

## ***High Street (Hampton Hill) Conservation Area 38***

### **Designation**

Conservation area designated:  
*07.09.1982*

Conservation area extended:  
*23.03.1996*  
*20.02.2019*

### **Location**

*OS Sheets: 1470*

High Street (Hampton Hill) conservation area is predominantly aligned along the high street of Hampton Hill, between Uxbridge Road to the South, and continues to the north terminating at the residential area along Park Road and Edward Road and adjoining Bushy Park to the East. The conservation area adjoins Bushy Park (61) conservation area.

### **History and Development**

The High Street is the historic route between Fulwell and Hampton village. Bushy Park was enclosed for deer coursing by Henry II in 1537. Following the Enclosure Act of 1811 development began to cluster along this road and fringing the park. The settlement of "New Hampton" had appeared here by at least the mid 19<sup>th</sup> century. Growth was accelerated by the advent of the Waterworks and then the railway in 1863. This was preceded by the development of surrounding residential areas extending from the High Street with grander houses along historic thoroughfares such as Park Lane. The widening of the High Street for a tramway in 1910 resulted in some further redevelopment, however the tramway ceased operation in the mid 20<sup>th</sup> century. During the late 20<sup>th</sup> century, large apartment developments were constructed to the north, to the rear of the High Street adjacent to the conservation area.

### **Character**

High Street (Hampton Hill) conservation area forms the busy centre of Hampton Hill and the historic core of the original linear settlement. It is a largely commercial and residential area that also retains a distinctive traditional village high street character. It retains many fine original shopfronts including a number of remarkable single storey shop units built on the frontage of former houses. The area is defined by the listed high brick walls of Bushy Park to the East and areas of later terraced housing along the railway to the West. The Pantile Bridge crossing the Longford River forms the south gateway to the high street. Here an important green space with rustic timber shelter at the junction with Uxbridge Road and the low wall to Bushy Park allowing wide open views into the park, are in contrast to the enclosed character of the high street to the North. The North gateway is less clear, marked by the transition to a more compact and smaller scale high street. The listed early 19<sup>th</sup> century No.167 and the opposing former engineering works in distinctive polychrome brickwork (no.92) frame this gateway. High Street is enclosed by closely packed predominantly two storey Victorian buildings occupying traditional long narrow plots. Some of the plots fronting the High Street still retain historic workshops behind, such as rear of 183 High Street which is accessed off a historic laneway from Park Road. The rear of properties along the High Street are particularly important with historic laneways still in existence and the historic character of activity to the rear of buildings fronting the High Street contributing to the character of the public realm and are still relatively architecturally authentic today. This allows a series of views North and South along this wide and gently curving street with glimpses up narrow streets and laneways between properties which add further interest to the street scene.

The conservation area was extended to include further commercial development along the High Street along with high quality residential development which lead off the High Street that are also important for the contribution they make to the organic development of the area. The 1970's High Street development is included, however is considered to make a neutral contribution. The dwellings along Park Road (a historic main thoroughfare) are constructed with status and fine detailing in their design and massing, whereas a smaller and still affluent group of dwellings exist along Edward Road. Materials found throughout the area are predominately yellow stock brickwork with red brick dressings and timber sliding sash windows. Other buildings are either painted or rendered, all in a variety of architectural styles. The roofscape is characterised by mostly shallow pitched slate roofs with brick chimneys, all providing unity rhythm and interest to the street. The wider landscape setting of Bushy Park and the backdrop of mature trees contribute to the enclosure and distinctive village character of this area.

Cross Street and Windmill Road off the high street are groups of two storey cottages set behind small front gardens and boundary walls.

**Problems and Pressures**

- Loss of traditional architectural features and materials due to unsympathetic alterations and extensions;
- Lack of coordination and poor quality of street furniture, pavements and street trees;
- 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 advertisements such as disproportionate signage, excessive illumination, loss of detailing such as plinths, pilasters etc;
- Use of poor quality products in building works such as UPVC, roofing felt and GRP products;
- Loss of historic outbuildings and rear alterations which remove historic interest of the rear of properties.

**Opportunity for Enhancement**

- Preservation, enhancement and reinstatement of architectural quality and unity
- 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
- Seek to encourage good quality and proportionate design and quality materials that are sympathetic to the period and style of the dwelling
- Seek to retain historic rear layouts and retain historic outbuildings and support re-use of these buildings that are appropriate and enable the buildings to continue to form a significant component of the conservation area;

