

HERITAGE STATEMENT

Ref: HS-CVP-912

123 Station Road, Hampton, Richmond-upon-Thames, Greater London, TW12 2AL
Division of maisonette into 2no. flats facilitated by roof extensions

Hampton Village Conservation Area

The site is located at the edge of the Hampton Village Conservation Area, within the Station Road Character Area.

Station Road is separated from the historic village core by modern development on both sides of this highway.

The Station Road Character Area hosts an eclectic mix of development, with contemporary buildings such as the newly redeveloped Hampton Delivery Office juxtaposed against those which maintain a more traditional character.

Impact on Heritage Assets

123 Station Road is not a listed building nor a building of townscape merit. The building maintains a unique architectural form, with a historic shopfront facing Station Road and a modern office development to rear which has subsequently been converted to residential use. In this way, 123 Station Road contributes to the eclectic character of the Station Road Character Area.

The proposed dormer extensions would be largely obscured from public view as additions to the modern development to the rear of the historic shopfront. Whilst the proposed increases in the height of the roof would be visible in glimpses along Station Road and from the rear along Oldfield Road, this would not appear out of character given the variety of roof heights at the site itself and across its surroundings in which numerous taller buildings are present.

The dormer extensions would be clearly subordinate in scale to the building, also being set in from the eaves, sides and ridge. The roofs, faces and cheeks of the dormers would utilise tiles to match the existing building. To provide a uniform aesthetic, a gable accent would be added to each dormer structure to match that of the exiting timber cladded gable. Owing to these design choices, the dormers would complement the character and form of the building in an uncontroversial manner. Additionally, dormer roofs are a commonplace and well-established feature of the Station Road Character Area, encompassing traditional design choices such as at 113 Station Road (dormer structures on the principal elevation as shown at Figure 1), and contemporary design choices such as at the newly redeveloped Hampton Delivery Office (dormer extensions to the principal elevation as part of a wider redevelopment as shown at Figure 2). The development would thus respect the architectural form of the existing building and would assimilate well into the Station Road Character Area.



Figure 1 - no.113 Station Rd (Google Street View, September 2014)



Figure 2 - Hampton Delivery Office (Google Street View, May 2022)

The flat roof of the existing building hosts disused A/C units and associated paraphernalia from the building's previous use as offices. This disused equipment is highly visible from public vantage points along Oldfield Road and is an unattractive element in the street scene, somewhat detracting from visual appeal of the Station Road Character Area. The development would rectify what is currently a relatively discombobulated rear (west) elevation by pulling back the false roof onto the flat roof section, thus necessitating the removal of the disused equipment.

The proposed air source heat pump would be situated in front of the plant room, wholly beneath the overhang of the first-floor. This would not harm the appearance of the building itself, nor would it be visible from public vantage points.

The development would not involve any changes to the historic shopfront or indeed any part of the principal elevation, which is a valued element of the Station Road Character Area, contributing positively to the significance of the wider Conservation Area.

Conclusion


The Station Road Character Area maintains a distinctly eclectic character, reflecting that of the wider Conservation Area. The proposed development would mirror similar developments in the surrounding area which collectively serve to establish dormer structures as a key feature of the Station Road Character Area. Further, the development would complement the architectural form of the building and would leave the historic shopfront unaltered. Owing to the above, the development would assimilate well into the varied street scene.

In conclusion, the development would respect the character of the Station Road Character Area and the architectural form of the existing building. As such, no harm would be caused to the significance of the Hampton Village Conservation Area.

Faraday Planning Limited

info@faradayplanning.co.uk 

[0333 444 1036](tel:03334441036) 

www.faradayplanning.co.uk 

© Faraday Planning 2024

