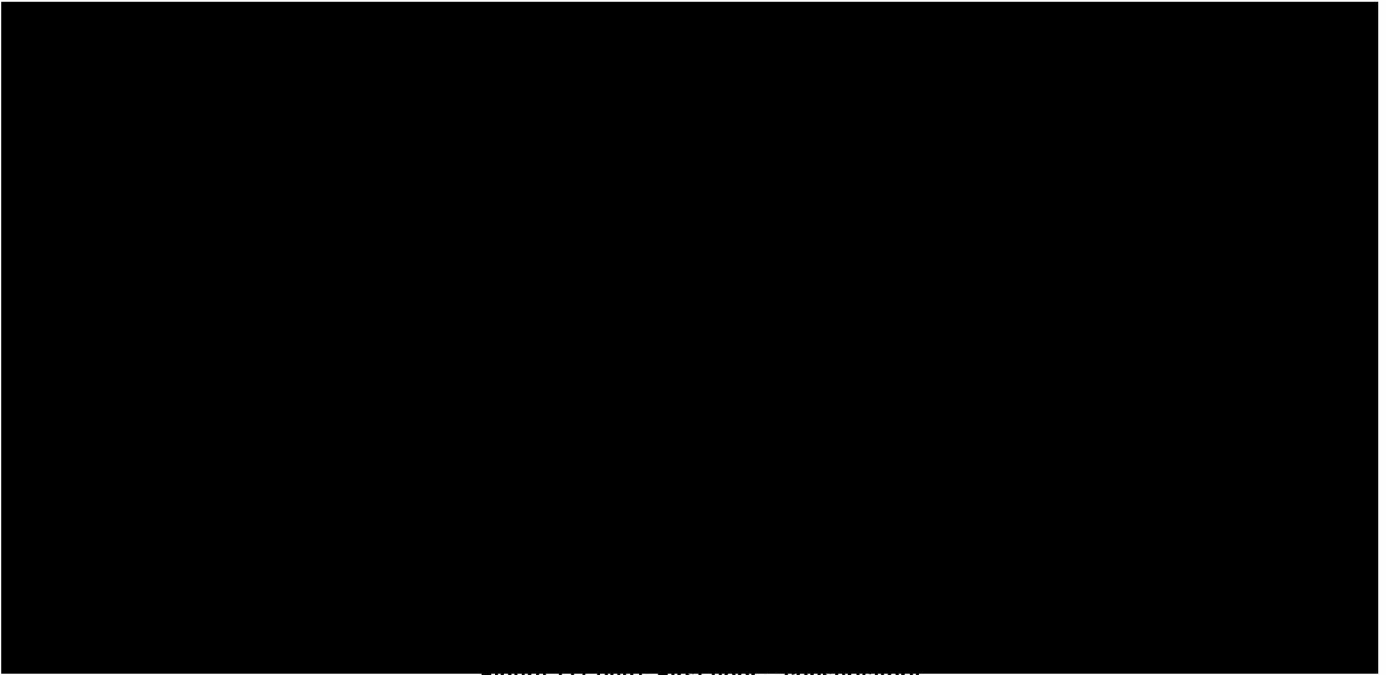


Figure 117 (left): First floor – conservatory.

Figure 118 (right): First floor – conservatory.

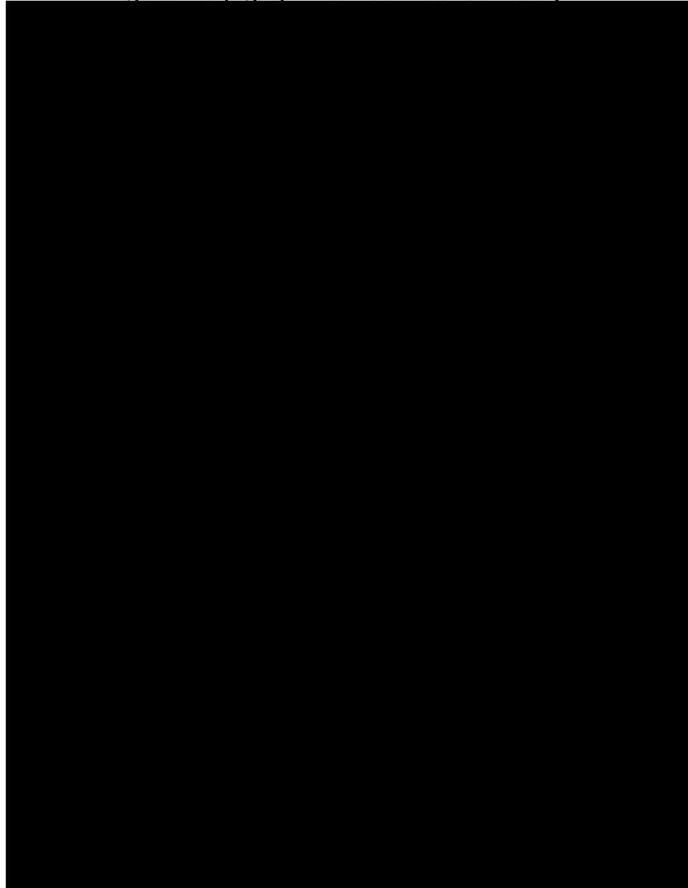


Figure 119: First floor – door opening created in the 1970s, between rear south bedroom and the bathroom.

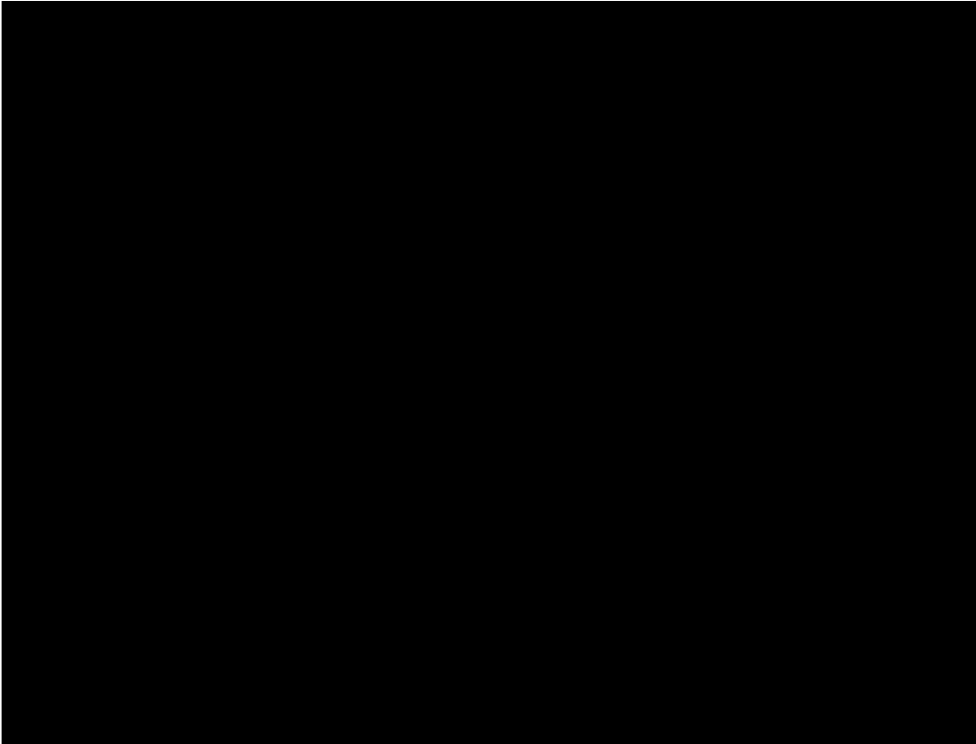


Figure 120: First floor – bathroom.

- 4.9.3. The bedrooms have retained their original chimney breasts, and the fireplaces have been blocked up. The chimneypieces (and tiling) likely date from the late 18th to the early 19th century [*Figure 123, Figure 124, Figure 129 & Figure 130*]. The windows to the rear rooms likely date from the mid-18th century [*Figure 121, Figure 122, Figure 125 & Figure 126*], and those to the front rooms (within the bay) likely date from the late 18th to the early 19th century [*Figure 128 & Figure 130*].

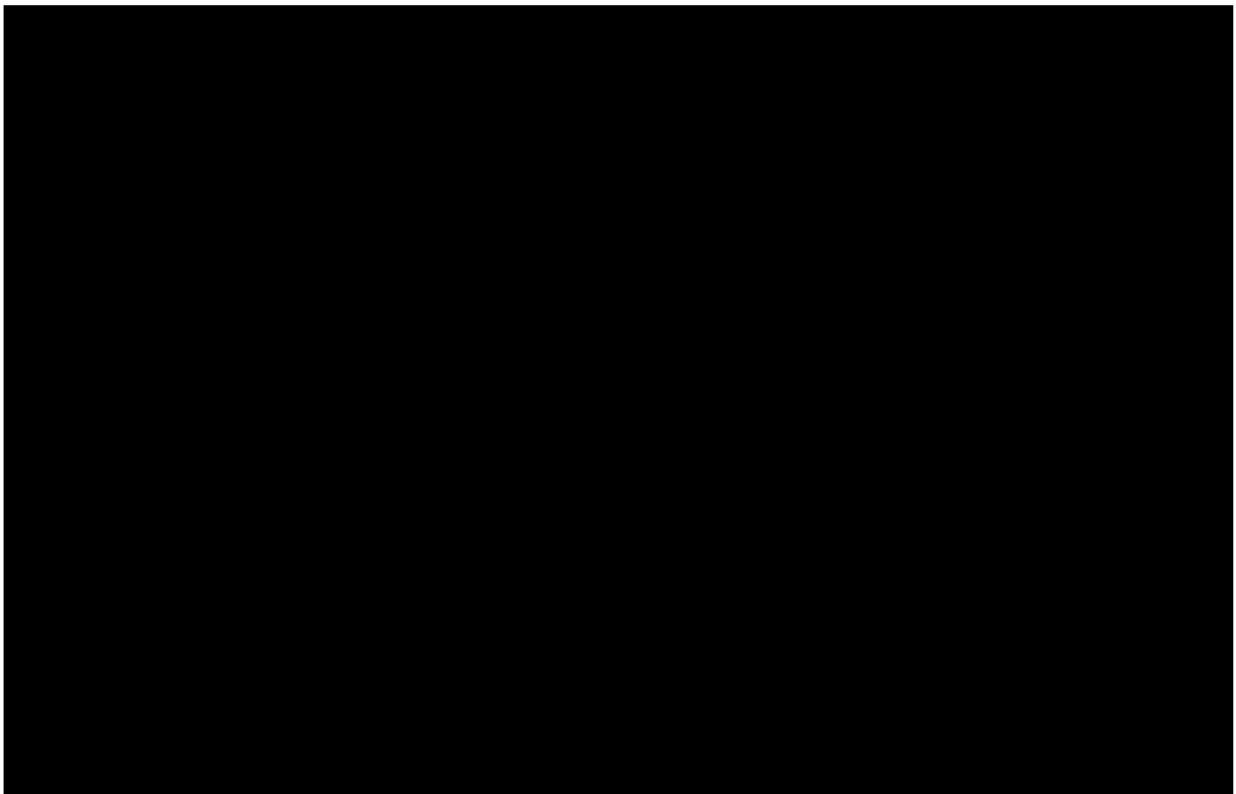
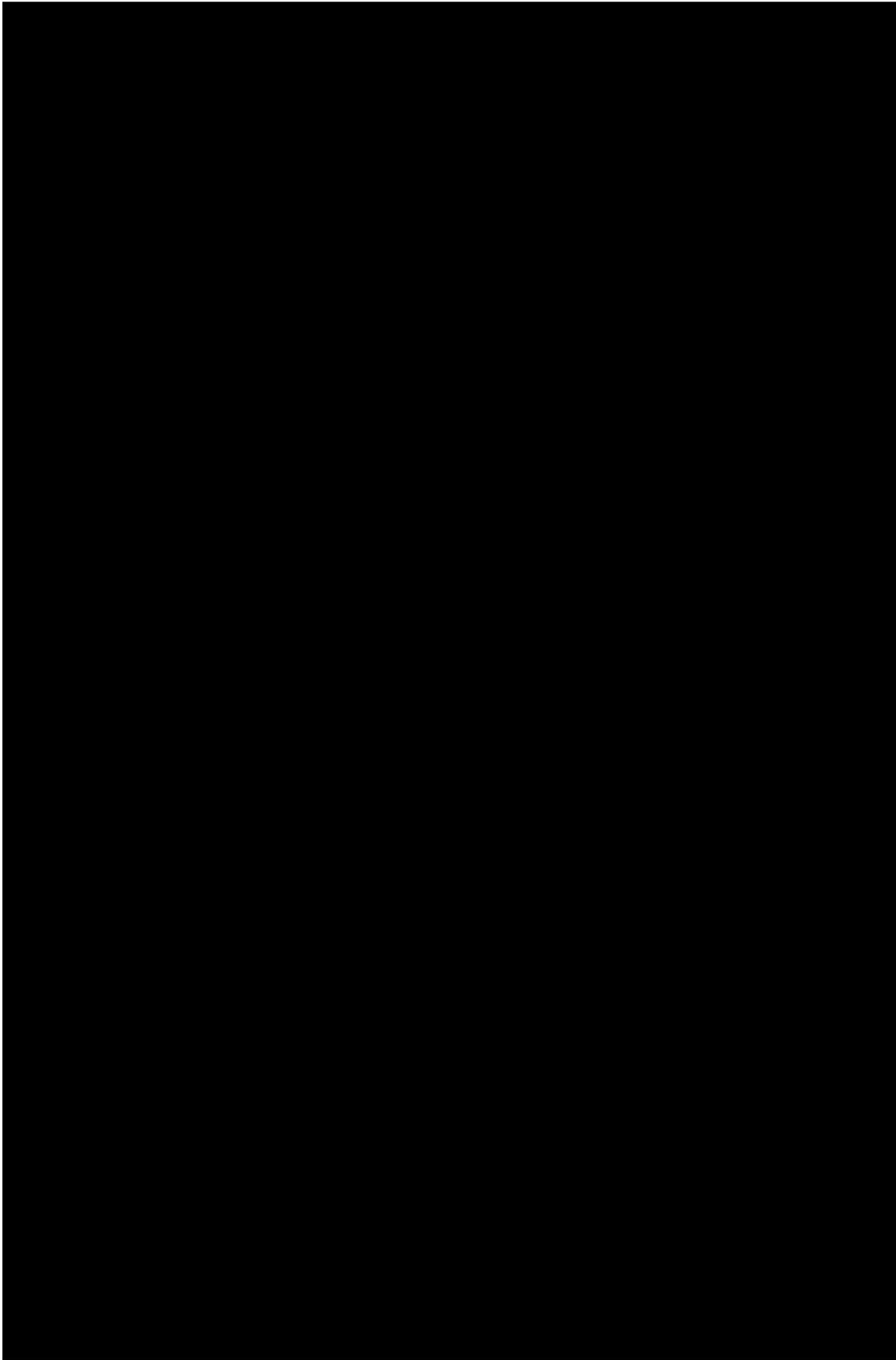


Figure 121 (left): First floor – rear south bedroom (north window).

Figure 122 (right): First floor – rear south bedroom (south window).



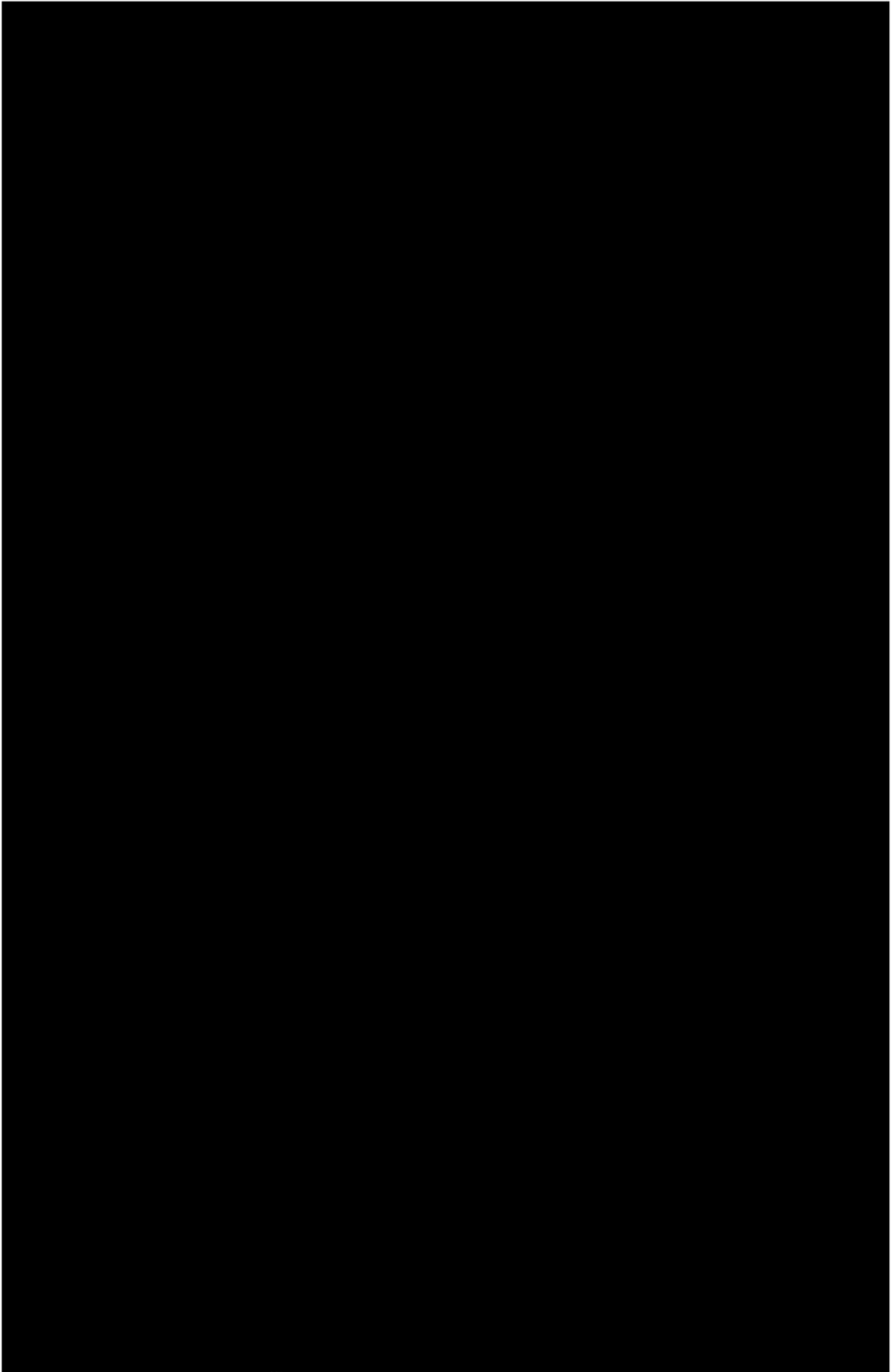




Figure 127: First floor – steps between the rear bedrooms and the central corridor. (The front bedrooms, however, are on the same level as the corridor.)

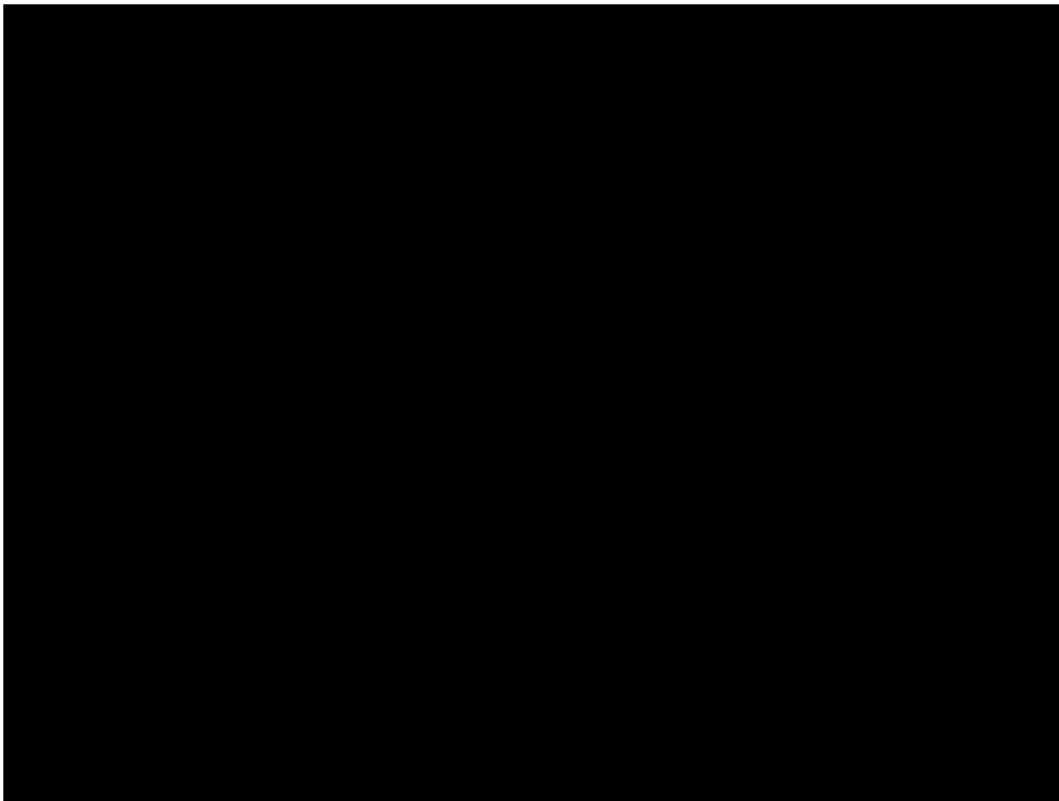
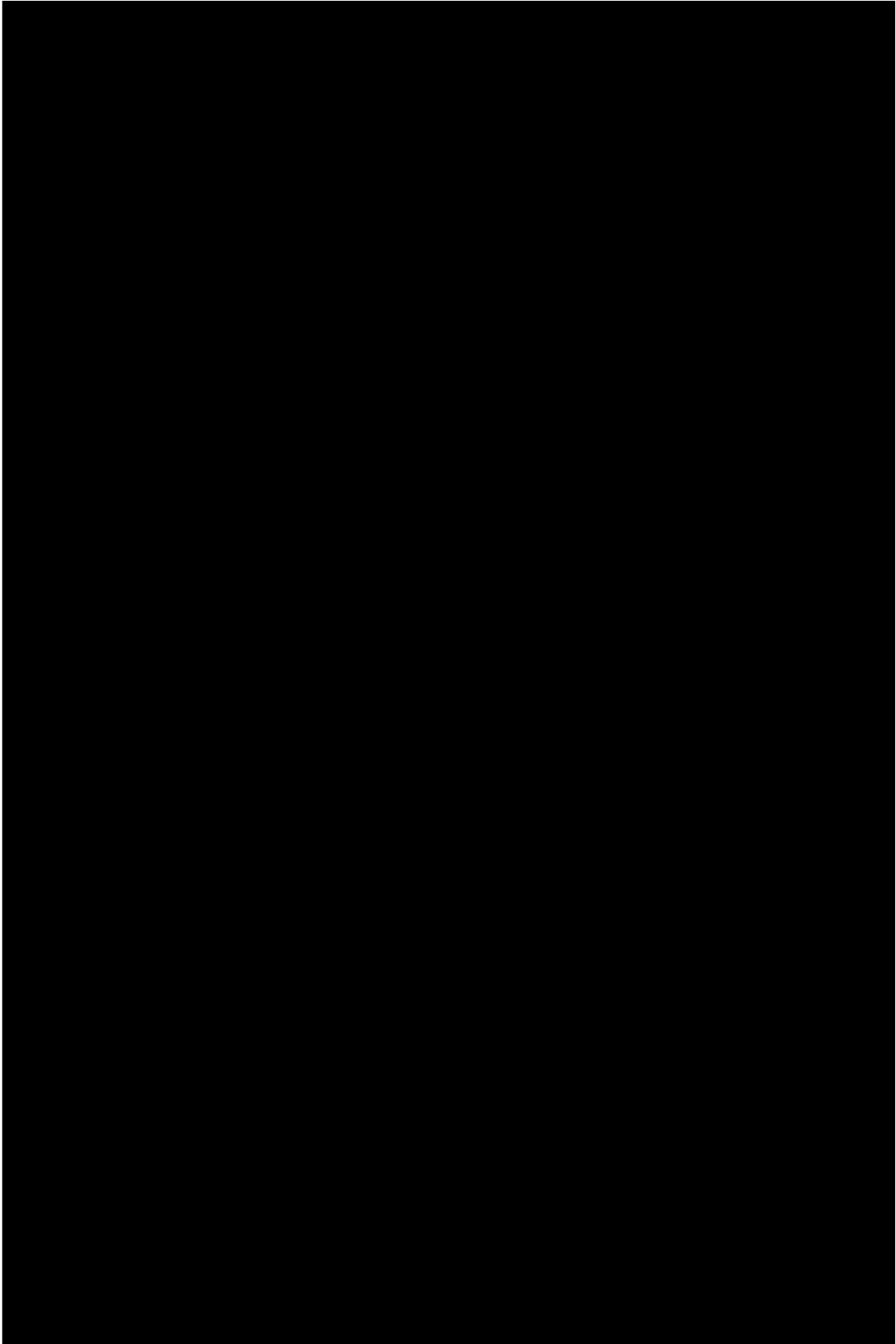


Figure 128: First floor – one of front bedrooms.



4.10. Second floor (Flat 90A)

- 4.10.1. Historically, the second floor is likely to have provided bed chambers for the servants. Today it provides a self-contained flat, Flat 90A. The second floor is accessed via the secondary staircase on the north side of the house (which historically would have been used by the servants). The balustrading, handrails and newel posts are likely historic – although the design changes between first and second floor. It is considered that the upper part likely dates from the second half of the 20th century [Figure 131] whereas the lower part (between the ground and first floors) is likely historic [Figure 132].



Figure 131: Stairs to Flat 90A.

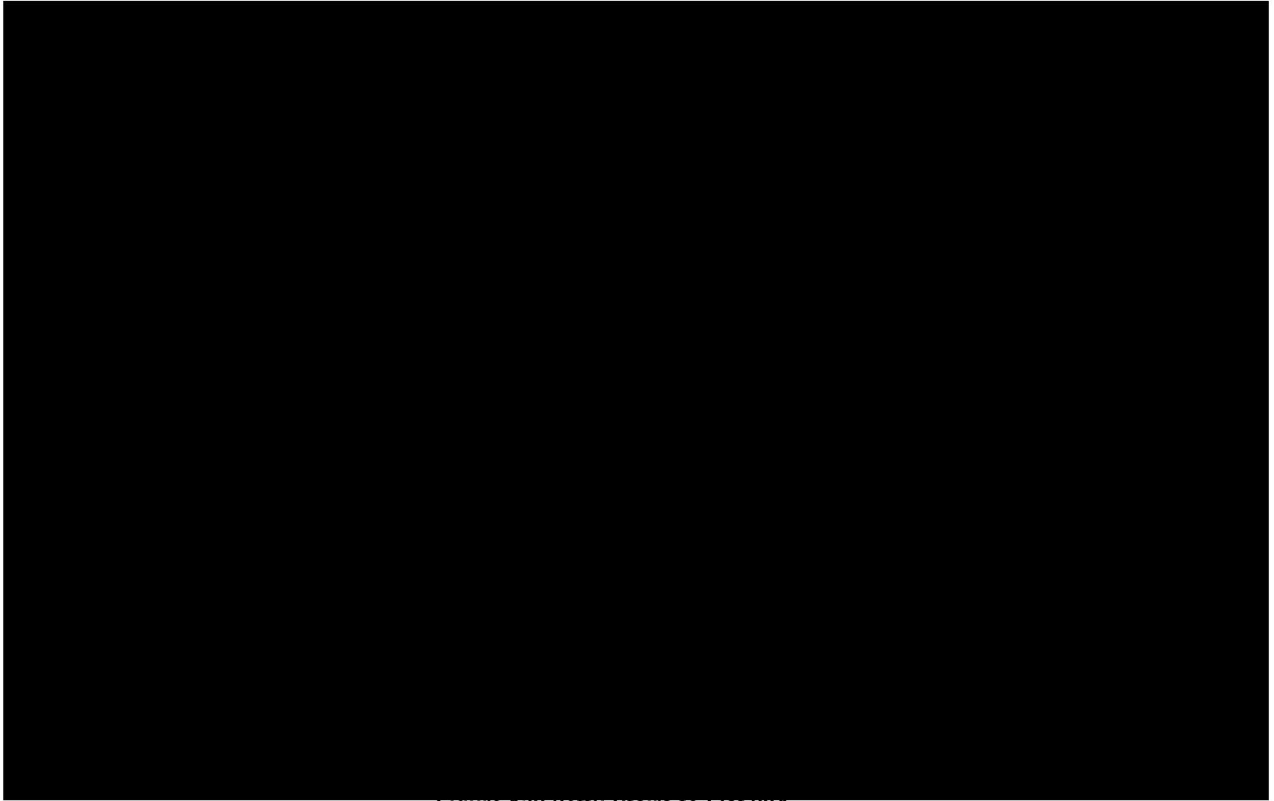


Figure 132 (left): Stairs to Flat 90A.

Figure 133 (right): Original hinge on unoriginal door in Flat 90A.

- 4.10.2. The original chimney breasts have been retained at second floor level, with modern fire surrounds to the rear rooms [Figure 139 & Figure 141]. The grate to the fireplace within the rear bedroom to the north is likely modern. The grate to the fireplace within the rear bedroom to the south is historic, but it has been taken from another site as it far too ornate to be original to a room at second floor level [Figure 141]. Two of the fireplaces to the front bedrooms are likely historic [Figure 137 & Figure 138]. The sash windows to the front and rear are likely historic [Figure 134, Figure 136, Figure 139 & Figure 140], whereas those to the sides are modern. There is also a modern skylight to the central hallway [Figure 135]. Most of the doors are modern replacements, with historic hinges [Figure 133, Figure 143 & Figure 144].

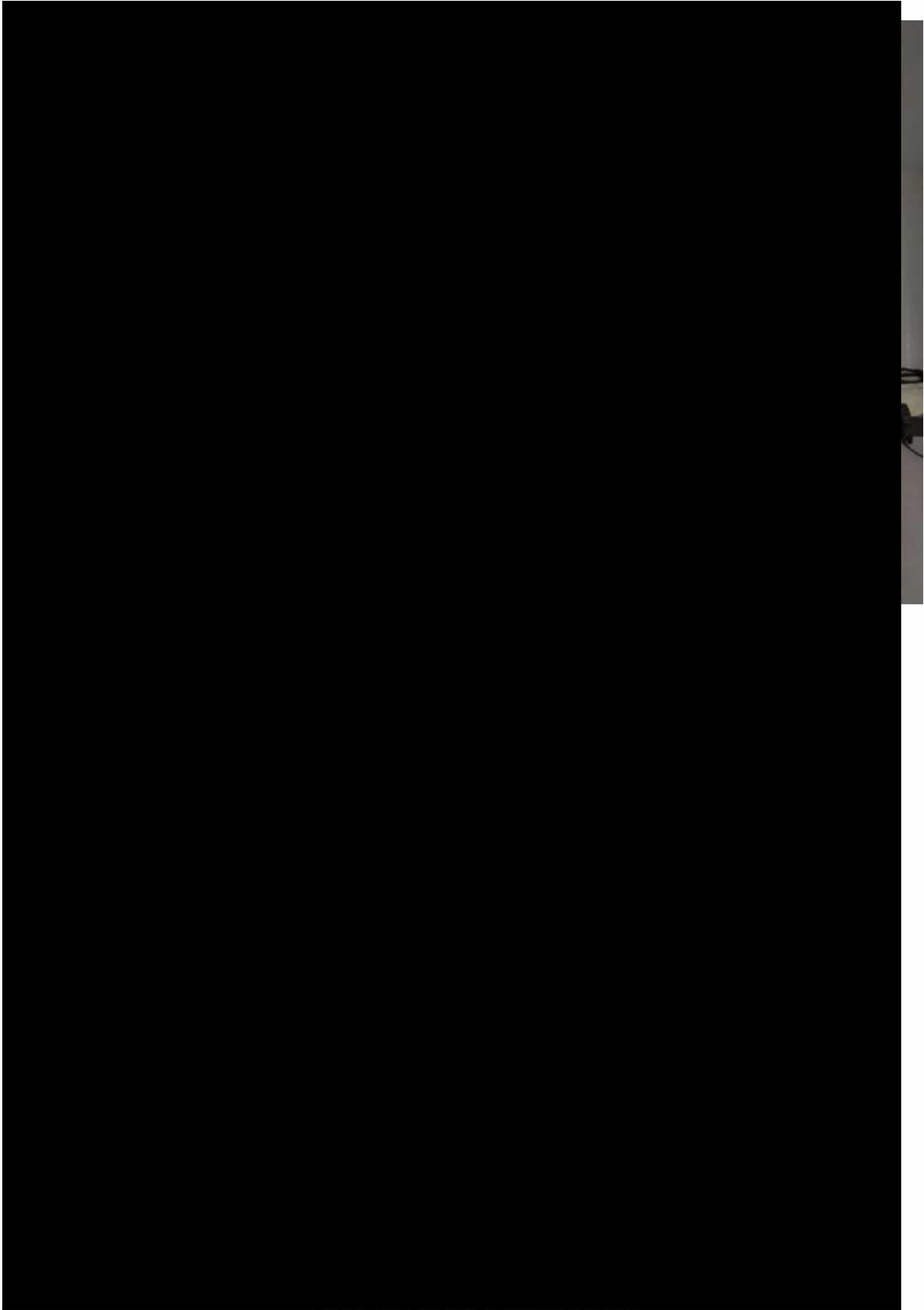


Figure 136. Flat 90A (one of front rooms).

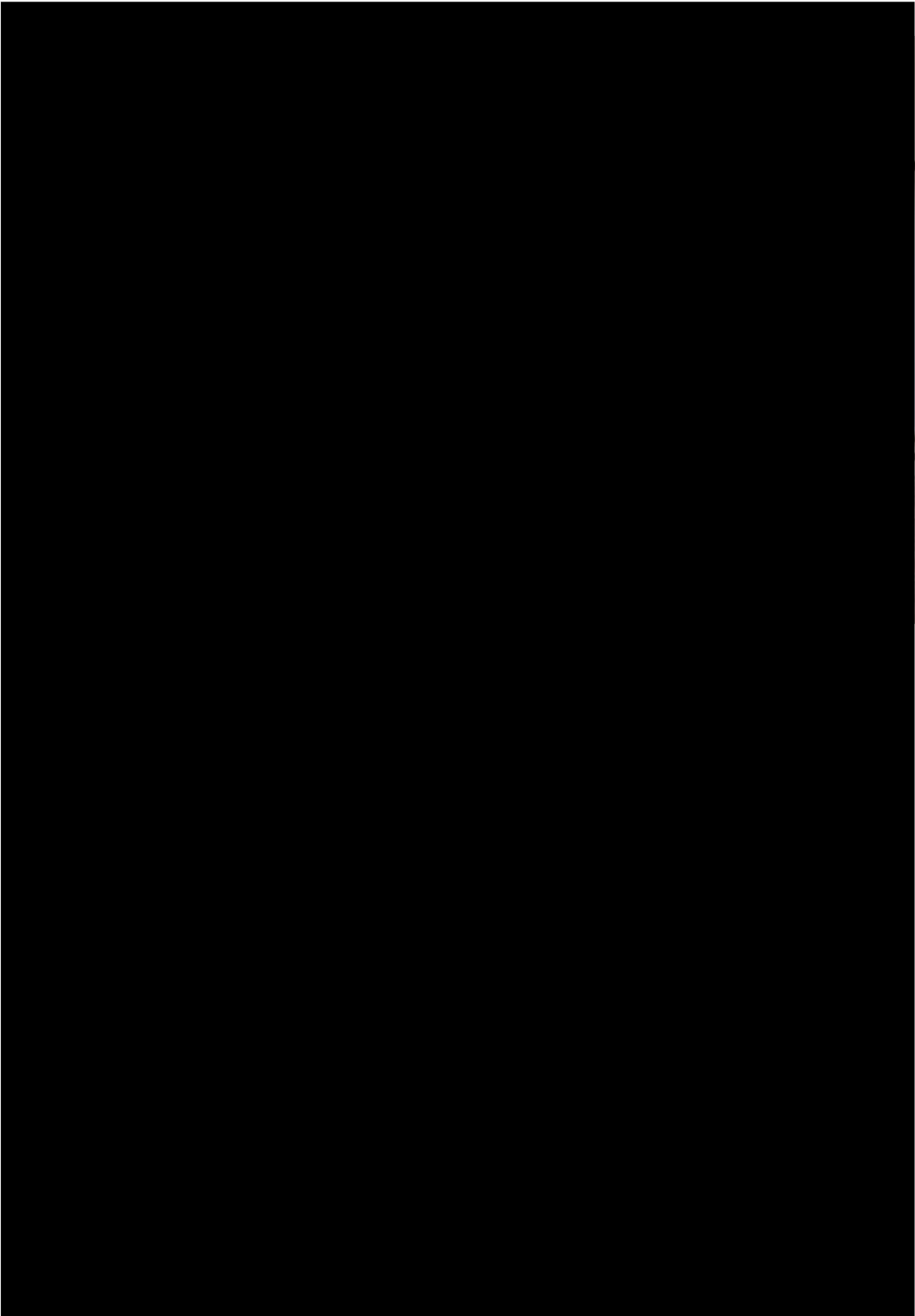


Figure 139: Flat 90A (rear north bedroom).

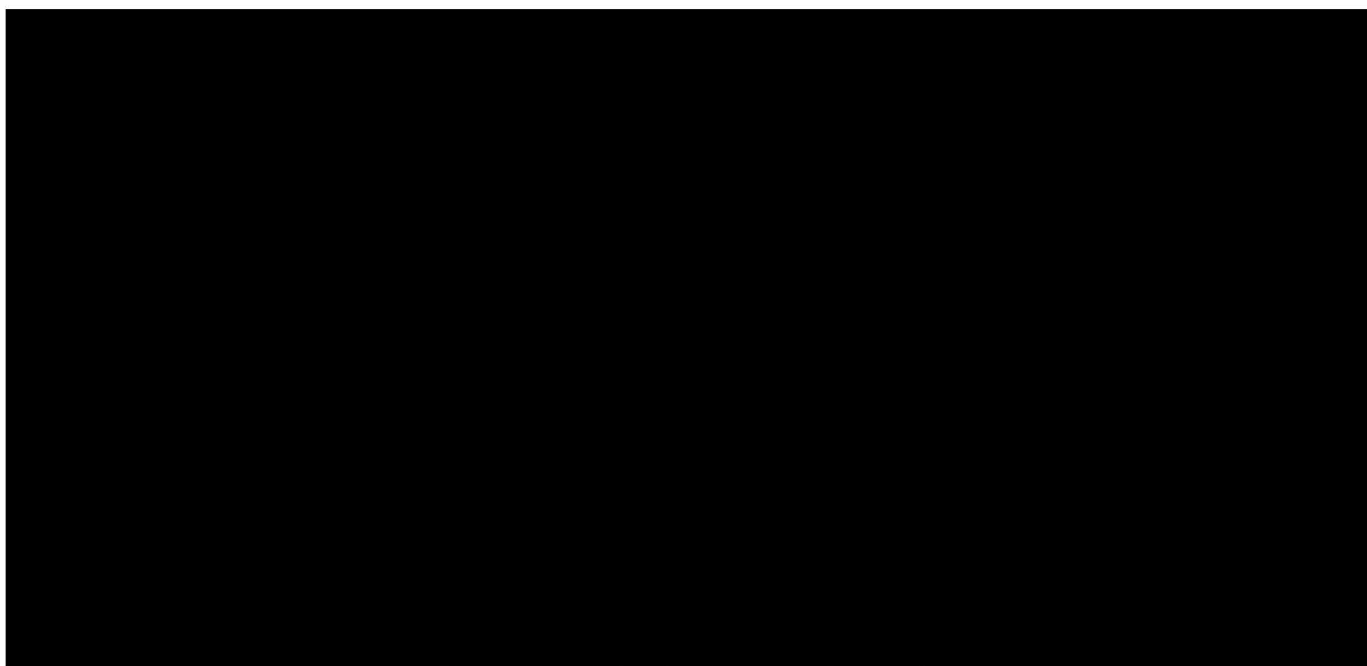
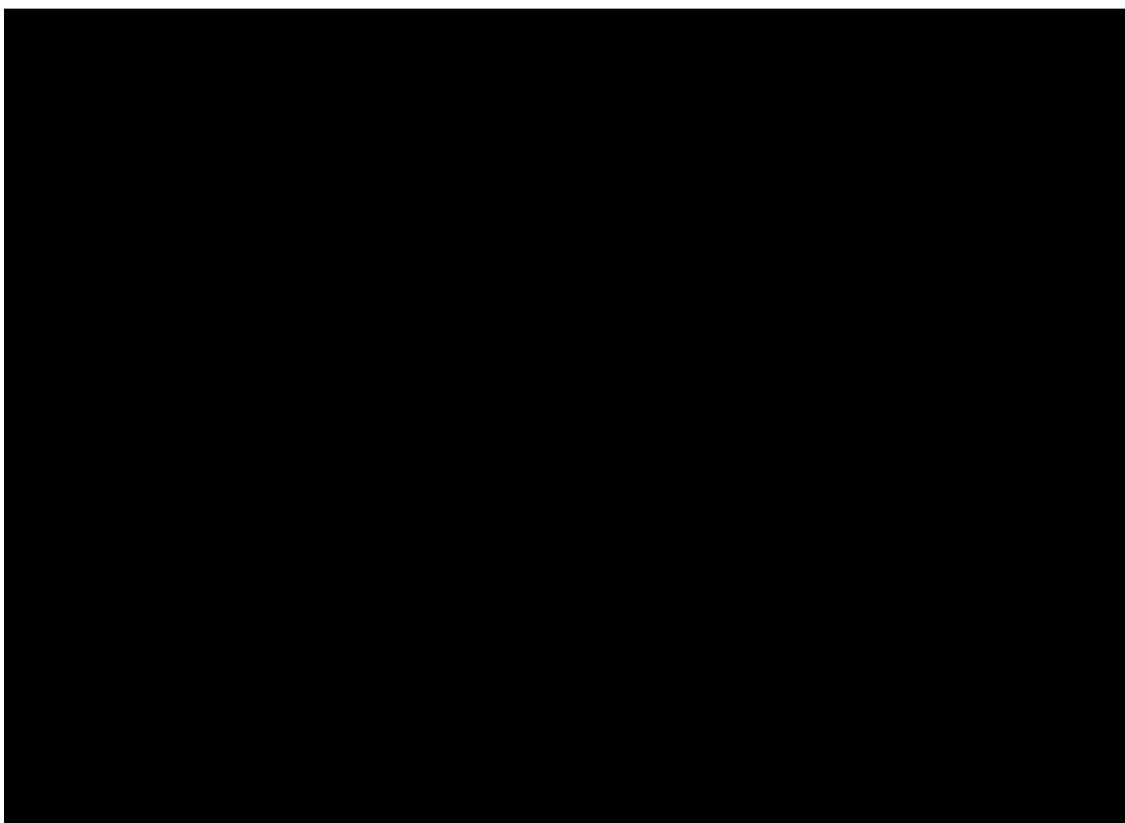


Figure 141 (left): Flat 90A (rear south bedroom).
Figure 142 (right): Flat 90A (rear south room).



Figure 143 (left): Flat 90A (one of front rooms).

Figure 144 (right): Flat 90A. Note original hinge.

4.11. Chronology of main building

4.11.1. The chronology of the main building is unclear. There are some indications that the rear (east) part of the building pre-dates the front (west), but there are also indications to the contrary. Either way, it is clear that the two parts of the building were built at different times. The building lines of the side (north) elevations of the front and rear parts are misaligned [Figure 145], the brickwork to the two parts differ from one another, and the brick courses do not even line up [Figure 146].



Figure 145: Map showing the approximate outline of the front (west) part of the main house in blue, and the rear (east) part of the main house in green.



Figure 146: Side (north) elevation – join between rear and front parts. Note the misalignment of the brick courses.

4.11.2. Factors supporting the idea that the rear (east) part of the building pre-dates the front (west) part:

The double-pitches of the roof are over the rear part of the house, and it looks as though the front pitch was later extended over the front part [Figure 145 & Figure 147].

The north elevation of the front part is stepped in, indicating that it could be a later addition [Figure 145 & Figure 146].

The front part of the north elevation has brick coursing which matches that of the later re-fronted rear elevation [Figure 148 & Figure 47].

4.11.3. Factors supporting the idea that the front (west) part of the building pre-dates the rear (east) part:

The exposed sash boxes on the front windows (at ground floor level) suggest they pre-date 1717 [Figure 39 & Figure 91] – whereas the windows to the rear elevation (at ground floor level) are likely 18th century, but post-date 1717 [Figure 47, Figure 98, Figure 99, Figure 101 & Figure 102].

There is a chamfered timber beam in the front sitting room [Figure 92], which indicates timber framing dating from the late 17th or early 18th centuries.

The hinges to the doors on the attic floor (including butterfly, strap and angled hinges) are characteristic of the late 17th to early 18th century. It is likely that when the attic floor was later renovated, hinges from an earlier phase of the house's development were re-used in the attic.

The ceiling heights to the rear rooms are higher than those to the front rooms, which is unusual as the status of the front rooms would ordinarily be higher than that of the rear rooms. It may be the case that when the rear elevation was re-fronted (likely in the mid- to late 18th century), the ceiling heights of the rear rooms were raised.

4.11.4. On balance, it is considered more likely that the front (west) part of the building pre-dates the rear (east) part.



Figure 147: Google Earth view of the house on the subject site (March 2020).



Figure 148: Side (north) elevation – front part. Note brick coursing, which is similar to that of the rear elevation.

5.0. THE SIGNIFICANCE OF THE SUBJECT SITE

5.1. The aim of a Significance Assessment is, in the terms required by Paragraphs 200-201 of the NPPF, “*to describe the significance of any heritage assets affected, including any contribution made by their setting*”. In the context of a historic building which has been the subject of a series of alterations throughout its lifetime, it is also a useful tool for determining which of its constituent parts holds a particular value and to

what extent. *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be. Understanding the level of significance provides the essential guide as to how policies should be applied.

- 5.2. The descriptive appraisal will evaluate the building against listed selection criteria of ‘Principles of Selection for Listing Buildings’, DCMS, 2018. Historic England’s criteria outlined in ‘Statements of Heritage Significance: Analysing Significance in Heritage Assets,’ which partially overlap with the Statutory Criteria, have also been considered and encompass the following values:

Archaeological Interest – relating to evidence of past human activity worthy of expert investigation ;

Architectural and Artistic Interest – relating to 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 – relating to past lives and events which are illustrated or associated with the heritage asset in question. 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.

- 5.3. Although not officially considered to be one of the four principal values, **setting** is increasingly viewed as an important value that makes an important contribution to the significance of a heritage asset. This assessment of the contribution to significance made by setting should provide the baseline along with the established values used for assessing the effects of any proposed works on significance.

The level of significance for each value and the setting will be assessed using the following grading:

High – values of *exceptional or considerable* interest;

Medium – values of *some* interest;

Low – values of *limited* interest.

5.4. **Archaeological Interest**

The Hampton Village Conservation Area is designated as an Archaeological Priority Area. Riverside locations often have high potential for Prehistoric archaeology. However, the subject site is likely to have relatively low potential for Prehistoric archaeology, being located approximately 400 metres north of the River Thames, and on a relatively low plain (and therefore strategically unfavourable for Prehistoric settlement). There are no known Roman settlements or roads within close proximity of the subject site, and therefore it is considered that the potential for Roman archaeology is low. Hampton is believed to have originally been an Anglo Saxon settlement. It is likely that the subject site was within land which was either used for agricultural purposes, or was undeveloped common land until at least the Post-Medieval era. Therefore, there may be some potential for Anglo Saxon and/or Medieval agricultural soil. The house on the subject site is believed to date from the early 18th century (or perhaps even earlier). The

development of the subject site is likely to have compromised the existence of any pre-Post-Medieval archaeology. The potential for Post-Medieval and Modern archaeology is considered to be medium, albeit limited to remnants of garden features, building foundations, and find-spots – and all of local significance.

The Archaeological Interest is low. (As yet, an archaeological data search of the immediate area around the subject site has not been carried out. Therefore, this assessment of archaeological interest should be treated as mere conjecture.)

5.5. Architectural and Artistic Interest

The front elevation of the house on the subject site addresses the historic thoroughfare running northward from Hampton Village. It lacks harmony and architectural literacy – although there are some individual features which contribute positively to the building’s architectural interest, such as the historic timber-framed sash windows at ground floor level [Figure 7 & Figure 37]. The rear elevation addressing Bushy Park was likely re-built (in the 18th century) in a “polite” style more commonly used for front elevations, with neo-Classical features and proportions [Figure 47]. The subject site is considered to derive most of its architectural/artistic interest from its rear elevation, as well as from its rear garden with its verdant, naturalistic landscaping [Figure 48, Figure 53 & Figure 54], and its historic boundary walls [Figure 49, Figure 50, Figure 51 & Figure 52]. The internal historic architectural features also contribute positively to the architectural interest of the subject site – including some fireplaces, windows, doors, skirting, cornicing, picture railing, and staircases (i.e. balustrading, railing and newel posts). However, there are also some modern additions to the building which detract from the subject site’s architectural interest. The modern features in the kitchen/scullery and conservatory, for example, are considered to be quite insensitive in design and use of modern materials [Figure 107, Figure 108, Figure 117 & Figure 118]. The modern timber panelling to the main part of the house at ground floor level is considered to be appropriate in design [Figure 89 & Figure 91]. The house has been much altered over the years (i.e. due to the various extensions, and the 20th century conversion from a single residential dwelling into three dwellings), resulting in an unusual planform. The arched French windows to the rear extension “garden room” (i.e. former wash room) are considered to be attractive and well balanced, adding architectural interest to the building [Figure 73 & Figure 74]. Some architectural interest may also be derived from the floor tiling and joinery in the former stable [Figure 79, Figure 80 & Figure 81].

The Architectural and Artistic Interest is medium to high.

5.6. Historic Interest

The house on the subject site is likely to have been built in the 18th century or even earlier, set within a large plot with a front and rear garden. The front elevation has always addressed the historic thoroughfare running northward from Hampton Village, but rather curiously, the rear elevation addressing Bushy Park has a “polite” style more commonly used for front elevations (and it is likely to have been refaced at some point in the 18th century). The house has been much altered and extended over the years. It may have originally had a depth of two rooms, before being extended either eastward or westward [Figure 145]. The kitchen/pantry extension to the south is likely to have been added later, once piped water had become

readily available. In addition, there were also front extensions (to provide a stable and a coach house) and rear extensions (to provide further service rooms). The history of the house cannot be accurately deduced from the existing planform, nor from the existing elevations. However, the historic features of the house nevertheless contribute to an understanding of the history of the subject site – and as such, they have some (albeit limited) historic interest. For example, it is clear where the stable, coach house, kitchen and pantry were historically located. There are no known historic figures or events of note associated with the subject site – although some of the past owners may be of local interest.

The Historic Interest is medium.

5.7. Setting

The subject site is Grade II listed, and located within the Hampton Village Conservation Area. Its setting also includes some other statutorily listed buildings, the Grade I registered Bushy Park and some locally listed buildings. Although the High Street is a principal thoroughfare, it is spacious and verdant, with a quiet, residential character and appearance. The subject site is one of a number of houses located along the High Street which are set back from the street, with front and rear gardens which contribute positively to the sense of spaciousness and verdancy of the streetscape. The front elevation of the subject site is somewhat disjointed, but it is visually interesting – and its historic features and traditional materials contribute positively to the setting of this part of the High Street. The subject site's well-mannered neo-Classical rear elevation and its rear garden (with a lush, "English country garden" appearance) similarly contribute positively to the character and appearance of the CA and the settings of other nearby heritage assets – principally the Grade I registered Bushy Park.

The Setting value is medium to high.

5.8. Summary of Significance

The overall heritage significance of the subject site is considered to be medium, within a medium to high setting. It is considered that the subject site contributes positively to this setting, principally by virtue of the historic appearance of its street-facing elevation, its well-mannered neo-Classical rear elevation, and its trees and planting.

6.0. IMPACT ASSESSMENT

6.1. The description of the proposal is accompanied by a series of drawings, as proposed, prepared by Rik Ots-Hansen Design Limited in February 2023 which can be found within the application bundle. The proposals (as set out in Appendix 4 of this Heritage Statement) involve the following:

Repair of existing sash windows in the main house at ground, first and second floor levels;

Reinstatement of centrally located three-over-three sash window to the rear elevation at second floor level (to replace false window);

Alterations to kitchen and scullery in the main house at ground floor level, including replacing kitchen units and flooring, and making some alterations to the modern ceiling;

Widening external wall in the main house at ground floor level, between scullery and garage;

Repair of balustrade spindles to principal staircase in main house;

Removing shower room at second floor level, and providing new bathroom at second floor level (Flat 90A);

Addition of soundproofing in the main house at second floor level beneath floor (subject to floor joists);

Second floor level reconfiguration in main house (Flat 90A): Removal of partition walling between existing kitchen and north-west bedroom in order to amalgamate the two rooms, forming a single living room/kitchen space (retaining existing fireplaces and roof beams); Removal of partition walling between south-west bedroom and north-west bedroom, so the former is accessed from the latter (instead of from the hallway); Relocation of modern stud walling to the new south bathroom in order to increase the length of the hallway; Removal of partition walling between north-west bedroom and shower room in order to reinstate the original size of the bedroom, infilling the modern door opening between the shower room and the stairwell; and providing connecting door between new bathroom and south-east bedroom;

Alterations and repair-work to the roof of main house: Rot treatment, replacing any damaged joists and protecting historic lathes; Provision of insulation with vapour barrier and air gap; Replacement Welsh or Spanish slates; Solar panels concealed within pitches;

Alterations and repair-work to wash house and garden storage building: Removal of internal partition walling and window to lobby area, and renovation of roof; Renovation of wash house to form an “orangery” – repairing damaged brickwork, insulating the floors and walls, replacing existing non-historic roof joists (retaining tiles where possible); Renovation of garden storage building, with waterproofing added (without compromising “breathability” of building); repair of damaged brickwork, and other structural repair work.

Alterations to garage, Flat 90B and stable: Removal of door to Flat 90B (on west side) and provision of new double garage door in hardwood timber, with glazed upper panels (providing multi-paned windows); Provision of a new door to Flat 90B, on north side; Removal of internal wall on ground floor level in order to enlarge existing single garage into a double garage, with a “workshop” area to the rear (east); Removal of timber partitioning to stable, to form a new workshop; Removal of existing staircase, and provision of new staircase in the current location of the ground floor bathroom; Removal of existing bathroom, to make way for new staircase; Removal of partition walls between kitchen and living room on first floor level, amalgamating the two rooms into one; providing a new boiler; and adding a new south-facing dormer window; Converting the space above the stable into a new bathroom, retaining and renovating the existing skylight.

Alterations in the front garden: Renovation of side (north) gate posts and wall

Alterations in the rear garden: Renovation of shed within north passageway (including electrics, new ceiling, roof insulation, etc.); Removal of modern walling (approx. eight courses high), including foundations.

6.2. The proposals may have an impact on:

The heritage significance of the Grade II statutorily listed subject site;

The character and appearance of the Hampton Village Conservation Area;

The settings of other nearby statutorily listed buildings (Grade II);

The setting of the nearby Grade I registered Bushy Park; and
The settings of nearby locally listed buildings.

- 6.3. For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on heritage assets, established criteria have been employed. If the proposed scheme will enhance heritage values or the ability to appreciate them, then the impact on heritage significance within the view will be deemed **positive**; however, if it fails to sustain heritage values or impair their appreciation then the impact will be deemed **negative**. If the proposals preserve the heritage values then the impact will be deemed **neutral**.
- 6.4. Within the three categories there are four different levels that can be given to identify the intensity of impact:
"negligible" – impacts considered to cause no material change.
"minimal" - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
"moderate" - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
"substantial" - impacts considered to cause a fundamental change in the appreciation of the resource.

6.5. Pre-application advice

- 6.5.1. The local planning authority ("LPA") issued some written pre-application advice (dated 6th April 2023), following an on-site pre-application meeting on 23rd January 2023. The proposals have been amended in response to this advice.
- 6.5.2. In regard to the proposed replacement of the boilers and the proposed alterations to the existing pipework, the LPA stated:

The proposals seek to replace the boilers however we discussed options for more sustainable means of heating the building. It is noted that solar panels are proposed however, given the size of the garden, this size could also look at ground source heat pumps (subject to any archaeological potential of the rear garden) or air source heat pump which could be discreetly positioned in the rear garden or side passage.

Any new bathroom proposals including that introduced in the garage, should be accompanied by detailed drawings showing the location of the pipework, including soil pipes.

Although the merits of more sustainable forms of heating have been considered, the proposals still involve the installation of new gas boilers. A detailed services plan is being included within the application bundle, covering water pipework, and electrics.

- 6.5.3. The LPA requested detailed structural assessments and detailed drawings of the replacement roofs to be provided, in regard to the proposed works to the roofs of the main house and the former wash house (proposed orangery):

It is acknowledged that the roof of the orangery will need replacing. A detailed structural assessment should accompany the LB application along with detailed drawings of the replacement roof.

Works to the interior of the roof including any replacement rafters would need to be justified and a detailed schedule of repairs provided as part of the application. No objections to the introduction of insulation if it is breathable.

There may appear to be some scope to introduce solar panels to the inner roof slopes of the building as they would not be visible from the street or Bushy Park. However, it is important that the load bearing capacity is fully checked to ascertain if the existing roof can accommodate this additional weight without undue impact on the structure.

Refer to the structural engineers' report which is being submitted within the application bundle, for further information.

6.5.4. The proposed scheme discussed at pre-application involved the insulation of the floor of the former washhouse/ new orangery, retaining and protecting any existing historic fabric. The LPA emphasised that the existing floor of the former washhouse *“forms a positive feature of the space and therefore we would wish for it to be retained unless it can be demonstrated that it is modern”*. It was requested that *“any works to make a new floor should instead consider placing some form of timber floor over this floor to protect it rather than remove it”*. It is proposed to analyse a core sample of the existing floor, in order to determine how to proceed – in accordance with the conditions of a Listed Building Consent.

6.5.4. The proposed alterations to the garage were well received, although the LPA provided the following advice:

.. as discussed on site, please can the partition proposed at the top of the staircase be moved so that it is clear of the chimney breast as this is one of the only surviving features of this space. As set out above, to justify the structural works, a detail structural assessment should be provided along with detailed structural drawings setting out how the new staircase can be accommodated.

In response to this advice, the proposed new opening has been moved so that it is clear of the historic chimney breast. Refer to the structural engineers' report for further information.

6.5.5. The LPA expressed no objection to the removal of the wall in the front room at second floor level. As originally proposed, the amended proposals involve the retention of wall nibs and downstands in order to retain legibility of the historic planform of the house at second floor level.

6.5.6. The LPA provided the following advice in regard to the proposed alterations at second floor level in regard to existing and proposed bathrooms [*Figure 156 & Figure 157*]:

It is noted that the proposals include the moving of partition to accommodate the bathroom and make the hallway however from reviewing on site, this does not appear necessary, and it was discussed that instead, in the interests of minimal intervention, the partition remain in its current location and just make the bathroom larger.

Proposals include the formation of an opening to make this bathroom a 'jack and jill' bathroom however this will involve loss of historic fabric and there will be justified, and detailed drawings provided including room elevations as well as structural drawings and method statement setting out how the opening will be formed with minimum impact on historic fabric.

In response to this advice, the proposals have been amended so that the partition walling at the south end of the hallway would be retained, and there would no longer be a new opening between the new bathroom

and the south-east bedroom. The proposed alterations to the existing bathroom and the provision of a new bathroom would therefore involve negligible (if any) loss of historic fabric. The proposed removal of the modern stud walling in the north-west bedroom (thereby reducing the size of the existing bathroom) would reinstate the original size and form of the room, increasing the extent by which the architectural and historic interests of the planform at second floor level may be appreciated.

- 6.5.7. The LPA requested that the repair-work to the ceiling at second floor level should be informed by a “*detailed investigation of the ceiling condition*”, “*and if necessary, part of the ceiling replaced like for like with lath and plaster*”. It was stated that over-boarding would add too much additional weight to the ceiling. In response to this advice, a specialised contractor with knowledge and expertise in historic buildings would be appointed as a condition of Listed Building Consent. A condition survey, schedule of works and methodology statement for these works would thus be provided.
- 6.5.8. As recommended by the LPA, the reinstatement of the rear window at second floor level are being accompanied by a detailed methodology statement setting out how the opening would be formed, together with drawings (including sections). These may be found within the application bundle.
- 6.5.9. The possibility of providing a glazed roof to the flat roof section between the former washhouse and the kitchen has been considered, but it has been decided to repair the existing roof instead.
- 6.5.10. In regard to the proposed alterations to the front elevation of the garage [*Figure 163 & Figure 164*], the LPA stated:

The main element of concern is the works to the front of the garage. The proposals seek to extend the garage door to the full length of the front elevation at ground floor level. However the door opening to the right is clearly original and illustrates the historic use of this building as a coach house with accommodation above. We would wish for this opening to be retained. There is however no objections to replacing the garage doors with ones that are more aesthetically appropriate. Internally, the corridor leading from this door could be removed but it is advised that the external opening should be retained allow appreciation of the original form of this element of the listed site. The insertion of the long garage doors is considered to result in this feature forms an overly assertive element of the street scene that would detract from the architectural qualities of the listed main house. In turn, there would be harm to the character of the street scene and the conservation area.

The design of the garage doors has been amended so that the doors appear less “assertive”. Whereas the previous proposed scheme involved the provision of timber doors with horizontal panels, the timber doors now being proposed would comprise vertical boards, and the multi-paned windows would have a vertical arrangement, reflecting the appearance of the existing fenestration to the front elevation of the house and garage. Therefore, the proposed garage doors would blend more comfortably within the front elevation of the building, and into the streetscape.

6.6. Proposed internal alterations

- 6.6.1. The necessary repair of listed buildings does not usually require Listed Building Consent. Nevertheless, the repair-work involved in the proposed scheme will be set out as a part of the application. The full application will be accompanied by a condition survey, a schedule of repairs, and a methodology statement.

- 6.6.3.1 **Plumbing:** The proposed removal of the existing boilers (converting the existing boiler room into a larder) would not cause any loss of historic fabric. Similarly, the installation of two new boilers in main house (i.e. vaulted storage room at ground floor level and north bathroom at second floor level), and the installation of one new boiler in Flat 90B at first floor level would involve no removal of any historic fabric. This aspect of the proposed scheme would not affect the planform of the house, nor to the extent by which the historic and architectural interests of the building may be understood and appreciated.
- 6.6.3.2 The proposed replacement of modern kitchen fixtures and fittings (at ground floor level, second floor level within Flat 90A, and within Flat 90B) would involve some associated plumbing work. This aspect of the proposals would cause no harm to any historic fabric.
- 6.6.3.3 The proposals include the removal of the shower room at second floor level (Flat 90A), the provision of a new bathroom at second floor level (Flat 90A), the removal of the bathroom in Flat 90B in order to make way for a new staircase, and the provision of a new bathroom in Flat 90B at first floor level. The associated plumbing work would not cause any loss of historic fabric, and the works would be carried out in a manner which is sensitive to the future wellbeing of the building. Further information may be found in the methodology statement being lodged with the application.
- 6.6.4. **Kitchen and scullery:** The proposals involve providing an additional layer of walling between the existing scullery and the existing stable for insulation purposes (i.e. butted up against it, rather than being fixed to the historic walls). This proposed alteration would retain any historic fabric and the existing planform – and therefore it would not affect the extent by which the historic interests of the building may be understood. The proposed alterations to the kitchen and scullery would also involve the replacement of the existing modern acoustic tiling to the scullery ceiling (which has been applied to the concrete conservatory slab above), and the modern plaster ceiling to the kitchen – providing a more attractive and consistent finish to the ceiling. Similarly, the existing modern flooring would be replaced with better quality flooring.
- 6.6.5. **Balustrading of main staircase:** The proposed repair-work to damaged balustrading would be like-for-like, using good quality timber. This aspect of the proposals would enhance the architectural interest of the building.
- 6.6.6. **Soundproofing between first and second floors of main house:** The proposals involve providing some acoustic underlay beneath the floorboards at second floor level, taking care to retain the existing joists. This proposed alteration would retain any historic fabric and the existing planform – and therefore it would not affect the extent by which the historic interests of the building may be understood.
- 6.6.7.1 **Second floor level reconfiguration in main house (Flat 90A):** It is considered that the second floor level of the house is of secondary historic and architectural interest being in the attic storey – which historically would have been where the servants' quarters were located, and more recently since the mid-20th century, it has been used as a self-contained flat.
- 6.6.7.2 The proposals involve the removal of partition walling between the existing kitchen and north-west bedroom in order to amalgamate the two rooms, forming a single living room/kitchen space. In addition, they would involve the removal of partition walling between the south-west bedroom and the north-west bedroom, so the former is accessed from the latter (instead of from the hallway). Nibs and downstands would be retained, in order to sustain an understanding of the former planform. The only historic fabric

being removed would be some walling – and the existing fireplaces and roof beams would be retained. Although the proposals would result in a minor alteration to the planform, it is considered that the impact on the overall heritage significance of the subject site would be minimal and neutral.

- 6.6.7.3 It is considered that the proposed conversion of the south room from a bedroom to a bathroom would be minimal and neutral in impact.
- 6.6.7.4 The proposed removal of partition walling between the north-west bedroom and shower room (removing the shower room) would reinstate the original size of the bedroom. The modern door opening between the shower room and the stairwell would also be filled in, thereby reinstating the division between the bedroom and the stairwell. The reinstatement of some of the historic planform would enable the historic and architectural interests of the subject site to be better understood. This aspect of the proposed scheme would likely make a minimal and positive impact on the heritage significance of the subject site.
- 6.6.8. **Wash house and garden storage building:** The proposals involve the renovation of the former wash house to form a new “orangery”. This would include the insulation of the floors and walls of the new orangery (retaining and protecting any existing historic fabric) – as detailed in the methodology statement. The proposals involve the removal of some historic fabric, including the internal partition walling and the historic window in the lobby area. However, although that fabric is historic, it does not necessarily facilitate an understanding and appreciation of the subject site’s historic interest. Overall, it is considered that this aspect of the proposed scheme would be minimal and neutral in its impact on the heritage significance of the subject site.
- 6.6.9. **Garage, Flat 90B and stable:** The two-storey building comprising the garage and Flat 90B is relatively modern (i.e. mid-20th century), and contributes little (if anything) to the historic and architectural interests of the subject site. The joinery in the stable likely dates from c.1900-1930s.
- 6.6.9.1 The proposed removal of internal walling at ground floor level in order to enlarge the existing single garage into a double garage, creating a “workshop” area to the rear (east), would alter the planform of a part of the subject site which lacks historic and architectural interest – and therefore the impact on the heritage significance of the subject site would be negligible and neutral. For the same reason, there would be negligible and neutral impact due to the proposed removal of the existing staircase and the existing bathroom at ground floor level, the provision of a new staircase in the current location of the ground floor bathroom, and the proposed removal of the partition walls between kitchen and living room on the first floor level, amalgamating the two rooms into one.
- 6.6.9.2 It is considered that the proposed conversion of the space above the stable into a new bathroom would have a negligible and neutral impact on the heritage significance of the subject site – especially given that the existing rooflight would be retained (thereby causing a negligible impact on the stable below). The proposed removal of the joinery would be minimal and neutral to negative in its impact on the historic interest of the subject site, but any perceived harm would be counterbalanced by the various proposed enhancements offered by the proposed scheme.

6.7. Proposed alterations which may have an impact on the interior and exterior of the subject site, the character and appearance of the CA, and the settings of other nearby heritage assets

- 6.7.1. The proposed scheme would retain the existing height, bulk, scale and massing of the building on the subject site. The only noticeable alteration to the building's elevations would be the reinstatement of the central window to the rear elevation at second floor level. The alterations visible from the front and rear gardens of the subject site (i.e. side gate pier, shed, wash room brickwork and roof and garden storage building) and the street (i.e. west elevation of garage, dormer window to Flat 90B and garden storage building) would be negligible or minimal in visual impact, and they are mostly deemed necessary for the upkeep of the subject site.
- 6.7.2. **Windows:** Following a survey of the condition of the sash windows, repair-work would be carried out as necessary. Any replacement parts (such as sash ropes) would be like-for-like. The proposals also involve replacing the false window to the rear (east) elevation at second floor level, with a sash window which matches the existing windows to the rear elevation. The current depth of the wall in the location of the false window is less than 100mm – and this indicates that there was likely formerly a window there. (The reason for its subsequent removal is unknown.) These proposed alterations would have a minimal and positive impact on the architectural and historic interests of the building, and a negligible and positive impact on the character and appearance of the CA and the settings of other nearby heritage assets.
- 6.7.3. **Roof:** A like-for-like approach would be taken with regard to the necessary repair-work of the roof, as shown in the methodology statement. This would include the replacement of the rotten/damaged joists while protecting any sound fabric including lathes. It would also involve the replacement of any damaged slates like-for-like, and the provision of insulation with vapour barrier and air gap. The proposals also include the provision of solar panels which would be hidden from view from the ground as they would be located within the trough between the pitches. Given that repair-work is essential for the upkeep of a listed building, this aspect of the proposal would have a negligible and neutral impact on the heritage significance of the subject site. It would also have a negligible and neutral impact on the character and appearance of the CA and the settings of other nearby heritage assets, as the proposed alterations would not be visible from ground level.
- 6.7.4. **Wash house and garden storage building:** The proposals involve the repair of damaged brickwork (replacing bricks like-for-like where necessary), and the like-for-like replacement the rotten non-historic roof joists, retaining existing tiles where possible. They would also involve the renovation of the garden storage building, including repair of damaged brickwork (replacing like-for-like bricks where necessary), the provision of necessary structural support as recommended by structural engineers, and the provision of waterproofing which does not compromise the “breathability” of the building. The removal of the cement render to the south elevation of the garden storage building may necessitate the replacement of bricks (which would match those of the existing building) [Figure 78]. Given that repair-work is essential for the upkeep of a listed building, this aspect of the proposal would have a negligible and neutral impact on the heritage significance of the subject site. It would also have a minimal and neutral impact on the character and appearance of the CA and the settings of other nearby heritage assets.
- 6.7.5.1 **Garage, Flat 90B and stable:** The two-storey building comprising the garage and Flat 90B is relatively modern (i.e. mid-20th century), and contributes little (if anything) to the character and appearance of the CA and the settings of other nearby heritage assets.

- 6.7.5.2 The existing door to Flat 90B (on the west side) and the single garage door are modern and lack any architectural or historic interest. It is considered that the replacement garage doors in hardwood timber, with glazed upper panels (providing multi-paned windows), would enhance the appearance of the front elevation of the subject site – thereby adding architectural interest. It would similarly have a minimal and positive impact on the character and appearance of the CA and the settings of other nearby heritage assets.
- 6.7.5.3 The existing opening on the north side would be utilised for the new entrance to Flat 90B. This alteration would barely be noticeable (if at all) from the front driveway – and therefore the impact on the character and appearance of the CA and the settings of other nearby heritage assets would be negligible and neutral. The impact on the heritage significance of the subject site would similarly be negligible and neutral.
- 6.7.5.4 The provision of a new south-facing dormer window at first floor level, and the retention of the existing rooflight in the stable, would not cause any loss of historic fabric, and these alterations would be barely visible (if at all) from the street. The impact on the heritage significance of the house, the character and appearance of the CA, and the settings of other nearby heritage assets would be negligible and neutral.
- 6.7.6. **Front garden:** The side (north) gate comprises a historic tall brick pier, and an ill-matched brick pier which is likely modern. The proposals involve the replacement of the modern brick pier with one which matches the historic pier, and this will necessitate the replacement of some modern walling. The bricks would match those of the historic pier. This aspect of the proposed scheme would make a minimal and positive impact on the heritage significance of the subject site, and a negligible and positive impact on the character and appearance of the CA and the settings of other nearby heritage assets.
- 6.7.7. **Rear garden:** The existing shed in the side passageway north of the house on the subject site is likely historic –but given its hidden location and its ancillary nature, it is considered to contribute very little to the historic and architectural interests of the subject site. Its proposed renovation (including electrics, new ceiling, roof insulation, etc.) would make a negligible and neutral impact on the heritage significance of the subject site, the character and appearance of the CA, and the settings of other nearby heritage assets. The proposals also involve the removal of the modern walling north of the garden storage building, including its foundations, making a negligible and neutral to positive impact.

6.8. Guidance

- 6.8.1. The impact of the proposals on the heritage significance of the subject site, the character and appearance of the Conservation Area, and the settings of nearby heritage assets has been assessed (by this Heritage Statement) in accordance with the following guidance. This guidance also informed the designs of the proposed scheme.
- 6.8.2. **Good Practice Advice in Planning Note 3, Historic England (2017)** [Appendix 7] which provides guidance on the assessment of the setting of heritage assets. (See Chapter 2 of this Heritage Statement.)
- 6.8.3. **National Design Guide, Ministry of Housing, Communities and Local Government (2019)** [Appendix 8]: This sets out ten characteristics, which include the following:

Characteristic 1: understanding the history of the area, the settings of heritage assets and the context of the site (appropriate form, appearance, scale, details and materials) in order that the proposal relates well to its surroundings; and

Characteristic 2: reinforcing a coherent and distinctive identity (appropriate scale, height, materials, street frontage, façade design and consideration of views) that relates well to the history and context of the site.

6.8.4. ***Building in Context Toolkit, English Heritage and CABE (now the Design Council) (2001)*** [Appendix

9]: This was formulated to encourage a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context. The application of the principles of good design is considered to reduce or remove potential harm and provide enhancement. It is considered that the proposals have taken full account of the Toolkit's eight principles, as follows:

Principle 1: ***A successful project will start with an assessment of the value of retaining what is there.*** The history of the house on the subject site cannot be accurately deduced from the existing planform, nor from the existing elevations. The proposed scheme involves the retention of any historic features which are considered to contribute to the extent by which the history of the subject site may be understood and appreciated (save for the timber partitions in the stable). Any repair-work would involve like-for-like materials, designs and traditional techniques, in accordance with SPAB principles. The subject site derives most of its architectural/artistic interest from its rear elevation, its rear garden (with its verdant, naturalistic landscaping), and its historic boundary walls. The proposals would retain all those elements, albeit enhancing the rear elevation by reinstating the centrally located window at second floor level (i.e. with a historically correct timber-framed three-over-three sash window). The planform of the principal part of the house at second floor level is considered to be less sensitive than the planforms of the ground and first floors of the principal part of the house, as it would have originally been where the servants' bedrooms were located. Similarly, the planforms of the ground and first floors of the garage extension (including Flat 90B) are considered to be less sensitive, as they are comparatively modern in age and uninteresting in design. The proposed scheme would thus only involve alterations to the planforms of parts of the subject site which are considered make a neutral contribution to the historic and architectural interests of the building. Although the partition walling and window in the "lobby area" between the kitchen and wash house is historic, it is considered that its removal would not compromise the extent by which the historic interest of the house may be understood. The proposed scheme would therefore retain any aspects of the subject site which are considered to contribute positively to the subject site's heritage significance.

Principle 2: ***A successful project will relate to the geography and history of the place and lie of the land.*** The history of the local area and of the subject site itself has been assessed by Chapter 3 of this report. The proposals have thus been informed by an understanding of the history, character and identity of the subject site, the streetscape, and the surrounding area.

Principle 3: ***A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.*** The heritage significance of the subject site has been assessed by Chapter 5 of this report, and its heritage context by Chapter 2. The proposals

have thus been informed by an understanding of the heritage significance of the subject site; the character and appearance of the Conservation Area and the contribution which the subject site makes to it; and the contribution which the subject site makes to the settings of any other nearby heritage assets.

Principles 4 & 6: ***A successful project will sit happily in the pattern of existing development and the routes through and around it. A successful project will respect the scale of neighbouring buildings.*** The proposed scheme would not involve any increase in height, bulk, scale or massing. The subject site would continue to “sit happily” in the pattern of existing development, and it would continue to respect the scale of neighbouring buildings.

Principles 5 & 8: ***A successful project will respect important views. A successful project will create new views and juxtapositions which add to the variety and texture of the setting.*** The proposed scheme would not affect any views considered important by the local planning authority. The proposed enhancement to the side gateway and the new timber garage door would make a neutral to positive visual impact on the streetscape. Otherwise, the only views which may be affected by the proposals are the northward view of the subject site from the street by the entrance to the driveway to no. 88 Park Close [Figure 43], and the northward view of the subject street from the drive way [Figure 78] – neither of which are considered to be sensitive. The visual impact of the proposed rooflight to Flat 90B on the northward view from the street would be minimal and neutral, and the visual impact of the repair-work to the garden storage building (i.e. the removal of cement render, replacing it with brickwork matching that of the existing building) on the northward view from the drive way, would be minimal and positive.

Principle 7: ***A successful project will use materials and building methods which are as high quality as those used in existing buildings.*** The proposed scheme would use traditional materials and building methods of the highest quality, matching those of the existing building where deemed necessary for the conservation of the heritage significance of the Grade II listed building, and/or to reflect the character and appearance of the CA.

- 6.9. The proposals would cause no harm to any heritage assets, nor to the settings of any heritage assets. They would only affect aspects of the subject site which are considered to be neutral at best in their contribution to the architectural and historic interests of the buildings and grounds within the subject site. Any perceived harm caused by the proposals (i.e. the minimal loss of historic fabric in secondary areas of the house) would be counterbalanced by the proposed enhancements offered by the proposals. These enhancements would include the reinstatement of the original size of the north-east bedroom at second floor level [Figure 139], the reinstatement of the three-over-three sash window to the rear elevation at second floor level [Figure 47], the replacement of the modern gate post and wall with ones matching the historic gate post and wall [Figure 45], the new timber garage door with glazed upper panels [Figure 164], and extensive sensitive repair-work. Overall, it is considered that the proposed scheme would have a **minimal and neutral impact on the heritage significance of the subject site**. It would have a **minimal and neutral to positive impact on the character and appearance of the Conservation Area, and the settings of nearby statutorily and locally listed buildings**, by virtue of the enhancements to the side gateway, to the street elevation of the garage, and to the boundary treatment between the subject site and the drive way to no. 88 Park Close. Given the negligible to minimal alterations to the elevations of the buildings addressing the rear garden and to the garden itself, and the distance between the house and the

east boundary of the subject site [Figure 48], it is considered that the proposals would have no impact on the setting of Bushy Park.

7.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

7.1. Richmond-upon-Thames Supplementary Planning Document: Design Quality (February 2006)

7.1.1. This Supplementary Planning Document is intended to assist the interpretation of local planning policy. Its four objectives are: (a) to promote high standards of design; (b) to manage that design by setting parameters for developers; (c) to improve the procedures involved in planning applications; and (d) to provide a design appraisal mechanism.

The second chapter focuses on “Guiding Quality”. The qualities of relevance to the proposals being discussed in this report are listed below.

7.1.2. Character and Context Appraisal:

A character and context appraisal should be undertaken before any design work to ensure that the characteristics of each site influence the final design.

Chapter 2 of this report provides an assessment of the character and appearance of the Hampton Village CA and the settings of any nearby heritage assets. Chapter 5 appraises the heritage significance of the subject site and its contribution to the character and appearance of the CA. Chapter 6 then considers the likely impact which the proposed scheme would have –concluding that it would have a minimal and neutral impact on the heritage significance of the subject site, and a minimal and neutral to positive impact on the character and appearance of the Conservation Area, and on the settings of nearby statutorily and locally listed buildings.

7.2. Richmond-upon-Thames Supplementary Planning Document: House Extensions and External Alterations (May 2015)

7.2.1. This Supplementary Planning Document “*aims to provide a clear set of guidelines with appropriate illustrations of how changes such as side and rear extensions, basements, loft conversions and other house alterations and extensions, should be designed*”.

7.2.2. Its Guiding Principles are outlined in Chapter 4:

4.1.1 The external appearance of any extension must be carefully designed in order to avoid the visual confusion that can result when the style and materials of the original house are ignored.

Reflect existing character/detail – The decoration, proportions and detailing of older buildings are frequently superior to that of new ones. Attempts to improve houses often spoil the original work through gimmickry or cheap solutions... Although it is usually easier and more successful to copy the appearance of the existing house, your

architect may suggest a contrasting design using different materials, which remains sympathetic to the overall appearance.

Ensure continuity of the whole – *The essence of visual success is to look at the street as a whole, and through an appreciation of the original design and construction, blend repairs and new work into the existing house. A well-designed extension, which sympathetically complements the existing house and is in character with the neighbourhood, is likely to add more value to the property than an inappropriate design.*

Retain original – *The guiding principle should be to try to retain everything that is original and accept the style and qualities of the property as it is. Don't just change things for the sake of change, but seek real improvements which enhance the quality of the building. The original appearance should always be the reference point when considering any changes.*

Return house to original – *Where a house has already been unsympathetically modernised and you are considering further changes, the aim should be to return the house to its original appearance rather than repeat previous mistakes.*

7.2.3. Detailed advice is provided in Chapter 9.

7.2.3.1. Para 9.1 deals with materials:

9.9.1 *In general, a standard condition of a planning permission will require that the materials used on the external elevation shall match those of the existing building.*

Integrate to existing – *External materials should normally match those already found on the house. The aim is to integrate the extension with the original house keeping the number of materials used to a minimum. Avoid unrelated and incompatible materials.*

Match existing work – *Extensions to recently built houses should be constructed in the same materials as originally used, if they are still available. With older houses the existing materials will have changed colour and texture due to age and weather and it may not be possible to achieve a perfect match. To overcome the problem of bonding old and new brickwork it is advisable to set the extension back behind the face of the existing house. It is important with brick extensions to match the mortar colour, bonding and pointing.*

Retain visual continuity – *On terraced and semi-detached houses, or in a road of similar houses, avoid refacing the existing house in either paint, render or cladding (so as to match the finish of the extension) because this will be disruptive to the overall appearance of the street.*

Use quality materials – *Using cheap poor quality materials will not only be less attractive and limit the increase in the value of the house, but in the long term is likely to result in higher maintenance costs.*

The proposed scheme involves the retention of any historic features which are considered to contribute to the extent by which the history of the subject site may be understood and appreciated (save for the timber partitions in the stable). Any repair-work would involve like-for-like materials, designs and traditional techniques, in accordance with SPAB principles. The materials and building methods would be of the highest quality, matching those of the existing building where deemed necessary for the conservation of the heritage significance of the Grade II listed building, and/or to reflect the character and appearance of the CA

7.2.3.2. Para 9.2 deals with detailing:

Avoid undermining the continuity and harmony that have been obtained by complying with the principles discussed so far.

Retain any decorative and ornamental architectural details, in stone, cut, rubbed or glazed brick, terracotta, ceramic, stucco and wood, which give your home its own distinct character.

Maintain authentic detail – *Take great care in adding features to give individuality to a house. Ensure that the details match up to the age, style and quality of the property and try to avoid shoddy, phoney or 'folksy' additions.*

The position of rainwater pipes and gutters, and the continuation of plinths, brick string courses, fascias and other details, must not be overlooked if an extension is to be visually successful.

The proposed scheme would retain any architectural detailing which is considered to contribute positively to the architectural and/or historic interests of the subject site. The only additional detailing would be that of the reinstated window to the rear elevation at second floor level (i.e. with a historically correct timber-framed three-over-three sash window), the reinstated gate post and wall, the new traditional style timber garage door with glazed upper panels, and the new dormer window to the garage extension. The detailing of all these features would reflect and/or complement that of the historic building.

7.2.3.3. Para 9.3 deals with decoration:

9.3.1 Understate rather than over state – *If a house is stuccoed or rendered and needs a face lift, smooth texture paints are preferable. Avoid bold bright colours and finishes where they look out of place and clash with neighbouring houses. If the house is part of a semidetached pair, try to ensure that both halves are painted the same colour. Where whole facades are stuccoed, the best overall appearance is achieved by agreeing a co-ordinated colour scheme.*

Generally, window frames, glazing bars, fascia beads and window reveals should be painted white.

Traditionally, exterior pipes and ironwork on balconies and railings are painted black. However, if there are an excessive number of obtrusive external pipes, it may be advisable to choose a colour which merges rather than contrasts with the walls.

The proposed scheme would retain any architectural decoration which is considered to contribute positively to the architectural and/or historic interests of the subject site. The proposals would also sustain the extent by which the architectural and historic interests of the existing historic decoration to be appreciated and understood, by not providing any additional ornate decoration.

7.3. Richmond-Upon-Thames Local Plan (2018)

7.3.1. **Policy LP1** deals with Local Character and Design Quality:

A. The Council will require all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.

To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

- 1. Compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;*
- 2. Sustainable design and construction, including adaptability, subject to aesthetic considerations;*
- 3. Layout, siting and access, including making best use of land;*
- 4. Space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features.*

The proposed scheme has been designed according to a thorough understanding of the heritage significance of the subject site, its contribution to the local character, and its impact on the townscape and the character and appearance of the CA. The proposed scheme would not affect the height, bulk, scale or massing of the building. It would enhance the townscape and the character and appearance of the CA

by virtue of the alterations to the side gateway, the provision of the traditional style timber garage door with glazed upper panels, and the replacement of modern cement render to the south elevation of the garden storage building (reinstating red brickwork). The proposed side dormer window to the garage extension would have a neutral visual impact. The proposed scheme would use traditional, robust materials of the highest quality, using appropriate construction methods befitting of a late 17th to early 18th century Grade II listed building. Therefore, the proposals would comply with Policy LP1.

7.3.2. Para 4.1.3 discusses design quality and character:

This policy requires developers and applicants to take a sensitive approach to the architectural design of new buildings, extensions and modifications to existing buildings, as well as landscape proposals. The Council does not wish to encourage a particular architectural style or approach but expects each scheme to be to a high quality, with very high quality expected within Conservation Areas. Schemes should be based on a sound understanding of the site and its context, following the locally specific guidance set out in the Village Planning Guidance SPDs.

The proposed designs (as outlined in the Design and Access Statement submitted with this application) have been well considered, and informed by a thorough understanding of the history and heritage significance of the subject site, the character and appearance of the CA, and the settings of other nearby heritage assets. It is considered that the proposed scheme would have a minimal and neutral impact on the heritage significance of the subject site, and a minimal and neutral to positive impact on the character and appearance of the Conservation Area and the settings of nearby statutorily and locally listed buildings.

7.3.3. Para 4.1.5 discusses materials:

The Council will expect the use of high quality materials and planting reflecting the local character and distinctiveness of an area in all schemes where this contributes positively to the appearance and character of an area.

The proposed scheme would use traditional materials and building methods of the highest quality, matching those of the existing building where deemed necessary for the conservation of the heritage significance of the Grade II listed building, and to reflect the local character and distinctiveness of the CA.

7.3.4. **Policy LP 3** deals with 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.*
- 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.*

C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.

The proposals have been based on a thorough assessment of the historical development and significance of the building. The proposed scheme involves the retention of any historic features (including planform) which are considered to contribute to the extent by which the history of the subject site may be understood

and appreciated, save for the timber partitions in the stable. Any repair-work would involve like-for-like materials, designs and traditional techniques, in accordance with SPAB principles. The subject site derives most of its architectural/artistic interest from its rear elevation, its rear garden (with its verdant, naturalistic landscaping), and its historic boundary walls. The proposals would retain all those elements, albeit enhancing the rear elevation by reinstating the centrally located window at second floor level (i.e. with a historically correct timber-framed three-over-three sash window). The planform of the principal part of the house at second floor level is considered to be less sensitive than the planforms of the ground and first floors of the principal part of the house, as it would have originally been where the servants' bedrooms were located. Similarly, the planforms of the ground and first floors of the garage extension (including Flat 90B) are considered to be less sensitive, as they are comparatively modern in age and uninteresting in design. The proposed scheme would thus only involve alterations to the planforms of parts of the subject site which are considered make a neutral contribution to the historic and architectural interests of the building. Although the partition walling and window in the "lobby area" between the kitchen and wash house is historic, it is considered that its removal would not compromise the extent by which the historic interest of the house may be understood. The proposed scheme would therefore retain any aspects of the subject site which are considered to contribute positively to the subject site's heritage significance. Therefore, the proposals would comply with Policy LP3.

7.4. London Plan (2021)

7.4.1. The London Plan 2021 is intended to run until 2041. Based on the concept of "Good Growth" (i.e. "*growth that is socially and economically inclusive and economically sustainable*"), the London Plan is legally part of each of London's local planning authorities' Development Plans – providing a "*framework to address the key planning issues facing London, allowing boroughs to spend time and resources on those issues that have a distinctly local dimension and on measures that will help deliver the growth London needs*".

7.4.2. **Policy HC1** deals with heritage conservation and growth:

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.

The design of the proposed scheme has been heritage-led, according to a thorough understanding of the history and heritage significance of the subject site, the character and appearance of the CA, and the settings of other nearby heritage assets. The proposals would cause no harm to any heritage assets, nor to the settings of any heritage assets. They would only affect aspects of the subject site which are considered to be neutral at best in their contribution to the architectural and historic interests of the buildings and grounds within the subject site. Any perceived harm caused by the proposals would be counterbalanced by the proposed enhancements offered by the proposals (such as the reinstatement of the original size of the north-east bedroom at second floor level, the reinstatement of the three-over-three sash window to the rear elevation at second floor level, the replacement of the modern gate post and wall with ones matching the historic gate post and wall, the new timber garage door with glazed upper panels, and extensive sensitive repair-work). Overall, it is considered that the proposed scheme would have a minimal and neutral impact on the heritage significance of the subject site. It would have a minimal and neutral to positive impact on the character and appearance of the Conservation Area, and the settings of nearby statutorily and locally listed buildings, by virtue of the enhancements to the side gateway, the street elevation of the garage, and the boundary treatment between the subject site and the drive way to no. 88 Park Close. Given the negligible to minimal alterations to the elevations of the buildings addressing the rear garden and to the garden itself, and the distance between the house and the east boundary of the subject site, it is considered that the proposals would have no impact on the setting of Bushy Park.

7.4.3. **Policy D3** deals with optimising capacity through the design-led approach:

D Development proposals should:

Form and Layout

1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions

Quality and character

11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character

12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well

The proposed scheme has been designed according to a thorough understanding of the heritage significance of the subject site, its contribution to the distinctiveness of the local area, and its impact on the streetscape of Hampton High Street and the character and appearance of the CA. The proposed scheme would not affect the height, bulk, scale or massing of the building. It would enhance the townscape and the character and appearance of the CA by virtue of the alterations to the side gateway, the provision of the traditional style timber garage door with glazed upper panels, and the replacement of modern cement render to the south elevation of the garden storage building (reinstating red brickwork). The proposed side dormer window to the garage extension would have a neutral visual impact. The proposed scheme would use traditional, robust materials of the highest quality, which would weather and mature well, using appropriate construction methods befitting of a late 17th to early 18th century Grade II listed building.

7.5. The National Planning Policy Framework (December 2023)

- 7.5.1. The revised National Planning Policy Framework (NPPF) was published in December 2023 and provides a full statement of the Government’s planning policies.
- 7.5.2. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government’s definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment.
- 7.5.3. Relevant NPPF Policies are found in Section 12 “Achieving Well-Designed and Beautiful Places” and Section 16 “Conserving and Enhancing the Historic Environment”.
- 7.5.4. Paragraph 131 states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. Section 12 goes on to outline the core expectations for good design and the importance of engagement between stakeholders relating to design:

Paragraph 135. *Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

Paragraph 140. *Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

The tenets of these paragraphs support the importance of good design in relation to conserving and enhancing the historic environment in Section 16:

Paragraph 203. *In determining applications, local planning authorities should take account of:*

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

The proposed scheme has been informed by a thorough understanding of the character, appearance and local distinctiveness of the Hampton Village CA, and by the settings of other nearby heritage assets. It would have a minimal and neutral to positive impact on the character and appearance of the CA and on the settings of other nearby heritage assets, by virtue of the proposed enhancement to the side gateway, the provision of the traditional style timber garage door with glazed upper panels, and the replacement of modern cement render to the south elevation of the garden storage building (reinstating red brickwork).

- 7.5.5. Section 16 deals with Conserving and Enhancing the Historic Environment. Paragraph 195 states that heritage assets “*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*”.

Paragraph 206. 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. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

The Grade II listed subject site derives most of its architectural/artistic interest from its rear elevation, its rear garden (with its verdant, naturalistic landscaping), and its historic boundary walls. The proposals would retain all those elements, albeit enhancing the rear elevation by reinstating the centrally located window at second floor level (i.e. with a historically correct timber-framed three-over-three sash window). In other words, the proposed scheme involves the retention of any architectural features and aspects of its historic planform which are considered to contribute to the extent by which the historic and architectural interests of the subject site may be understood and appreciated (save for the timber partitions in the stable). Any perceived (low level of less-than-substantial) harm caused by the minimal loss of historic fabric in secondary areas of the house would be counterbalanced by the proposed enhancements offered by the proposals. These enhancements would include the reinstatement of the original size of the north-east bedroom at second floor level, the reinstatement of the three-over-three sash window to the rear elevation at second floor level, the replacement of the modern gate post and wall with ones matching the historic gate post and wall, the new timber garage door with glazed upper panels, and extensive sensitive repair-work.

The subject site is located within the Hampton Village CA, and it is within the settings of Bushy Park (Grade I) and some statutorily listed buildings. The Hampton Village CA is defined by its village character, together with its historic architecture, its leafy streets and its river-side setting. The settings of nearby statutorily buildings are characterised by the verdancy of this residential part of the High Street, and by the houses which are mostly set back from the street. It is considered that the proposed scheme would have a minimal and neutral to positive impact on the character and appearance of the CA and on the settings of nearby statutorily buildings, by virtue of the proposed enhancement to the side gateway, the provision of the traditional style timber garage door with glazed upper panels, and the replacement of modern cement render to the south elevation of the garden storage building (reinstating red brickwork).

Given the negligible to minimal alterations to the elevations of the buildings addressing the rear garden and to the garden itself, and the distance between the house and the east boundary of the subject site, it is considered that the proposals would have no impact on the setting of Bushy Park.

Paragraph 208. 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 proposed including, where appropriate, securing its optimum viable use.

The proposed scheme would cause no harm to any heritage assets, nor to the settings of any heritage assets. Any perceived harm caused by the proposals would be counterbalanced by the proposed enhancements offered by the proposals (such as the reinstatement of the original size of the north-east bedroom at second floor level, the reinstatement of the three-over-three sash window to the rear elevation at second floor level, the replacement of the modern gate post and wall with ones matching the historic gate post and wall, the new timber garage door (with glazed upper panels), and extensive sensitive repair-work).

Paragraph 209. *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.*

The subject site is within the settings of some locally listed buildings. It is considered that the proposed scheme would have a minimal and neutral to positive impact on the settings of nearby locally listed buildings, by virtue of the proposed enhancement to the side gateway, the provision of the traditional style timber garage door with glazed upper panels, and the replacement of modern cement render to the south elevation of the garden storage building (reinstating red brickwork).

7.6. National Planning Guidance (PPG)

7.6.1. Available from March 2014, the PPG is an online guidance resource which is updated continuously.

7.6.2. **Paragraph: 002 Reference ID: 18a-002-20190723 – What is meant by the conservation and enhancement of the historic environment?**

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet discovered, undesignated buried remains of archaeological interest. In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. ...

The proposed scheme involves the retention of any historic features which are considered to contribute to the extent by which the history of the subject site may be understood and appreciated (save for the timber partitions in the stable). Any repair-work would involve like-for-like materials, designs and traditional techniques, in accordance with SPAB principles. The subject site derives most of its architectural/artistic interest from its rear elevation, its rear garden (with its verdant, naturalistic landscaping), and its historic boundary walls. The proposals would retain all those elements, albeit enhancing the rear elevation by reinstating the centrally located window at second floor level (i.e. with a historically correct timber-framed three-over-three sash window). The planform of the principal part of the house at second floor level is considered to be less sensitive than the planforms of the ground and first floors of the principal part of the house, as it would have originally been where the servants' bedrooms were located. Similarly, the planforms of the ground and first floors of the garage extension (including Flat 90B) are considered to be less sensitive, as they are comparatively modern in age and uninteresting in design. The proposed scheme would thus only involve alterations to the planforms of parts of the subject site which are considered make a neutral contribution to the historic and architectural interests of the building. Although the partition walling and window in the "lobby area" between the kitchen and wash house is historic, it is considered that its removal would not compromise the extent by which the historic interest of the house may be understood. The proposed scheme would therefore retain any aspects of the subject site which are considered to contribute positively to the subject site's heritage significance.

7.6.3. **Paragraph: 007 – Reference ID: 18a-007-20190723 – Why is 'significance' important in decision-making?**

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.

Chapter 2 of this Heritage Statement assesses the heritage context of the subject site, including the character and appearance of the CA and the settings of other nearby heritage assets. Chapter 5 assesses the heritage significance of the subject site. Chapter 6 evaluates the likely impact which the proposals are likely to have – concluding that they would have a minimal and neutral impact on the heritage significance of the subject site, and a minimal and neutral to positive impact on the character and appearance of the Conservation Area and the settings of nearby statutorily and locally listed buildings.

7.6.4. **Paragraph: 008 Reference ID: 18a-008-20190723 – How can proposals avoid or minimise harm to the significance of a heritage asset?**

Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.

Chapter 2 of this Heritage Statement assesses the heritage context of the subject site, including the character and appearance of the CA and the settings of other nearby heritage assets. Chapter 5 assesses the heritage significance of the subject site. Chapter 6 evaluates the likely impact which the proposals are likely to have – concluding that they would have a minimal and neutral impact on the heritage significance of the subject site, and a minimal and neutral to positive impact on the character and appearance of the Conservation Area and the settings of nearby statutorily and locally listed buildings.

8.0. CONCLUSION

- 8.1. The subject site possesses low archaeological interest, medium architectural and artistic interest, and medium historic interest; and its setting is of medium value. The proposals would both preserve and enhance those interests.
- 8.2. The design of the proposed building has been guided by Historic England's Planning Note 3 [Appendix 7], the Ministry of Housing, Communities and Local Government's National Design Guide (2019) [Appendix 8] and English Heritage and CABE (Design Council)'s *Building in Context Toolkit* (2001), [Appendix 9].
- 8.3. The proposals would cause no harm to any heritage assets, nor to the settings of any heritage assets. They would only affect aspects of the subject site which are considered to be neutral at best in their contribution to the architectural and historic interests of the buildings and grounds within the subject site (save for the timber partitions in the stable). Any perceived (low level of less-than-substantial) harm caused by the minimal loss of historic fabric in secondary areas of the house would be counterbalanced by the enhancements offered by the proposals, as follows:
 - the reinstatement of the original size of the north-east bedroom at second floor level;
 - the reinstatement of the three-over-three sash window to the rear elevation at second floor level;
 - the replacement of the modern gate post and wall with ones matching the historic gate post and wall;
 - the provision of the new timber garage door with glazed upper panels; and
 - extensive sensitive repair-work.
- 8.4. Overall, it is considered that the proposed scheme would have a minimal and neutral impact on the heritage significance of the subject site. It would have a minimal and neutral to positive impact on the character and appearance of the Conservation Area, and the settings of nearby statutorily and locally listed buildings, by virtue of the enhancements to the side gateway, the street elevation of the garage and the south boundary treatment between the subject site and the drive way to no. 88 Park Close. Given the negligible to minimal alterations to the elevations of the buildings addressing the rear garden and to the garden itself, and the distance between the house and the east boundary of the subject site, it is considered that the proposals would have no impact on the setting of Bushy Park.
- 8.5. The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the surrounding heritage assets. This approach has been beneficial with regard to the process of acknowledging the best practice guidance as outlined in the NPPF and in local policies. It is considered that the information provided in this Heritage Statement is proportionate to the significance of the subject site. It sets out an appropriate level of detail sufficient to understand the potential heritage implications of the proposals in accordance with the proportionate approach advocated by Paragraph 200 of the NPPF.
- 8.6. The proposals are considered to sustain the special historic and architectural interest of the statutorily listed building by preserving those elements of significance that have been identified as contributing to that special interest and removing those elements which are detrimental to that interest. It is therefore

concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local, regional and national planning policies and conservation principles.

APPENDIX 1: NATIONAL HERITAGE LIST DESCRIPTIONS

THE MOORINGS

Heritage Category: Listed Building

Grade: II

List Entry Number: 1065418

Date first listed: 02-Sep-1952

Location

Statutory Address: The Moorings, 90, High Street

County: Greater London Authority

District: Richmond upon Thames (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 14225 69811

Details

2. 5028 HIGH STREET (east side) Hampton

No 90 (The Moorings) TQ 1469 30/5 2.9.52

II

2. Early C18 house. Two storeys and attic. Altered C19. Slate roof with 3 gabled dormers with fretted barge-boards. Brick built with stucco facade. Central entrance door with Ionic columns and entablature. First floor, splayed bay to right of centre and supported on thin plain columns.

84, HIGH STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1357702

Date first listed: 25-Jun-1983

Location

Statutory Address: 84, High Street

County: Greater London Authority

District: Richmond upon Thames (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 14204 69771

Details

2. 5028 HIGH STREET (east side) Hampton

No 84 TQ 1469 30/6

II GV

2. Mid to late C18 house. Three storeys, 3 windows wide. Tiled roof. Brick built. Central entrance door with corniced hood. Brick bands between storeys. Square headed sash windows retaining glazing bars.

80 AND 82, HIGH STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1065417

Date first listed: 25-Jun-1983

Location

Statutory Address: 80 and 82, High Street

County: Greater London Authority

District: Richmond upon Thames (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 14196 69755

Details

2. 5028 HIGH STREET (east side) Hampton

Nos 80 and 82 TQ 1469 30/7

II GV

2. Early C19 pair. Two storeys, each 2 bays. Adjoining windows share advanced front beneath pediment. Slate roof and eaves. Stock brick with band course at first floor level. Round headed ground floor windows and door. No 80 partially obscured by single storey later shop.

78, HIGH STREET

Heritage Category: Listed Building

Grade: II

List Entry Number: 1357701

Date first listed: 25-Jun-1983

Location

Statutory Address: 78, High Street

County: Greater London Authority

District: Richmond upon Thames (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 14181 69736

Details

2. 5028 HIGH STREET (east side) Hampton

No 78 TQ 1469 30/8

II GV

2. Late C17. Three-storey front originally with 3 Dutch gables but central element later displaced by brick projecting bay, 3 windows wide with cornice, balustraded parapet, and slated roof with cupola. To either side, original parts one window side now pebble-dashed. To left, entrance porch with columned and pedimented doorcase.

BUSHY PARK

Heritage Category: Park and Garden

Grade: I

List Entry Number: 1000281

Date first listed: 01-Oct-1987

Location

County: Greater London Authority

District: Richmond upon Thames (London Borough)

National Grid Reference: TQ 15837 69642

Details

A royal deer park with C15 origins enlarged by subsequent monarchs and improved by, among others, George London and Henry Wise.

HISTORIC DEVELOPMENT

The history of the site as a deer park began in 1491 when Giles d'Aubrey enclosed 162ha of arable farmland in the area of Middle Park. By 1504 Cardinal Wolsey, while involved at Hampton Court, enclosed as one three separate areas of ploughed farmland: Bushy Park, Middle Park, and Hare Warren. He also enclosed the Home Park of Hampton Court Palace. When Hampton Court became the property of Henry VIII in 1529 the enclosed parkland formed his deer park there. In 1629 James I added a further 68ha (Court Field) into Bushy Park on the Hampton side and enclosed it with a wall. In the mid C17 a tributary of the River Colne was diverted through Bushy Park and new ponds were made.

In 1709 the first Lord Halifax, one of William III's most eminent financiers, became Keeper of Bushy Park and moved into Lower Lodge and in 1713 he added the keepership of Middle Park and Hare Warren. It was at this time that the distinction between the three parks broke down and the whole area north of Hampton Court Road became known as Bushy Park.

In 1771 Prince William, Duke of Clarence lived as the Ranger in Bushy House and in order to supplement his small income he worked on a programme of woodland clearance, the cleared land being let to tenant farmers. During the reign of Queen Victoria Chestnut Sunday celebrations were held every spring; the tradition ceased during the Second World War but was resumed in 1976. In 1900 the National Physical Laboratory was established in the grounds of Bushy House where it has remained.

Bushy Park was used in both world wars: the Canadians used Upper Lodge as the King's Canadian Hospital in the First World War; and troops from the USA used an area mainly to the east of the Chestnut Avenue as a base camp, Camp Griffith. In 1944 General Eisenhower moved the Supreme Headquarters Allied Expeditionary Forces to Bushy Park.

Bushy Park continues (1997) to be a royal park, managed by the Royal Parks Agency as a public open space with c 4000 free-standing trees, c 40ha of open and enclosed woodland, and a current deer population of c 325.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Bushy Park is located in outer south-west London c 200m north of Hampton Court Palace. It is bounded to the north-east by Sandy Lane (B358), to the south and south-west by Hampton Court Road, and to the west by High Street, Hampton Wick (A311) and residential developments in the vicinity of Garrick's Villa (qv). The northern boundary is provided by numerous residential developments to the south and south-west of Hampton Road.

The 450ha of parkland is situated on flat, low-lying ground forming part of the Thames flood plain. There are eleven royal lodges in the park, including those associated with Upper Lodge (listed grade II) and Bushy House (listed grade II). The boundary walls (parts listed grade II) are dated variously to the C16, C17, and C19. Ancient oaks from the C16 survive along the perimeter at Hampton Hill to the north-west.

ENTRANCES AND APPROACHES The main entrance is from Hampton Court Road to the south, through Hampton Court Gate and past Hampton Court Gate Lodge (listed grade II). The public road leads around a circular basin, in the middle of which stands the Diana Fountain (listed grade II), and continues in a straight line for 1km along the Chestnut Avenue to Teddington Gate (Teddington Lodge designed by Decimus Burton 1827), and Park Road to the north. Made as part of Sir Christopher Wren's uncompleted scheme for a new entrance to Hampton Court, the road runs down the centre of an avenue developed from a lime avenue planted c 1622 by James I. The Chestnut Avenue, now (1997) made up from four outer rows of limes and two inner rows of chestnuts, was replanted under the direction of George London (c 1640-1714) and Henry Wise (1653-1738) between 1689 and 1699. Having been gradually renewed since that time, extensive repairs were necessary after

the storms of 1987 and 1990. The Diana Fountain (which represents Arethusa and not Diana) was moved from the Privy Garden at Hampton Court Palace to the C17 circular basin in 1713. Additional gates provide mainly pedestrian access to the park: Hampton Wick Gate, Sandy Lane Gate, and Church Grove Gate from the east, Duke's Head Passage Gate from the west, Coleshill Road Gate to the north, and Hampton Hill New Gate, Gravel Pit Gate, and Blandford Road Gate from the north-west.

PRINCIPAL BUILDING The brick-built Lower Lodge, now called Bushy House (listed grade II*), is situated to the north of the site, to the west of the Chestnut Avenue. The mansion, built in the late C17 for Charles II, was extended for the occupation of William IV before and after his accession. The original house consists of a square centre block with a low square pavilion at each corner linked to the main front by a curved screen wall and passage.

Bushy House stands in its own grounds with a garden building, the early C19 Doric rotunda, to the south-west (listed grade II) and an early C19 Orangery (listed grade II) to the west. Guns Lodge (listed grade II), designed by Decimus Burton in 1827, stands in the entrance.

Since 1900 the National Physical Laboratory has been housed in the grounds; its Director is currently (1997) accommodated in the mansion, with the basement and ground floor used as a laboratory.

PARK The park is divided by the north/south route of the Chestnut Avenue. The land to the east is divided from north-east to south-west by a branch of the Longford River. In 1638-9 Charles I had a tributary of the River Colne diverted through Bushy Park to make the Longford River and during the Commonwealth period water from the southern part of the river was redirected to feed the new Heron and Leg of Mutton Ponds. There are scattered clumps of trees, small plantations, and areas of grassland. Much of the bracken in the park is concentrated in this area and provides cover for the deer. Three main paths cut across the area. A path from south of the Diana Fountain runs east along the north boundary of a children's playground, the C18 Royal Paddocks, and the south boundary of the Cricket Ground before terminating in front of Church Grove Gate. A second path leads north-east, with the Oval Plantation to the east, passing between the Heron and Leg-of-Mutton Ponds before linking up with the third path, Cobbler's Walk, which runs 2.8km west from Hampton Wick Gate, across the Chestnut Avenue, to Duke's Head Passage. Cobbler's Walk got its name after an incident in c 1752 when the second Earl of Halifax closed a public right of way which ran through the park from Hampton Wick to Kingston. When threatened with court action by a local cobbler the Earl reopened the path which has since been known as Cobbler's Walk. The C19 Half Moon Plantation and Hawthorn Cottage (listed grade II) lie to the south of Cobbler's Walk, and the C19 Warren Plantation with the C20 USAAF memorial, to the north.

The larger part of the park which lies to the west of the Chestnut Avenue is divided by a number of features. These include the C17 east/west Lime Avenue which extends west from the Diana Fountain for 1km, terminating at the White Lodge (listed grade II) and, to the north of the Lime Avenue, the 24ha Waterhouse Woodland Garden, created 1948-9 from a c 1925 wooded walk which consisted of two early C19 plantations, the Queens River, and a branch of the Longford River which runs to the north.

In the northern part of the area Cobbler's Walk divides, the southern path leading across open parkland to link with the Duke's Head Passage path across the Longford River via the Iron Bridge, through Brewhouse Fields, before terminating at Duke's Head Passage Gate. The northern spur, Upper Lodge Road, leads past the grounds of Bushy House and continues north-west, with the Round Plantation to the south and Barton's Cottage to the north, before terminating at the C18 Upper Lodge (listed grade II). The second Earl Halifax created elaborate water gardens in the grounds of Upper Lodge. Water was taken from the Longford River through a series of pools and canals to the east, west, and south of the house (Rocque 1746). Only part of this feature survives

today (two pools in the grounds of Upper Lodge and the water in Canal Plantation. The water gardens and Upper Lodge were vacated by the Ministry of Defence in the late C20 and are now (1997) managed by a Trust who have plans to restore the water features. Paths from the four gates to the north-west of the site converge, across parkland, on the north-east corner of Upper Lodge

OTHER LAND The 100 acre (c 41ha) farm at the Stockyard to the south-west of Bushy Park was in recent times used as the maintenance depot for the park and is now (1997) the Bushy Park Environment Centre. The Centre, in conjunction with the Holly Lodge Centre at Richmond Park (qv), aims to provide a facility from which open-air activities of all kinds can be enjoyed. The area contains a number of mostly Victorian farm buildings, paddocks, and White Lodge (listed grade II). The Stockyard, part of which was taken into Bushy Park by James I, is bordered to the west by a brick wall and to the east by the Longford River. The remains of Garrick's Mound (qv Garrick's Villa), which were incorporated into Bushy Park in the early C20, survive in a paddock to the north-west of the area. The west end of Duke's Head Passage crosses the northern part of the farm and provides public access to the main part of Bushy Park to the east.

To the north of the Stockyard are the Brewhouse Fields, managed (1997) as a wildlife conservation area; and the Brewhouse (listed grade II), once part of Lord Halifax's estate at Upper Lodge and now used as a store for the holders of the adjacent allotments.

The privately maintained Hampton Swimming Pool is situated on the western boundary, north of Duke's Head Passage.

REFERENCES

B Cherry and N Pevsner, *The Buildings of England: London 2 South* (1983), pp 500, 536 *Bushy Park, A Guide*, (The Royal Parks 1983)

Royal Parks Historical Survey: Hampton Court and Bushy Park, (Travers Morgan Planning 1982) Draft Management Plan, (Land Use Consultants 1995) [Note: the last two items contain extensive bibliographies and copies of historical maps.]

Maps J Rocque, *Plan of the Cities of London and Westminster and Borough of Southwark and the country near ten miles around*, surveyed 1741-5, published 1746

OS 25" to 1 mile: 1st edition published 1864 2nd edition published 1896

Description written: June 1997 Register Inspector: LCH Edited: November 2001

APPENDIX 2: ESTATE AGENTS PLANS

Below are extracts of the plans provided by Snellers Estate Agents (not necessarily reproduced to scale).



Figure 149: Ground floor plan of house provided by Snellers Estate Agents. Front and rear entrances to the principal part of the house are indicated in red; and entrances to Flats 90A and 90B are indicated in blue and green respectively.

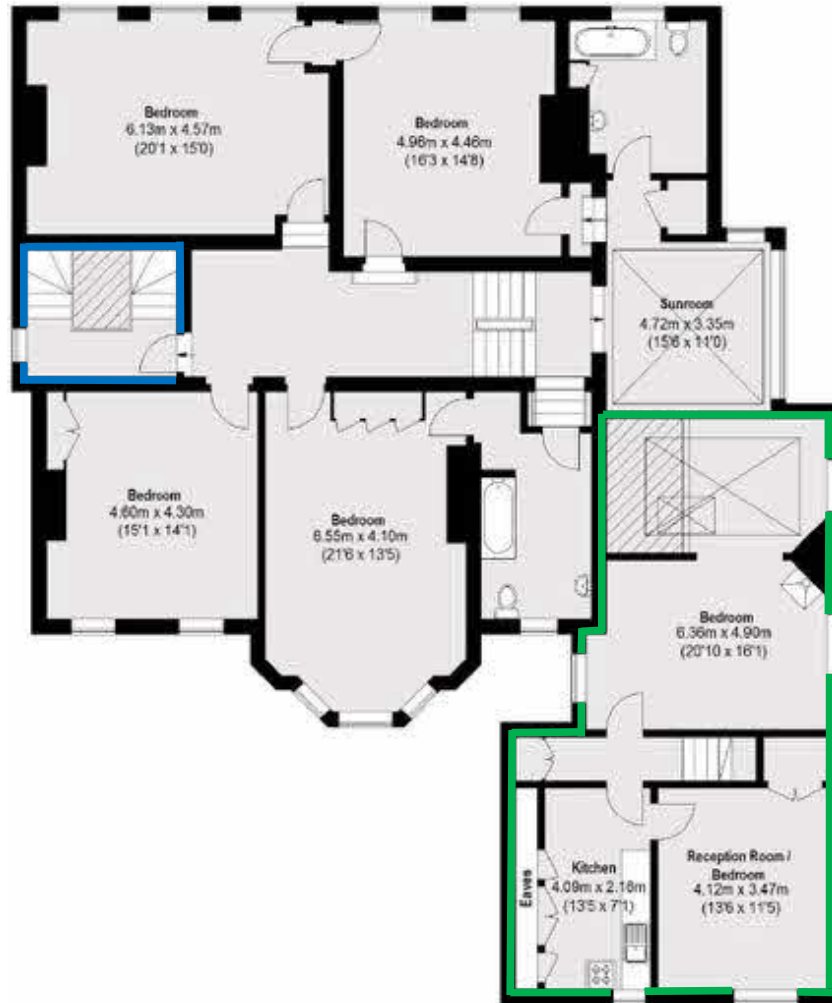


Figure 150: First floor plan of house provided by Snellers Estate Agents. Stairwell to Flat 90A is outlined in blue, and Flat 90B is outlined in green.

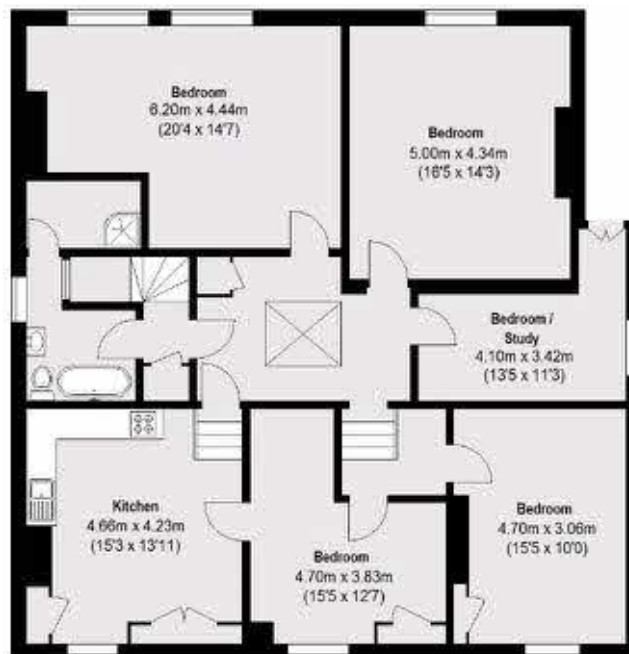


Figure 151: Second floor plan of house (i.e. Flat 90A) provided by Snellers Estate Agents.

APPENDIX 3: EXISTING AND PROPOSED DRAWINGS

Proposed plans, elevations and sections (drafted by Rik Orts-Hansen Design Limited) can be found in the application bundle. Below are extracts (not necessarily reproduced to scale).



Figure 152: Extract from measured survey – Existing ground floor plan.

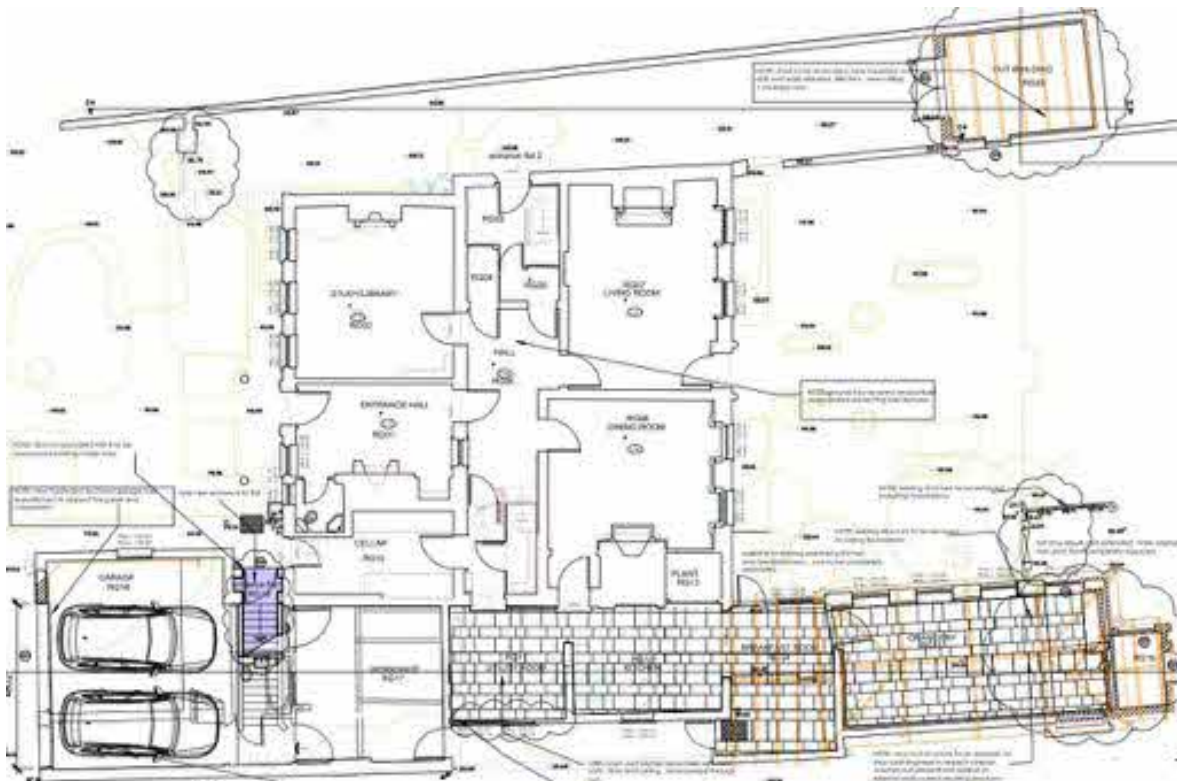


Figure 153: Proposed ground floor plan.

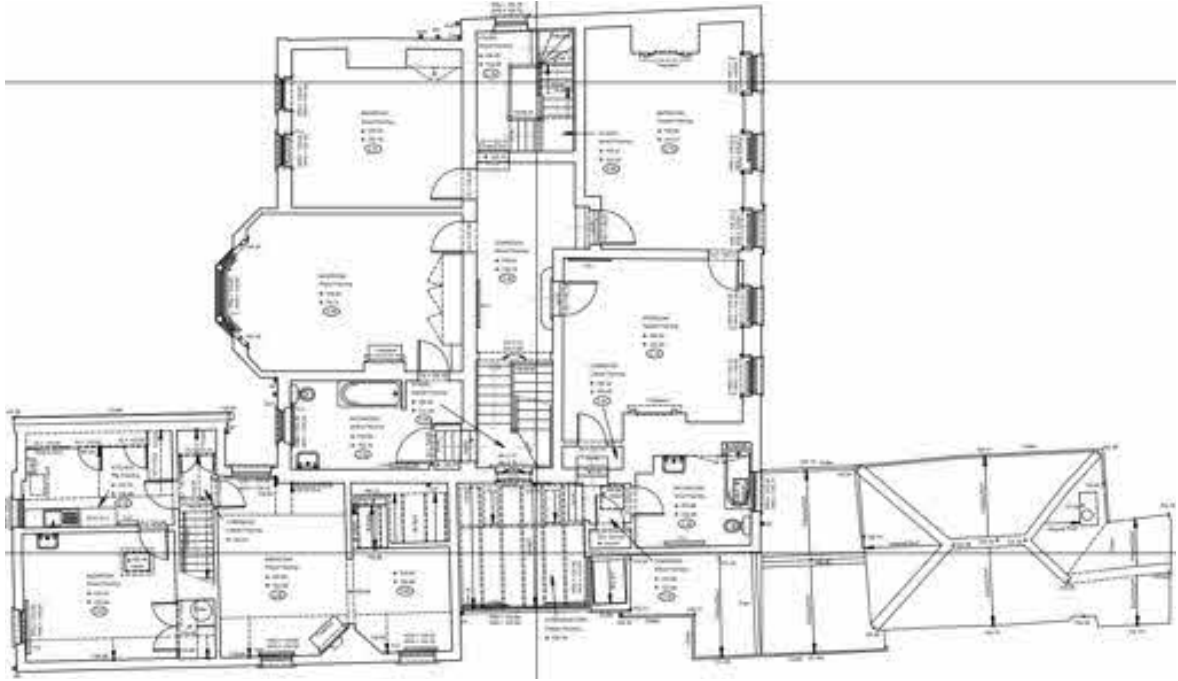


Figure 154: Extract from measured survey – Existing first floor plan.

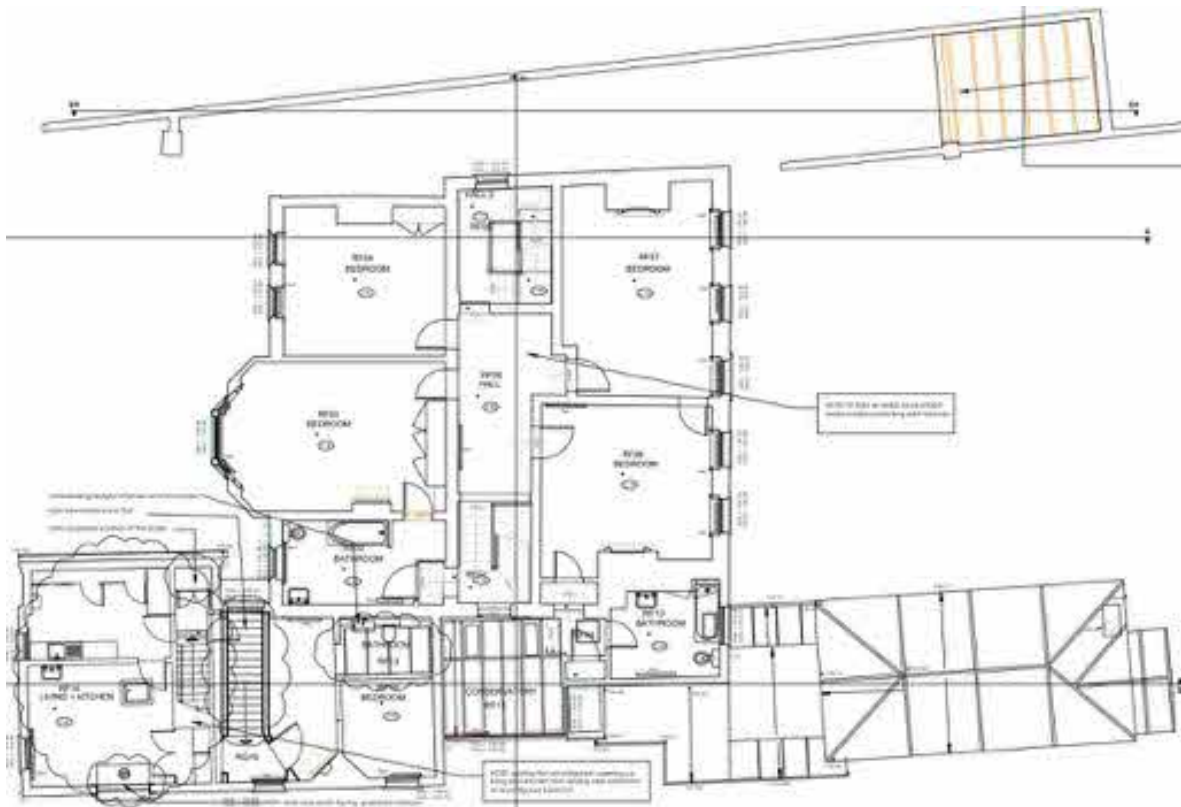


Figure 155: Proposed first floor plan.

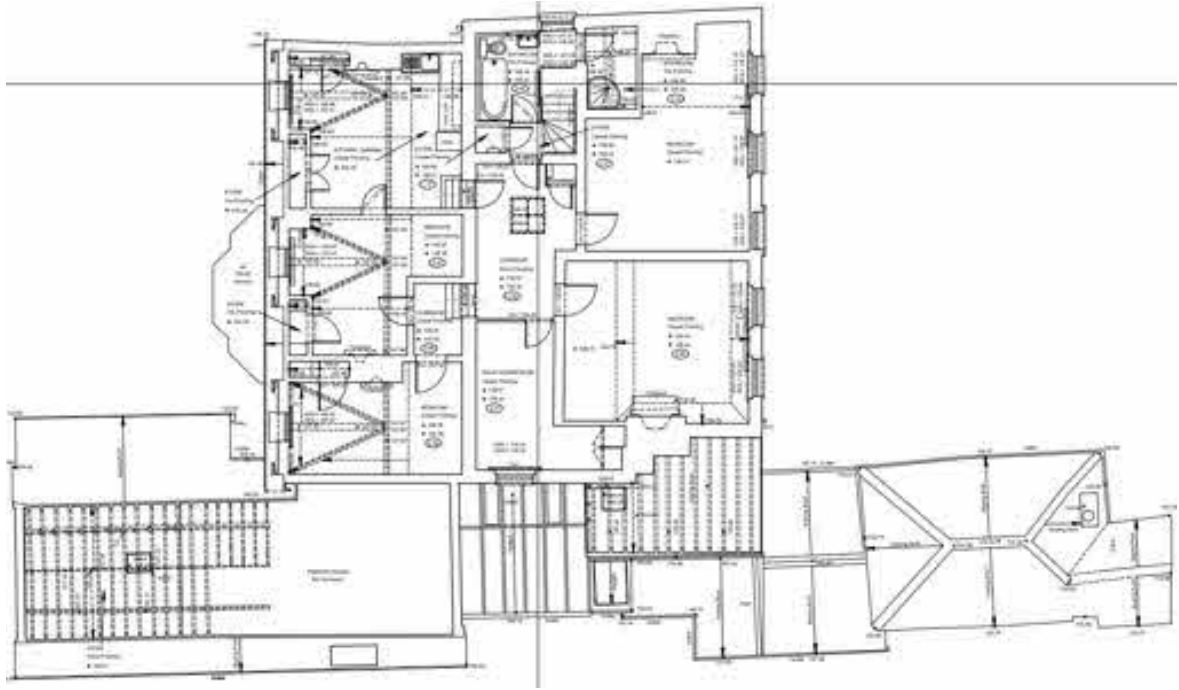


Figure 156: Extract from measured survey – Existing second floor plan.

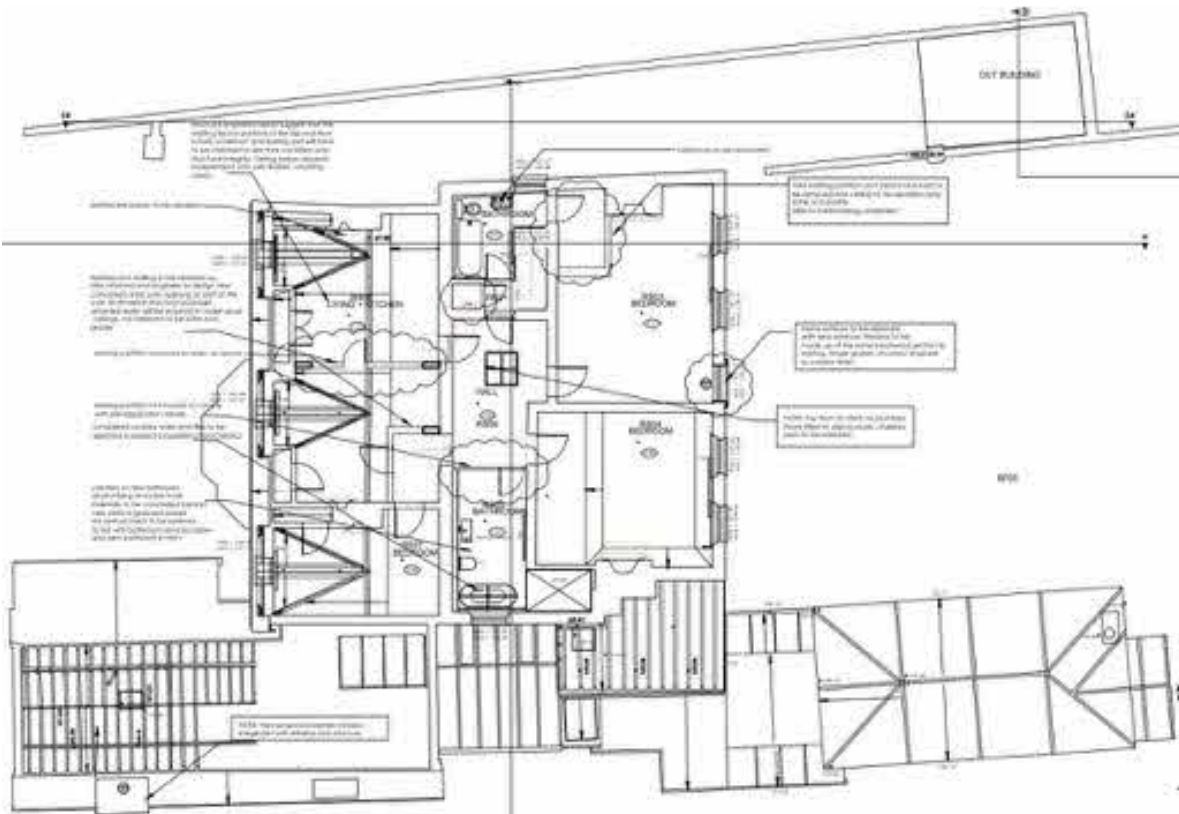


Figure 157: Proposed second floor plan.

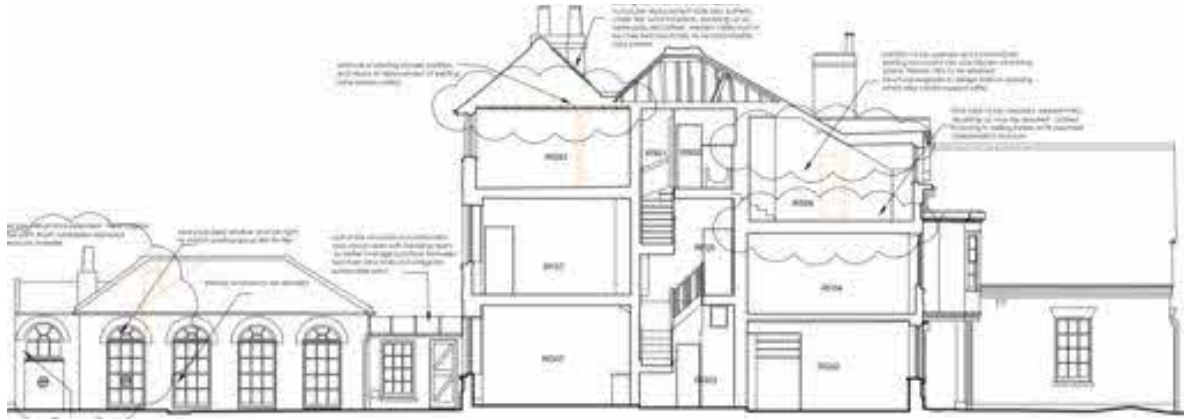


Figure 160: Proposed section A-A.



Figure 161: Proposed section B-B.



Figure 162: Proposed section C-C.



Figure 163: Extract from measured survey – Existing front elevation.



Figure 164: Proposed front elevation.

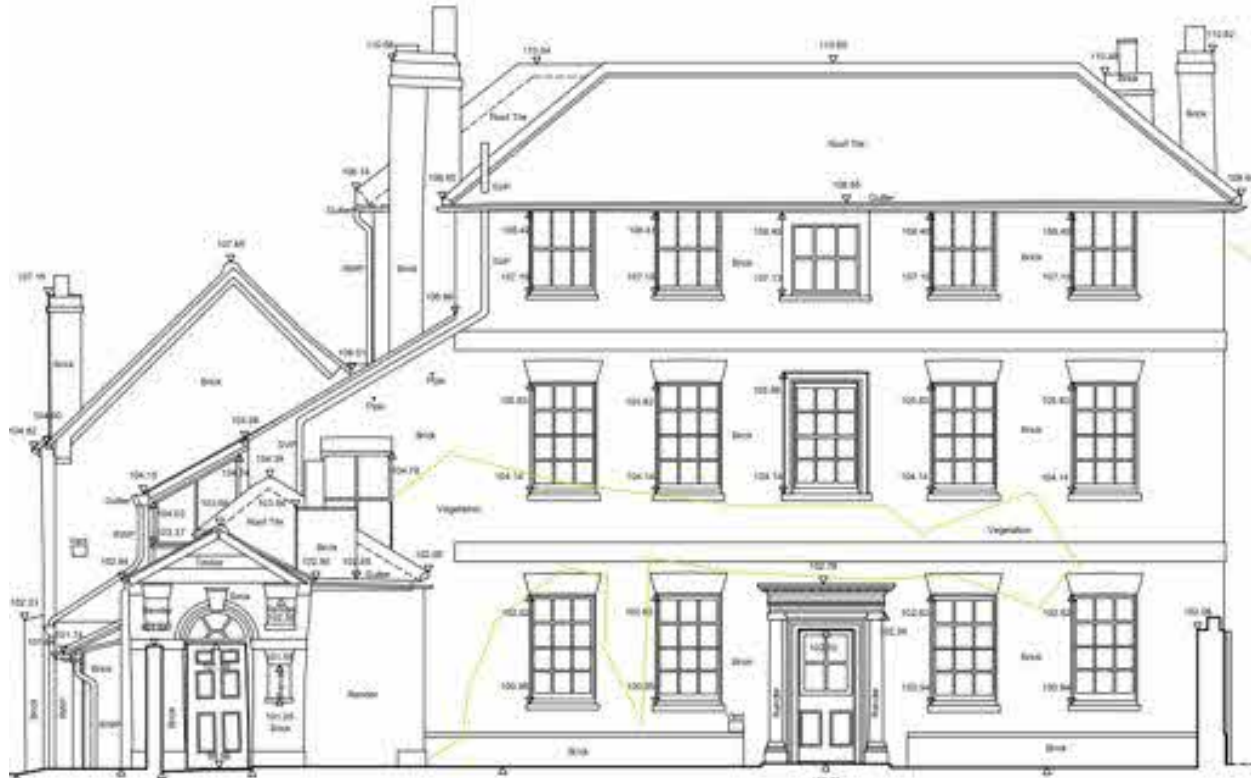


Figure 165: Extract from measured survey – Existing rear elevation.

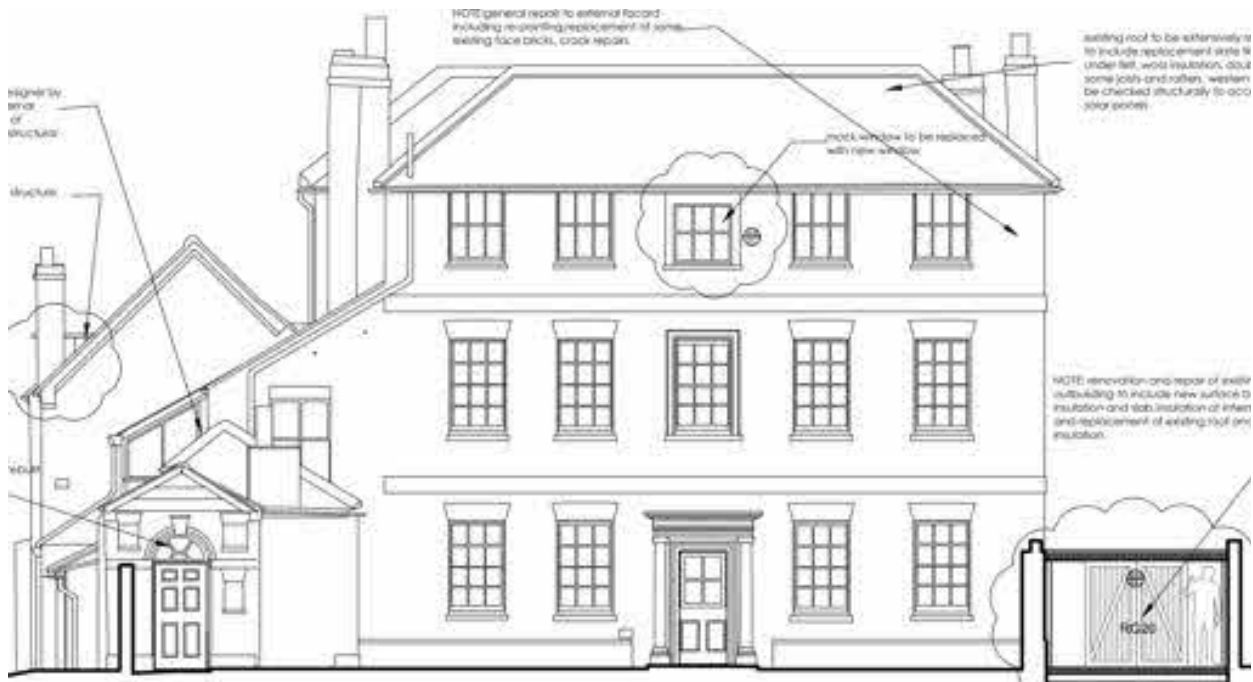


Figure 166: Proposed rear elevation.



Figure 167: Extract from measured survey – Existing side (south) elevation.



Figure 168: Proposed side (south) elevation.



Figure 169: Extract from measured survey – Existing side (north) elevation.



Figure 170: Proposed side (north) elevation.

APPENDIX 4: SUMMARY OF PROPOSALS

Main house – ground floor level

Existing	Proposals	Summary of impact
Windows	Repaired where necessary (such as replacing sash ropes and ironmongery) – following a window survey.	Positive
Vaulted storage room	Boiler installation [Figure 153]	Neutral
Kitchen and scullery/utility room	Replacement of kitchen units, flooring and ceiling. Widen and insulate internal wall between scullery and garage. Boiler area converted into a larder. [Figure 153]	Neutral
Principal staircase	Repair of balustrade spindles. [Figure 160]	Positive

Main house – first floor level

Existing	Proposals	Summary of impact
Windows	Repaired where necessary (such as replacing sash ropes and ironmongery) – following a window survey.	Positive
Principal staircase	Repair of balustrade spindles. [Figure 160]	Positive

Main house – second floor level (Flat 90A)

Existing	Proposals	Summary of impact
Front (west) rooms [Figure 157 & Figure 162]	Removal of partition walling in order to amalgamate existing kitchen and north-west bedroom to form a single living room/kitchen space. Existing fireplaces and roof beams to be retained.	Neutral
	Removal of partition walling, so that south-west bedroom is accessed from the new living room/kitchen space.	Neutral
Bedroom (south centre) [Figure 157]	Conversion into bathroom, with new connecting door to south-east bedroom.	Neutral
	Relocating the modern stud walling to increase the length of the hallway, and decrease the size of the new bathroom.	Neutral
Bedroom (north-east)	Reinstating original size of room by removing partition wall between shower room and the bedroom, and making good modern door opening. Any historic lathes to be retained, with new plaster boarding applied. [Figure 157, Figure 160, Figure 162]	Positive

	Creation of new three-over-three sash window to rear elevation. (The current depth of wall is less than 100mm, indicating that there was likely to have formerly been a window in this location.) [Figure 157 & Figure 166]	Positive
Windows	Repaired where necessary (such as replacing sash ropes and ironmongery) – following a window survey.	Positive

Main house – roof

Existing	Proposals	Summary of impact
Roof [Figure 159, Figure 160, Figure 162, Figure 164 & Figure 166 & Figure 170]	Rot treatment, replacing any damaged joists and protecting historic lathes.	Positive
	Provision of insulation with vapour barrier and air gap.	Neutral
	Replacement Welsh (or Spanish?) slates.	Positive
	Solar panels added within trough?	Neutral

Wash house and garden storage building

Existing	Proposals	Summary of impact
Lobby area	Internal partition walling and window removed. Renovation of roof. [Figure 153 & Figure 161]	Neutral to negative
Wash room	Renovated to form a new “orangery”, including repair of damaged brickwork.	Positive
	Insulation added to floors and walls. [Figure 153]	Neutral
	Renovation of roof, replacing existing non-historic roof joists, and retaining tiles where possible. Provision of rooflights? [Figure 153, Figure 160 & Figure 168]	Positive
Garden storage building	Renovated, with waterproofing added without compromising the building’s “breathability”. Repair of damaged brickwork, and other structural repair. [Figure 153, Figure 160, Figure 161, Figure 166 & Figure 168]	Positive

Garage, Flat 90B and Stable

Existing	Proposals	Summary of impact
Front entrance	Removal of door to Flat 90B (on west side). [Figure 153]	Neutral
Archway adjacent to secondary entrance	Provision of a new door to Flat 90B, on north side. [Figure 153 & Figure 170]	Neutral

Garage	Removal of internal wall in order to enlarge existing single garage into a double garage, with a “workshop” area to the rear (east). [Figure 153 & Figure 161]	Neutral
	Provision of new double garage door in hardwood timber, with glazed upper panels (providing multi-paned windows) [Figure 164]	Positive
Stable	Removal of timber partitioning, to form a new workshop. Existing floor cobbles to be retained, and matching cobbles added. [Figure 161]	Negative
Staircase to Flat 90B	Removal of existing staircase, and provision of new staircase in the current location of the ground floor bathroom. [Figure 161]	Neutral
Flat 90B: Bathroom (ground floor)	Removal of existing bathroom, to make way for new staircase. [Figure 161]	Neutral
Flat 90B: Kitchen and living room (first floor)	Removal of partition walls, amalgamating the two rooms into one. [Figure 155, Figure 160]	Neutral
	Provision of new boiler. [Figure 155]	Neutral
	Provision of a new south-facing dormer window. [Figure 155, Figure 164 & Figure 168]	Neutral
Flat 90B: First floor space above Stable	Conversion of the space into a new bathroom at first floor level, whilst retaining and renovating existing skylight. [Figure 155 & Figure 161]	Neutral

Garden

Existing	Proposals	Summary of impact
Shed	Renovation, including electrics, new ceiling, roof insulation, etc. [Figure 153]	Neutral
Side (north) gate	Re placement of modern gate post and wall so that they match the historic gate post and wall. [Figure 153 & Figure 170]	Positive
Modern walling (approx. eight courses high)	Removal of existing structure, including foundations. [Figure 153]	Neutral to positive

APPENDIX 5: PAST DESCRIPTIONS OF SUBJECT SITE

The inventories of 1798, 1830 and 1875, included the following descriptions of fixtures and fittings:

Room/space description – Ground floor	1783 Schedule	1830 Schedule	1875 Schedule
SE parlour	Fixed stove; fixed marble slab, mantle and jambs	Marble chimney piece and jambs; side board with drawers over and a small bracket over ditto	Marble chimney piece and jambs; side board with drawers over and a small bracket over ditto
NE parlour	Book case under the window; fixed grate; fixed marble slabs, mantle and jambs	Fixed stove with marble chimney piece and jambs	Fixed stove with marble chimney piece and jambs
Hall	“Hall”: Large cupboard with drawers under	“Entrance hall”: Cupboard on each side of fireplace	“Entrance hall west”: Cupboard on each side of fireplace
Kitchen	Dresser and shelves; large grate; pump and sink	Dresser and shelves; large old grate (“ <i>but not the range cistern and oven which is now in the place of it</i> ”); pump and sink; coffee mill	Dresser and shelves; range cistern and oven; pump and sink; coffee mill
Pantry	Dresser and shelves; coffee mill	Dresser and shelves	Dresser and shelves
Cellar	-	Wine bins	Wine bins
Passage	Closet with two shelves	Two closets with some shelves	Two closets with some shelves
Wash house and laundry	Two coppers fixed with iron work; pump and sink; ironing board; fixed ironing stove; large fixed shelf	Two coppers fixed with iron work; lead curves and wood covers; brick oven; pump and stone sink; large ironing board	Two coppers fixed with iron work; lead curves and wood covers; brick oven; pump and stone sink; large ironing board
Stable	Manger; stalls	Rack manger; stalls	Rack manger; stalls
Knife house	-	Knife board; bottle rack	Knife board; bottle rack
Yard	-	Lead cistern fixed	Lead cistern fixed
Garden	Privy	Bench; privy	Bench; privy

Room/space description – First floor	1783 Schedule	1830 Schedule	1875 Schedule
Passage	Pair of folding doors	-	-
SW chamber	Book case	Book case	Book case

Room/space – First floor	1783 Schedule	1830 Schedule	1875 Schedule
NW chamber	-		
NE chamber	Fixed stove; fixed marble slab, mantle and jambs	...“ <i>not any mantle piece or jambes to the place nor any other fixtures</i> ”	...“ <i>not any mantle piece or jambes to the place nor any other fixtures</i> ”
SE chamber	Fixed stove; fixed marble slab, mantle and jambs	Marble chimney piece and jambs	Marble chimney piece and jambs

Room/space – Second floor	1783 Schedule	1830 Schedule	1875 Schedule
SW garret	Grate; chimney hood	-	-
NW garret	Fixed grate; fixed Portland stone slab, mantle and jambs	Fixed grate	Fixed grate
NE garret	-	Fixed grate	Fixed grate; Portland stone chimney piece and jambs
SE garret	Fixed grate; fixed Portland stone slab, mantle and jambs	Portland stone chimney piece and jambs	Portland stone chimney piece and jambs

The descriptions of the house and garden in the 1936 Sales Catalogue, and the 1968 Particulars of Sale were as follows:

Room/space – Ground floor	1936 Sales Catalogue	1968 Particulars of Sale
Front sitting room (NW)	Morning room with red brick fireplace.	Morning room with tiled fireplace, polished oak strip floor.
Entrance hall	Wide entrance hall, panelled in natural pine with recessed fireplace and cloakroom off with W.C. and lavatory basin.	Wide entrance hall with pine grained panelling, recessed fireplace. Cloak room with W.C. and hand basin.
Inner hall	Inner hall, panelled in natural pine.	Inner hall with pine grained panelling, oak strip floor.
Rear sitting room (NE)	Drawing room with natural pine panelling and recessed fireplace.	Drawing room with pine grained panelling and recessed fireplace.
Dining room (SE)	Dining room with recessed fireplace and parquet floor.	Dining room with recessed fireplace and parquet floor.
Kitchen	Fitted sink and shelves.	Fitted sink and shelves.
Butler's Pantry	Pantry: Fitted cupboards, shelves and sink.	Pantry

Room/space – Ground floor	1936 Sales Catalogue	1968 Particulars of Sale
Storage room	Cold store.	Cold store.
Wash room	Servants' sitting room with modern fireplace, beeston domestic boiler and dresser, leading from covered yard with W.C. to large top lighted wash-house, fitted two sinks and copper.	Sitting room with modern fireplace, AGA domestic boiler and dresser, leading through covered yard with W.C. to the brick built wash house or studio.
Stable	Three -stall stable.	Three stall stable.
Garage	Garage for two cars with chauffeur's quarters over, comprising four rooms, one fitted with sink, etc.	Garage for two cars. Self-contained flat over having lounge with new cozy stove. Double bedroom. Kitchen with Ascot heater. Ground floor entrance hall with W.C.
	On the other side of the house there is a wide side entrance leading to Butler's Pantry and right through to potting shed and garden.	On the other side of the house there is a wide side entrance leading to Butler's Pantry and right through to potting shed and garden.

Room/space – First floor	1936 Sales Catalogue	1968 Particulars of Sale
Front bedroom (NW)	Second front bedroom, fitted fireplace and cupboard.	Second front bedroom, fitted fireplace and cupboard.
Front bedroom (SW) and dressing room	Front first bedroom, with bay window, fitted fireplace and door to dressing room.	Front first bedroom, with bay window, fitted fireplace and door to dressing room.
Rear bedrooms	Two well proportioned back bedrooms with communicating door..both fitted fireplaces...	Principal bedroom and dressing room with communicating door..oak strip flooring...
Bathroom	Large bathroom...	Large bathroom...
Conservatory	Sun lounge.	Sun lounge.

Room/space – Second floor	1936 Sales Catalogue	1968 Particulars of Sale
Front bedrooms	Three smaller domestic bedrooms.	Three smaller bedrooms (one used as a kitchen).
Corridor	Fitted cupboards.	Large landing fitted cupboards.
Bathroom	Bathroom.	Bathroom.
Rear bedrooms	Three large domestic bedrooms with fitted fireplaces.	Three large domestic bedrooms with fitted fireplaces.

APPENDIX 6: INFORMATION PROVIDED BY PREVIOUS OWNER

The previous owner provided some historic information about the past ownership of the subject site, based upon research carried out by the local historian, Gerald Heath. This information is as follows:

Date	Owner	Occupier	House name
1691	John and Mary Robinson & Edward Turner Mortgaged to Jasper English	Thomas Goudge/Thomas Powell	
1695 & 1697	Mortgaged to Jasper English		
?	Thomas Powell		
1720	Thomas Powell died. After the death of his widow, Elizabeth Powell, the estate was bequeathed to daughter Thomasine (wife of Bernard King).		
1735	Thomasine King	John Vickers, Mercer	
1752	Thomasine Knapes (formerly King) died, bequeathing the estate to Sarah Goulding and Elizabeth Hannam, who surrendered it to Thomas Pepper in trust for John Hague		
1763		Reverend Mr Markham	
1765	Thomas Pepper (as trustee for John Hague), surrendered estate to John Peele	Reverend Mr Markham	
1770	John Peele died, bequeathing the estate to John Bullock		
1772		Dr Fonereau	
1774	John Bullock died, bequeathing the estate to his widow, Hannah Myles Bullock.	Dr Fonereau	
1781	Hannah Myles Bullock and her son, John Bullock	Reverend Dr Fonereau	
1782		- Gooch	
1783 & 1784		Captain Graham	
1786 & 1789		Mr Griffinhoofe	
1791 & 1795		Countess of Catherlough	
1797 & 1798		Mrs Rand	

Hampton House, 90 High Street, Hampton, TW12 2SW – Heritage Statement (February 2024)

Date	Owner	Occupier	House name
c. 1800	Hannah Myles Bullock died, bequeathing the estate to her son, John Bullock	W. J. Griffinhoofe	
1801	John Bullock	W. J. Griffinhoofe	
1818	John Bullock died. Estate purchased by Hannah Myles Creuze.		
1826 & 1828		Dr David Davis	
1831		Dr Holbertan	
1840	Hannah Myles Creuze died, bequeathing the estate to her husband, A. F. B. Creuze.		
1852	A. F. B. Creuze died, bequeathing the estate to his friends, Robert Matthews & Thomas Lloyd		
1854		Dr Holbertan	
1875		Dr Vaughan Holbertan	
1891	Estate enfranchised to Robert Matthews. (Thomas Lloyd had by then died.)		
1892	Dr V. H. A. Holbertan		
1895	Dr.s V. H. A. Holbertan & A. D. Owen		
1899	<i>[apparently vacant]</i>		
1900	Lt. R. N. Collins		The Moorings
1908	John Hicks Beach		Cranham House
1914	Ellis Hicks Beach		Cranham House
1924 & 1925	Captain R. J. Brandon		The Moorings
1932	Mrs Dewar		No. 90
1937 & 1940	Madame Francois		No. 90
?	Gladys Mortimer Warren Anderson		Hampton House
1968	Raef Denys Geoffrey Davison and Lorna Mary Davison		Hampton House

APPENDIX 7: HISTORIC ENGLAND'S PLANNING NOTE 3: "THE SETTING OF HERITAGE ASSETS", DEC 2017

This note gives assistance concerning the assessment of the setting of heritage assets. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected.

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.

Step 5: Make and document the decision and monitor outcomes.

It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and “grain” of surrounding streetscape, landscape and spaces
- Formal design (eg. hierarchy, layout)
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, “wildness”
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relative topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (i.e. extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc.
- Lighting effects and “light spill”
- Change to general character (eg. urbanising or industrialising)
- Changes to public access use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/ accessibility/ permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/ permitted development/ etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/ temporariness
- Recurrence
- Reversibility

APPENDIX 8: THE NATIONAL DESIGN GUIDE, MINISTRY OF HOUSING, COMMUNITIES & LOCAL GOVERNMENT

The Ministry of Housing, Communities and Local Government's **National Design Guide** ("NDG") is the national planning practice guidance for "beautiful, enduring and successful places", published in October 2019. Its stated components for good design are: the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing. It focuses on what it terms the "ten characteristics": Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources, and Lifespan.

Below are extracts which are relevant to heritage/conservation, design, and townscapes.

Context:

para 38: An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments.

para 40: Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Some features are physical, including: the existing built development, including layout, form, scale, appearance, details, and materials; local heritage...and local character... views inwards and outwards;

para 42: Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including: the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it; patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, form and scale... the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development... public spaces, including their characteristic landscape design and details, both hard and soft.

para 43: However, well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems.

para 45: When determining how a site may be developed, it is important to understand the history of how a place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.

para 46: Sensitive re-use or adaptation adds to the richness and variety of a scheme...

para 47: Well-designed places and buildings are influenced positively by: the history and heritage of the site, its surroundings and the wider area, including cultural influences; the significance and setting of heritage assets and any other specific features that merit conserving and enhancing; the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details...

Identity:

para 52: *Well-designed new development is influenced by:*

an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;

the characteristics of the existing built form...

the elements of a place or local places that make it distinctive; and

other features of the context that are particular to the area...

This includes considering:

the composition of street scenes, individual buildings and their elements;

the height, scale, massing and relationships between buildings;

views, vistas and landmarks;

roofscapes;

the scale and proportions of buildings;

façade design, such as the degrees of symmetry, variety, the pattern and proportions and windows and doors, and their details;

the scale and proportions of streets and spaces;

hard landscape and street furniture;

soft landscape, landscape setting and backdrop;

colours, textures, shapes and patterns.

para 55: *Well-designed places contribute to local distinctiveness. This may include:*

adopting typical building forms, features, materials and details of an area;

drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;

using local building, landscape or topographical features, materials or planting types;

introducing built form and appearance that adds new character and difference to places;

creating a positive and coherent identity that residents and local communities can identify with.

para 56: *Materials, construction details and planting are selected with care for their context. ... They contribute to visual appeal and local distinctiveness.*

para 57: *Design decisions at all levels and scales shape the character of a new place or building. Character starts to be determined by the siting of a development in the wider landscape, then by the layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, design, materials and details of buildings and landscape.*

para 58: *Where the scale or density of new development is very different to the existing place, it may be more appropriate to create a new identity rather than to scale up the character of an existing place in its context. New character may also arise from a response to how today's lifestyles could evolve in the future, or to the proposed method of development and construction.*

para 59: *Where the character of an existing place has limited or few positive qualities, then a new and positive character will enhance its identity.*

Built Form

para 64: Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context.

para 65: Built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context.

para 66: Well-designed places also use the right mix of building types, forms and scale of buildings and public spaces to create a coherent form of development that people enjoy.

para 68: Built form defines a pattern of streets and development blocks. ... Street types will depend on:

their width, relating to use;

the height of buildings around them, the relationship with street width, and the sense of enclosure that results;

how built up they are along their length, and the structure of blocks and routes that this creates;

the relationship between building fronts and backs, with successful streets characterised by buildings facing the street to provide interest, overlooking the active frontages at ground level...

establishing an appropriate relationship with the pattern, sizes and proportions of existing streets in the local area.

para 69: Well-designed tall buildings play a positive urban design role in the built form. They act as landmarks, emphasising important places and making a positive contribution to views and the skyline.

para 70: Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their location and siting; relationship to context; impact on local character, views and sight lines; composition – how they meet the ground and the sky... These need to be resolved satisfactorily in relation to the context and local character.

Movement:

para 81: A clear layout and hierarchy of streets and other routes helps people to find their way around...

para 82: Wider, more generous spaces are well-suited to busier streets... Narrower streets are more suitable where there is limited vehicle movement and speeds are low.

para 83: Well-designed streets create attractive public spaces with character, through their layout, landscape, including street trees, lighting, street furniture and materials.

para 86: Well-designed parking is attractive, well-landscaped and sensitively integrated into the built form so that it does not dominate the development or the street scene.

Nature:

para 92: Well-designed places provide usable green spaces, taking into account:

the wider and local context...

how spaces are connected;

the balance between public and private open spaces...

Public Spaces:

para 105: Careful planning and design create the right conditions for people to feel safe and secure... These include:

buildings around the edges of a space;

active frontages along its edges, provided by entrances onto the space and windows overlooking it, so that people come and go at different times;

para 107: A well-designed public space that encourages social interaction is sited so that it is open and accessible to all local communities. It is connected into the movement network, preferable so that people naturally pass through it as they move around.

APPENDIX 9: THE BUILDING IN CONTEXT TOOLKIT

The Building in Context Toolkit grew out of the publication **Building in Context** published by English Heritage and CABE (now the Design Council) in 2001. The purpose of that publication was to stimulate a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context.

The eight Building in Context principles are:

Principle 1

A successful project will start with an assessment of the value of retaining what is there.

Principle 2

A successful project will relate to the geography and history of the place and lie of the land.

Principle 3

A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

Principle 4

A successful project will sit happily in the pattern of existing development and the routes through and around it.

Principle 5

A successful project will respect important views.

Principle 6

A successful project will respect the scale of neighbouring buildings.

Principle 7

A successful project will use materials and building methods which are as high quality as those used in existing buildings.

Principle 8

A successful project will create new views and juxtapositions which add to the variety and texture of the setting.