



# Building of Townscape Merit

## Assessment for Proposed Designation

### 3 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	3 High Street, Hampton Hill, Richmond, TW12 1NB
Description	<p>Commercial unit with street-level shopfront located on the west side at the southern end of the High Street, within Hampton Hill Conservation Area.</p> <p>Nos.3-5 High Street are two commercial units contained within a singular detached property with residential accommodation at first-floor and attic levels above.</p> <p>The projecting shopfront has undergone alterations and is not original, yet retains sympathetic proportions, features and materiality (timber and glass).</p> <p>Painted timber pilasters frame shopfront; timber, multi-paned door to one side; masonry stallriser with four glass shopfront windows under multi-paned transom; vinyl fascia.</p> <p>Building has a pitched natural slate roof with brick chimneystacks having stepped brick corbel detailing. Stock brick walling to side elevations; roughcast render to front elevation; red brick detailing to quoins and window surrounds throughout, with those to front elevation more decorative. Original timber windows throughout; casements to front elevation with leaded, stained-glass transoms; timber sliding sashes to side elevations.</p> <p>Date of construction: c.1905.</p> <p>Note that no.5 is already a designated BTM.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i></p> <p><b><i>(b) Illustrates an important aspect of social or economic history or use.</i></b></p> <p>High Street Hampton Hill Conservation Area is predominantly characterised by its equal mix of commercial and residential properties that span the entire length of the High Street. From its inception right up to the present day, Hampton Hill has had a bustling urban core with numerous businesses located at street level and residential accommodation above.</p> <p>Located at the very southern end of the Conservation Area, no.3 marks the first such commercial unit when approaching from the south (direction of Hampton) and is a reflection of one of the defining characteristics of the Conservation Area.</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></p>

	<p>No.5 – part of the same detached building – is already a designated BTM; therefore, both buildings should be afforded the same status in order to encapsule the entire building.</p> <p>No.3 is the first commercial unit when approaching from the south (direction of Hampton) and plays its role in the wider Conservation area as one of a large group of historic street-level commercial premises with residential accommodation above.</p> <p><b><i>(f) Retain its original architectural interest and integrity, and not subject to insensitive alterations.</i></b></p> <p>The shopfront to no.3 has undergone some alterations and is not original, yet retains sympathetic proportions, features and materials (timber and glass). The rest of the property, however, has retained much of its original aspect and materials, most notably the original windows throughout.</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	Designate as a Building of Townscape Merit

3 High Street, Hampton Hill



House & Shop, High Street, Hampton Hill.  
for Mr. C. J. H. Stockwell.

Front Elevation

Back Elevation

Section C.D.

Ground Plan.

First Floor Plan.

Section A.B.

Scale 8 feet = 1 inch

June 04.

June 04.





















