

# **HAMPTON PARK CONSERVATION AREA**

## **APPRAISAL**

June 2006



# **Hampton Park Conservation Area**

## **1. Introduction**

- 1.1 Hampton Park lies to the east of Hereford's city centre beyond the Hereford to Cardiff railway line and is centred on Hampton Park road. The River Wye forms its southern edge and the landform rises steadily as you go northwards. Its northern boundary is more loosely defined by the garden boundaries of large properties on the north of Hampton Park Road. Originally its suburban qualities comprised large houses set in their own gardens. As such the density of development was low and many mature trees and vegetation surrounded its buildings.
- 1.2 Hampton Park was designated a Conservation Area in 1969. Its special character and architectural interest was defined at that time as comprising houses from a range of age and styles within a planted environment.
- 1.3 The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful the process requires the preparation of an appraisal to define what is special, thereby warranting the status of a conservation area. This should also form the basis for making decisions about the area's future ensuring its character and appearance is taken properly into account.
- 1.4 An appraisal has now been carried out to review its special qualities; in particular, in the light of changes since the conservation area was originally designated. The scope of the appraisal has included reviewing whether new areas might be added to or some parts removed from the designation. At this stage, however, any proposals for boundary changes are put forward as the basis for further discussion and consultation. Any decision whether to change the boundary of Hampton Park Conservation Area will be taken at a later stage in association with the consideration of any management proposals.

## **2. Planning Policy Context**

- 2.1 There is a considerable amount of policy published by a range of sources about the use of and approach to designating conservation areas. A bibliography of useful publications is given at the end of this document.
- 2.2 Herefordshire Unitary Development Plan (UDP) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County including within the Hampton Park area of the City.
- 2.3 The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5) and how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and help avoid the inclusion of areas that would not be in keeping with the special character of the area. A conservation area is a definable area of special character and architectural interest. The criteria within that policy are reflected in the analysis that follows in this document.

2.4 Hampton Park is defined as an 'Established Residential Area' within the confines of Hereford City and the UDP's housing policies are relevant (Policy H1). These cover such matters as design and density. However, no sites above 1 hectare are proposed for development within the Conservation Area and consequently there is no requirement to achieve the highest density of housing that might otherwise affect its particular character (Policy H15). Subdivision of properties may, nevertheless, be permitted but there are safeguards to protect the amenity and general character of the area (Policy H17). A large area just within the northern boundary to the west of the Conservation Area is protected from development as an 'Open Area and Green Space' (Policy HBA9). A number of the larger gardens to properties bordering the River Wye are Sites of Interest for Nature Conservation (Policy NC4). An area to the east of the Conservation Area is similarly designated while also being safeguarded as open space (Policy RST4).

### **3. Summary of Special Interest**

3.1 Hampton Park Conservation Area is an elegant and mature suburb with many fine villas within a designed landscape dating from the 19<sup>th</sup> and early 20<sup>th</sup> centuries. As such it represents a notable and significant part of Hereford's architectural development and historic heritage.

### **4. Location and Setting**

4.1 The landscape of Hampton Park makes an important contribution for the eastern approach to the city beyond the Hereford to Cardiff railway line and its focal point is the Hampton Park Road. This is the main road between Hereford and Mordiford, which loops around Eign Hill above the flood plane of the River Wye to the south giving the settlement a linear pattern. This situation has given the large mansions a south facing aspect at their various elevated locations on Eign Hill above the river Wye which forms the southern boundary of the conservation area.

### **5. Historical Development and Archaeology**

5.1 The dogleg field boundaries in the 1802 map of the city suggest that the land was common arable farmland during the middle ages before being enclosed. There is one historic feature of note an oval shaped earthwork known as Scots Hole, which is located on the high ground overlooking Old Eign Hill Road. This may have been part of the siege works constructed by the Scots army when they were besieging Hereford for the parliamentarians during the Civil War in 1645. However it could have an earlier date. The importance of this earthwork is unknown but it is located at the end of the Row Ditch earthworks and would have offered good views of the surrounding area.

5.2 In 1802 Hampton Park lay to the east of the City of Hereford and was part of the township of Tupsley. However on a map from this period there are 3 buildings shown Eign, Vineyard (which presumably gave its name to Vineyard Road) and Litley. However the layout of the streets appears to have been influenced from this time. Old Eign Hill Road is the main road and this is probably why it has become sunken hollow way like many of the narrow roads that wind through the Herefordshire countryside. The current Hampton park road would also appear to follow field boundaries for a large part of its length.

5.3 The most significant development, which shaped the character of the area was that of expansion in the mid 19<sup>th</sup> century. During this period the wealthy citizens

of Hereford built grand town houses on the hillside usually above the Hampton Park Road. The earlier part of the scheme was centred around St Margaret's Road and laid out in 1862 by Elmslie, Franey and Haddon. Following this Hampton Park Road was developed initially in an Italianate style. These large houses with their gardens gave the area a semi-rural character with views south over the Wye and open space and a dairy to the north. It is possible that many of the houses were constructed of brick from the nearby Hampton Park Brick and Tile Works, which was located further north on the other side of the Eign Hill.

- 5.4 During the later half of the 20<sup>th</sup> century large new housing estates were laid out to the north and east of the villas. This resulted in the loss of the Dairy and the adjacent farmland. In addition a number of plots were sub divided and some infill development took place whilst additional infill development took place to the west.
- 5.5 This settlement is linear on an east-west alignment and stretches along Hampton Park Road. The earliest buildings seem to have been located along the Old Eign Hill Road at the top and bottom of the hill. However Litley and Vineyard, which appear to have been early properties with relatively large grounds took advantage of the area in the 18<sup>th</sup> century.
- 5.6 The settlement pattern developed with the expansion of the city to the east in the 19<sup>th</sup> century. This new housing filled in the gap between the old road to Mordiford (Old Eign Hill Road) and the new more direct road (Hampton Park Road). The service access to the villas was provided to the rear with the insertion of Clyst Lane highlighting the new developments grand status and the social standing of the residents. The houses were set in extensive grounds and these large plots with generous space between the houses created the green suburban low density feel that characterises the area today. However a number of the large gardens and plots have been subdivided and used for the construction of modern housing increasing the density. New housing estates were constructed to the east and north and these are generally much higher density, more insular and do not look out onto Hampton Park Road.

## **6. Spatial Analysis**

- 6.1 The character of place is still defined by the relatively large gardens of the mansion houses that border the principle roads. This is enhanced by the mature planting, which gives vertical emphasis and provides a barrier between the road user and the house occupier. However this also means that views into and out of the area tend to be limited to the line of the carriageway despite the undulating topography. As such the principal views out of and into the conservation area are channelled along the main through road. Some important views can be found within this area. The most spectacular of which is the view over the medieval city from the corner of St. Margaret's Road and Hampton Park Road which suddenly appears for a brief moment before the road descends into the Victorian suburbs. At this point and for the short elevated section of Hampton Park Road views can be glimpsed across the Wye to the green fields and hills beyond. Surprisingly for a site so close to the river it is never visible or apparent in the conservation area.

## **7. Character Analysis and Appearance**

### Definition of Area

- 7.1 This is an area of Victorian and Edwardian suburban housing containing large villas in extensive plots and therefore there is a low density within the area. The villas are imposing and generally very grand. This group is important because it shows the range of styles that went in and out of favour over the period and unlike other sites where only one style was used the full range of villa styles can be found in Hampton Park Conservation Area. The earliest popular style, which can be found is the neoclassic design of Litley Court 1850's and this can also be seen in the Georgian style Salmon Inn although it is not a symmetrical form as a number of extensions have been built. A style that quickly became popular following the construction of the Houses of Parliament in 1840's was the Neo-gothic and 15 St Margaret's Rd and 26-28 Hampton Park Rd are good examples of this style with the steeply pitched roofs and quality detailing. The main Victorian development numbers 27-41 Hampton Park Rd and the Clyst. The housing is of an Italianate style with there shallow concealed roofs, towers particularly on the Clyst and window details. The villas in particularly 27 and 41 appear to be very grand and formally detailed including imposing verandas. The later style of half timbered buildings which are reminiscent of an age before industrialisation are provided by number the Croft and Hampton Park Grange. These buildings though are more a mix of styles and features from differing ages can be found within the design such as Tudor style chimney pots, Jacobean windows and neo gothic barge board details. This is important as it shows the break down of historicism where the architect followed the rules of Neoclassical, Italianate and Neo-gothic into an acceptance to mix and match elements from different periods of history to give a complete composition. This eclectic mix of differing styles allows us to appreciate the important architectural developments of the period within a small area and similarly sized properties.
- 7.2 West of Litley Court the landscape has aspects of formality with brick boundary walls topped with mature planting. This continues to the Salmon Inn where a distinct urban inner city development begins and all boundaries are hard surfaces with limited planting. This means that the conservation area is relatively enclosed with very few views in or out. Hampton Park Road and Vineyard Road are wide and imposing streets, which allows an abundance of natural light to brighten the area. The result is a strong emphasis on public/ private space as the buildings are partially hidden from view and do not impose themselves upon the streets.
- 7.3 The Victorian/ Edwardian design is highlighted with important tree specimens planted throughout the development, which provide landmarks, visual terminations and define vistas throughout the Conservation Area in a manner similar to that employed in the design of country parks.
- 7.4 Old Eign Road is narrower and tunnel like with trees whose canopies close over the carriageway creating a more intimate and rural environment. St. Margaret's Road is a mixture of the two as the carriageway is wide but it is overhung with mature trees creating a more private and sheltered feel. This means that off the main Hampton Park Road the area has a quiet secluded feel.
- 7.5 To the east and north the modern housing estates have a much more dense layout however the buildings are smaller and there is less planting giving a much more open aspect.

#### Heritage Assets

- 7.6 The area contains 4 Listed Buildings and although it has no Scheduled Ancient Monuments, 2 monuments of local importance are recorded in the Sites and

Monuments Record (See Appendix 1). Nine locally important buildings have been identified (see 7.7 below). Presently there are 6 Tree Preservation Orders each covering substantial numbers of trees within the Conservation Area.

### Buildings of Local Interest

7.7. The following unlisted buildings are considered to make a positive contribution to the special architectural and historical interest of the Conservation Area:

- The Salmon Inn - A late Georgian house that seems to have been re-fronted. Brick built 3 storey symmetrical with later extensions and coach house.
- Llanwye, St Margaret's Rd - A substantial Elizabethan style house brick built 2 storey.
- 15 St Margaret's Rd - Tall Gothic house 2 storey and attic stone steep tiled roofs.
- Coach house to 4 St Margaret's Rd - 2 storey brick built with banding interesting roof with ornate louvered vent above.
- The Clyst, Vineyard Rd - Italianate Villa 2 storey with tower.
- 26/28 Hampton Park Rd - Possible early core but redeveloped in 1862 in a gothic style with steeply pitched roofs. 2 storey highly detailed features.
- 41 Hampton Park Rd - very grand 3 storey Italianate Villa brick and stucco ornate veranda.
- Hampton Grange, Hampton Park Rd - Half timbered house brick ground floor Edwardian domestic revival style 2 storey designed by Nicholson and Hartree for Mr Hewitt who was the owner of the nearby tile works. There is number of later extensions.
- 59 Hampton Park Rd - 1903 Prominent villa 3 storey symmetrical by WW Robinson. Timber framing in apex of bay window gables steeply pitched roofs brick.

### The Public Realm

7.8 There is little in terms of public realm within the Conservation Area except for the highway, which has no particular unique features. Street furniture throughout the area is standard and there would not appear to be many if any original features surviving. The main features of interest are the cast iron post box, which is in a good condition, and the mile marker.

### Boundary Treatments

7.9 The boundary treatments are semi formal with low brick walls, which may have originally been topped with iron railings. A standard pattern of detail seems to have been adopted for the boundaries of the large mansion houses to the north of Hampton Park Road between Vineyard Road and Halbrook Close. This involved the construction of a low wall, which then stepped out about half a bricks width and then extended two courses before being capped by angled bricks. This originally was topped with a decorative iron railing. However the railings have been removed and many of the houses are hidden from the road by large areas of mature planting. There is an exception to this standard form, which can be found at the western edge of the conservation area. Stonewalls surround the properties bordered by Hampton Park Road, Vineyard Road and St. Margaret's Road. This extends west along Hampton Park Road to the boundary of the Salmon Inn and stone walls can also be seen on the north side of St. Margaret's Road and in portions of the western end of Old Eign Hill Road.

### Contribution of Green Space and Biodiversity

- 7.10 The quality and quantity of mature trees and hedges are one of the most important aspects of this conservation area and are an important aspect of the definition of the sense of place. In some locations these important specimen trees have been recognised and protected using tree protection orders.
- 7.11 The other important landscape that can be found is that of wild relatively unplanned landscape which is located at Old Eign Hill Road and the bottom of St Margaret's Road. It has resulted in a green barrier, which rises up and over the road creating a quiet secluded countryside like area.
- 7.12 The adjacent River Wye is both a Site of Special Scientific Interest and a Special Area of Conservation. Management of the riverbank in a sensitive manner is important to the integrity of these nature conservation designations.

### Neutral and Intrusive Elements

- 7.13 The modern housing developments within the north and eastern portions of the Conservation Area have adopted a different style of layout to that which forms the general character of the Conservation Area.

## **8. Pressures and Capacity**

- 8.1 There are pressures for development within any urban area. Within Hampton Park, the large curtilages offer potential for subdivision and demolition for replacement at a higher density. There has been some evidence of the former in the past, within the larger plots.
- 8.2 Similarly, such pressures affect important landscape features both at the time development is proposed, and subsequently as trees are seen by occupants as a nuisance.

## **9. Issues**

### General area

- 9.1 Large scale housing developments have taken place since the designation in 1969 and these are not in keeping with the original large Victorian Villas, which were the core of the area. These are not of a special historical or architectural interest. There removal so that the conservation area retains a coherent special architectural character, should be considered.
- 9.2 It would appear that a number of Villas on the east side of Vineyard Road are of an interesting character and it would be recommended to include these in the Conservation Area.
- 9.3 Despite being protected in the UDP there may be pressure to develop the open space to the north of the villas and the south of the former dairy within the northern boundary of the Conservation Area. The fact that the site falls within Hampton Park Conservation Area will influence whether it could be developed as a consequence of any review, and if so, in what form. Is this an issue that needs to be addressed in the future?

9.4 Infill development and sub-division of plots would be detrimental to that character of the Conservation Area. This is particularly important to properties on the south of Hampton Park Road that back on to the River Wye. Should further guidance be set out on this matter?

9.5 There are features such as windows, doors, external materials, boundary features that are important to the character of the Conservation Area. To what degree should they be protected?

#### Possible Enhancement Works

9.6 There are a number of features within this conservation area, which could be enhanced with some improvement works.

- Improvements to the boundary walls particularly along Hampton Park Road. This could result in the stabilisation of the brickwork and possibly the restoration of the iron railings.
- Introduction of a more sensitive street lighting scheme and the removal of the current concrete and metal conventional lighting that is currently within the conservation area.
- Planting of additional hedging to fill in the gaps, which are currently experienced particularly close to a number of areas of new housing.
- Surface treatments more in keeping with the historic buildings of the area particularly between St. Margaret's Road and Halbrook Close.
- The age profile of trees is becoming a concern and a phased programme for planting new specimen trees should be promoted so that the area can keep these important features in the longer term.

#### **Sources**

*Department of National Heritage* - Revised List of buildings of special architectural or historical interest City of Hereford 1990.

*Duncomb J* - Collections towards the History and Antiquities of the County of Hereford 1997.

*Herefordshire Council* - Herefordshire Unitary Development Plan.

*Speak M.* - Victorian and Edwardian Buildings in Hereford 1837-1919 2006.

*Department of the Environment/Department of National Heritage* – Planning Policy Guidance Note 15: Planning and the Historic Environment (1994).

*English Heritage/Planning Advisory Service* – Guidance on Conservation Area Appraisals (Draft 2006)

## **Appendix I – List of Heritage Assets**

### **Listed Buildings**

Grade I – Buildings of national importance and exceptional interest  
(only around two percent of listed buildings)

#### **None**

Grade II\* - Particularly special and important buildings (around four percent of all listed buildings)

#### **Number 27 Hampton Park Road (Plas Gwyn)**

Grade II –

#### **Number 36 Hampton Park Road Number 36 Hampton Park Road Coach House Litley Court**

### **Scheduled Ancient Monuments**

#### **None**

### **Archaeological Sites of Local Interest**

Regionally or locally importance Sites on the Herefordshire Scheduled Monuments Record:

#### **Scots Hole The Mile Post**

### **Tree Preservation Orders**

The following Tree Preservation Orders have been made to protect trees within the Conservation Area. It should be noted that each Tree Preservation Order covers a number of trees, specified either in groups or individually within the particular Order.

- TPO 016 (Hereford City TPO 4) – Hampton Dene Estate.**
- TPO 077 (Hereford City TPO 22) – Litley Orchard, Gorsty Lane.**
- TPO 233 (Hereford City TPO 56) – Eigne Croft, Vineyard Road**
- TPO 237 (Hereford City TPO 53) – Land Adjacent to Litley Court.**
- TPO 242 (Hereford City TPO 55) – Hampton Grange, Hampton Park Road.**
- TPO 326 (Hereford City TPO 92) – Hampton Green, Old Eign Hill.**

