

# Building of Townscape Merit

Assessment of BTM status

Consultation Draft

September 2023

---

### **Buildings of Townscape Merit Assessment**

The criteria for deciding whether buildings or structures should be included within the buildings of townscape merit are derived from the Richmond Upon Thames SPD '*Buildings of Townscape Merit*' (2015). The criteria were developed alongside advice from relevant guidance such as the Historic England Advice Note No.7 – Local Heritage Listing.

The criteria to be utilised include:

- *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.*

Where a building is to be considered as a potential candidate as a BTM, it has been assessed against the above criteria, the results of which are detailed below.

Address	1 Rocks Lane
Description	<p>This building lies within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969</p> <p>1 Rocks Lane is a substantial three storey building situated at the end of a parade of shops at the northern end of Rocks Lane. It dates from the late 1890s, at the time when Barnes saw a period of intense commercial and residential development, especially along Church Road. The parade is built to the same design as nos.68 – 102 Church Road, with no.1 matching no.102 Church Road. Together they form an imposing pair either side of the entrance to Elm Grove Road and sit prominently at the road junction. They are both also highly visible looking south towards Barnes down Castelnau. The architectural style and form of no.1 is very similar to no.102, both featuring projecting curved shopfronts at ground floor level which terminate the parades they form a part of.</p> <p>Together they form a cohesive pair and are highly prominent in the streetscape. No.102 Church Road is a BTM, designated in September 1983.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i></p> <p><i>(b) Illustrates an important aspect of social or economic history or use.</i></p> <p><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i></p> <p><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i></p> <p><b><i>(e) Form part of a distinctive and cohesive group of buildings.</i></b> No.1 forms part of a distinctive and cohesive parade of shops of Rocks Lane (nos.1 – 10) which matches a longer parade of shops on Church Road nos.68 – 102. Together these form a cohesive group of shops with many common features including shallow bow windows to the first floor, sash windows with bracketed cills to the second floor, and curved parapet wall with decorative panels and white-painted pediments. No.1 has retained these key features and is clearly identifiable as a prominent part of the group.</p> <p><b><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i></b> While the ground floor shopfront windows are not original, they retain the original form and layout of the shopfront, with the original door position. The rest of the building is generally well preserved, albeit with some non-original windows, and retains its original built form and architectural features.</p> <p><b><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i></b> No.1 forms a highly prominent pair alongside no.102 Church Road and they have landmark quality in both forming a gateway in to Elm Grove Road, and also forming a prominent visual ‘stop’ and terminating the view looking south down Castelnau.</p>

Recommendation | It is proposed to designate no.1 Rocks Lane as a Building of Townscape Merit



1 Rocks Lane is on the left. On the right is no.102 Church Road, designated as a BTM in Septemer 1983

Address	42 Hillersdon Avenue
Description	<p>This building lies within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969</p> <p>No.42 Hillersdon Avenue is a two-storey semi-detached house. It is one of the 'Lion Houses', some of the most distinctive buildings in Barnes, so named for the abundance of stone lion statues which decorate the pediments and piers of houses in the group. The Lion Houses were built by developer James Nichols between 1899 and 1903 during a time of intense building and development in Barnes. The widespread use of the lion statues is reputedly the result of an error in the original supply, with Nichols taking delivery of 1000 lions instead of the 100 ordered. They form attractive and distinctive features of the buildings, which are all built to a high architectural quality.</p> <p>They are in red brick to the front elevation and stock brick to the sides and rear, with either slate or tiled roofs. The front elevations are richly decorated, with bands of ornate tiles in buff terracotta running below eaves, parapets, and windowsills, between window arches and across pediments. The windows have intricately moulded gault-brick arches with voussoirs. Buff stone is used for balustrades and coping on both the houses and front boundary treatments and for the caps to the red-brick gate piers.</p> <p>No.42 sits at the end of one of the longest and cohesive runs of Lion Houses along the eastern side of Hillersdon Avenue. It is identical in every respect to all the other properties and retains many original features including the door, tessellated tile path, and gate.</p> <p>All other Lion Houses on Hillersdon Avenue and indeed across the Lion Houses development are BTMs, designated in September 1983.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i></p> <p><i>(b) Illustrates an important aspect of social or economic history or use.</i></p> <p><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i></p> <p><b><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i></b> The Lion Houses were built to a very high architectural quality and detail which is demonstrated in both no.42 and across the whole group. The use of buff terracotta detailing on red brick is unusual and distinctive and creates a rich colour palette. The craftsmanship and detailing of the terracotta panels and tiles and the brick voussoirs above the windows is very well executed. The detailed design of the doors, with panels of etched glass, and the tessellated tile paths are also of high architectural quality and further contribute to the overall quality and craftsmanship shown in the building.</p> <p><b><i>(e) Form part of a distinctive and cohesive group of buildings.</i></b> No.42 is part of a pair of Lion Houses and forms part of both the run of Lion Houses along Hillersdon Avenue, and the wider group. They are the largest</p>

	<p>group of cohesive buildings in Barnes and are particularly distinctive due to their architectural design and the lion statues.</p> <p><b><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i></b></p> <p>No.42 is very well preserved with minimal alteration. It retains key original features including the door (complete with etched glass), tessellated tile path, and timber gate. While the windows are not original, they are sympathetic replacements which preserve the character and integrity of the building. the roof form is unaltered, maintaining the M-shaped double pitched roof of the pair.</p> <p><b><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i></b></p> <p>No.42 makes a positive contribution to the quality of the townscape as it forms part of a distinctive run of Lion Houses along Hillersdon Avenue.</p>
Recommendation	It is proposed to designate 42 Hillersdon Avenue as a Building of Townscape Merit



42 Hillersdon Avenue is on the right of the pair. No.40 on the left is a BTM (designated September 1983)

Address	Kitson Hall (Barnes Church Hall)
Description	<p>This building lies within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969</p> <p>It is a simple single-storey structure on a rectangular plan. It is constructed in red brick (part of the front elevation is painted) with a half-hipped roof to the front and a fully hipped roof to the rear. To the front is a sloping roof and an open porch supported by a timber frame painted green. The two entrance doors are also painted green.</p> <p>The Church Hall was built in 1927 on a plot of land to the north-west of St Mary's Church, fronting Kitson Road. It is reputed to have been designed by the then-Rector's wife Mrs Dott. It has an unaltered built form and retains much of its architectural character with no unsympathetic alterations or additions.</p>
Assessment against criteria	<p><b><i>(a) Have important historic associations, in terms of famous people or events.</i></b></p> <p>The Church Hall has a historic association with St Mary's Church in providing an important ancillary function for church use. It was built on land owned by the church and reputedly designed by the wife of a Rector of Barnes.</p> <p><b><i>(b) Illustrates an important aspect of social or economic history or use.</i></b></p> <p>The Hall also has an important communal role in providing a meeting place for the local community. Its' simple form and internal layout reflects this, with larger and smaller spaces for gatherings. These facilities have been maintained and updated without compromising the character of the building.</p> <p><b><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i></b></p> <p><b><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i></b></p> <p><b><i>(e) Form part of a distinctive and cohesive group of buildings.</i></b></p> <p><b><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i></b></p> <p>The Church Hall was built in 1927, reputedly designed by the wife of the then-Rector of Barnes. It has retained its original built form and character and has not been subject to alteration or addition. It has fully retained its architectural interest and integrity.</p> <p><b><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i></b></p>
Recommendation	It is proposed to designate Kitson Hall as a Building of Townscape Merit







Address	Trough on Barnes Green
Description	<p>This structure lies within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969</p> <p>This structure is a stone cattle drinking trough, situated on the western side of The Green opposite Essex Close. It dates from the late 19<sup>th</sup> century and was said to have been given to the village as compensation when horses and carts had to stop using the pond for cleaning. It was supplied by the Metropolitan Drinking Fountain and Cattle Trough Association which was established by Samuel Gurney MP as a charity to provide the London poor with clean, fresh water supply. The Association was also concerned with animal welfare and erected a number of cattle and horse troughs in and around London. The trough is a simple stone structure, similar to others found across the Borough. It is now used as a flowerbed.</p> <p>Many similar troughs across the Borough have been designated as BTMs.</p>
Assessment against criteria	<p><b><i>(a) Have important historic associations, in terms of famous people or events.</i></b></p> <p>The trough has an historic association with the Metropolitan Drinking Fountain and Cattle Trough Association and although an example of a common feature, nevertheless is an indication of their widespread work and establishment of drinking troughs.</p> <p><b><i>(b) Illustrates an important aspect of social or economic history or use.</i></b></p> <p>The trough is a reminder of both the historic rural nature of Barnes and the prevalence of cattle and horses in everyday life for farming and transport. It also illustrates one of the many varied historic uses of Barnes Green and the Pond.</p> <p><b><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i></b></p> <p><b><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i></b></p> <p><b><i>(e) Form part of a distinctive and cohesive group of buildings.</i></b></p> <p>Such troughs are found across the Borough, often on village greens or outside prominent buildings. Although widespread, they form a distinctive and recognisable group of street furniture which were once more common across both the Borough and the wider city.</p> <p><b><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i></b></p> <p><b><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i></b></p>
Recommendation	It is proposed to designate the Trough on Barnes Green as a Building of Townscape Merit



Address	Sewer Vent Pipe at Junction of Cleveland Road and Cleveland Gardens
Description	<p>This structure lies within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969</p> <p>This structure is a Victorian sewer vent pipe. Vent pipes or ‘stink pipes’ were sewer ventilation pipes which allowed gases from underground sewers to be vented to prevent a build up of dangerous gases. These sewers would most likely have been installed in the wake of the Great Stink of 1852 and as part of Sir Joseph Bazalgette’s new sewer system for London. Such structures would have once been common along the course of the sewers and were also found along the course of underground waterways, but became increasingly obsolete due to advances in domestic and public sewage processing in the 20<sup>th</sup> century. Elsewhere in Barnes, historic photographs show several pipes were present along the riverside at Barnes, but were most likely removed when the flood wall was constructed.</p> <p>The pipe cast iron, painted dark green, and is comprised of a square plinth with octagonal base below a fluted column. The top is an openwork lantern with a finial. A plaque at the base of the column bears the engineer’s name of ‘F BIRD &amp; CO / 11 G[REA]T CASTLE STREET / REGENT ST[REET] / LONDON’. A couple of similar examples on Kew Green, and Parliament Hill, Hampstead, are Grade II listed.</p>
Assessment against criteria	<p><b><i>(a) Have important historic associations, in terms of famous people or events.</i></b></p> <p>The vent pipe has a historic association with the development of the city-wide sewer system from the 1850s. Constructed as part of this network, it is a visible indicator and reminder of what was happening underground and the significant changes the sewer system brought to the city.</p> <p><b><i>(b) Illustrates an important aspect of social or economic history or use.</i></b></p> <p>The vent is an indicator of the arrival of the sewer system in Barnes. The development of the sewer system had a substantial impact on public health and the lives of people across the city.</p> <p><b><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i></b></p> <p><b><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i></b></p> <p>While the sewer vent pipes had an important functional use, some thought was spared for their design, especially as they would be constructed in public areas. Detailing such as the beading at the base of the fluted column, the column itself, and the lantern to the top add additional interest and make it more of a feature on the street.</p> <p><b><i>(e) Form part of a distinctive and cohesive group of buildings.</i></b></p> <p>Such vents were historically spaced along the riverside but removed when the flood wall was constructed. One other example is present in the Conservation area on the riverside.</p>

	<p><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i></p> <p><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i></p>
Recommendation	It is proposed to designate the Sewer Vent Pipe at Junction of Cleveland Road and Cleveland Gardens as a Building of Townscape Merit



Address	Sewer Vent Pipe Opposite Elm Bank Mansions
Description	<p>This structure lies within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969</p> <p>This structure is a Victorian sewer vent pipe. Vent pipes or ‘stink pipes’ were sewer ventilation pipes which allowed gases from underground sewers to be vented to prevent a build up of dangerous gases. These sewers would most likely have been installed in the wake of the Great Stink of 1852 and as part of Sir Joseph Bazalgette’s new sewer system for London. Such structures would have once been common along the course of the sewers and were also found along the course of underground waterways, but became increasingly obsolete due to advances in domestic and public sewage processing in the 20<sup>th</sup> century. Historic photographs show several pipes were present along the riverside at Barnes, but were most likely removed when the flood wall was constructed.</p> <p>The pipe cast iron, painted dark green, and is comprised of a square plinth with octagonal base below a fluted column. The top is an openwork lantern with a finial. A plaque at the base of the column bears the engineer’s name of ‘F BIRD &amp; CO / 11 G[REA]T CASTLE STREET / REGENT ST[REET] / LONDON’. A couple of similar examples on Kew Green, and Parliament Hill, Hampstead, are grade II listed.</p>
Assessment against criteria	<p><b><i>(a) Have important historic associations, in terms of famous people or events.</i></b></p> <p>The vent pipe has a historic association with the development of the city-wide sewer system from the 1850s. Constructed as part of this network, it is a visible indicator and reminder of what was happening underground and the significant changes the sewer system brought to the city.</p> <p><b><i>(b) Illustrates an important aspect of social or economic history or use.</i></b></p> <p>The vent is an indicator of the arrival of the sewer system in Barnes. The development of the sewer system had a substantial impact on public health and the lives of people across the city.</p> <p><b><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i></b></p> <p><b><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i></b></p> <p>While the sewer vent pipes had an important functional use, some thought was spared for their design, especially as they would be constructed in public areas. Detailing such as the beading at the base of the fluted column, the column itself, and the lantern to the top add additional interest and make it more of a feature on the street.</p> <p><b><i>(e) Form part of a distinctive and cohesive group of buildings.</i></b></p> <p>Such vents were historically spaced along the riverside but removed when the flood wall was constructed. One other example is present in the Conservation area on Cleveland Road.</p>

	<p><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i></p> <p><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i></p>
Recommendation	It is proposed to designated the Sewer Vent Pipe Opposite Elm Bank Mansions as a Building of Townscape Merit



Address	Beverley Works Gates
Description	<p>These are the gates to the former Beverley Works factory and are the last surviving remnant of this factory. The history of the site is as follows: a saw mill opened in 1904, before becoming the Beverley Aeroplane works where aeroplane parts were made during the First World War. The factory designed the Beverley Barnes luxury car in 1924, but only a small number (estimates range from 15 to 25) were ever produced. It was subsequently acquired by Omes Works, who had an unique electro-forging technique and made aircraft, vehicle and armaments components during the Second World War. The factory closed in 1971 and the site was redeveloped. The gates have been retained and were restored in 1979 by the original Forgemasters of Omes Ltd.</p>
Assessment against criteria	<p><b><i>(a) Have important historic associations, in terms of famous people or events.</i></b></p> <p>The gates have an historic association with the former Beverley Works (now demolished) and are an important remnant and reminder of Barnes’ industrial history.</p> <p><b><i>(b) Illustrates an important aspect of social or economic history or use.</i></b></p> <p>The gates are a reminder of the industrial history of Barnes. During the 20<sup>th</sup> century there were a number of small industrial enterprises in Barnes including the Zeeta Bakery (now the OSO Arts Centre), a brass foundry on The Terrace (now Maltings Court), a wireless factory on the High Street (now the site of Seaforth Lodge) and a confectionary factory (now the site of part of Sussex Court). Beverley Works was one of the longest-lived of these works and the last to leave Barnes in the 1970s. Although tucked away from the main village centre, the gates are still an important remainder of this aspect of Barnes’ history.</p> <p><b><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i></b></p> <p>.</p> <p><b><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i></b></p> <p><b><i>(e) Form part of a distinctive and cohesive group of buildings.</i></b></p> <p><b><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i></b></p> <p><b><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i></b></p>
Recommendation	<p>It is proposed to designate the Beverley Works Gates as a Building of Townscape Merit</p>

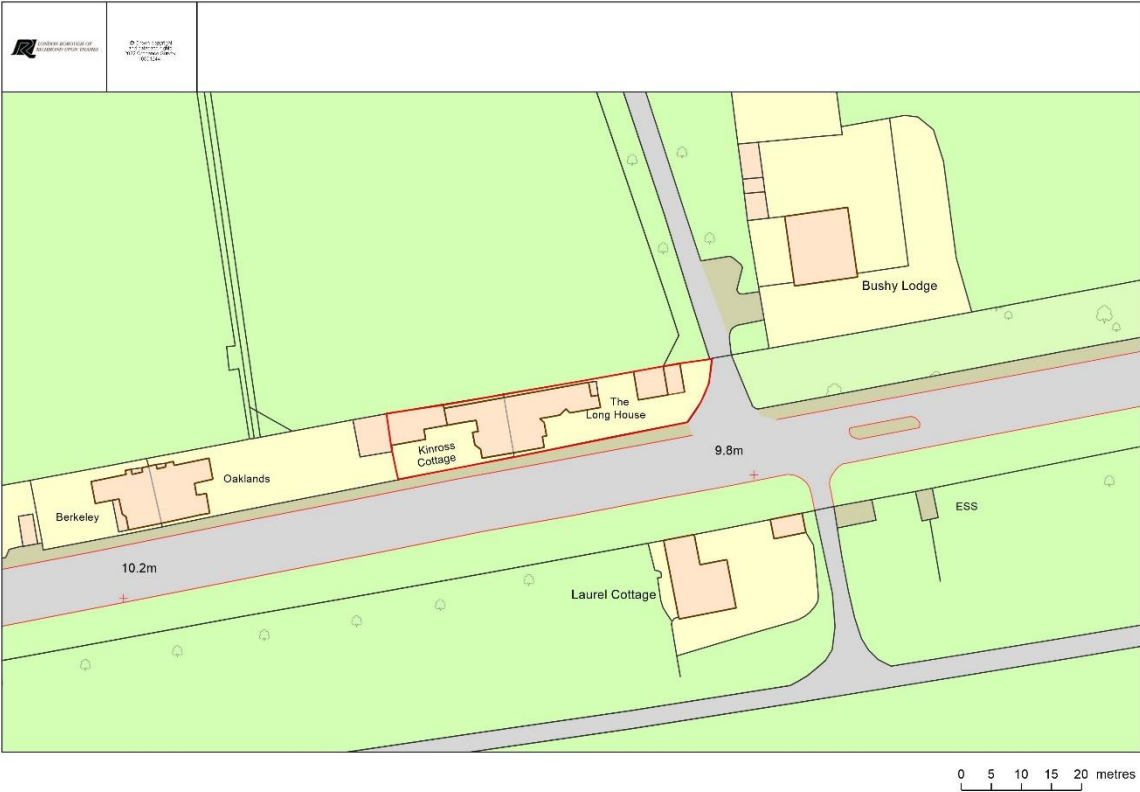




The gates as they are today.

Address	Kinross Cottage and The Long House, Hampton Court Road East, Molesey KT8 9DA
Description	<p>A group of two semi-detached houses built in 1898, originally one single dwelling that later was divided in two. Therefore, it will be described as one.</p> <p>The house is enclosed between the walls of Bushy Park and Hampton Court Road, providing a particular shape in the back, being a flat wall in comparison to the volume, form and shape of the roof and elevations. The main elevation directly faces the street, but the main entrance is recessed behind a front garden. Two oriel windows preside on the first floor and beside them two timber mullion windows.</p> <p>The rear elevation overlooks the Royal Paddocks, part of the Hampton Court Palace estate. The high brick wall to the rear of their property is owned by the Royal Parks.</p>
Assessment against criteria	<p><b><i>(a) Have important historic associations, in terms of famous people or events.</i></b></p> <p>There is no evidence of the buildings being associated with any famous people or events.</p> <p><b><i>(b) Illustrates an important aspect of social or economic history or use.</i></b></p> <p>These homes were built at the end of the 19th century, when detached homes were first becoming more popular due to increased prosperity in the early 20th century and improvements in living standards, wealth, and education. The construction of these homes therefore does have some social and economic historic value.</p> <p><b><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i></b></p> <p>The buildings have a front elevation, which directly faces the road which is unusual along this road where the elevations are recessed behind a front garden. The gable roof with timber exposed and the fenestration on the first floor accentuates its rural character. The rear elevation is simple, without any ornaments and a few later additions of fenestration. The building form a good example of the later 19<sup>th</sup> century development of this part of the Borough where the architecture is predominantly Georgian. It retains many original features and contributes positively to the character and appearance of the conservation area.</p> <p><b><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i></b></p> <p>The properties have excellent craftsmanship. The architectural features and decoration, especially the gable roof and oriel windows, have been meticulously selected to reflect the local architecture and heritage.</p>

	<p><b><i>(e) Form part of a distinctive and cohesive group of buildings.</i></b></p> <p>This group of houses forms part of a late 19<sup>th</sup> century development in Hampton in conjunction with Berkley and Oakland house.</p> <p><b><i>(f) Retain its original architectural interest and integrity, and not subject to insensitive alterations.</i></b></p> <p>Built in 1898, the dwelling has managed to remain relatively unaltered externally with only evidence of UPVC windows and a later side extension. The group is a cottage-style dwelling. It still has a lot of its original charm and displays the skilled craftsmanship used in its construction.</p> <p><b><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i></b></p> <p>Located on the eastern side of Hampton Court, the rear elevation faces the open landscape of Bushy Park. The main elevation overlooks the large space of Hampton Court Palace landscape and makes a positive contribution to Hampton Road East.</p> <p>The building sits well in the street scene around Hampton Green CA, isolated from the other group of houses, and not visually intrusive in the setting of the listed buildings surrounding the area.</p>
Recommendation	Designate as a Building of Townscape Merit



Address	Berkeley and Oaklands, Hampton Court Road Hampton East Molesey KT8 9DA
Description	<p>A group of two semi-detached houses built in 1899, originally one single dwelling that later was divided in two. Therefore, it will be describes as one.</p> <p>The house is enclosed between the walls of Bushy Park and Hampton Court Road, providing a particular shape to the back, being a flat wall in comparison to the volume and form shape of the roof and elevations. The main elevation directly faces the street, but the main entrance is recessed behind a front garden. The façade is built in red brick, repointed recently in Oakland creating a visual division between the two houses. A gable roof unifies both units, with individual timber gable porches on each side.</p> <p>The front of the property faces directly onto the road. The rear elevation overlooks the Royal Paddocks, part of the Hampton Court Palace estate. The high brick wall to the rear of their property is owned by the Royal Parks. The house has a large garden to the side of the property extending up towards the adjacent property called 'Kinross'.</p>
Assessment against criteria	<p><b><i>(a) Have important historic associations, in terms of famous people or events.</i></b></p> <p>There is no evidence of the buildings being associated with any famous people or events.</p> <p><b><i>(b) Illustrates an important aspect of social or economic history or use.</i></b></p> <p>These homes were built at the end of the 19th century, when detached homes were first becoming more popular due to increased prosperity in the early 20th century and improvements in living standards, wealth, and education. The buildings therefore form a good quality representative example of this period, illustrating this changing economic environment and architectural styles.</p> <p><b><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i></b></p> <p>The buildings have a characteristic front elevation, which faces directly onto the road, unusual from the road where the elevations are recessed behind a front garden. The gable roof with timber exposed and the gable porch accentuate its rural character.</p> <p>The rear elevation is simple, without any ornaments and a few later additions of fenestration.</p> <p><b><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i></b></p>

The properties have good quality craftsmanship. The architectural features and decoration, especially the gable roof and rounded wood sash windows, have been meticulously selected to reflect the local architecture and heritage.

***(e) Form part of a distinctive and cohesive group of buildings.***

This group of houses forms part of a late 19<sup>th</sup> century development in Hampton Court in conjunction with the Long House and Kinross houses.

***(f) Retain its original architectural interest and integrity, and not subject to insensitive alterations.***

Built in 1899, the dwelling has managed to remain relatively unaltered externally, even though there is evidence of UPVC windows and a later side extension. The group is a cottage-style dwelling. It still has a lot of its original charm and displays the skilled craftsmanship used in its construction.

***(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.***

Located on the eastern side of Hampton Court, the rear elevation faces the open landscape of Bushy Park. The main elevation overlooks the large space of Hampton Court Palace landscape and makes a positive contribution to Hampton Road East.

The building sits well in the street scene around Hampton Green CA, isolated from the other group of houses, and not visually intrusive to the listed buildings surrounding the area.

Recommendation	Designate as a Building of Townscape Merit
----------------	--



