

**Garrick Cottage,
Church Street, Hampton**

TW12 2EG

Design, Access & Heritage Statement

August 2023

(With DAS Addendum: September 2024)



James Seabrook RIBA

Architect

32 Barnetts Way, Tunbridge Wells, Kent TN4 9DW

1. INTRODUCTION

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1. INTRODUCTION

Scope of the Statement

This Design, Access and Heritage Statement has been prepared in support of a Householder Planning Application (HOT), and relates to proposed changes to Garrick Cottage, Church Street, Hampton, TW12 2EG, an unlisted building in the Hampton Village Conservation Area (figure 1) in the London Borough of Richmond Upon Thames. The statement establishes design principles for the proposal, providing an analysis of the site in its context, whilst the heritage assessment is based upon a visit to Garrick Cottage undertaken on 21st January 2023, and desk-based research.



Figure 1 - Hampton Village Conservation Area, with the application site highlighted in red.

The Proposal

The changes proposed are to provide a new vehicular access onto Johnson's Drive with hardstanding to the front (Part 1), and a single storey garden building on the north west side of the dwelling (Part 2) for Mr Nigel Hudson. Pre-Application advice for this proposal has not previously been sought.

The location of Garrick Cottage lies on the eastern side of the junction of Church Street and Johnson's Drive, a quiet, residential close accessing 17 townhouses which were granted planning permission in 1967. (67/0064/DD02).



Figure 2 below - Proposed Site Plan.

2. Site Location and Description

Dating from around 1800, Garrick Cottage was built for the Garrick Estate as a workers' cottage. Access from Church Street to the application site is pedestrian only, via a gate through the 2m high perimeter brick wall, and then a brick paviour pathway. There is no vehicular access, unlike the adjoining residence, Garrick Lodge which is provided at its eastern end on to Johnsons Drive.

Immediately to the north of the site is the Old Grange, No. 2 Church Street, this being Grade 2 Listed. This is the earliest house on Church Street and is a prominent component in the townscape analysis of the Hampton Village Conservation Area 4 Character Summary. To the west is the square tower of St. Mary's Church, built in 1831, and another prominent local landmark.

It is noted that Richmond Council has generally been resistant to the demand for crossovers and garden parking within the borough in recent years, particularly in conservation areas. Council Local Plan Policy LP45 establishes the principal approach to forecourt parking, notably that it will be discouraged. The reasons given are that the replacement of gardens with hard surfacing are seen as interrupting the harmony and continuity of street frontages, often affecting the enjoyment of the buildings themselves, whilst reducing wildlife habitats and permeable surfaces. Additionally, for a conservation area, consent is required for "the substantial demolition of any structure exceeding

115m² and front boundary walls, fences and railings over 1.0m in height". Lastly, if a proposal affects any trees, especially those with a Tree Preservation Order, the advice of the Council's Arboriculture Section must be sought prior to the commencement of any works.

Guidance has been sought from Richmond Council's "Transport SPD" of June 2020, in conjunction with "The Hampton Village Planning Guidance SPD" from March 2017. Flooding details on the Environment Agency website have been checked and there are no flooding implications for this site.

3. Proposed Scheme: Part 1 - New Vehicle Access

TO PROVIDE A NEW VEHICLE ACCESS IN JOHNSON'S DRIVE WITH DRIVEWAY AND 2 PARKING SPACES BY MEANS OF AN OPENING IN THE EXISTING BOUNDARY WALL. (A SEPARATE APPLICATION WILL BE MADE TO RICHMOND HIGHWAYS DEPARTMENT TO ADDRESS THE REQUIRED PAVEMENT CROSSOVER AND DROPPED KERB).

The applicant owner of Garrick Cottage, Mr Nigel Hudson, wishes to address the most fundamental shortcoming of the property: that it currently possesses no vehicular access. He wants to be able to drive into the curtilage of the house for more dependable and secure parking, and gain one additional space for visitors. Also, being a classic car and motorcycle enthusiast, he wishes to do occasional restoration work that is usually impossible to carry out on a public road. Currently, the only parking available is on the public highway and this often means having to walk considerable distances. Deliveries can be similarly hampered by this uncertainty. For larger delivery items, there is also the restricted width of the existing pedestrian entrance to contend with.

The position for the new opening in the boundary wall has been dictated by the Transport SPD and Highways requirement that "(new) crossovers will not be constructed within 15.0m of a road junction", making only the easternmost end of the Johnson's Drive frontage where this condition is met. Being on a quiet side street, the footfall on the north pavement of Johnson's Drive is only very light. Also, the siting will require the removal of only one public parking space, which in any case, is used by the applicant whenever available. Other aspects of the SPD's guidance that have been consulted are pavement crossovers, pedestrian & vehicle sightlines and the appendix 'how to take account of the Street Scene'.

As explained in the Heritage Statement, the red brick garden wall seen below was built between the wars, to form an enclave for the Cottage to stand within, in what was otherwise Estate land. It is proposed to demolish around 7.5 metres of this wall, between the fence panel and the Garrick Lodge boundary.

The other part of the perimeter street wall as seen today was built in the 1960's, in yellow stock brick (see below) and follows the curve of the junction of the new access road, Johnson's Drive, round to The Old Grange boundary. It was built in a simplified style to the 1903 example it replaced. This new wall did not butt up against the old, as a 6-foot-wide gap was left to provide a possible additional access point. However, this was never taken up, and a timber fence panel fills this gap today.



Figure 2 - Garrick Cottage seen from the opposite corner of Johnson's Drive: New access to be to right of fence panel.

Once the demolition work has been carried out, the continuation of the wall eastwards at the Garrick Lodge boundary will be carefully made good.

The proposed new access work will be carried out as follows: With fence panel removed, the former opening will be filled in with a section of full-height wall extending 3.6m eastwards, using recovered 1920s red bricks, laid in matching Flemish bond. The vertical joint will use a 10mm expansion joint or metal starter channel fixed to the existing wall. The stretch of new wall will then drop down to a height of 600mm, with railings above, to provide a 2.4m wide vision splay, before reaching the rendered gate piers, new 2.7m sliding gate opening, then repeat 2.4m wide vision splay, and 'tooth in' at low level to the existing wall at the Garrick Lodge boundary.

The design of the sliding metal gate has been based upon the appearance of wrought iron paired gates from the 1800 Regency period. The design intent has been that it should look like a pair of gates hung on flanking piers and not one single unit. Only when in motion, will it reveal itself to be a modern sliding gate.

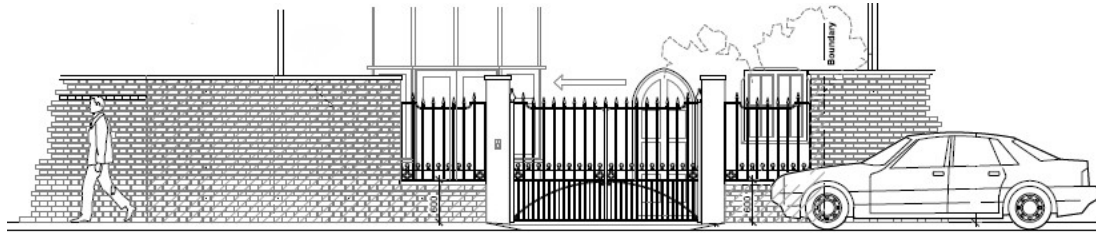


Figure 3 – Johnson’s Drive: Proposed vehicle entrance

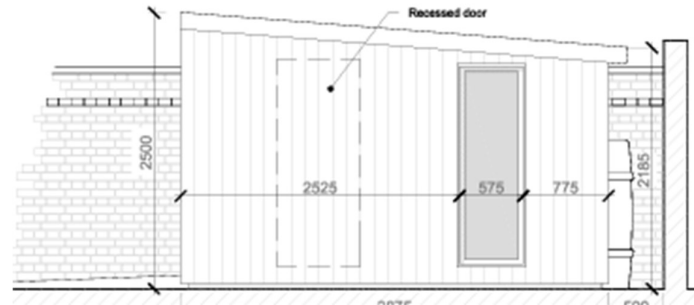
The two parking spaces proposed will be on a 9.5 x 6m permeable gravel forecourt that replaces the existing eastern grass lawn, utilising its same footprint and perimeter dwarf wall. The sub-base and gravel surface will be laid at a slight gradient, to allow the satisfactory drainage and absorption of rainwater. Water will be prevented from draining from the property onto the footway by means of a length of slot drain across the entrance.

At the centre of this forecourt, will be a 4.5m diameter car turntable to permit the manual rotation of a large family car. Its surface treatment will be brick paviours. The turntable is necessary to comply with Richmond Council’s “Transport SPD” requirement (5.5), that ‘vehicles must be able to drive away in forward gear when departing’. This solution was unavoidable, as space for 3-point turning was insufficient.

In regard to the existing shrubs on the site, the new access proposal and gravel forecourt would only have a marginal effect, with no impact upon the prominent Copper Norway Maple and only requiring the removal of two small espaliered trees where the entrance is to be formed; these being a fig and a laurel. The applicant wishes to re-site the fig in another part of the garden.

4. Proposed Scheme: Part 2 – New single storey workshop building in the garden

The proposed workshop has been sited close to the existing north boundary wall, so as to reduce its impact on the open character of the garden itself. In considering all the possibilities, it has been assessed that this presents the least obtrusive location, as it does not harm or intrude upon any existing views. The view south from the Grade 2 Listed Old Grange is not affected, as the roof line is not visible above the boundary wall.



To gain the 3.1 x 4.2m footprint, it will however be necessary to demolish the remaining 8.5m length of red brick garden wall that otherwise divides the space at this end of the garden area. As referred to in the Heritage Statement, this is a remnant of the interwar "enclave" wall, built by the Garrick Estate to give the cottage a more private setting.



Figure 4 – View north showing isolated stretch of red brick garden wall built between the wars

Today, this isolated stretch of wall serves no purpose, being effectively land-locked in the site. In assessing the aesthetic quality of this stretch of wall, the Heritage Statement contends that it contains no particular value or merit.

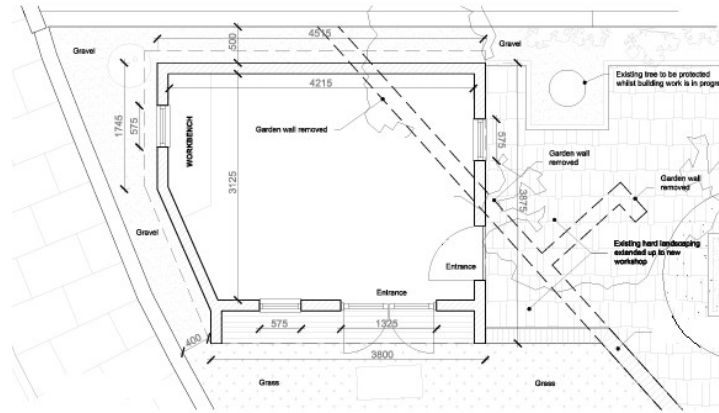
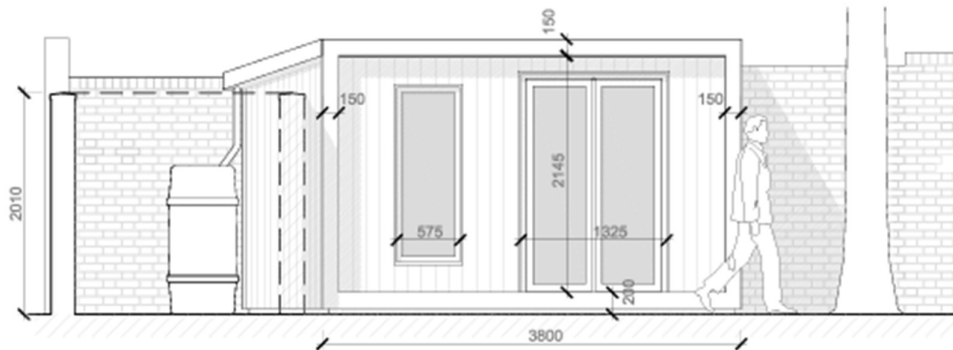


Figure 5: New Workshop - Proposed plan. Dotted line shows stretch of wall to be demolished

The footprint of the proposed workshop building is angled so fit into the corner of the site and make the best use of space. Rainwater is harvested in this corner into a water butt for garden use, with the run off entering into a soakaway to be located in the western front lawn. In the main, the floor structure is 100mm concrete slab, but in the corner closest to the Tree of Heaven, the foundation slab will give way to ground beams that cantilever on to the footings of the demolished wall, with a screw pile at the corner; this method to protect the tree's roots.



The proposal creates a clean lined and contemporary garden building, using pressure treated spruce shiplap boards with pir insulation for the external walls. The principle south elevation has a striking 130mm width framing rectangle provided by the overhang of the monopitch roof, the verticality of the contrasting spruce cladding providing a complimentary contrast to the gothic whimsy of the cottage itself.

5. Conclusion

Overall, the enclosed application presents a two-part scheme that is appropriate to the setting of the site within the Old Hampton Village Conservation Area. In regard to the new vehicular access, the new opening has unavoidably meant some loss of the Johnson's Drive boundary wall fabric, but this has been kept to the absolute minimum. Being far enough away, the proposal would have no impact upon the prominent Norway Maple tree. A separate application will be made to Richmond Highways department to address the necessary pavement crossover and dropped kerb.

In Richmond Council's conservation area assessment, the townscape of the Hampton Village is described as being 'defined along the major roads in a linear fashion, with many sequential views due to the gently curving nature of the roads. The historic core is comprised of buildings ranging from the 16th to 20th centuries, resulting in a variety of architectural styles. Larger 17th and 18th houses are often set back from the road behind high brick walls, contrasting with the smaller two-storey cottages which sit hard up against the pavement'.

Being some 15-20 metres up Johnson's Drive, the new access does not interrupt the prominent curve of the 1960's built yellow stock brick wall curving in from Church Street. When seen from Thames Street, an important view in townscape terms, it only appears at the peripheral right-hand side of this key view, and therefore would not cause it any substantial harm. Even so, a modern gate design has been avoided in favour of an appropriate historic style, to mitigate its presence.

The new garden building has been carefully sited to be invisible from Church Street, being tucked behind the perimeter wall. Likewise, it cannot be seen from the grade II listed Old Grange property to the immediate north.

James Seabrook

DESIGN AND ACCESS STATEMENT ADDENDUM

SEPTEMBER 2024

The original Planning Application (Reference 23/1916/HOT) for this scheme was made in July 2023.

Following a period of consideration by Richmond Council Planning Department as well as neighbour notification, it emerged that there were several important issues that required attention. The application also received several objections, which have since been reviewed and noted as far as possible in the revised application. In an email of 8th April 2024, the advice of Planning Officer Georgia Nicol identified three areas of concern: Transport, Trees and Conservation & heritage. Her recommendation was to withdraw the application, which was done in June 2024. In the original submission, there had not been the benefit of any pre application advice, so the input of the Officer has been most appreciated and beneficial.

This Design and Access Statement Addendum is therefore to explain the several changes that have been adopted in this Planning Application resubmission.

New Vehicle Access: main changes

In the resubmitted scheme, to satisfy Section 5.6 of the Richmond Transport SPD, visibility splays measuring 2.1m x 2.4m have now been provided at the back of the footway, allowing drivers to see pedestrians approaching on the footway. Within these splays, any new planting will not exceed 0.6m in height. It was noted that the proposed crossover looks to comply with sections 5.4 and 5.7 of the Transport SPD. Refer to Vehicle Access Plan as Proposed PL05 (Rev A).

With vision splays now in place, this has allowed the flank walls to now regain full height, whereas previously they had been at low level surmounted with wrought iron railings. Therefore, there is now far less harm to the continuity of the sweep of the brick boundary wall, which have been a noted feature of the Hampton Village conservation area. The approx. 1.5m set back to the entrance wall, has also allowed the treatment of the retained Garrick Lodge boundary wall to be easier and therefore less intrusive than before.

The gate itself is now less ornate, an objection raised in one of the neighbour consultations that it seemed far too elaborate for a historic estate workers' cottage of modest origins. (Refer to Proposed New Gate Elevation PL07 (Rev A))

Proposed single storey workshop: main changes

In the resubmitted scheme, the proposed single storey garden has been re-orientated and lowered so that, potentially, it is no longer visible above the tall boundary wall. With the rearmost part of the building now much lower than the boundary wall, this also makes the pitched roof rise also hidden from view. These changes mean that the outbuilding need not have any negative impact on the character and appearance of the conservation area and the settings of the adjacent listed buildings (Refer to Proposed Workshop Plans and Elevations PL02 (Rev A)).

Tree concerns:

Review by the Council's Tree Unit to the Arboricultural Report identified several concerns to trees both within and adjacent to the site and the information submitted was insufficient to provide a thorough assessment. There were 3 main concerns:

1. It was held that there were no details concerning underground services within the RPA of a retained amenity tree (*inferred to be that of T7*) which could lead to excessive root damage if an acceptable method is not achieved.
2. Concern is raised regarding the long-term relationship of the development and the tree due to the amount of light that the tree may block to the new building.
3. The driveway of the Root Protection Area for T3 has not been modified to take into account the road and other hard surfaces. The excavation into the root area of T3 is excessive for a protected amenity tree and as stated above this area may be larger as the Root Protection Area has not been modified which would push it further into the proposed driveway.

The Planning Officer's email of 8/4/24 was forwarded to Arboricultural consultants TMA, and Senior Arboricultural Consultant Kimberley Howard responded on 03/07/24 as follows:

From: Kimberley Howard Kimberley.Howard@tma-consultants.co.uk
To: james.seabrook@talk21.com <james.seabrook@talk21.com>

Hello James,

I have reviewed the Tree Officer's consult response and provide comments in blue below. Regarding the specification for the turntable, I understand the finished surface of the driveway was originally proposed as gravel, therefore will this be bound or bonded gravel as the difference in the overall section for the turntable will be 180mm or 200mm respectively, notwithstanding the 100mm concrete base, which the surrounding levels would need to meet.

- There are no details concerning underground services within the RPA of a retained amenity tree which could lead to excessive root damage if an acceptable method is not achieved. *We would need to review details of proposed underground service routes. Nonetheless, the AIA report states at paragraph 6.25 states that any impact to retained trees can be managed by following the recommendations of BS 5837 and the National Joint Utilities Guidance (NJUG Volume 4). Is it possible to locate these outside of the RPAs?*
- Concern is raised regarding the long term relationship of the development and the tree due to the amount of light that the tree may block to the new building. *Its noted this is a concern, rather than an objection. It is not clear which tree is being referred to here, T3 or T7; however, the new building is a single storey garden outbuilding and does not comprise habitable rooms nor does it necessarily require natural light. Any shading from T3 to the southeast will occur during the beginning of the day and will gradually move across the garden towards the host dwelling by the afternoon. For T7, the crown will overhang the building, which is not considered to be a constraint.*

- The driveway as the Root Protection Area for T3 has not been modified to take into account the road and other hard surfaces. The excavation into the root area of T3 is excessive for a protected amenity tree and as stated above this area may be larger as the Root Protection Area has not been modified which would push it further into the proposed driveway. It is not strictly necessary to modify the circular RPA. does not appear necessary to modify the RPA of T3; this Norway maple is an early mature specimen that is often found in the urban environment, and it is reasonable to expect it to be rooting below the adjacent hard surfaces and the highway to its south. The boundary wall will most likely have acted as a root deflector (i.e., directing root growth down and underneath it into the public realm). The proposed driveway encroaches approximately 10% into the RPA of T3. BS 5837 recommends that new permanent hard surfacing should not exceed 20% of any existing unsurfaced ground within the RPA, which this application is able to demonstrate. Moreover, the presence of an existing dwarf wall to the east of the tree is considered to have also acted as a root deflector meaning that roots are not likely present in the shallow region of the soil where development is proposed.

Kind regards,

Kimberley Howard BSc (Hons) Dip Arb L4 (ABC)

Senior Arboricultural Consultant

TMA Environmental Consultants

In addition, I would lastly point out:

(1) as this is only a workshop building, there will be no underground services that could affect the tree T7 Root Protection Area: the only service required, electrical supply, will be routed from the cottage above ground: an armoured cable, unobtrusively fixed to or beside the north boundary wall, just above ground level.

(2) The revised workshop is around 400mm lower than previously, reducing the amount of possible light blocking to the T7 tree RPA.

(3) In the revised scheme, excavation into the RPA of T3 for the gravel drive has been minimized by making the surface level with top of the dwarf wall, which gains at least 120mm in doing so. Excavation will thus be limited to just the removal of approx. 100mm of topsoil before laying of a geotextile membrane, then a compacted sub base of 150mm DT Type 3 material, that maintains better percolation, and then a 50mm layer of gravel to be level with the top of the existing dwarf wall. Refer to Vehicle Access Plan as Proposed PL05 (Rev A).

This raising of the parking bay surface level to avoid excavating so deeply, has been a solution to both Richmond Council tree team's concerns and Kimberley Howard's observations. (see above).

Heritage Statement

Garrick Cottage, Church St. Hampton, TW12 2EG
London Borough of Richmond Upon Thames

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2. Relevant Heritage Policy and Guidance
3. The Significance of the Heritage Assets
4. Effects on Heritage Significance
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1. Introduction

1.1

This Heritage Statement has been prepared in support of a Householder Planning Application (HOT), and relates to proposed changes to Garrick Cottage, Church Street, Hampton, TW12 2EG, an unlisted building in the Hampton Village Conservation Area (figure 1) in the London Borough of Richmond Upon Thames.



Figure 2 - Hampton Village Conservation Area, with the application site highlighted in red.

The changes proposed are to provide a new vehicular access on to Johnson's Drive, with hardstanding to the front, and a single storey garden building on the north west side of the dwelling. These proposals will involve carrying out work to a non-designated heritage asset, and are subject to receiving planning permission. This heritage assessment is based upon a visit to Garrick Cottage undertaken on 21st January 2023, and desk-based research.

Paragraph 128 of the National Planning Policy Framework states that planning applications associated with heritage assets should be supported by a description of the significance of the assets concerned. Similarly, English Heritage's Conservation Principles requires that proposals for alterations to a heritage asset should be supported by sufficient information to allow assessment of any impacts on the significance of the heritage asset. This Heritage Statement draws together information regarding the history of Garrick Cottage, provides an assessment of its significance and offers an evaluation of the impacts associated with the proposed project on the heritage values of the site.

This document takes into account online guidance provided by Richmond Council on the required content of heritage statements.

https://www.richmond.gov.uk/media/13312/heritage_statements.pdf

1.2

The location of Garrick Cottage lies on the eastern side of the junction of Church Street and Johnson's Drive, a quiet, residential close accessing 17 townhouses which were granted planning permission in 1967. (67/0064/DD02).



Figure 3 - Garrick Cottage, Hampton: satellite view with application site outlined in red.

The Site comprises a semi-detached two storey residential building, constructed around 1800 in a picturesque gothic style. The two-bedroom residence is single aspect, with no windows or openings on its north façade, as it was constructed hard up against the boundary to number 2 Church Street, The Old Grange.

The entrance faces on to Johnson's Drive and is brick built with white painted walls. The west gable wall differs in being rendered and incised to resemble stone ashlar. Original window and door openings have mitred and rebated jamb and heads that add to the overall picturesque quality of the building. The building has a steeply pitched tiled roof and decorative gable bargeboards, smaller versions of the same design being used on the eastern gabled bedroom dormer window.

The full height octagonal bay window, with its French doors, half timbering and leaded flat roof is a 20th century addition, that replaced a gabled bedroom dormer similar to the surviving one. (See Figure 3). Being a corner site, there is considerable garden space around the dwelling, with two large trees; a Norway Maple close to the Johnson's Drive wall and a Tree of Heaven, close to the Old Grange boundary. There is also a brick paviour patio and paths, flanked with ornamental yews and shrubs. The path leads to the corner pedestrian entrance on Church Street.



Figure 3 – Front elevation of Garrick Cottage facing Johnson’s Drive: showing non original double height bay window and infill linking element to Garrick Lodge to the right.

1.3

The proposed changes consist of:

Part 1: New Vehicle Access:

- Demolition of a section of the Johnson’s Drive perimeter red stock brick wall.
- Provision of a new vehicle access, with motorised sliding wrought iron-style gates, gravel hardstanding and 4.5m diameter car turntable.

Part 2: Garden Workshop building:

- Demolition of isolated section of brick garden wall, long since landlocked within the site.
- Provision of a new single storey workshop building in the north west corner.
- Provision of associated hardstanding, landscaping and ground works.

*The demolition work referred to, only concerns the red brick garden wall that was built between the wars to form an enclave on Garrick Estate land for the cottage.

1.4

The proposal has been designed by Architect, James Seabrook RIBA, to respond sensitively to the character and appearance of the Hampton Village Conservation Area and other nearby heritage assets.

2. Relevant Heritage Policy and Guidance

2.1

The decision maker is required by section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. There is a strong presumption against the grant of permission for development that would harm (i.e. not preserve) the significance of the conservation area, though the presumption may be lessened if the harm can be minimised or mitigated.

2.2

There is a broadly similar duty in respect of preservation of setting of listed buildings in section 66(1) of the Act.

2.3

Harm is defined by Historic England as change which erodes the significance of a heritage asset. (*Paragraph 84 of Conservation Principles 2008*).

2.4

The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF as follows:

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

2.5

The NPPF requires the impact on the significance of the heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 193 to 196 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.

2.6

Paragraph 132 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance.

2.7

The policies of London Borough of Richmond Upon Thames Local Plan have also been reviewed for heritage specific policy and guidance, specifically Policy LP3 (Designated Heritage Assets) and Policy LP4 (Non-designated Heritage Assets).

3. The Significance of the Heritage Assets

3.1

Garrick Cottage lies within the Hampton Village Conservation Area (See Figure 2). This conservation area was designated by London Borough of Richmond Upon Thames 14 January 1969, and extended on 7 September 1982 and 29 January 1991.

3.2

There is an appraisal document of the area, Hampton Village Study: Conservation Area Number 12, and a Hampton Village Conservation Area Statement, and these set out character and appearance, negative attributes and opportunities.

3.3

The Site is within the context of a number of other designated heritage assets, including:

- The grade I listed Registered Park and Garden (RPG) Bushy Park (late 15th century origins)
- The Old Grange (No. 2 Church Street) is listed at grade II (Mid 17th century house)
- Orme House (No. 4 Church Street) is listed at grade II (Early 18th century house)
- Staple Grove (No. 6 Church Street) is listed at grade II (18th century house)
- 9 & 9A, Church Street) listed at grade II (18th century house with 19th century wings)
- Almond House (No. 14 Church Street) is listed at grade II (Early 19th century house)
- Garrick's Villa, (Hampton Court Road) is listed at grade I
- Garrick's Shakespeare Temple, (Hampton Court Road) is listed at grade I
- Orangery in Grounds of Garrick's Villa is listed at grade II (18th century Orangery)

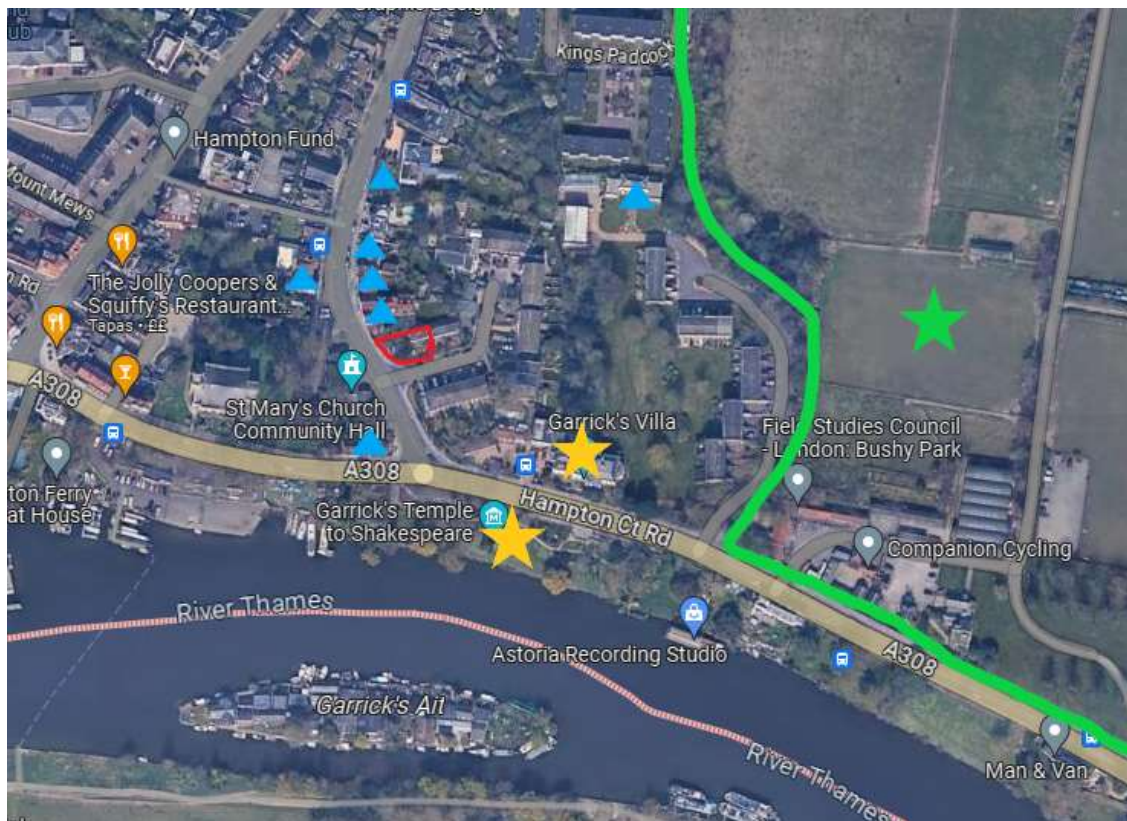


Figure 4 – The site outlined in red, grade I Bushy Park RPG in green, grade I listed buildings marked with yellow stars, grade II listed building marked with blue triangles.

3.4

Dating from around 1800, Garrick Cottage was built for the Garrick Estate possibly as milkman's cottage, being sited hard up against the north boundary wall to the Old Grange, No. 2 Church Street. The estate land ran uninterrupted all the way down the east side of Church Street to Garrick Villa itself, behind a high brick wall.



Figure 3: OS Six Inch map: Showing 1921 Garrick Estate and position of Garrick Cottage indicated.

3.5

As a working hub for the western side of the Estate, Garrick Cottage continued to fulfil its role well into the 20th century. With its gates entering straight on to Church Street, one can imagine it a very busy place, with constant deliveries and despatches on to its forecourt. The occupants of the cottage must have led a very full life from morning through to dusk.

3.6

In the early years of the 20th century, the Estate was sold to Sir Clifton Robinson who also owned the newly formed Middlesex Tramways system. This company had to widen the road past the Villa to accommodate its twin tram tracks on a new route to Isleworth. The new wall was built 20 feet in from the old, and was 8 feet high. Garrick Villa had been earmarked for demolition, but Sir Clifton took a liking to it and decided to make it his residence. The decade that followed was a reprieve for the estate, but this changed when it was vacated in 1910. It was in a neglected state when the Army requisitioned the estate at the outbreak of WW1.



Figure 4: Tram passing Garrick's Villa, Hampton, in 1903 The wall was rebuilt 20 feet inwards to enable the double tracks of the Middlesex tramway route to be built on its new route to Isleworth.

3.7

The two aerial photographs (Figures 5 & 6) below show the cottage still fulfilling its workaday role as hub for the market garden area that can be seen, but by this time changes were afoot.



Figure 5: Aerial photo of 25.06.1921 over Garrick's Villa looking west, with Garrick Cottage shown

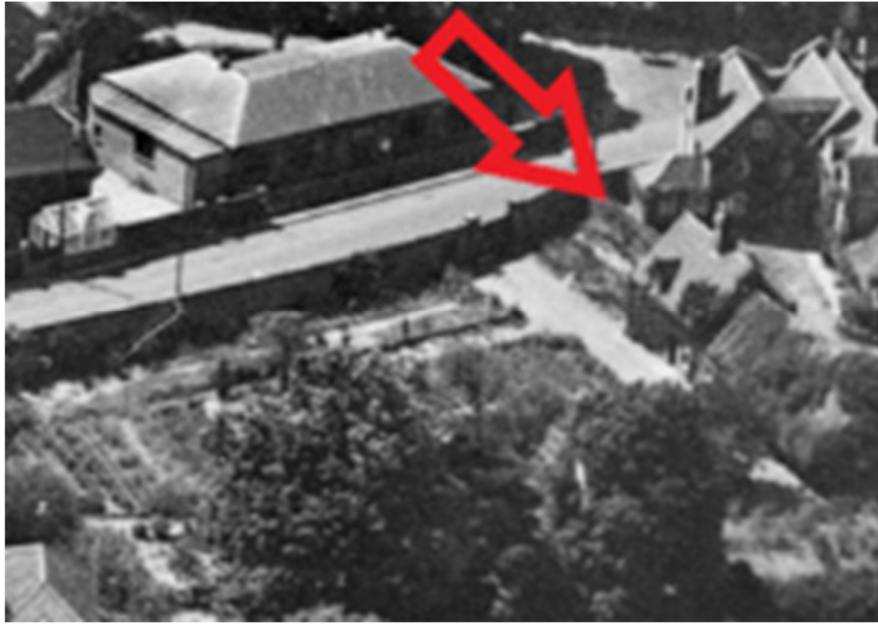
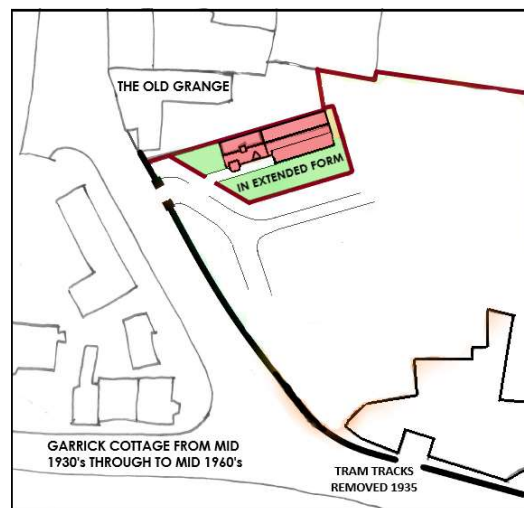


Figure 5 Inset: Cottage with its forecourt and gates onto Church St. and overgrown rear buildings

Around this time a new owner, Flora Hutchinson set about dividing the Villa into flats, marking the beginning of the end in terms of the overall coherence of the estate. With the declining fortunes of the estate, Garrick Cottage gradually lost its traditional working relationship. With the new phase came an end of intensive cultivation, and the cottage eventually became surplus to requirements. The above 1921 photograph shows the cottage still functioning in its original role, as demonstrated in Diagram 6 below, with Cottage and rear outbuilding in pink. Between the wars, Garrick Cottage was provided with an enclosing 6' enclave wall to give it privacy from the estate. Whether this was to allow it to become totally separate, or to provide a 'Grace and Favour' role is unclear. Either way, it was extended to include the rear outbuilding, becoming what must have been a very long, thin house. To counteract this, a flat roofed side extension was added to gain extra width. The other change, was, a full height octagonal bay window at the western end of the south elevation, to improve the amount of daylight into the main bedroom and living room.



Diagrams 6 & 7: Development of Garrick Cottage & its relationship to the estate from c.1800 – 1965



Figure 8: Aerial photo of 25.06.1921, looking towards St Mary's Church with Garrick Estate beyond.

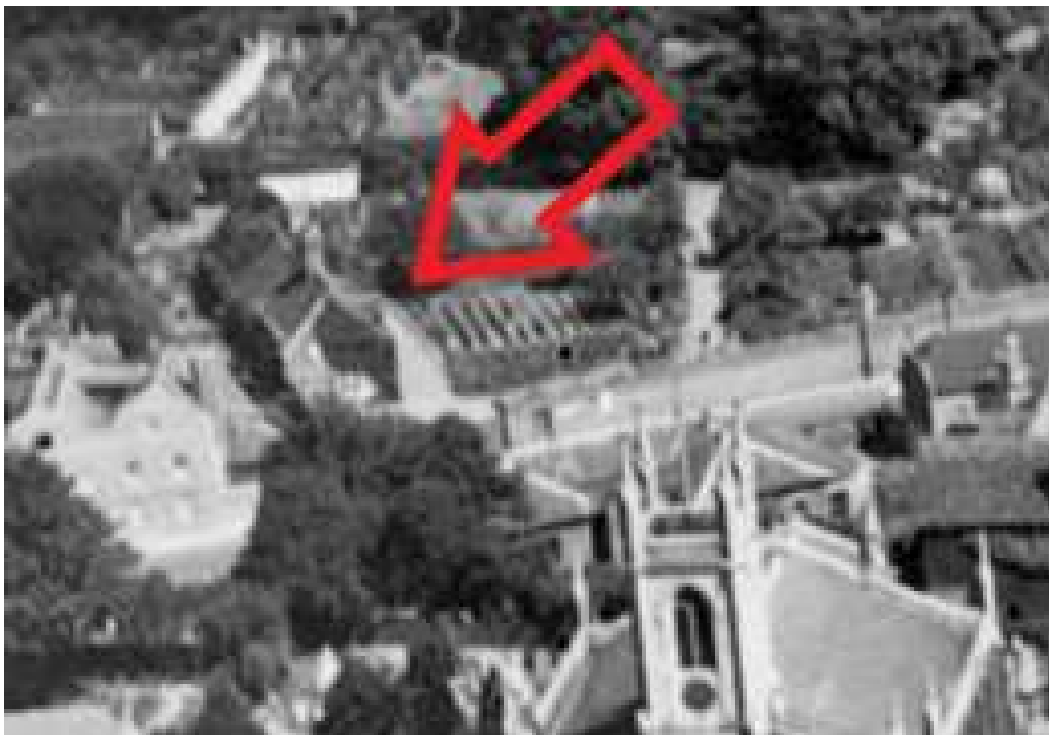


Figure 8 inset: The orchards and vegetable plots clearly visible behind the high wall of 1903. The tram system was converted to trolleybuses in 1935.

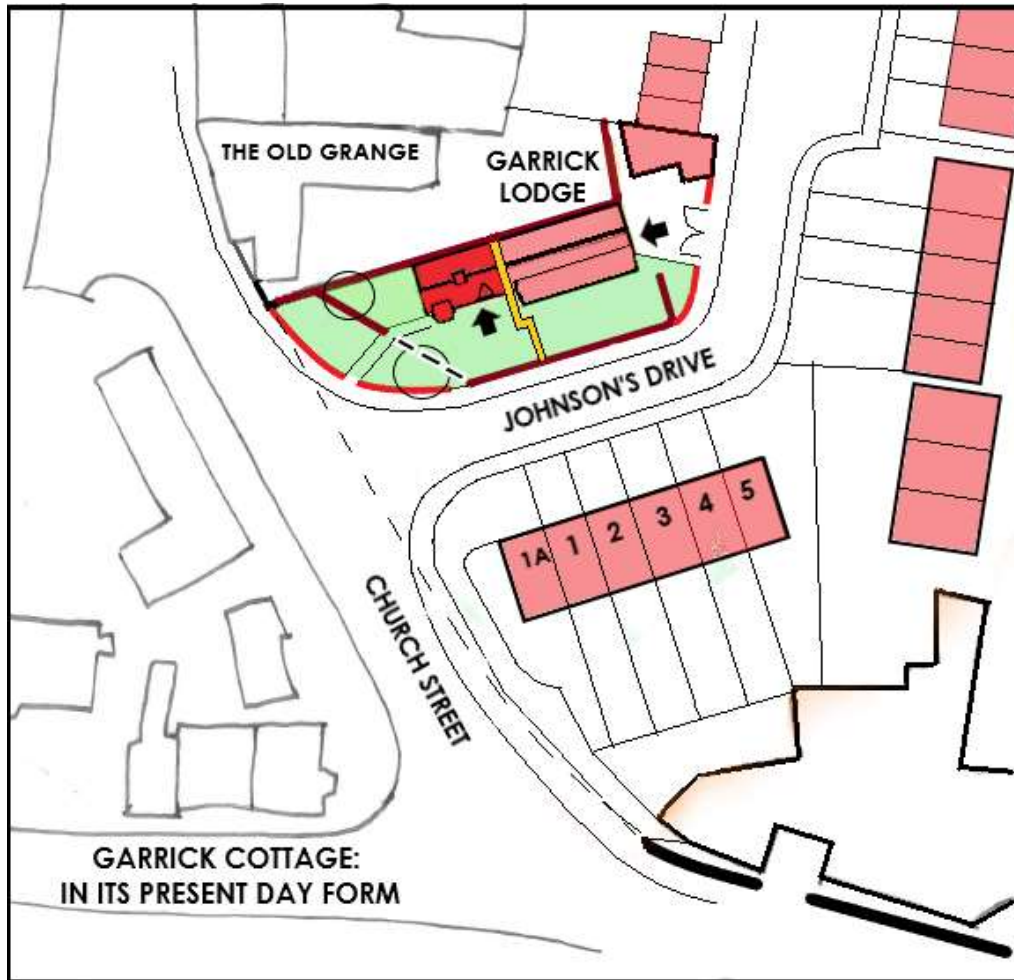


Diagram 8: In 1967 permission was given for Johnson's Drive, which meant the demolition of the high enclosing wall and the creation of the present Garrick Cottage site. Later on, this was split into 2 separate properties, (indicated by the yellow line) with Garrick Lodge retaining vehicle access.

3.8

Post-war conditions made it hard for a single owner to maintain the estate. Throughout the late 1940s, the 50's and the 60's Dr Laura McConnell, who was now the owner, sought planning permission, unsuccessfully, for houses to be built in the grounds. Finally in 1967, the Johnson's Close plan was approved and, under the careful scrutiny of Richmond Council and the Hampton Residents' Association, the development went ahead. This did preserve the broad sweep of the lawn between Garrick Villa and the Orangery, but as can be seen, at the sacrifice of the Church Street western edge. The eight-foot-high Church Street wall was demolished southwards from The Old Grange boundary to the corner of Thames Street. This allowed the new access road to be laid out, running north eastwards into the former estate land before swinging northwards and terminating in a turning head. It was provided with pavements on both sides, that on the north side utilising the enclave garden wall as the boundary wall. Garrick Cottage was now confined within a relatively long and thin plot, with pedestrian access at the western end, and vehicle access now placed at the eastern end. From its western end, a new 6' wall was built to follow the sweep of the junction, round to Church Street. Within the Garrick Cottage plot, a middle section of the enclave wall was removed to provide an area for lawns. (See diagram 8).

3.9

The development consisted of 17 Neo-Georgian townhouses, most provided with garages at their base, driveways in front and some with separate garages on the opposite side. Garrick Cottage also received a vehicle access and separate garage at its eastern end, so every house was thus provided for. The most recent event of significance for Garrick's Cottage, has been the subdivision of its eastern end into a separate dwelling, this being named Garrick Lodge.

It has been difficult to ascertain the date this occurred, but judging by the still quite fresh condition of the timber fence panels of the boundary, it must have happened in the last 20 years. The decision for this must have been due to its only partially resolved awkwardness of a long and thin single aspect footprint, created by the incorporation of the eastern outbuilding between the wars. Having solved this problem however, the original, western end cottage was now without any vehicular access.

4. Effects on Heritage Significance

4.1

The Application Proposal.

The Design and Access Statement provides a detailed analysis of the proposal; however, they are summarised here for convenience.

New Vehicle Access: Demolition of a portion of boundary wall to provide a new vehicle access in Johnson's Drive with two parking spaces provided on a new hardstanding drive, with turntable also provided.

New garden building: Demolition of a portion of redundant garden wall within plot to allow the building of a single storey workshop building, with associated hard landscaping.

Assessing the visual and heritage significance of the 'enclave' wall, it is contended that it contains no particular value or merit. The portion in front of Garrick Lodge will still remain as a reference in the future.

4.2

The design follows number of principles to ensure the proposed entrance is in keeping with the surrounding context.

- Bricks used will be recovered from original wall laid in matching Flemish Bond.
- The end of the wall at the Garrick Lodge boundary will be carefully made good.
- The new gate closely follows wrought iron design principles from the Regency period.
- The intent for the new gate is that it should look like a pair and not one single unit.
- The amount of hardstanding has been kept to the minimum, to preserve the garden.
- The new opening will not affect the important townscape view from Thames Street, by not piercing the curving sweep of the 1960's Church Street wall.

- The proposed workshop is close to the north boundary, so as to reduce its impact on the open character of the garden itself and not harming or intruding upon any existing views.
- The view south from the Grade 2 Listed Old Grange is not affected, as the roof line is not visible above the boundary wall.

4.3

The placement, scale and height of the new garden building has been considered carefully. The proposal was designed within the conservation area constraints of the site.

4.4

The local policy of The London Borough of Richmond Upon Thames has been adhered to, and the proposals meet the relevant heritage policies set out in the Local Plan- namely Policy LP3 (Designated Heritage Assets) and Policy LP4 (Non-designated Heritage Assets).

5. Conclusion

This Heritage Assessment concludes that the proposals for Garrick Cottage are a neutral contributor to the street-scene and the conservation area. The resulting design would preserve the character and appearance of the Hampton Village Conservation Area and street-scene.

The Heritage Assessment considered the nearby buildings of townscape merit and the listed RPG, and concluded none would be impacted by the proposals for Garrick Cottage. There is therefore no harm for the purposes of the duty in section 66(1) of the Act. Paragraphs 193 to 196 of the NPPF are therefore not engaged.