

Hampton Wick Conservation Area 18

Designation

Conservation area designated:
11.11.1969

Conservation area extended:
07.09.1982
20.09.1988
15.04.2014

Location

OS Sheets: 1769, 1770

Hampton Wick conservation area is the historic core of Hampton Wick, facing Kingston across the Thames and bridge. It is defined by the river to the East, Bushy Park to the South and West, and the suburban development of Teddington to the North. It adjoins Bushy Park (61), Hampton Court Green (11) and Hampton Court Park (60) conservation areas.

History and Development

The riverside village of Hampton Wick dates from at least the Medieval period, with evidence of a bridge across the Thames to the ancient market town of Kingston since 1193. The present bridge dates from 1828 and has since been widened. The village prospered and grew, benefiting from its river crossing and prestigious location near to the 16th century Hampton Court Palace and Royal parks. The wealthy were attracted here and built a number of large villas along the riverside in the 18th century. Most of the earlier buildings in the village also date from this period. Settlement expanded with the coming of the railways in 1863, followed by redevelopment along the High Street in 1902 for the tramway. Substantial infill and redevelopment has continued throughout the 20th century, including larger scale development of the riverside facing Kingston.

Character

Hampton Wick conservation area can be divided into a number of distinct character areas, although the whole conservation area is unified by its relationship to the historic village centre and the distinctive river and landscape setting.

The Village Core

The historic village centre is characterised by the distinctive curve of the High Street, enclosed by closely packed clusters of 18th, 19th and 20th century buildings, all of predominantly two storeys with some 3 storey buildings tight to the pavement. Building facades are of brick or render with mostly clay tile roofs. There is a varied eaves line, parapets and roofscape to these buildings, creating a broken skyline enlivened by some small dormer windows, gable ends and chimneystacks. This busy commercial and shopping centre retains a number of traditional shopfronts. Key buildings include the exceptional Forrester's PH, former Hampton Wick Urban District Council offices and Navigator House. Occasional glimpsed views between buildings and down side streets reveals the wider setting of the river and parkland, contributing to the traditional village character of the area. At the South views open up dramatically across the bridge and river, and towards the parks. Off High Street, Park Road is a quiet 19th century residential street with a mix of building styles united by a common use of materials and an intimate scale of semi-detached or terraced groups set behind continuous front gardens and boundaries. St John's Road has a less cohesive character.

Riverside

The riverside is isolated at a lower level from the High Street. Old Bridge Street marks the line of the ancient river crossing. The once industrial riverfront of wharfage and timber sheds has given way to a mix of larger scale residential and commercial development addressing Kingston. The

river is dominated by the two landmarks of Kingston Bridge and Railway Bridge, enlivened by river traffic and the many boats and activity on both quaysides. To the North the character changes, with an eclectic collection of large 18th and 19th century houses set behind a high brick wall to the road and generously spaced gardens sweeping down to the riverside. To the South of Kingston Bridge the character is different again with a rural appearance of mature trees forming the outermost edge of Home Park.

Bushy Park Edge

The Western edge of Hampton Wick is defined by the high brick wall of Bushy Park, with park and street trees and private gardens contributing to the semi-rural character of the area. Two important areas of open space include the War Memorial Gardens and the entrance to Home Park, enclosed by a group of 18th century buildings. St. John's Church (1831) is a landmark building overlooking the Park. Buildings along Church Grove are of varied styles but united by the use of common materials. Nos.52-68 Park Road is an important 18th century group of cottages on narrow plots behind deep front gardens and fences. An eccentric group of the late 18th century Thatched House and Bushy Home add further interest.

Seymour Road, Glamorgan Road and Lower Teddington

This area is characterised by grand Italianate or Gothic Victorian suburban villas of mostly two storeys set in substantial garden plots behind continuous front boundaries. The West side of Lower Teddington Road is also characterised by its Victorian villas but of a larger scale than Seymour and Glamorgan Roads.

Problems and Pressures

- Development pressure which may harm the balance of both the river and landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks
- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front boundary treatments and front gardens for car parking
- Lack of coordination and poor quality of street furniture and flooring
- Domination of traffic and poor pedestrian safety leading to clutter of signage and street furniture
- Loss of original or quality shopfronts and unsympathetic alterations and advertisement

Opportunity for Enhancement

- Improvement and protection of river and landscape setting
- Preservation, enhancement and reinstatement of architectural quality and unity
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens
- Coordination of colour and design and improvement in quality of street furniture and flooring
- Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture
- Retain and improve the quality of shopfronts and advertisement
- Areas identified for environmental improvement include: The Swan PH car park, Hampton Wick Railway Station and Bridge, Environs of St. John's Place and Forrester's PH, War Memorial Garden, Junction High St and Lower Teddington Road, Home Park Terrace.

Scale: N.T.S.



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