

St. James Avenue Conservation Area 82

Designation

Conservation Area designated:
20.02.2019

Location

St. James Avenue conservation area is located in Hampton Hill, and comprises an Edwardian and Arts and Crafts estate positioned between the Church of St James, Park Road and St. James Avenue.

History and Development

The area predominantly consists of speculative housing development, similar to those which saw Hampton Hill expand during the early years of the 20th century. The area can be divided into 3 main building phases. The oldest phase is around the Church of St. James (Grade II), which once stood in an isolated position on the outskirts of Hampton Hill from the mid 19th Century. The tower and spire of the church was added in the late 19th century, which is likely to have been around the same time as the development of the Vicarage adjacent. A nursery and allotments behind the church were developed in the 19th century, which also saw larger dwellings built along Park Road as far as the railway line, and the laying out of St. James Avenue which was originally a road leading from both Park Road and Windmill Road with a C-shape to the centre, with larger detached and semi-detached dwellings constructed in an Edwardian inspired design. The ends of the C-Shape were extended east during the 1930's, ending in circular cul-de-sacs with more Arts and Crafts-inspired design, which is of a more modest status than the original dwellings making up this area.

Character

The church of St. James is a dominant building in the area and its spire can be seen in surrounding long distance views, and particularly from Park Road and St. James Avenue. The listed church and churchyard, the latter containing a listed war memorial, provides a green edge to one side of the area, with the mature vegetation from the railway line providing a green backdrop to the other side of the area. This also contributes to pleasant views towards both ends of the streets, which is combined with the street trees and a well planted green character of front and rear gardens. Much of the estate is constructed utilising local mixed stock brick, but with front facades clad in pebbledash and render. However, some dwellings also have rendered side facades and corner locations are quite interesting, incorporating the use of corner turrets in order to turn the corner towards the Park Road End during the 1930's. Park Road also has larger dwellings with spacious and landscaped surrounds providing the edge to the St. James Estate. The 1930's dwellings along the extended C-shape part of the road are later. They do have similar proportions, grain and massing as the earlier Edwardian dwellings but are not as refined. Many of the dwellings retain original and later replacement timber windows; however there are also a number of unsympathetic alterations such as UPVC windows and doors, with some dwellings also having side roof extensions. The original boundary walls are of a mock dressed stone, and many examples are still intact. The dwellings are placed within spacious front and rear gardens;. Views of rear garden vegetation can be appreciated through visual gaps between dwellings; these contribute positively to the character and appearance of the area.

Problems and Pressures

- Loss of traditional architectural features and materials, and loss of visual gap due to unsympathetic alterations and extensions;
- Loss of boundary walls and garden space in residential areas for hard standing, front lightwells and vehicular parking and hard surfacing.
- Lack of coordination and poor quality of street furniture and paving. .

- Poor quality and disproportionate roof additions
- Use of poor quality products in building works such as UPVC, roofing felt and GRP products

Opportunity for Enhancement

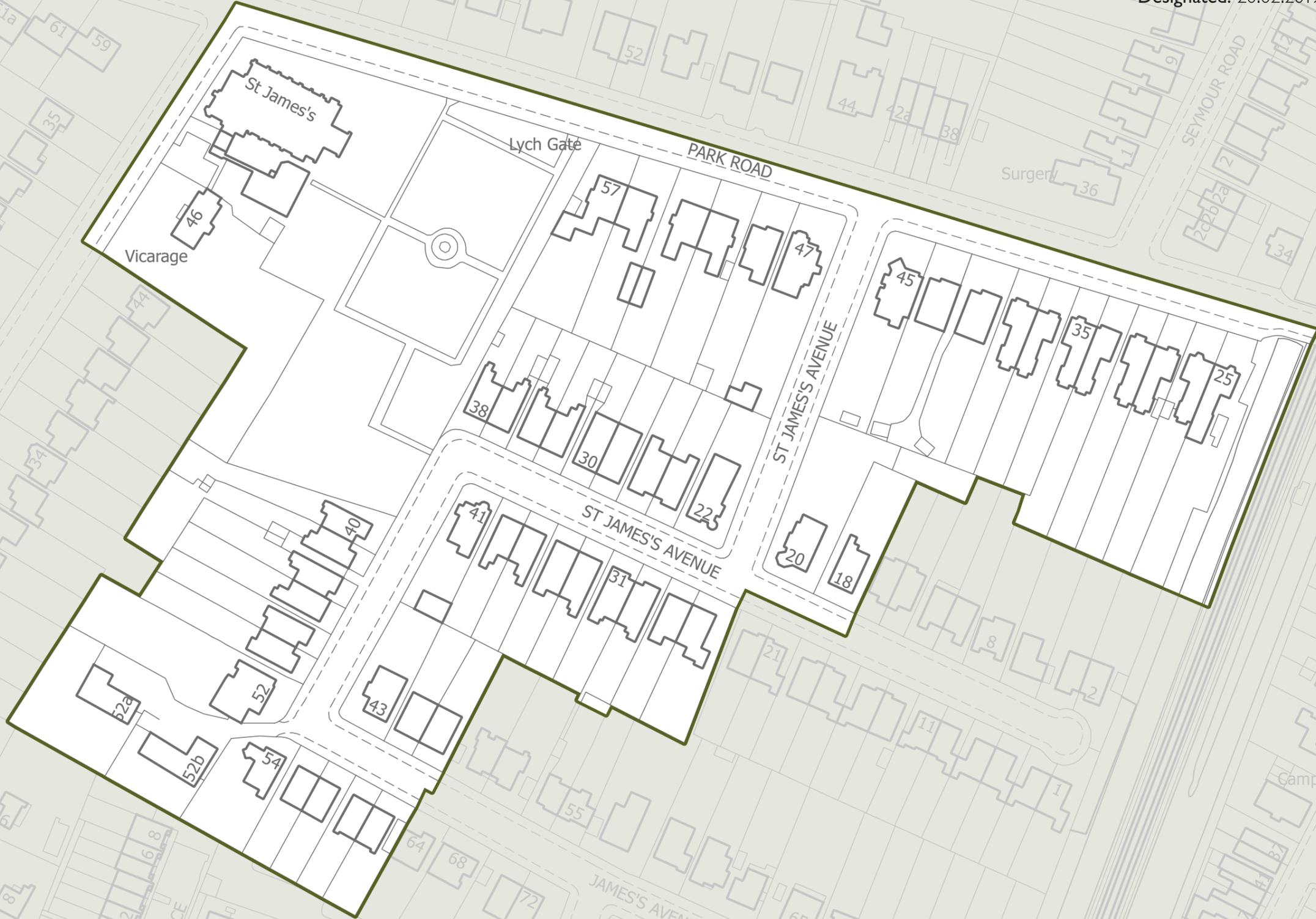
- Preservation, enhancement and reinstatement of architectural quality and unity that is preferably based upon historic evidence;
- Seek the reinstallation of boundary treatment and front garden planting alongside planning applications for refurbishment and seek that any lightwells are placed to the side and rear of properties and that hard standing is reduced;
- Preservation of visual gaps between properties;
- Coordination of colour and design and improvement in quality of street furniture and paving
- Improvement of highways conditions and pedestrian crossings, and rationalisation of existing signage and street furniture;
- Seek to encourage good quality and proportionate design and better quality materials that are sympathetic to the period and style of the building.

Scale: N.T.S.



**CONSERVATION AREA No.82
ST JAMES AVENUE**

Designated: 20.02.2019



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