

**8 Harvey Drive Hampton**

**London TW12 2FB**



**HERITAGE IMPACT STATEMENT**

June 2024



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### HERITAGE IMPACT STATEMENT

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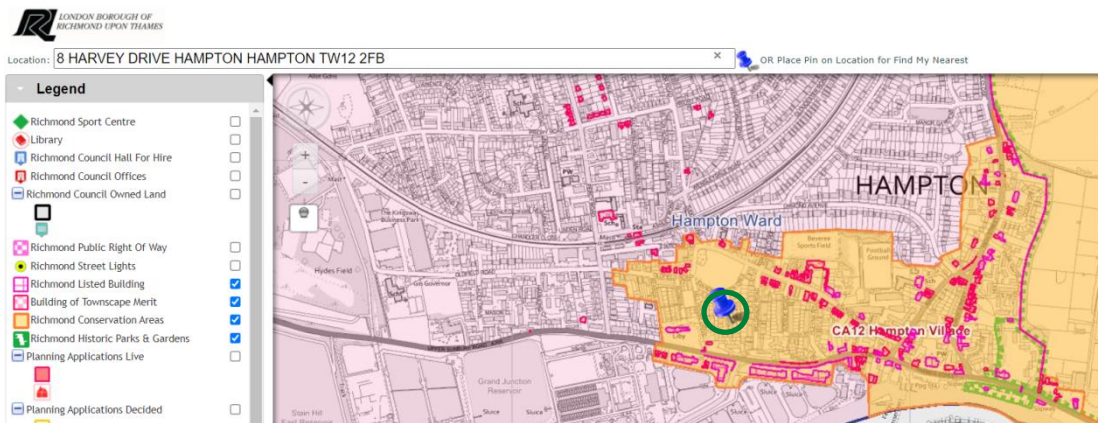
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## HERITAGE IMPACT STATEMENT

### 8 Harvey Drive Hampton TW12 2FB

#### 1.0 INTRODUCTION

1.1 8 Harvey Drive is a two storey, semi-detached house located in Hampton Village. The site is located within the Borough of Richmond Upon Thames. The property is not listed or locally listed and there are no Buildings of Townscape Merit or designated heritage asset buildings within close setting. The site is located within the Hampton Village Conservation Area (CA12), which is a designated heritage asset and was first designated in 1969, with three extensions since, in 1982, 1991 and the latest 2023, when the current appraisal was adopted. The Conservation Area is split into character areas and 8 Harvey Drive is within the Station Road Area 3. This is characterised by a mixture of properties within the Station Road area that were developed during the C19th and C20th, some industrial, mostly residential terraces, flats and semi-detached houses.



Source: Council's website; Hampton Village Conservation Area CA12

1.2 The proposal is for a single storey rear extension and a loft conversion. The principle of the loft conversion and the single storey rear extension is thought to be agreed in this area on these buildings, as numerous neighbours have had permission for single storey rear extensions and rear box dormers permitted. Therefore the proposal is thought to be acceptable in principle, subject to the design and scale, which should preserve or enhance the character or appearance of the Hampton Village Conservation Area.

1.3 The works are to be carried out in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) 2023 and associated National Planning Practice Guidance (NPPG), Historic England's Good Practice Advice Notes and Conservation Principles Policies and Guidance, the London Plan, the Local Plan and the Hampton Village Conservation Area Appraisal 2023. This Statement aims to assess the proposed development and the impact on the conservation area. The Statement has been written from discussions with the agents Fluent Architectural Design Services, their plans and desk based research. No site visit has been carried out.

## 2.0 THE SITE

### 2.1 The planning history covers the previous tree applications and conversion of the garage.

[20/T0429/TCA](#)

Rear T1 Multi stemmed Sycamore - Fell as low as possible as too big for location and shading over t...

**Decided the Council raises no objection 21/07/2020**

[16/T0190/TCA](#)

T1-8 - Sycamore - Remove 4x smallest stems and crown reduce remaining 4x back to previous reduction...

**Decided the Council raises no objection 28/04/2016**

[15/1630/HOT](#)

CONVERSION OF EXISTING GARAGE TO HABITABLE USE INCLUDING NEW BAY WINDOW IN PLACE OF EXISTING GARAGE..

**Granted Permission 15/06/2015**

[08/T0716/TCA](#)

T1 - Sycamore - repollard

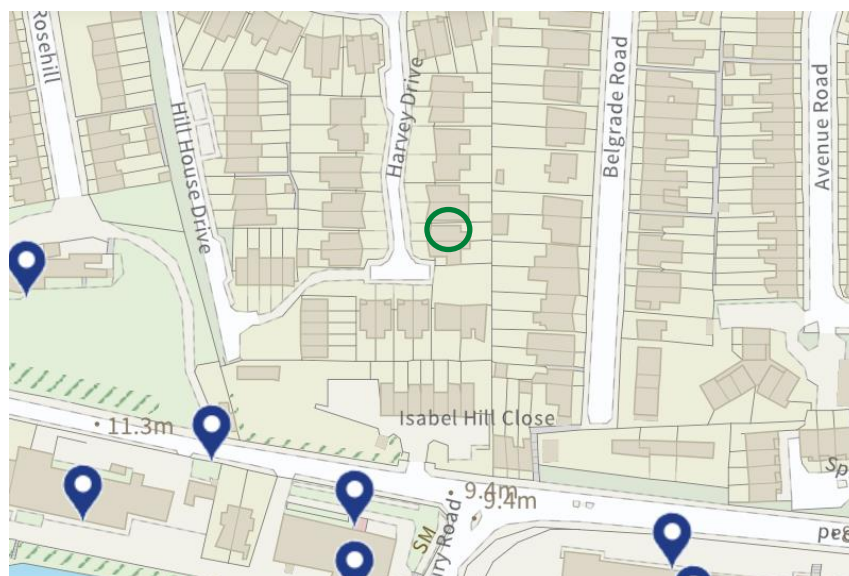
**Granted Permission 16/12/2008**

[07/T0519/TCA](#)

T1 - Sycamore (Acer pseudoplatanus) - Remove ivy and crown thin by 20%

**Granted Permission 20/09/2007**

### 2.2 The property is indicated below on the map with a green circle. This map, from Historic Englands website, confirms the property is not listed (blue pins) and that there are no listed buildings within the setting to be affected by the proposed development.



### 2.3 The character of the road has changed little since the houses were built circa 1998. As the need for more space has arisen however, the more semi-detached properties on the south have been developed, with single storey extensions to the rear, conservatories to the rear and extensions in to the lofts for offices, extra living space etc. The proposed design and location of the works aims to preserve the character and appearance of the area, as the proposals would have minimal to no visual impact on the road or conservation area.

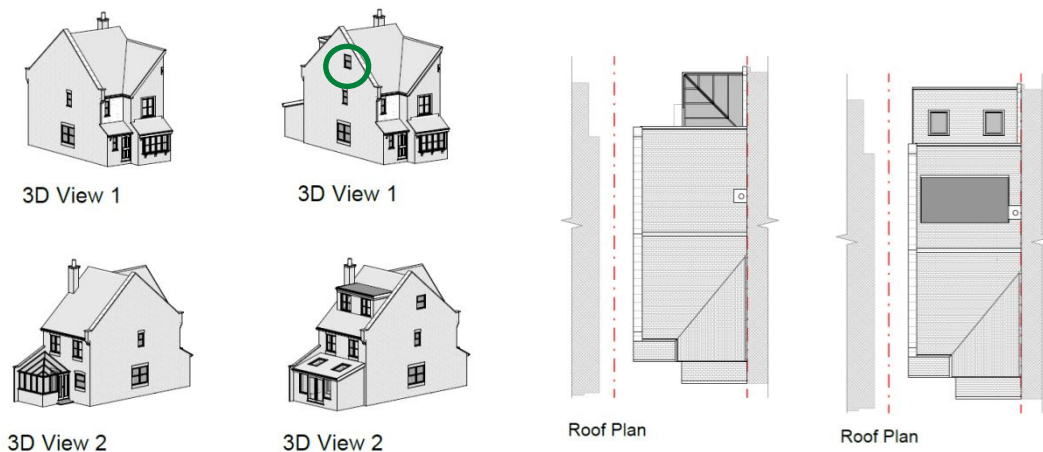
### 3.0 PROPOSED DEVELOPMENT

3.1 The proposed works are for a single storey rear extension to the property, once the existing modern conservatory has been removed. The design incorporates a pent roof, lean to style with two conservation rooflights and double doors opening out on to the garden. A loft conversion is also proposed, with a box dormer to match that of the neighbours at number 7. Two well proportioned windows to match the existing house fenestration are proposed and a small window on the flank elevation, the principle to match the neighbours at number 7. Other buildings in the road have had similar extensions at the rear and loft conversions, with similar designed dormers. Therefore, the principle of a extensions within this conservation area is thought to be acceptable.



Source: Google: from the road, gap through the buildings, flank wall window, garage conversions circa 2015

3.2 The neighbours at number 7 have had a loft conversion and a window in the flank wall to service this new space, see photos green circle. The rear garden of Number 8, faces east, with no public views to the garden, other than adjacent properties. The gap between number 7 and 8 is two path widths for each property to have rear access, this is a narrow space. A flank window on number 8's north facing wall would have little to no impact on the conservation area, due to the position on the side access wall.



Source: Agent: existing and proposed elevations, existing and proposed roof.

3.3 The design of the single storey rear extension, has a lean-to roof, following the party wall, with two conservation style rooflights, double doors and windows. All materials, windows and doors to match that of the existing building. The loft conversion, includes a box dormer at the rear, with two windows, again to match the materials and design of the existing windows and the side flank window, to service the new bathroom. The box dormer is proposed to be clad in slate tiles to match the existing roof fabric. The proposed works will have no impact on the streetscene and are similar to development already permitted by neighbouring properties. The proposal retains the chimney stack internally and externally,

which retains this feature for the character of the roofline. There is no alteration or change to the front roof slope, therefore from the road there is no impact from the proposals to the character or appearance of the area.



Source: Agent No8 and No. 7 box dormer behind tree

- 3.4 The extension, box dormer and side window are proposed in materials to match the existing on the property and cannot be viewed from the street, therefore these proposals have no impact on the character or appearance of the conservation area and preserve the character and appearance of the conservation area.

#### 4.0 SIGNIFICANCE AND INTEREST

##### 4.1 Interest

The National Planning Policy Framework defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.’ Understanding the interests or heritage values that contribute to an asset’s significance, and how they relate to the fabric of the place, is important to understanding the best means of conservation of the heritage asset.

##### 4.2 Architectural and artistic interests

These are interests that stem from the design and general aesthetic values of a place. They can arise from conscious design, or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest lies in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest derives from other human creative skills, like sculpture.

##### 4.3 Historic interest

An interest derived from past lives and events (including pre-historic), with which heritage assets can be associated, or which they illustrate. Heritage assets with historic interest not only provide a material record of our nation’s history, but also can provide an emotional meaning for communities arising from their collective experience or memory of a place: they can also symbolise wider values, such as faith and cultural identity.

##### 4.4 Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

## 5.0 GRADING SIGNIFICANCE

5.1 The following grading system has been adopted to enable the relative weight of the interests or values contributing to the significance of the proposals at 8 Harvey Drive and its setting; that of the Hampton Village Conservation Area; a designated heritage asset, to be assessed, in accordance with the research in this HIS:

- A: Exceptional significance  
Elements whose values are both unique to the place and relevant to our perception and understanding of architectural and social history in a national and international context. These are the qualities that, for buildings, warrant listing in grade I and II\*.
- B: Considerable significance  
Elements whose values contribute to the heritage asset's status as a nationally important place. These are the qualities that justify statutory protection at national level.
- C: Some significance  
Elements whose values make a positive contribution to the way the place is understood and perceived, primarily in a local context.
- D: Little significance  
Elements whose values contribute to the way the place is perceived in a very limited, but positive, way.
- N: Neutral significance  
Elements which neither add to, nor detract from, the significance of the place.
- INT: Intrusive  
Elements of no historic interest, or aesthetic or architectural merit, that detract from the appearance of the place, or mask the understanding of significant elements.

## 6.0 SUMMARY

- 6.1 The property of 8 Harvey Drive is a modern semi-detached house with the Hampton Village Conservation Area, which is a designated heritage asset. The building is not of architectural, artistic, historic or archeological interest, neith are any of the surrounding buildings.
- 6.2 The character and appearance of the Conservation Area is of considerable significance. The impact on the conservation area is thought to be neutral, through the the addition of the single storey rear extension, box dormer and side 2<sup>nd</sup> floor window; proposed in materials to match the existing. The rear extension and dormer are not visible from the street and are well designed and proportioned. The flank side window is barely visible and the principle for such high level windows is accepted by the one on number 7. Therefore, the proposals have neutral to little impact on the assets: the Hampton Village Conservation Area.
- 6.3 The proposal aims to preserve the significance the conservation area and the design is in keeping with neighbouring properties and the setting of road in a manner appropriate to the significance. The proposal has been informed and is in accordance with the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990, by conserving the historic environment in a manner appropriate to its significance.