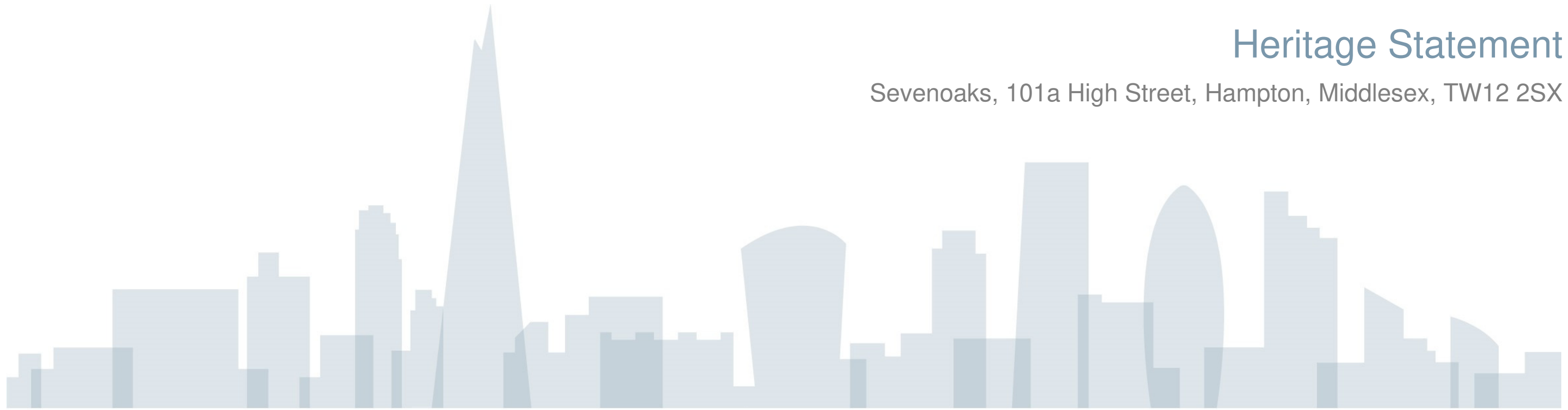


Heritage Statement

Sevenoaks, 101a High Street, Hampton, Middlesex, TW12 2SX



London



Harrogate



Bristol

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Report Reference:
7394HER

1. Introduction and Site Description

1.1. This Heritage Statement has been prepared on behalf of a private client. The assessment relates to proposals for a replacement dwelling and associated works at Sevenoaks, 101a High Street, Hampton, Middlesex, TW12 2SX. The application site is located on a generous plot of land in a suburban residential area. The plot is set back from the High Street and screened by existing buildings. Access is via the driveway from High Street.

Site Context



Source: Holland Green Architects

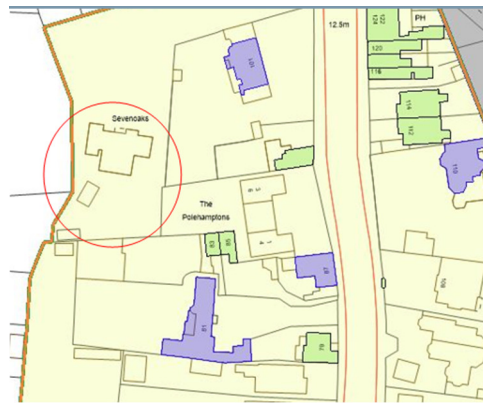
Site Location Plan



1.2. The existing property was constructed in the 1950's, in a historicist, pseudo 'Arts & Crafts' style. It has been extended on several occasions. It is neither statutory nor locally listed but is within the immediate setting of Elmgrove House (Grade II) and is situated within the Hampton Village Conservation Area. The site benefits from good levels of privacy, but there is intervisibility between the modern Sevenoaks plot and that of the listed Elmgrove House, which separates the site from the High Street. The numerous late 20th / early 21st century alterations to the property now detract from its original design intent and the wider historic character of the area.

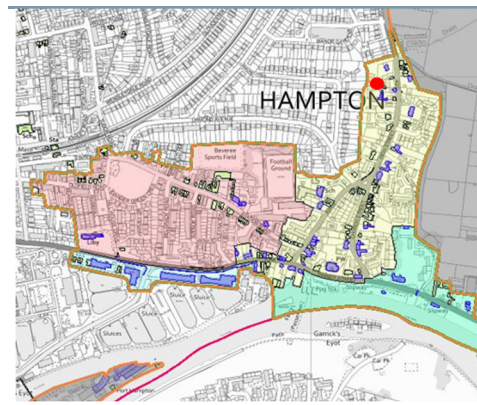
1.3. The proposals will look to secure planning permission for the demolition of the existing building and the erection of a lightweight and contemporary dwelling in its place. This would be supported with a holistic landscape design for the entire plot.

Heritage Context Map (listed buildings in violet; buildings of townscape merit in green)



Source: Hampton Village Conservation Area Appraisal

Hampton Village Conservation Area Map (approximate site location indicated in red)



Source: Hampton Village Conservation Area Appraisal

1.4. This assessment has been produced to inform proposals and focuses on the significance of the heritage assets potentially affected. The assessment of the relevant heritage assets' significance is informed by a site visit in February 2024 and following constructive pre-application discussions with Richmond Council in June 2024.

Sevenoaks (Front Elevation)



Source: Heritage Potential

Sevenoaks (Rear Elevation)



Source: Heritage Potential

2. Pre-Application

- 2.1. The application is submitted following constructive pre-application discussions with Richmond Council in June 2024 (Ref - 24/P0106/PREAPP).
- 2.2. A summary of the pre-application feedback, relevant to heritage considerations and how we have responded, can be found in the following table.

Item	Pre-Application Feedback	Response
Principle of Development	<p>The principle of demolition could be established. There is no evidence that the building has been considered to contribute to the character, appearance or significance of the Conservation Area or adjacent listed building.</p> <p>The scale of the floorplate is significantly larger than the existing dwelling and others found in the surrounding area. Further detail is required to be certain whether the development aligns with LP policies.</p>	<p>Agreed that the building represents no more than a 'neutral contributor' in the Conservation Area and detracts from the setting of Elmgrove House. Therefore, the principle of demolition is established.</p> <p>A comparison table has been provided in the DAS which shows how the proposed building compares to the existing both in terms of height and massing, as well as provides a comparison of other dwellings found in the surrounding area.</p> <p>The average built area compared to size of site is 17%, with the least being 8% and the most being 35%.</p> <p>The existing built area as proportion of site for Sevenoaks is just 10%. The proposal seeks to increase this to 11%.</p> <p>The proposal is therefore 35% smaller than the average built area as proportion of site found in the surrounding area.</p>
Heritage Impacts	<p>Subject to further detail, the principle of demolition (in conservation and design terms) could be established.</p> <p>It is considered that, subject to further assessment, a demonstrably high-quality replacement design may outweigh the loss of the current building, in principle.</p> <p>There is a stated aspiration to reduce the visibility of the current house in views from High Street. Removing urbanising development from view would be welcomed as an</p>	<p>As confirmed through the pre-app advice, the current house does not make a positive contribution to the Conservation Area.</p> <p>The proposals aim to reduce the visibility of the property from the Conservation Area and Listed Building by reducing the overall height from 21.18m to 19.77m which, by further reducing glimpsed views from the street, constitutes an enhancement.</p> <p>It is not possible to reduce the height of the building any further as floor to</p>

	<p>enhancement to setting and thus significance and should be explored as part of the overall balance.</p> <p>Any impact on curtilage listed structure, such as walls, would need to be addressed in a detailed submission, including how new landscaping could affect long-term stability and conservation.</p>	<p>ceiling heights and level access requirements need to be met.</p> <p>The proposed driveway will remain in its current position in general, apart from minor alterations required for access for fire crew in the event of a fire. Therefore, there will be no impact to the Grade II listed wall. No other curtilage structures are affected.</p> <p>The proposals draw some inspiration from historic landscape setting of Elmbridge House and wider area, through reintroducing the historic orchard, and through native planting and integrated landscaping on the building itself.</p>
Urban Design	<p>Architecturally, many of the sound design principles were discussed on-site - an aspiration to take a whole life carbon approach which is circular in concept, minimising upfront embedded carbon whilst being net-zero in operation: all while being low-slung, landscape-led and elegantly lightweight. In principle, this is a positive ambition, which if properly realised in a detailed proposal could be supported.</p>	<p>The proposed house is low slung and efforts have been made to sink the main volumes to reduce built visibility from the high street.</p> <p>The proposed construction of the dwelling above ground would be predominantly timber framed, with steel kept to a minimum and only where absolutely necessary for structural integrity.</p> <p>10% of material will be re-used as per the report prepared by Hodkinson.</p> <p>A whole life carbon approach has been taken and the new dwelling aims to achieve the highest level of sustainability achieving net zero regulated operational energy</p> <p>The proposal incorporates significant building integrated landscaping/ greening with facades and canopies capable of receiving climbing plants and intensive green roofs.</p> <p>Significant areas of glazing are present only to the south façade, with minimal amounts of glazing to the north, east & west facades.</p>

3. Legislation, Policy, and Guidance

Heritage Legislation

- 3.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 is the primary legislation and foundation on which further policy, and guidance relating to the conservation of the historic environment is built.
- 3.2. Section 66 of the Act relates to the 'general duty as respects listed buildings in exercise of planning functions', with Section 66 (1) stating that when deciding whether to grant planning permission for a development, special regard must be given by the local authority to the "desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 3.3. Section 66 (2) of the Act states that "a local authority shall have regard to the desirability of preserving features of special architectural or historic interest, and in particular, listed buildings".
- 3.4. Section 72 of the Act relates to the 'general duty as respects conservation areas in exercise of planning functions', with Section 72 (1) of the Act stating that in exercising planning functions, "special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area".

NPPF (2023)

- 3.5. The National Planning Policy Framework, with which all Local Development Plans must comply, constitutes the national level of planning policy and is a material consideration in planning decisions. The NPPF was originally introduced in March 2012 and was subsequently updated and published on 24 July 2018. The 2018 update broadly retains the wording of the 2012 Chapter on Conserving and Enhancing the Historic Environment (Chapter 16). The NPPF was updated again (February 2019) in order to provide definitions for housing need. No paragraph numbers changed as a result of this update.
- 3.6. The most recent update was published on 20 December 2023. This update did not cause any changes to national policy which would affect this proposal.
- 3.7. The NPPF represents a continuation of the philosophy contained within Planning Policy Statement 5 (PPS5), introduced in 2010 and one of a number of planning policy documents replaced by the NPPF in 2012.
- 3.8. The NPPF uses slightly different terminology to the Act and emphasises that authorities should take account of "the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation" (Paragraph 196).
- 3.9. 'Conservation' is defined within the NPPF as "the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance" (p.69).
- 3.10. No definition of 'preservation' (or any variant) is contained within the document. However, Historic England advise that both 'conservation' and 'preservation' are concerned with the management of change which seeks to sustain the special interest or significance of heritage assets. 'Conservation' has the addition of taking opportunities to enhance significance where it is possible and considered to be appropriate. This is discussed in Historic England's 2018 publication *Decisions: Legal Requirements for Listed Building and Other Consents*.

3.11. The NPPF also helps to define other key terms within heritage policy. These are provided within the table below.

3.12. Chapter 16 specifically relates to conserving and enhancing the historic environment (paras. 195-214).

Term	Definition
Heritage Assets	"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)." (p.70)
Designated Heritage Assets	"A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation." (p.69)
Significance	"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." (p.75)
Setting of a Heritage Asset	"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." (p.75)

3.13. Paragraph 200 stipulates that within applications, applicants are required to describe the significance of the heritage assets affected and the contribution made by their setting. Local authorities should also identify and assess the significance of the heritage assets affected by a proposal. This should be taken into account when assessing the impact of a proposal on a heritage asset (Paragraph 201). Paragraph 203 of the NPPF goes on to state that when determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness. (p.56)

3.14. Paragraphs 205-214 of the document discuss how potential impacts to heritage assets should be considered with paragraph 199 stipulating a requirement for great weight to be given to an asset's conservation when considering the impact of a proposed development on its significance. The weight given should reflect the importance of the asset (p.59).

Degrees of Harm

- 3.15. Where harm to the significance of a designated heritage asset is identified, the NPPF requires clear and convincing justification of the proposals. The document categorises levels of harm as: total loss; substantial harm; and less than substantial harm.
- 3.16. Paragraph 207 states that where a development would lead to substantial harm to (or total loss of) the significance of a designated asset, local planning authorities should refuse consent, unless it can be demonstrated that such harm is necessary to achieve substantial public benefits that outweigh that harm, or all of the following apply:
 - a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- 3.17. Paragraph 208 states that where a proposed development will lead to less than substantial harm to the significance of a designated asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.18. In the case of impact on non-designated heritage assets, Paragraph 209 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Planning Practice Guidance (PPG)

- 3.19. The PPG offers guidance as to what public benefits may constitute and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 8). Public benefits may include heritage benefits, such as:
 - sustaining or enhancing the significance of a heritage asset and the contribution of its setting
 - reducing or removing risks to a heritage asset
 - securing the optimum viable use of a heritage asset in support of its long-term conservation

London Plan (2021)

- 3.20. Policy HC1 'Heritage Conservation and Growth' states that:
 - 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.

London Borough of Richmond Upon Thames Local Plan, 2018

- 3.21. As part of the Local Plan Strategic Vision, the borough's villages and their special and distinctive characters will be protected, with each being unique, recognisable and

important to the community and to the character of the borough as a whole. They will continue to maintain and enhance their distinctiveness in terms of the community, facilities and local character. Heritage assets including listed buildings and Conservation Areas, historic parks as well as Royal Botanic Gardens, Kew World Heritage Site, which contribute so significantly to the character of this borough, will have been protected and enhanced.

3.22. Policy LP1 'Local Character and Design Quality' 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.

3.23. Policy LP 3 'Designated Heritage Assets' 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.

3.24. Part B of the policy states that substantial demolition in Conservation Areas and any changes that could harm heritage assets should be resisted, unless it can be demonstrated that:

- in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;
- in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or
- the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.

3.25. Part C of the policy requires all proposals in Conservation Areas to preserve and, where possible, enhance the character or the appearance of the Conservation Area.

3.26. Policy LP4 'Non-Designated Heritage Assets' will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features.

3.27. Policy LP5 'View and Vistas' the council will seek to protect the quality of the views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area.

Hampton Village Conservation Area Appraisal (Conservation Area No. 12)

3.28. The conservation area appraisal is provided on the Council's website. The online document aims to:

- Describe the architectural and historic character and appearance of the area, which will assist applicants in making successful planning applications, and decision makers in assessing planning applications.
- Raise public interest and awareness of the special character of their area.
- Identify the positive features which should be conserved, as well as the negative features which indicate scope for future enhancements.

3.29. This document will be a material consideration when assessing planning applications.

Building of Townscape Merit (SPD) (2015)

3.30. The guidance describes what a Building of Townscape Merit is within the borough i.e. buildings of local interest that do not possess sufficient interest to warrant statutory listing.

3.31. It notes that the majority are found in the 72 conservation areas within the borough. Many different types of buildings and structures are designated as being of townscape merit ranging from houses and cottages, which form the vast majority of entries, to shops, churches, public buildings, historic boundary walls, war memorials, underground buildings, railway stations and industrial premises. Buildings and structures of any age, even those of a recent date, can be included.

3.32. At p.3 the guidance sets out a criterion for designation that is noted at Section 6 of this Statement.

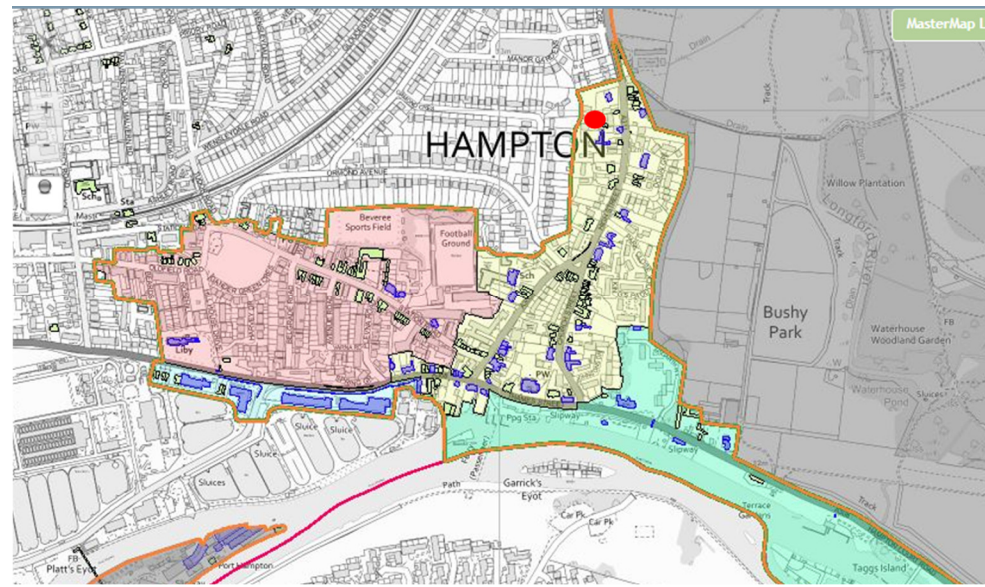
Richmond Draft Local Plan

3.33. Richmond have commenced work on their new Local Plan and the local plan hearings were undertaken in June and July this year, with adoption expected in Winter 2024/25. Whilst the emerging plan is a material consideration, only moderate weight can be given to the plan prior to modifications stages.

4. Historic Background and Heritage Assets

- 4.1. The village of Hampton is centred around the junction of the road from Kingston to Sunbury (via Hampton Court) and the road north to Twickenham. It is bounded to the east by Bushy Park, the south by the River Thames, and the south-west by Hampton Waterworks.
- 4.2. The application site lies within the northern boundary of the Hampton Village Conservation Area, which was designated on the 14th of January 1969. It has subsequently been extended three times. Hampton Court Green Conservation Area and Bushy Park Conservation Area adjoin to the east and north respectively. Platt's Eyot Conservation Area is approximately 600m upstream.
- 4.3. Other heritage assets material to this application include Elmgrove House (Grade II) and several Buildings of Townscape Merit (Non-Designated Heritage Assets), including 83, 85 and 99 High Street. Bushey Park (Grade I Registered Park and Garden) is located further to the east, but its setting would not be impacted by the scope of works proposed.
- 4.4. The Hampton Village Conservation Area Appraisal was adopted on 20th November 2023 and has been used to inform this statement of significance.

Hampton Village Conservation Area (approximate site location highlighted in red)



Source: Hampton Village Conservation Area Appraisal

History and Development

- 4.5. Hampton is believed to have originated during the Saxon period. The name 'Hampton' has Anglo-Saxon roots, signifying "the settlement in the bend in the river," as documented in the Domesday Book of 1086.
- 4.6. Following the Norman Conquest, the manor of Hampton was granted to Walter de St Valery, along with adjacent manors including Twickenham, Whitton, Isleworth, and Hounslow. Ownership remained within the Valery family until 1217, when Thomas de St Valery was exiled, leading to its transfer to Henry de St Albans, a London merchant.
- 4.7. Subsequently, the manor was sold to the Knights Hospitaller of St John of Jerusalem in 1273. The original church building (since replaced) likely served as the focal point

of this early settlement, with the historic core developing around the triangular area now occupied by the High Street, Church Street, and Thames Street.

- 4.8. The history of Hampton is intricately linked with Hampton Court Palace. In 1494, Giles Daubenev, one of Henry VII's most senior courtiers, leased Hampton Court from the Knights Hospitaller and initiated construction of the Palace. Cardinal Wolsey acquired Hampton Court in 1514 and continued building the Palace. Following the suppression of the Knights Hospitaller in 1540, the manor was transferred to the Crown. A new act of Parliament created the manor of Hampton Court.
- 4.9. Hampton remained as a small village situated to the west of Hampton Court Palace and Bushy Park. In the mid-18th century, Hampton was formed of a group of buildings and gardens on either side of the High Street. The area surrounding the historic core is likely to have remained woodland and agricultural land until the 19th century.
- 4.10. Hampton grew in popularity between the late 16th and 18th century, and it was in 1754 that David Garrick, the celebrated actor, bought the then Hampton House. Robert Adam worked on the house in 1756, and again in 1775. Garrick also developed the grounds, including building his Temple to Shakespeare, and commissioning Capability Brown, who provided landscaping advice, including on the construction of the tunnel beneath Hampton Court Road.

The Hampton House in 1783. Engraved by Medland after a painting by Metz



Source: Heritage Potential Research

- 4.11. The most substantial change to the village came in the 1850s, with the construction of the Hampton Waterworks, and, later, in 1864 with the introduction of the railway. The 'New Street' (now Station Road) was developed along the route of a historic trackway to link the station to the village.
- 4.12. The arrival of the tram in 1903 from Hampton Court to Hampton Hill resulted in the widening of Hampton Court Road, Church Street and part of the High Street. The wall in front of Garrick's Villa had to be set back by 6 feet to accommodate the widening of the road for double tram tracks.
- 4.13. The OS maps below help to illustrate the extent of the 19th and 20th century growth of the village with the application site area outlined in red.

OS Middlesex Sheet Map 1869 (site area indicated in red)



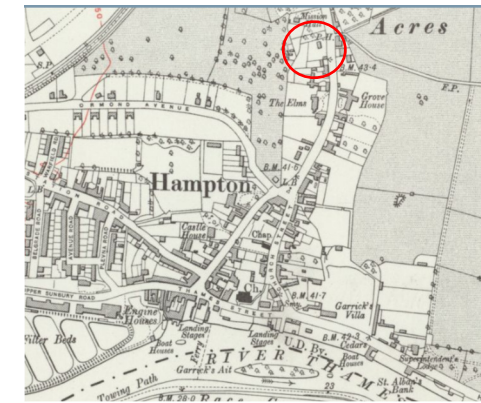
Source: National Library of Scotland

OS London Sheet Map 1894-96 (site area indicated in red)



Source: National Library of Scotland

OS Middlesex Sheet Map 1912-13 (site area indicated in red)



Source: National Library of Scotland

OS Middlesex Sheet Map 1934-36 (site area indicated in red)



Source: National Library of Scotland

- 4.14. From the 19th century mapping, Hampton appears as a relatively linear settlement with the majority of development aligning the major roads. There are expanses of open countryside that create a rural setting, particularly to the east of the High Street.
- 4.15. The 20th century saw the loss of some of the large houses which had characterised the village from the 16th century. The development of the Manor House Estate, and the late 20th century infilling of a filter bed to create the village green, saw the changing character of Hampton from a rural village to suburb. The historic core is now predominantly residential, with the loss of small industry along the riverbank, and the retail core shifting to Station Road.
- 4.16. The larger houses generally sit in substantial plots set back from the road, often with brick boundary walls fronting the pavement, although several at the bottom of Church Street are hard up against the pavement. The streets are all fairly narrow, with traffic congestion noticeable on principal thoroughfares such as High Street. To the north there is a more spacious quality, with the majority of houses set back from the road, and added greenery which creates a more rural, verdant character.

Historic Village Core: Character and Appearance

- 4.17. The application site sits within the Historic Village Core sub-area. The character area is anchored by the historic dwellings that have developed from the late 16th century in a generally linear form along roads. Originally the retail and commercial centre of the village, the High Street has gradually transitioned to predominantly residential use, as shops and businesses moved out along Station Road.
- 4.18. The High Street is relatively varied architecturally, with smaller 18th and 19th century former shops at the southern end, giving way to substantial detached houses with some later infill development. The gentle curve of the street allows for sequential views of the varied architectural styles of houses, with the church tower often visible in the background when looking south.
- 4.19. Most properties were copyhold to the Manor of Hampton Court. The best examples are the well-proportioned brown or stock brick classical facades, such as at 84 High Street or Grove House, that add a sense of traditional grandeur.
- 4.20. The dwellings would have occupied large grounds bordered by high brick walls. The remnants of these walls are a notable feature in the conservation area, continuing to offer privacy to gardens. Smaller 19th and early 20th century infill buildings, typically stuccoed, add further variety, interest and layers to the character of the High Street. These are exemplified by properties at 112-124 High Street, opposite the application site, now identified as Buildings of Townscape Merit.

80 - 84 High Street



Source: Heritage Potential

Grove House, 100 High Street



Source: Heritage Potential

- 4.21. The majority of 20th century buildings are also traditionally designed, brick-built, detached dwellings. Some early 20th century development, such as on Ormond Road, developed large areas of land between the railway and High Street. This had a significant urbanising effect. At a similar time, larger plots were subdivided allowing for well screened back land developments, located further away from street frontages.
- 4.22. Brown brick and stock brick are the most common building materials, with the occasional red brick building usually later in date. Stone dressings are common as a complimentary material to the predominant brick. White or pale coloured render is also common. Roofing material is inconsistent, with a mix of slate and clay tiles.
- 4.23. The architectural character of the sub area appears mainly traditional from the street scene, with a mixture of design approaches reflecting different periods of construction. The plot patterns and means of addressing the High Street is also highly varied, a reflection of the piecemeal infill experienced over the past 200 years. This has created well screened garden plots and back land sites that offer a sense of depth in the urban grain but do not overtly contribute to special interest.

High Street looking north with typical brick boundary walls fronting the pavement.



Source: Heritage Potential

Typical High Street Frontage with historic buildings adopting varied plot positions.



Source: Google Map

Elmgrove House, 101 High Street (Grade II)

- 4.24. The application site lies immediately west of the Grade II listed Elmgrove House, 101 High Street. Elmgrove House is a detached, brick-built dwelling which is situated on the western side of High Street. The building is of three storeys, three windows wide including a central entrance, and a Roman Doric porch with columns, pilaster and entablature. The dwelling has a hipped roof to eaves with large chimneys.
- 4.25. Elmgrove House is thought to date from the 18th century but appears to have been heavily altered, including several later additions to the building including the quatrefoil window and archway to the rear, and the shutters and balconettes to the front. Later extensions, including the conservatory to south and single storey to west, are of no interest and upset the balance of the building.
- 4.26. It is nonetheless a good example of a fashionable 18th century development in Hampton, occupying a prominent position when entering the village from the north. It contributes positively to the character of the conservation area.
- 4.27. The house has a generous garden within high brick walls to the front and, partially, to the rear of the property. Its curtilage has been rearranged on several occasions, including as a result of the 1950's 'Sevenoaks' development, which is subject of this application. Post-war housing development further west, outside the conservation area, has also eroded the wider rural setting of the building, ensuring its reads within a predominantly urban and modern wider setting.

Elmgrove House (Front Elevation), 101 High Street



Source: Heritage Potential

Elmgrove House (Rear Elevation), 101 High Street

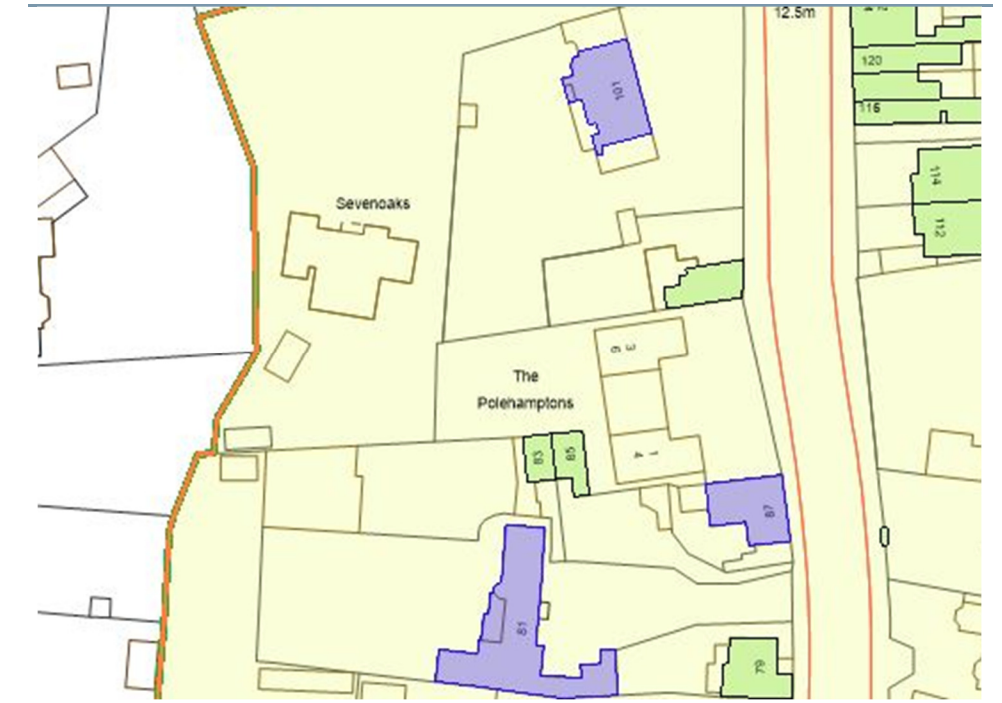


Source: Heritage Potential

Other Relevant Heritage Considerations

- 4.28. Other Grade II listed properties within proximity to the application site are 81 and 87 High Street. Buildings of Townscape Merit (Non-Designated heritage Assets), include 83, 85 and 99 High Street.
- 4.29. 81 High Street is a two-storey house that dates back to the late 18th or early 19th century. It is constructed with stock brick and topped with a slate roof, which is accentuated by two dormers. The facade of the house spans three windows in width, with the central section slightly protruding forward. This central bay is notable for its entrance door, which is adorned with a trellised porch. Additionally, there is a decorative stucco band that separates the first floor from the second floor. The house is not appreciable from the streetscene.
- 4.30. 87 High Street is an 18th-century early Georgian house of elegant and simple classical design. It is two-storeys and three windows in width. The design features a centrally located entrance door with hooded entrance door. It has a hipped roof and is constructed from brown brick, complete with a parapet that screens a hipped, tiled roof. The windows, set flush with the outer face of the building wall, have gauged segmental arches and have been fitted with sashes at a later date.
- 4.31. 83 and 85 High Street are not appreciable from the streetscene but may have formed part of the curtilage for 81 High Street. 99 High Street house is called "Little Paddock" and its street facing elevation appears of modern construction. It is possible the part of the building once formed part of the curtilage to Elmgrove House.
- 4.32. Whilst situated within proximity to the application site, the separation distances, intervening development and vegetation mean that the proposal will not impact on the setting and significance of these heritage assets.

Listed Buildings and Buildings of Townscape Merit within vicinity of Sevenoaks



Source: Hampton Village Conservation Area Appraisal

Little Paddock, 99 High Street



Source: Heritage Potential

87 High Street (Front Elevation)



Source: Heritage Potential

4.33. The 1946 archival image (below) depicts the mid-20th century setting of the application site

Aerial Photograph, April 1946



101 High Street

99 High Street

87 High Street

81 High Street

83 and 85 High Street

Source: Historic England

5. Significance of the Heritage Assets

Significance of Hampton Village Conservation Area

Archaeological Interest

- 3.5. Archaeological evidence suggests prehistoric and Bronze Age activity in the Hampton area, with the settlement developing in earnest during the Saxon and medieval period. Consequently, Hampton holds moderate to high archaeological potential. However, the application site has already been developed in the mid-20th century and does not fall within the Archaeological Priority Area or any designated area of archaeological significance. It therefore possesses much lower archaeological potential.

Architectural and Artistic Interest

- 5.1. The conservation area is architecturally varied, including built form from the late 16th to 21st centuries, with many of high architectural quality, including the Grade I Listed Garrick's Villa, and Garrick's Temple to Shakespeare. There are numerous classical houses aligning High Street that exhibit the Georgian and Victorian tastes of the day.
- 5.2. The village has a strong historic and visual relationship with the river which has shaped development along it and allows for important views upstream and downstream which preserve this close relationship.
- 5.3. Remnants of tall brick walls bordering large grounds are a notable feature on the main thoroughfares, continuing to offer privacy to front gardens. Smaller 19th and early 20th-century infill buildings, typically stuccoed, add further variety and interest to the character of the High Street, exemplified by properties at 112-124 High Street.
- 5.4. The village as a whole has gradually transitioned from a rural commercial settlement to a more suburban residential area, reflecting the urbanisation of the wider area in the late 19th and 20th centuries.
- 5.5. While some later 20th-century infill is of poor quality, the majority of later buildings are traditionally designed, brick-built, detached dwellings. The 20th century development has disrupted the linear pattern of the area to a degree, with new roads laid out and larger plots subdivided to create well-screened back land developments that offer a sense of depth in the urban grain but do not overtly contribute to special interest.
- 5.6. The conservation area possesses a high level of architectural significance, deriving from the form and features found within the area. This includes numerous statutory listed buildings, as well as Buildings of Townscape Merit, from a wider historical period.

Historic Interest

- 5.7. The settlement called "Hampton" was recorded in the Domesday Book. Over time, the manor of Hampton changed hands several times and has associations with early Norman manorial settlement and the Knights Hospitaller. The construction of Hampton Court Palace in the late 15th century and its subsequent expansion by Cardinal Wolsey in the early 16th century played a significant role in the area's history, tying Hampton to a highly consequential part of the nations' history.
- 5.8. Hampton grew in popularity from the late 16th century and into the 17th century, and it was in 1754 that David Garrick, the celebrated actor, bought the then Hampton House. Robert Adam and Capability Brown worked on the property, which is now a historic landmark for Hampton of the highest significance.

- 5.9. Much of the built form dates from the 18th to the 21st century, reflecting the impacts of key historical events such as the Enclosure Act of 1811, the construction of the Hampton Waterworks in 1850 and the coming of the railway in 1864, as well as tram in 1903.

- 5.10. The area has high historic interest, accommodating waves of settlement and expansion from the Domesday Book to the present day.

Elmgrove House, 101 High Street

Archaeological Interest

- 5.11. The house does not fall within the Archaeological Priority Area or any designated area of archaeological significance. Full investigation of the archaeological significance of Elmgrove House is beyond the scope of this report.

Architectural and Artistic Interest

- 5.12. The building is a good example of a fashionable 18th century development in Hampton, occupying a prominent position when entering the village from the north. It contributes positively to the character of the conservation area and is worthy of its Grade II listing.
- 5.13. The house appears to have been heavily altered, including several later additions to the building elevations and extensions, including the conservatory to south and single storey to west. This confuses the original design intent and reduces its historic architectural interest to a degree.

Historic Interest

- 5.14. Elmgrove House is an altered, but legible example of Georgian architecture, dating back to the 18th century. As a Grade II listed property, it reflects the architectural styles and construction techniques of the period. The house's evolution through subsequent remodelling's in the 19th and 20th centuries also offers insight into changing architectural trends and societal influences over the years.
- 5.15. The building's prominent location along the High Street and its distinctive features, such as the Doric column porch and Georgian brick façade, continue to address the High Street, which is consistent with the original setting they were designed to address. The building remains a valuable piece of the area's heritage, representing a tangible link to its 18th century expansion.

The Significance of the Setting

- 5.16. The garden, within high brick walls fronting High Street, contributes positively to its setting and offers a historic understanding of how the building would be perceived in the 19th century, although the carriageway drive has been lost. The building remains dominant, imposing and largely un-encroached from key High Street views, which is another positive aspect to its setting.
- 5.17. The curtilage of the property has been downsized, including through the creation of 'Sevenoaks' in the 1950's. C.20 housing development further west, outside the conservation area, has eroded the wider rural setting of the building, ensuring its reads within a predominantly urban and modern setting.
- 5.18. Sevenoaks itself is not listed nor is it a building of townscape merit. It is a mock, half-timbered building, that has been extended and much altered. It contains two modern but inconsistently detailed outbuildings in the rear garden.

- 5.19. The main house and collection of outbuildings are clearly the result of multiple building phases and do not respond positively to Elmgrove House in design terms, confusing any understanding of the original plot and partially encroaching on High Street views. It is a neutral feature within the setting of the listed building, but the retention of a large garden to front and rear and good spacing between the two buildings has maintained some sense of a landscaped historic setting to Elmgrove House.

- 5.20. Overall, the setting of Elmgrove House makes a moderate contribution to its significance. However, the application site makes a neutral contribution to Elmgrove House's setting.

Other Heritage Assets

- 5.21. Among the listed buildings in proximity to the application site are 81 and 87 High Street, both Grade II listed properties. Additionally, Buildings of Townscape Merit, such as 83, 85, and 99 High Street, are located nearby. The setting of these heritage assets is not contributed to in any meaningful way by the already developed application site.
- 5.22. However, their historic relationship with Elmgrove House and 81 High Street is important, in understanding the development of this area.

6. Existing House and Outbuildings

Existing Site Context



Source: Heritage Potential Research

- 6.1. The application site wraps around to the rear (west) of Elmgrove House and is a typical example of a mid-20th century back land development in the conservation area. The property was constructed in a historicist, pseudo ‘Arts & Crafts’ style, that is not obviously influenced by another property. It is set back from the High Street and accessed by a long driveway, meaning it is well screened from public views.
- 6.2. The original core structure does not appear to have been constructed by 1946 but is in situ by 1956. It has been extended at ground and first floor in 1986, and then again in 2005 with another two-storey extension in 2008. There are two small ancillary structures in the rear garden of mixed design. It is clear that only the central portion of the main property enables any legibility of the original house, including herringbone brick work and ‘Tudorbethan’ half timbering.
- 6.3. The plot is generous with a large front and rear garden, as well as a drive leading in from the High Street. It benefits from good levels of privacy to the rear, through its large brick boundary walls, but there is good intervisibility between the front of the property and the listed Elmgrove House, which separates the site from the High Street.
- 6.4. As a whole, the existing building, is a large structure of no particular historic or architectural interest. It does have a somewhat individual design, but the fabric used, and construction techniques are modern, and legibility of the original dwelling has been lost in several extensions.
- 6.5. It does not respond positively to Elmgrove House in design terms, confusing any understanding of the original plot and partially encroaching on High Street views. As a building it is a neutral feature in the setting of the listed building, but the retention of a large garden to front and rear and good spacing between the two buildings has maintained some sense of a landscaped historic setting to Elmgrove House. Overall, the application site makes a neutral contribution to Elmgrove House’s setting.
- 6.6. Outbuildings, located on the plot, are also of no heritage significance.

Contribution of the Existing Building to the Setting of the Conservation Area and Listed Building

6.7. The application site is situated away from the main road and is obscured from view by vegetation and surrounding built form. There is only one possible vantage point from which the house is visible, over the boundary wall to the south of Elmbridge House from the High Street (see image below). This is a glimpsed view that makes a low impression on the prevailing character of the conservation area.

View of Sevenoaks from High Street



Source: Heritage Potential

- 6.8. Commentary within the relevant planning history has not attributed any merit to the current building and neither does the Conservation Area Appraisal.
- 6.9. The London Borough of Richmond’s ‘Buildings of Townscape Merit’ (SPD) (2015) states that ‘Buildings of Townscape Merit’ are designated according to the following criteria:
 - Any building or structure which dates from before 1840.
 - Later buildings or structures which are considered to be of definite quality and character, including the work of important architects and builders. Particular attention will be paid to buildings which:
 - a) Have important historic associations, in terms of famous people or events;
 - b) Illustrates an important aspect of social or economic history or use;
 - c) Represent an exceptionally good example of a specific and distinctive architectural style;
 - d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;

- e) Form part of a distinctive and cohesive group of buildings;
- f) Retain its original architectural interest and integrity, and not subject to insensitive alterations;
- g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.

6.10. It is evident that ‘Sevenoaks’ does not meet any of these criteria and should not be treated as a Building of Townscape Merit. The building is not considered to be a Non-Designated Heritage Asset and there is no evidence that supports treating the building as anything more than a neutral feature in the conservation area.

Sevenoaks Front Elevation



Source: Heritage Potential

Sevenoaks Rear Elevation



Source: Heritage Potential Research

7. Proposals

- 7.1. The application proposals seek to demolish 'Sevenoaks' and its two outbuildings, to be replaced with a contemporary new dwelling, alongside associated works including minor access alterations and the provision of new landscaping.
- 7.2. The replacement dwelling seeks to adopt sustainable design and construction methods, seeking to be a Net Zero development. A green roof will link the building to the surrounds, in order to minimize the building's visual impact on the site.
- 7.3. The proposals consist of the following works:
 - Demolition of the existing mid-20th century and subsequently altered dwelling
 - Demolition of existing outbuildings
 - Introduction of a new dwelling of a low-slung contemporary design (see DAS for full details).
 - Provision of green roofs
 - Use of local materials that are informed by the character of the Conservation Area.
 - Retention of existing brick boundary wall to the rear garden.
 - Modifying the driveway in relation to fire safety and to allow access for emergency services.

Proposed CGI (Front Elevation)



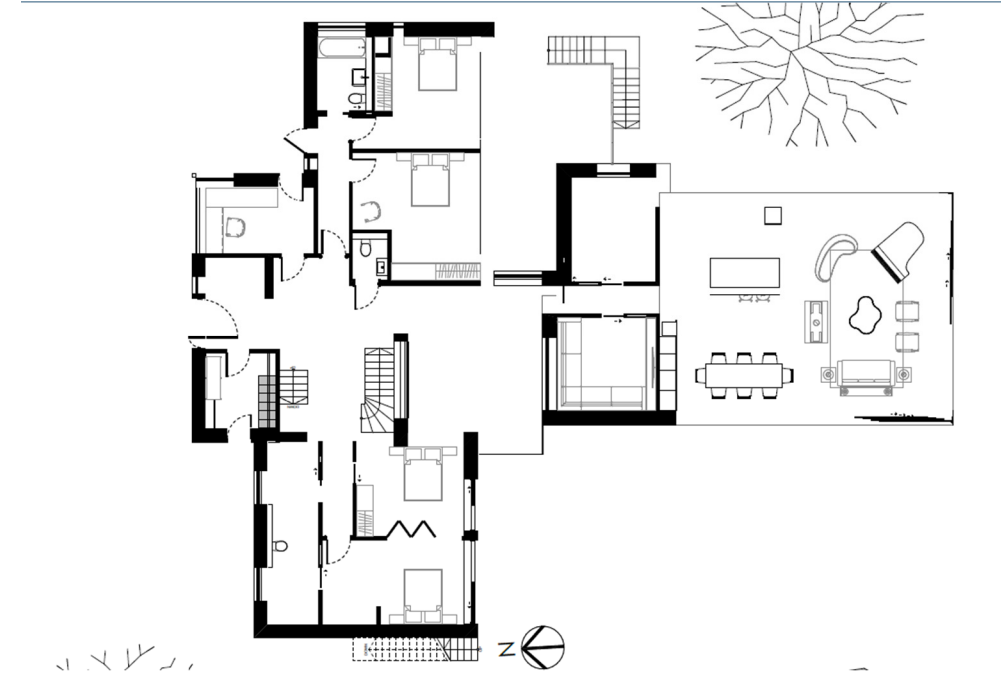
Source: Holland Green Architects

Proposed CGI (Rear Elevation)



Source: Holland Green Architects

Proposed Ground Floor Plan



Source: Holland Green Architects

Proposed Site Plan



Source: Holland Green Architects

8. Heritage Assessment

8.1. This section assesses the potential impact of the proposals on the significance of the identified heritage assets, namely Hampton Village Conservation Area and the Grade II listed Elmgrove House. These are the primary heritage assets that could be impacted, but other identified heritage assets are noted within the commentary.

Policy Context for Demolition and Rebuild

8.2. Paragraph 196 C of the NPPF states that a positive strategy for the conservation and enjoyment of the historic environment should be set. *“This strategy should take into account the desirability of new development making a positive contribution to local character and distinctiveness”.*

8.3. Paragraph 212 states: *“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”*

8.4. In terms of the proposals, the significant provision of existing built form on site and the position of the plot, set back and largely screened from the High Street, offers some flexibility in terms of new design. Historic England’s generic advice in Making Changes to Heritage Assets states:

8.5. Paragraph. 41 *“Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.”*

8.6. Historic England’s Conservation Principles further notes:

8.7. Par. 143 *“There are no simple rules for achieving quality of design in new work, although a clear and coherent relationship of all the parts to the whole, as well as to the setting into which the new work is introduced, is essential. This neither implies nor precludes working in traditional or new ways but will normally involve respecting the values established through an assessment of the significance of the place.”*

8.8. In addressing redevelopment in conservation areas, the Richmond Local Plan Policy LP38 requires the proposal to not have an adverse impact on local character; and that the proposal can provide a reasonable standard of accommodation, including accessible design.

8.9. In terms of demolition in the Conservation Areas, it should be demonstrated that the existing building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.

8.10. It also states that buildings which make a negative or neutral contribution may be replaced or refurbished where this will result in a high-quality building which will improve their appearance in the context of the conservation area and their environmental performance.

The Existing Buildings

8.11. As detailed in Section 6 of this Statement, the current structure is of 1950’s construction and has been subject to numerous extensions and alterations in the intervening years.

To some extent it reflects a loosely ‘Arts and Crafts’ design intent, but this now appears confused and diluted from the degree of late 20th and early 21st century alteration.

View of space between rear of house and Outbuilding 1



Source: Heritage Potential

View of approach from rear garden to Outbuilding 2



Source: Heritage Potential

8.12. The planning history list identifies the key interventions (see plan below), including side extensions, a significant modern flat roof extension to the rear, that is jarring against the bulk and articulation of the main house and the erection of two modern outbuildings further to the rear. The collection of structures therefore reads as piecemeal and further betrays the pastiche of the main dwelling.

Sevenoaks Phasing Plan



Source: Grainne O’Keefe Architects

8.13. It is clear that only the central portion of the main property enables any legibility of the original house, including an interesting section with herringbone brick work and ‘Tudorbethan’ half timbering, typical of slightly earlier 20th century historicist trends that emanated from the Arts and Crafts movement. Nonetheless, this is relatively modern fabric, applied to modern construction methods and there is nothing exceptional or particularly innovative about the original building.

8.14. Furthermore, its principal elevation is imperceptible in public views, with only glimpsed views of the side of the building from High Street. Therefore, the building also possesses no landmark qualities and has very limited capacity to meaningfully contribute to the character of the conservation area in any event.

8.15. As per the review at Section 6 of this Statement, it is evident that the existing building does not meet any of the local criteria for a Building of Townscape Merit. The building is not considered to be a Non-Designated Heritage Asset and there is no evidence that

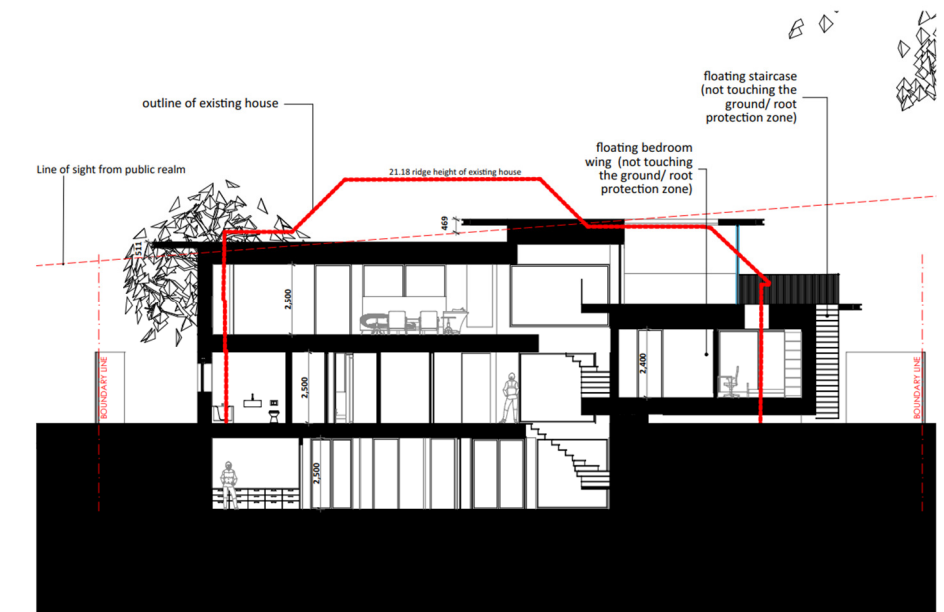
supports treating the building as anything more than a neutral feature in the conservation area. The current building is also a neutral feature in the setting of Elmgrove House (Grade II).

The Proposed Dwelling

Design Rationale

8.16. The proposed contemporary design of the replacement building is fundamentally less imposing than the existing structure on the character of the conservation area and setting of Elmgrove House. This is achieved by reducing the overall height from 21.18m to 19.77m, to create a low-slung and lightweight form of development with all elements reading as part of the whole.

Proposed Section (Existing House Outlined Red)



Source: Holland Green Architects

8.17. The proposed roof would be a series of flat roofs and terraces of variable heights. Efforts have also been made to sink the main volumes to reduce built visibility which lessens the impact on the adjacent listed building and visibility from the high street. It also reduces any potential to impact other identified heritage assets that already have greater separation from the plot.

8.18. The proposed building is to be constructed primarily of brick, alongside timber, bronze cladding and a green roof, as well as aluminium windows throughout. The use of these materials works in a new way to create a fundamentally modern home, but that is not to be discouraged in the historic environment. The selection of locally informed materials, including handmade blue tempered brick, alongside sustainable construction materials, such as timber and rammed earth, strike an appropriate balance with the existing character of the conservation area, while clearly being an ‘honest’ new development, located away from the streetscene.

8.19. In principle the proposed replacement building respects the values and significance of the conservation area and the setting of the listed building. The design will have less impact on both heritage assets than the current building. As covered in other documents, the design approach also directly results in a much-improved

environmental performance than the existing building, which is a policy requirement and key public benefit that can be achieved on private residential developments.

Impacts on Views within the Conservation Area

- 8.20. A key consideration for understanding any potential to harm the significance of the conservation area, is the degree to which the new dwelling will be visible from public views. Existing and proposed views are provided below for comparison.

Existing View



Source: Holland Green Architects

Proposed View



Source: Holland Green Architects

- 8.21. The existing view shows the line of site when stood on the opposite side of High Street and looking back towards the site. The existing house is not easily visible and is screened by the street facing wall and surrounding landscaping. It is not a primary built feature from the streetscene but is visible.

- 8.22. The proposed view is from the same position. The proposal is designed to sit 1.47m beneath the existing ridge height and is therefore even less visible from the road than existing. This is further aided by the flat roof profile, which reduces the perceptibility of the roofscape and therefore potential impacts on the public areas within the conservation area. No windows or design features other than the top of the roof are able to be seen from this site line.

- 8.23. The proposed building will have less of a visual impact from the key public views within the conservation area.

Impacts on Setting of Elmgrove House

- 8.24. The main house and collection of outbuildings do not currently respond positively to Elmgrove House in design terms, confusing any understanding of the original plot and partially encroaching on High Street views. As a building it is a neutral feature in the setting of the listed building, but the retention of a large garden to front and rear and good spacing between the two buildings has maintained some sense of a landscaped historic setting to Elmgrove House.

- 8.25. The proposed replacement building sits lower than the existing building, ensuring the listed building remains the dominant feature in any view from High Street and Sevenoaks will not draw the eye from the heritage asset.

- 8.26. Furthermore, the proposals present an opportunity for heritage benefit, by reinforcing the listed buildings immediate landscape setting and returning something of its historic context, prior to the original development of the application site. The proposals will set the new building softly within a native landscape of new trees, meadows, hedgerows and planting.

- 8.27. The proposals also reference the trend for nurseries and glasshouses to the north of the village core from the late 19th century, prior to 1960's housing redevelopment largely putting an end to this. The landscaping scheme will pay tribute to this historic character of by re-providing an orchard and greenhouse within the plot. This is a moderate heritage benefit.

Impacts on Curtilage Structures

- 8.28. The proposals seek to relate the new building to its immediate context more positively than the existing structure. The large brick boundary walls are characteristic of the conservation area and will be retained, providing a transition point between old and new.

- 8.29. The proposed driveway will remain in its current position in general, apart from minor alterations required for access for fire crew in the event of a fire. Therefore, there will be no impact to the curtilage listed wall. No other curtilage structures are affected.

- 8.30. As noted, a comprehensive landscaping scheme will reintroduce a sense of the lost rural setting of Elmgrove House, including co-ordinated soft landscaping that can enhance the character of the listed building's curtilage and the harmony between its different features. Overall, this would result in an improvement of the immediate setting of the listed building.

- 8.31. To this end, it is evident that the design proposals have sought to respond to the appreciable elements of the sub-character area in the Hampton Village Conservation Area and the Grade II listed Elmgrove House. These benefits will also transfer to the setting of other heritage assets in the surrounds.

Summary

- 8.32. The assessment considers the existing building to be a neutral feature in the context of the wider conservation area. The building is a neutral feature in the setting of the listed building. In this context, there is scope in policy and guidance for the building to be replaced where this will result in a high-quality building that will improve its appearance in the context of the conservation area and their environmental performance.

- 8.33. It has been demonstrated that the proposed building is a sympathetically designed and heritage informed replacement dwelling, that has taken on board feedback from a detailed pre-application process.

- 8.34. It aims to be more modest in height compared to the existing building and better intertwined into its immediate landscape setting. Furthermore, the development will meet all sustainability requirements, achieving excellent energy performance through renewable technologies, low embodied carbon, efficient building services, airtight construction and the reuse and recycling of materials from the site where possible.

- 8.35. To this end, the proposals align with policy and guidance in relation to replacement dwellings in the historic environment. The proposals would not result in harmful impacts to the Hampton Village Conservation Area nor Elmgrove House. All other identified heritage assets would not be impacted. Paragraphs 207 to 209 of the NPPF do not need to be engaged. Nonetheless, the proposals incorporate considerable public and heritage benefits, that must also be afforded weight in decision making.

9. Conclusion

- 9.1. The application has been developed with the significance of the Hampton Village Conservation Area and Grade II listed Elmgrove House in mind. The existing building to be demolished lacks heritage significance and has a neutral impact on the conservation area and the setting of nearby listed buildings.
- 9.2. The proposed design offers a visually appealing contribution, being less tall, bulky and more sensitive to the surroundings. It seeks to celebrate the positive characteristics of the area while adopting a progressive, contemporary and heritage informed design approach in a highly sustainable manner.
- 9.3. The scheme is considered to be consistent with the objectives of heritage legislation policy and guidance. It would preserve and enhance the character of the conservation area and will enhance the immediate setting of the listed building. All other identified heritage assets would not be impacted.
- 9.4. Paragraphs 207 to 209 of the NPPF do not need to be engaged. Nonetheless, the proposals incorporate public and heritage benefits, that must also be afforded weight in decision making.
- 9.5. There should be no conservation grounds to refuse the planning application.