



Building of Townscape Merit

Assessment for Proposed Designation

101-111 High Street, Hampton Hill

Consultation Draft

June 2022

Planning

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	101-111 High Street, Hampton Hill, Richmond, TW12 1NJ
Description	<p>A terrace of 6 commercial units with street-level shopfronts and residential accommodation at first-floor and attic levels, located on the west side of High Street at junction with Windmill Road.</p> <p>The shopfronts have undergone alterations, yet retain sympathetic proportions and features, with original glazed tiled pilasters and masonry console brackets between shopfronts.</p> <p>The terrace has steeply pitched natural slate roof with brick chimneystacks having stepped brick corbel detailing. Flat-roofed dormers to front roofslope, containing mixture of uPVC casement and sash windows.</p> <p>Stock brick walling to all elevations; red brick detailing to quoins and window surrounds throughout, with those to front elevation more decorative. Chamfered corner to southern corner of terrace (No.101).</p> <p>Replacement uPVC windows throughout.</p> <p>Date of construction: c.1910.</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>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>This terrace is a reflection of this defining characteristic 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><i>(e) Form part of a distinctive and cohesive group of buildings.</i></p> <p>Nos.101-111 is one of a number of purpose-built terraces along the High Street, each of which plays its role individually, but also as one of a larger group of historic street-level commercial premises with residential accommodation above, which characterise the High Street and wider Conservation Area.</p> <p><i>(f) Retain its original architectural interest and integrity, and not subject to insensitive alterations.</i></p>

	<i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i>
Recommendation	Designate as a Building of Townscape Merit

101-111 High Street, Hampton Hill









