



# Building of Townscape Merit

## Assessment for Proposed Designation

### Timber bus shelter, High Street, Hampton Hill

### Consultation Draft

June 2022

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Planning

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### **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	Timber bus shelter, High Street, Hampton Hill, Richmond
Description	<p>Timber bus shelter:</p> <p>Hipped roof of timber tiles supported on timber brackets to front, timber weatherboarded walling to rear and lower halves of side elevations, with sides open to elements at upper halves. Structure atop concrete foundation also serving as flooring.</p> <p>Date of construction unknown.</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 structure is a clear example of good craftsmanship and design in timber that provides commuters with a simple, yet visually pleasing and functional bus shelter.</p> <p><i>(e) Form part of a distinctive and cohesive group of buildings.</i></p> <p><i>(f) Retain its original architectural interest and integrity, and not subject to insensitive alterations.</i></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> The timber bus shelter is an unusual and picturesque landmark at the south end of the High Street, within the Hampton Hill Conservation Area. Located at the junction of High Street and Uxbridge Road, the design is one that would more often be expected in a rural setting yet is very much in keeping with its surroundings. This end of the Conservation Area is characterised by its open green spaces and trees, with the presence of Pantile Bridge open space to its rear and long views over Bushy Park and Longford River to the front. The simple materiality and design of the bus shelter complements the character and represents a positive contribution to the streetscape and wider Conservation Area.</p>
Recommendation	Designate as a Building of Townscape Merit

Timber Bus Shelter, High Street, Hampton Hill





















