

Kings Arms Hotel, Hampton Court Initial Heritage Report

February 2018



Built Heritage
Consultancy

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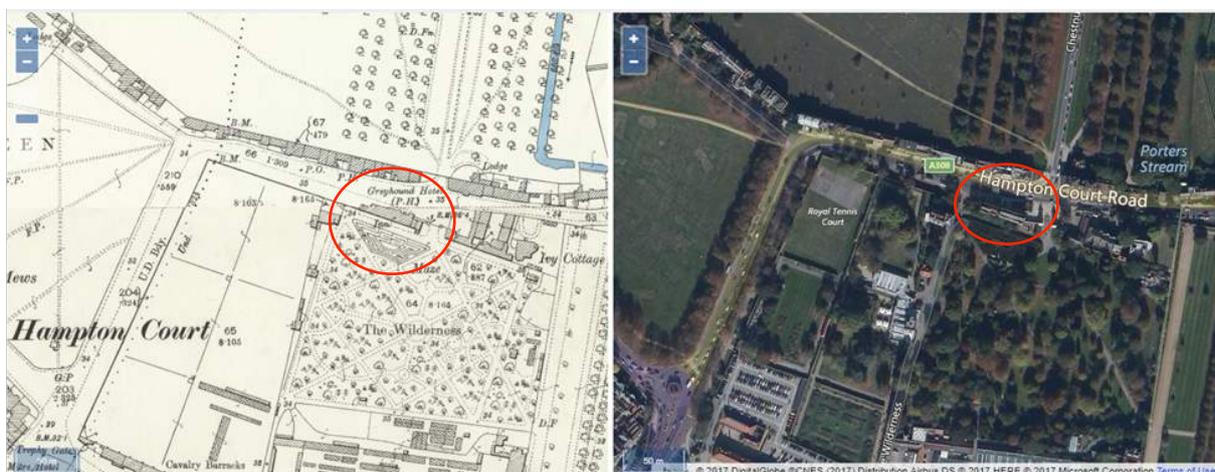
1.0 Introduction

1.1 The brief

The Built Heritage Consultancy was approached by Tom Darwell-Smith of Keystone Planning to provide an initial heritage appraisal report to analyse the fabric of the building, and its setting adjacent to other heritage assets and research its history in the local archives, to be able to show the evolution of the building and therefore the different significance of the elements of the building to assist the development of the proposals for upgrading the building as a boutique hotel.

1.2 The Site

The King's Arms sits outside the north boundary wall to the Hampton Court Palace park on Hampton Court Road, the historic route to Kingston, but just west of the Lion Gates entrance to that park where the historic processional route crossed the Kingston road to enter Bushey Park to the north. It was a coaching inn which became a celebrated hotel in the 19th century and has continued in this use, but with less emphasis on the accommodation side since then. The building is built onto the boundary wall and consists of two elements, a 2½ storey main building with 2 storey bows and a lower 2 storey part which always was the service range, and it is attached to a third building which used to be part of it but is now offices.



Location of The King's Arms from the Ordnance Survey 1914 25" to the mile and a present day satellite image

1.3 The Report

This report draws on information provided by a member of the Historic Royal Palaces at the Hampton Court Palace and Richmond Local Studies. It should be read in conjunction with the evolving proposal drawings by Cato Creative and the planning statement from Keystone Planning. It is envisaged that this report will support an initial application for internal works and a later, fuller Heritage Statement will support these works and more extensive structural works and external alterations which are being developed.

2.0 Understanding

In accordance with the National Planning Policy Framework paragraph 128, those proposing alterations to a listed building are required to demonstrate an understanding of the heritage asset, to inform the design of the work so as to minimise impact on the special interest of the building.

2.1 History and Development of the Site

This part of London was in the County of Middlesex and in the historic Parish of Hampton. The Manor belonged to the Order of the Knight Hospitallers of St Jerusalem until 1514 when it was leased by Archbishop of York, as he was then, Thomas Wolsey, who was made Chancellor by Henry VIII, and became a Cardinal in 1515. He built at Hampton Court perhaps the grandest of all houses in England at the time. This eventually led to his downfall even though in 1525 he made a present of the house and its furnishings to Henry VIII. The exact form of Wolsey's palace at this time is unknown. The palace sat in extensive lands with a deer park stretching from the palace east to the Thames bank opposite Kingston and Henry VIII added Bushy Park to the north and had the road from Kingston bridge laid out that ran between the two parks. Henry VIII spent as much time here and at Greenwich Palace as he did in London. The palace was used by subsequent monarchs with James I holding his Hampton Court Conference there in 1604 on church matters.

Under the Commonwealth from 1650 the palace was kept for Oliver Cromwell's use, though many of the contents were sold off and leases granted for some of the outlying pieces of land. This is particularly relevant in this case because the strip of land between the walls of the two parks where it was widest to the east of Hampton Green, was leased to people to build. In 1658 a lease on the piece of land on which the Kings Arms is sited was sold to the Spurling sisters.

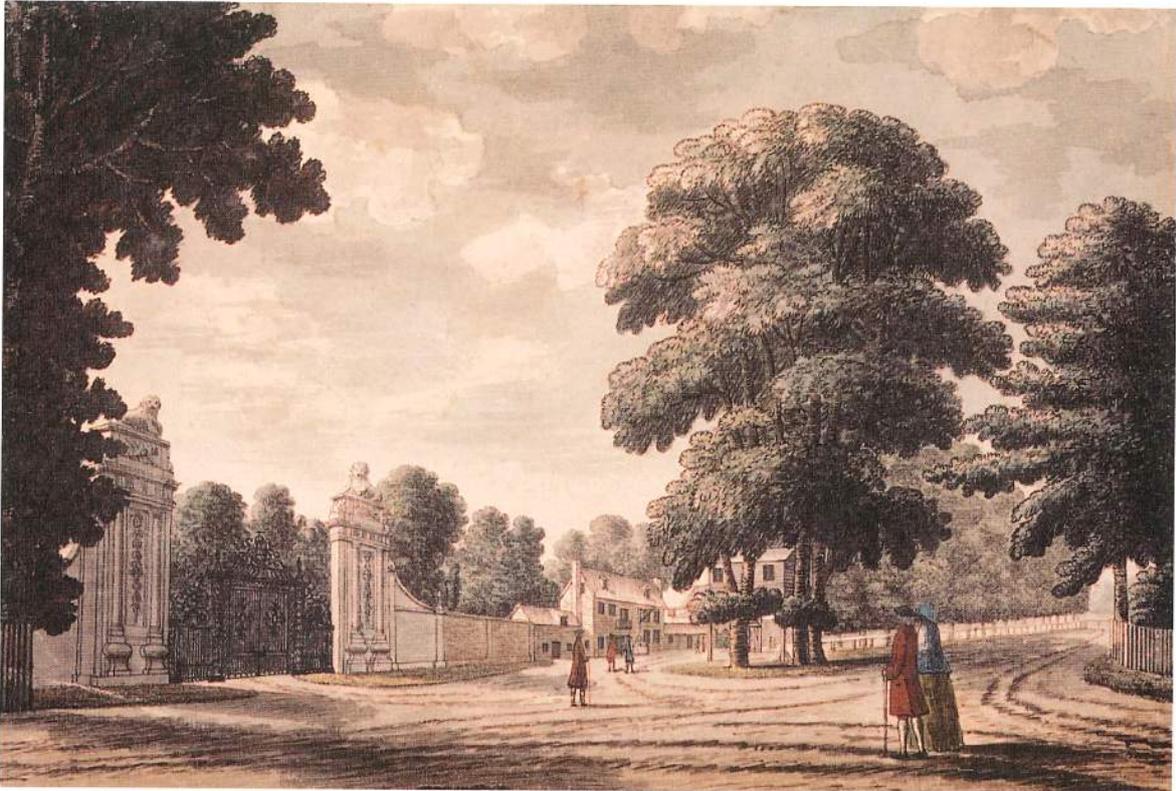
After the Restoration, Charles II's interests were in laying out and planting the gardens and park at Hampton Court while he planned new palaces at Whitehall and Greenwich. William & Mary, however did not like Whitehall or St James's, and while they built Kensington Palace, they also planned to continue the rebuilding of Greenwich and to rebuild Hampton Court as their Versailles. Sir Christopher Wren started work in 1689, planning a complete rebuild. New State apartments were built around the Fountains Court, creating the new east and south elevations to the park and river. This extensive work required a large cadre of builders and skilled craftsmen, who had to be accommodated nearby, and the origins of the Kings Arms are as an inn for those workmen. When William II died work slowed down but continued with the fitting out and decoration of the new interiors into the reign of George II. Each of the Monarchs spent some time at Hampton Court, but George III hated the place and refused to even visit. The former court lodgings became 'grace and favour' apartments to servants of the Crown. Queen Victoria in 1838 agreed to the opening of the State Apartments to the public.

From the early 18th century the buildings around Hampton Court on Hampton Court Road and Hampton Green served the palace community as well as those travelling on the coaching routes

from London via Kingston to the west and south west. The arrival of the railways killed coaching. The Kings Arms had to find new clientele and so the public visiting the palace and the growing number of sporting venues in the area provided new markets. The present building dates from this period and it was Samuel Redford and his son-in-law William Luce who rebuilt the Kings Arms and saw it become a hotel and restaurant serving visitors to Hampton Court and to the various sporting events in the area. Subsequently, the hotel was acquired by Hodgson's and then Courage and finally Hall & Woodhouse who all carried on with the uses in the building. Though it was on the far side of the Palace from the bridge to East Molesey and the railway, the road from Kingston provided a main visitor route to the Palace and trams and buses were and are frequent on this road.

The Kings Arms

First mention of site is a last piece of land at Hampton Court sold by State in 1658 during Commonwealth. It was sold to the Spurling sisters, who may have used it for a beer house. With the construction of the new palace for William & Mary from 1689, the beer house would have had ample business and probably developed into an inn providing accommodation for the craftsmen working on the palace and its landscaping. The main works on the Palace stopped in 1709, and the building had to find new customers operation as a coaching inn. The first record of this is a poster for a coach service which stops at the Queens Arms Hampton Court dating from the 1730s. The first record of the name changing to the Kings Arms is in 1759.



1780s view of The Lion Gate and The Kings Arms from the Royal Collection courtesy of HRP

The first image of the building is from 1780 and shows a long building, with a single storey range at the Lion Gate east end. Two later views dating from 1790 and 1810 show the building above with added canted bays of two storeys and rendered.



1790s engraving showing the Kings Arms with the Lion Gate beyond courtesy of HRP

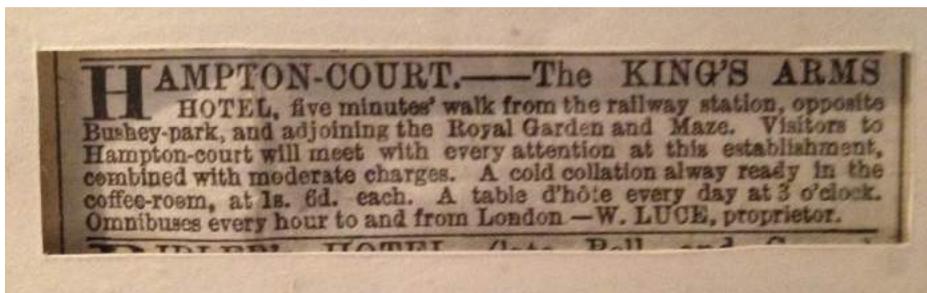


Drawing by John Claude Nattes 1810, in the Collage Collection

This strongly points to the building being rebuilt in the Regency style with segmental two storey bays in the early 19th century, but at present there is no documentary evidence to pin down the date of rebuilding. Through Tithe and Census records it is known that Samuel Redford was the Landlord there for a long period. He appears in Pygot's Directory of 1939 as Landlord and Postmaster by appointment to Her Majesty, and the 1841 census as living there aged 75 and his

daughter had married a William Luce who was by then the landlord. The Richmond Local Studies has a copy of the Hampton Enclosure Map 1814 by Keane Fitzpatrick which show the building with the canted bays. Its copy of the Tithe map of Hampton 1850 by E & GN Driver of Parliament Square appears to show the building outline with segmental bays.

The 19th century Kings Arms Hotel as rebuilt also had stabling on the other side of Lion Gate on Hampton Court Road, as shown in the picture below of the tram tracks being laid in c.1900. It served as a post office as well as a coaching in a place of refreshment for visitors to Hampton Court. In the 19th century records are limited but there is an advertisement from The Times for the Kings Arms Hotel, W. Luce Proprietor, and the Kings Arms Hotel features in Trade Directories.



Advertisement from The Times Monday 16 July 1849

Looking at the Directories for Kingston and Hampton Wick, William Luce ceases to be Landlord by 1885 when the Phillipson's directory lists G Moss as Landlord of the hotel and Posting House and Moss & Sharp at the Kings Arms Tap, but by 1890 the same directory has Sharp & Co running both establishments. The directories through the 20th century show a regular turn over of publicans.

The building was in the ownership of Hodgson's Kingston Brewery towards the end of the century, and they are mentioned in a record from Hampton Wick UDC for building works and in the Public Record Office Kew in 1906. The arrival of the tram in 1903 on the Kingston to East Molesey route gave an impetus to business encouraging Hodgson's Kingston Brewery to invest in the Kings Arms.



Workmen laying tram tracks outside the Kings Arms stables c.1902

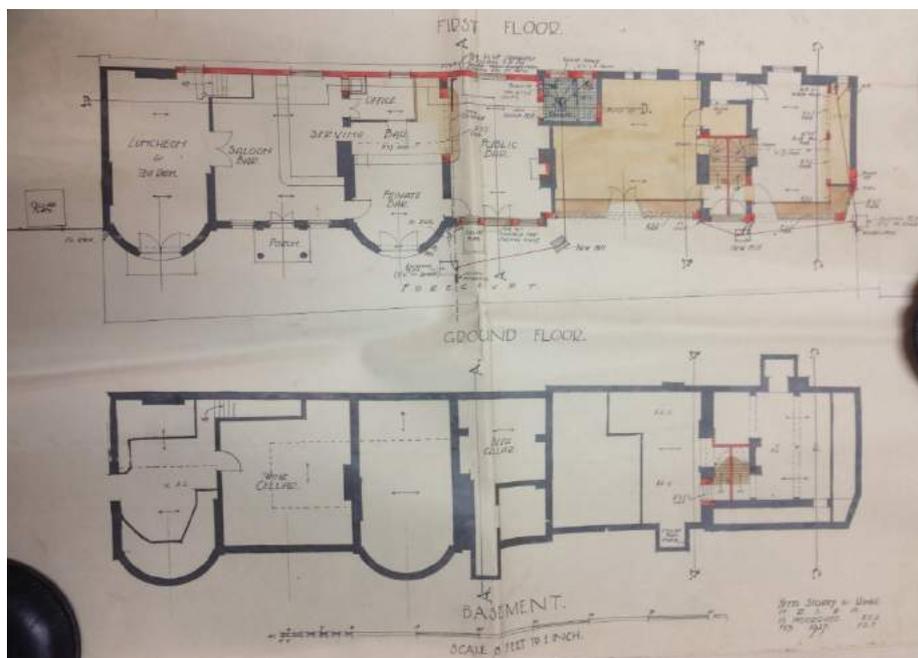
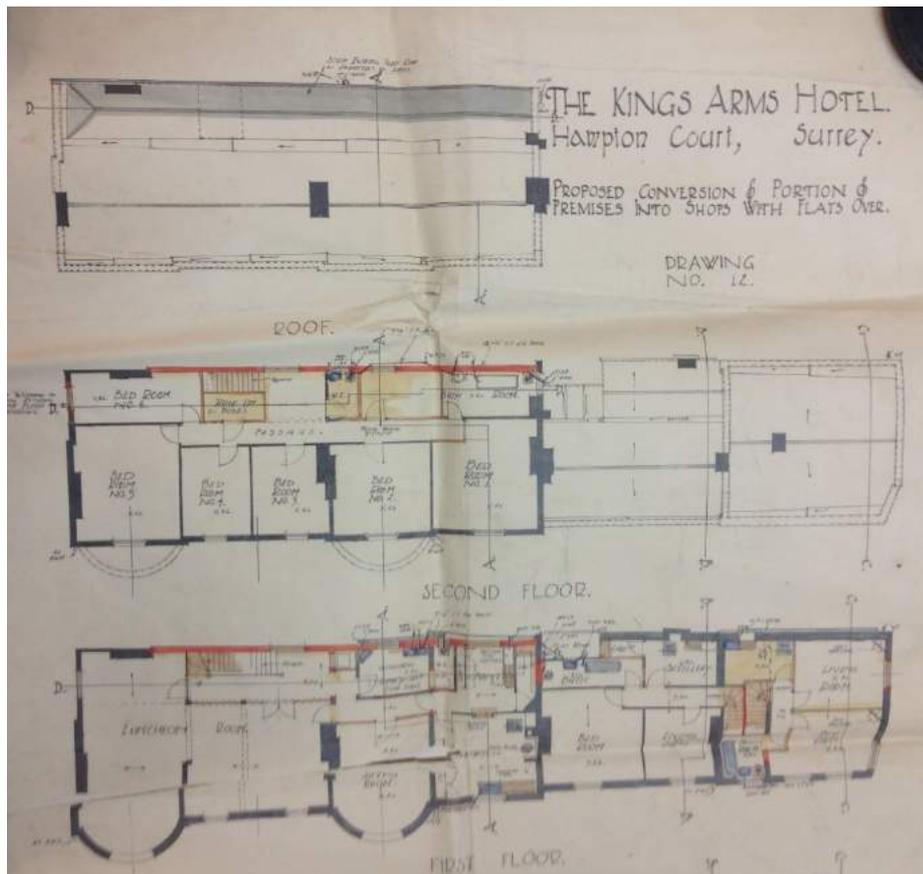


Postcard from the 1900s showing the Kings Arms with the tram that ran from Kingston to East Molesey til 1930s



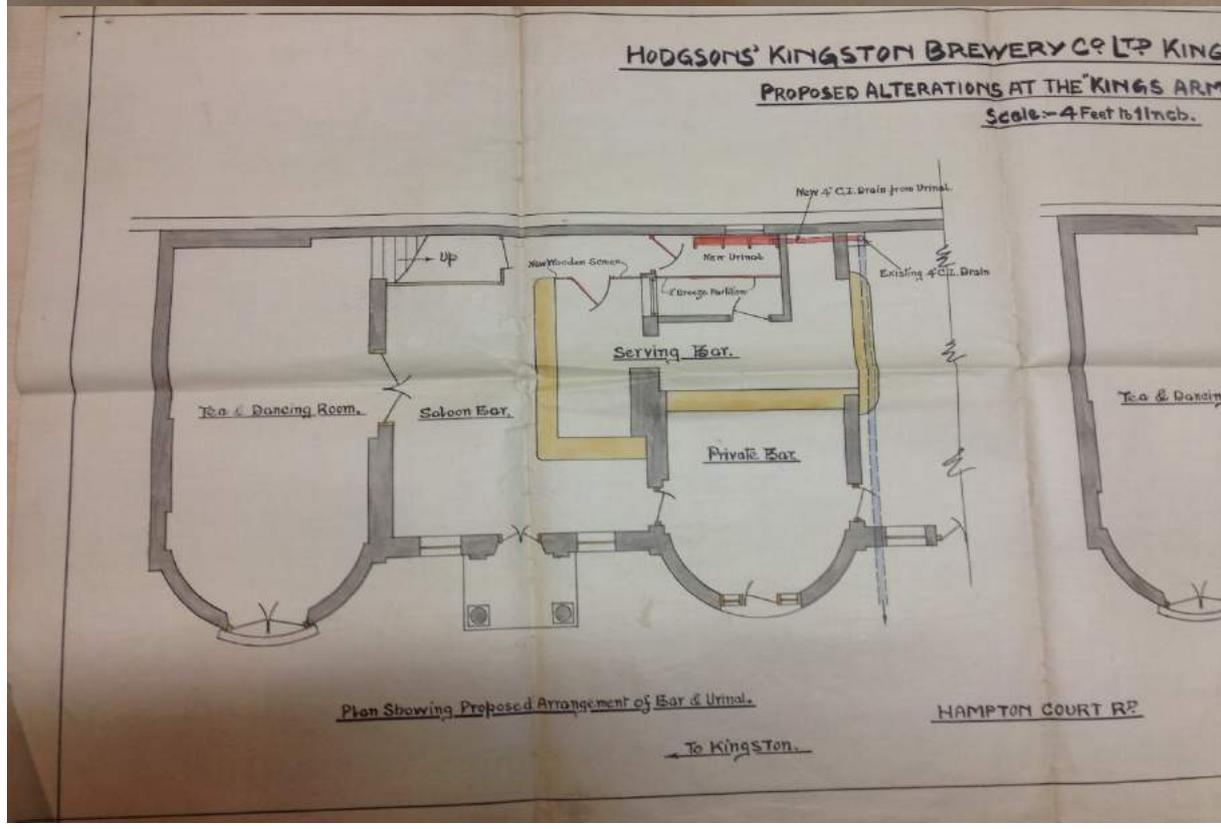
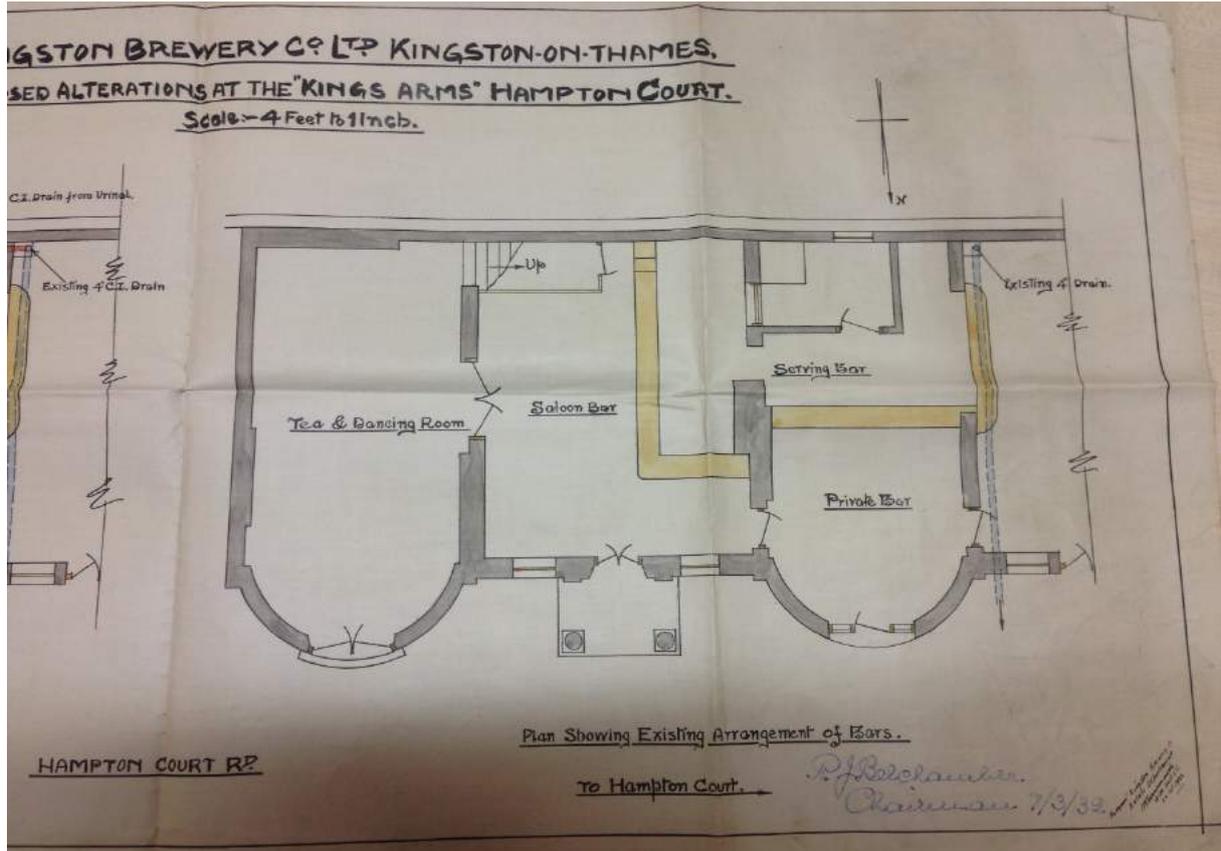
Cutting from the Richmond Comet in the 1990s showing the Kings Arms in 1910

In the early 20th century Hodgsons invested in their tied houses, rebuilding The Old Kings Head at the other end of Hampton Court Road in 1904-6, after the construction of the tram had required the demolition of the old building, and indeed the moving south of boundary wall of Hampton Court's Park all the way along. The same architects carried out major works to the Kings Arms in 1927. Messrs Yetts Sturdy & Usher of Moorgate produced the proposals to rebuild the rear, south wall, and change the plan in the areas behind it. They were also sub-dividing it by hving off the middle building to the west and the end building beyond for shops with flats over. It is also likely that they had the Kings Arms painted white over the fine early 19th century brickwork



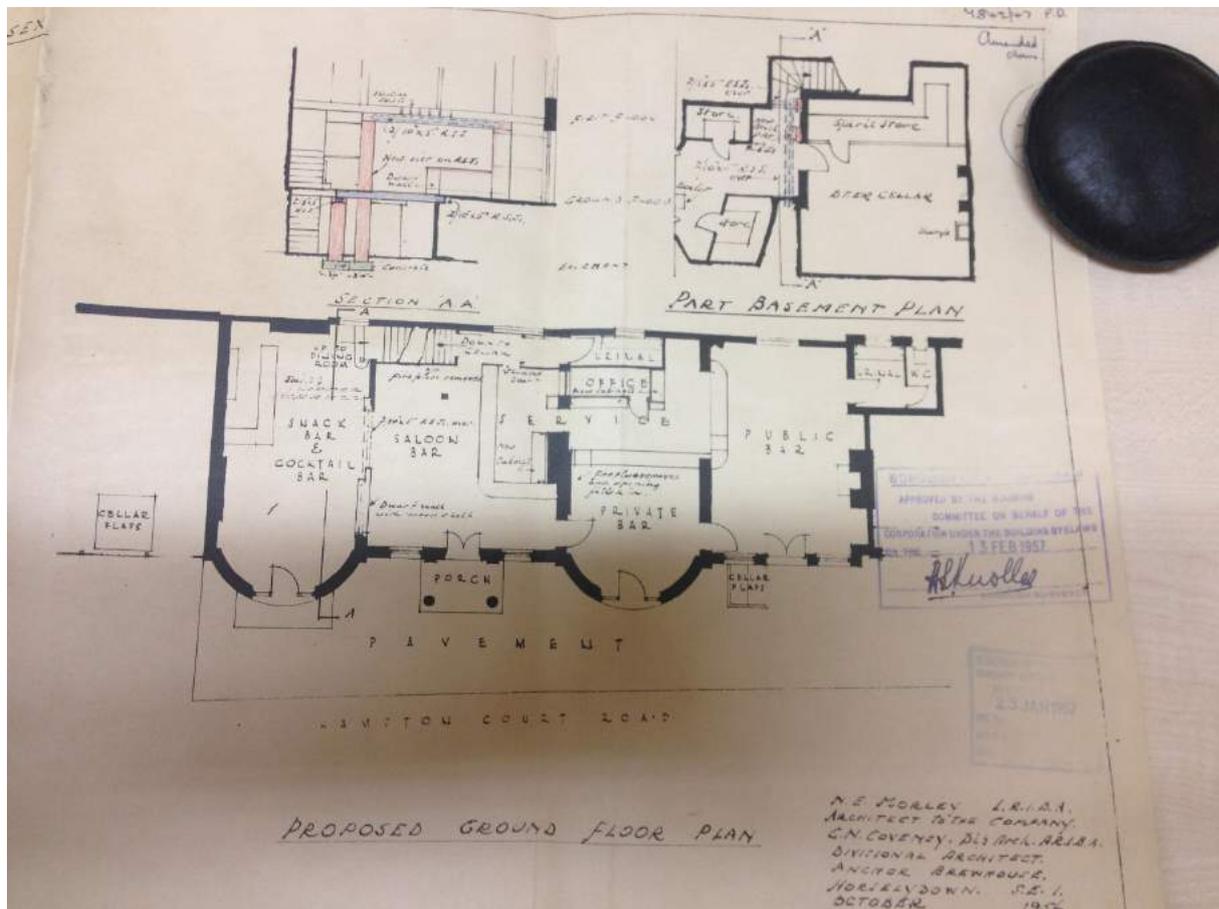
Plans of 1927 to rebuild the rear, south wall, and create shops and flats in the west parts

Evidently the conversion by Yett Sturdy & Usher did not provide all the facilities, because in 1932 Hodgson's own surveyor produced further plans for toilets on the first floor



Two halves of the Hodgson's Kingston brewery drawings of the 1932 alterations to provide further toilets

In 1942 Hodgson's Kingston Brewery was bought by Courage Ltd and the works of modernisation and change to the building continued with the widening of the opening to the east room from the saloon bar



Courage Brewery architect N B Morley's drawings for the opening up of the east bar into the Saloon Bar in 1956

In the last 50 years, the Kings Arms has been the subject of more regular refurbishments, including:

In 1981 the installation of fire escape measures that created lobbies on all floors and the escape route to an east door from the bottom of the staircase was approved;

In 1985 the exterior was redecorated, the roof was extended at the rear, windows overhauled and external advertising changed;

In 1995 the building was redecorated changes were made on the forecourt and advertising changed

In 2005 changes were approved to the door and window on the end wall and some internal alterations were approved too

In 2011 major internal changes were approved which moved the kitchens down from the first floor to the ground floor

2.2 Analysis of Kings Arms

The historic listed building and other heritage considerations

Like many buildings in hotel and public house use, The Kings Arms has been subject to many refurbishments, which have undoubtedly caused the loss of historic fabric each time and alterations to the plan form and therefore understanding of the building and the heritage significance that it possesses, or put another way, the special architectural and historic interest for which it was listed.

The building was listed Grade II in 1983 at the time that the whole of LB of Richmond was reviewed for its listed buildings. The description is brief and merely identifies the building.

Late C18. Whitewashed brick. Three storeys, 4 window front with one window addition to right. Two window centre with 2-storey segmental flanking bays with 1 x 3-light window on each floor. Central projecting early C19 porch with unfluted Doric columns.

It also sits in the Hampton Court Palace Scheduled Monument which will affect any excavation on or around the site. It backs onto the Hampton Court Grade I listed Registered Historic Park and Garden, and is in the Hampton Court Green Conservation Area which takes in the green to the west and all the area between the walls along Hampton Court Road.

These designated heritage assets will all be affected by any external changes to the listed Kings Arms, and the both the internal and external alterations will have some impact on the significance of the listed building.

Exterior

The building as described in the listing is the main part, an early 19th century 3 storey, 4 bay wide building that is two rooms deep. The front elevation has 2 storey segmental bays in the first and third bays with tripartite door on the ground floor and curved tripartite sash on the first floor. In front of the windows The bay between has projecting porch of two Doric pilasters and columns, and a frieze with wreaths. The porch has been glazed in. Either side of the porch are small 12 pane sashes. Above these are taller 12 pane sash windows. The 4th, west bay has a central doorway with narrow 12 pane sashes either side and a large 6 pane sash on the first floor. On the 2nd, attic floor are small, wide sashes of 8 panes, two small ones in the bay with the porch.

The roof is behind a low parapet with stone coping which rises up the gable at either end to gable end chimney stacks. There is a ridge stack between the 3rd and 4th bays, to the west of the porch. The whole building, which is built of fine stock bricks was painted in the 20th century and photographs show the building as it was in 1900.

The attached building to the west is a low 2 storey, 3 bay building that records show was The Kings Arms Tap, or beer house. It has 20th century shop fronts on the ground floor and three 8 pane sashes over. Above these is a tall parapet with a raised sign with the painted words The

Kings Arms. Attached to this building is a mid 19th century 3 storey building that was formerly part of the hotel.

On the rear, south elevation, the building is built against the wall around Hampton Court Garden. This whole elevation was rebuilt in 1927 and it was probably the surviving wall of the late 17th century original building on the site. The boundary wall is a mix of 17th to 19th century brickwork. The wall of the building is covered in a render and all the windows are 20th century metal casements. There is a flowerbed with large evergreen bushes and trees inside the wall and this means that most of the elevation is hidden from the Hampton Court Gardens and the views from the windows are restricted.

Interior

The ground floor of the Kings Arms has suffered from over 100 years of trying to make it look like an 'Olde Worlde' Inn. The plan form of The Kings Arms after its 19th century rebuild was that of four ground floor rooms, that behind the porch there was probably a hall and staircase. A mid 19th century mosaic floor with 'The Kings Arms' in a flowing script, outlines the shape of the hall, and a post supports a beam coming from the front wall which shows where some structural intervention was needed to support the structure above, but does not necessarily mark where a wall has been removed. This room was always the Saloon Bar and hotel reception.

The mosaic floor curves around a timber floor in front of the bar. The bar front and counter appear to be c.1900 dark stained timber and above the bar is a glazed screen now covered by modern plywood, inside which is a shelf for glasses supported on posts that are undateable but are probably relatively recent. The bar top as shown in 1927 went back to the rear wall, but was truncated in 1932 when the toilets were built behind the bar area. At this time an area of panelling with panelled sliding door was added at the back of the bar to separate it from the passage to the toilets.

The staircase is against the rear wall, descends eastwards from the first floor and at present into the back of the east room, where a very recent partition separates it from the room, forming an escape passage to a door in the east gable. Under the staircase are stairs into the basement. It is possible to see the construction of the stairs. Looking at the construction of the stairs and relating them to the hall, it seems highly likely that the stairs as build turned with a winder to finish on the mosaic floor.

The east room has a fireplace on the east wall, with timber surround and a cast iron grate. All the plaster has been removed in this area and in the bow window, to create the rustic pub interior that has been popular in the last 50 years. The opening between this room and the main bar was widened in 1956 and rear of the room partitioned off for the escape route.

The room with the other bow was a private bar and it has a continuation of the c.1900 bar but above it is a series of stained glass panels of the coats of arms of European Royalty which appear to date from the 1900s with the coats of arms of the British, German and Russian Royal Families. On the bar front are recent poor paintings of the Queens of Henry VIII on hardboard.

The western room which appears to have been a dining room had a bar added to it when the wall between it and the bar area to the private bar were broken through in 1927, and the toilets built behind the rest of the bar in 1932. This room has been compromised by the insertion of four Acrow props on a square plan to support a cross hatch of beams below the ceiling. It would be a great improvement to investigate a structural solution for their removal. The far room on the ground floor is in the mid 19th century extension and now houses the kitchen. It was replanned with partitions and new surfaces in the 2011 overhaul when the kitchens were moved here.

On the first floor the plan is a central corridor with rooms off it. The 1927 plans show that the eastern half of the first floor was then an open space and the Luncheon room. The partition at the top of the stairs appears to have originally gone in then and has been augmented for the protected fire escape route. The smaller rooms on the south side of the corridor have been replanned several times. The rooms on the front have also been altered, although the partitions mainly follow the line of the original walls. There are few original features surviving in terms of joinery or plasterwork. The rooms have been sub-divided with shower rooms installed. Most doors onto the corridor are modern firedoors.

On the second floor there is a similar partition at the top of stairs as part of the protected fire escape and a similar arrangement of central corridor. Again the rear rooms have been altered. The main, front rooms appear to follow the original plan, though most rooms have had shower rooms installed.

In summary, the building before it was listed, and since, has been significantly altered internally.

3.0 Significance

The Kings Arms is a Grade II listed building, and while the listing recognises the national architectural and historic interest of the building, the official list description does not normally set out what features are important, or to what degree; nor does it describe what elements play a neutral role or detract from the building's significance.

The other designated heritage assets in which it sits, the scheduled monument, registered park and garden and conservation area all have significance and the Kings Arms contributes to this.

Understanding these aspects is essential in enabling informed decisions to be taken when proposing alterations to the building, so that its special interest can be conserved wherever possible. The purpose of this section is to provide a detailed assessment of significance, so that the effects of any proposed changes upon the listed building can be fully evaluated.

The following assessment of the building uses English Heritage / Historic England's Conservation Principles (2008), which provides tools for understanding the significance of buildings and places in relation to the following values:

- Evidential (or archaeological) value – the physical aspects of a building that yield evidence about its past.
- Historical value – the extent to which the building is associated with or illustrative of historic events or people.
- Aesthetic (architectural / artistic) value – includes the importance of buildings or places for their design, visual, landscape and architectural qualities.
- Communal value – includes the importance of buildings or places to societies and communities, including for local identity.

This assessment draws upon the historical understanding set above, and follows established conservation practice in using the following terms:

Highly Significant – original elements which make a notable contribution to the historical and architectural interest of the building.

Significant – original elements which make a strong though secondary contribution to the building's special interest, or later additions which have a notable historic or design value.

Low Significance – this may include original elements where these are of very modest or greatly diminished value; more often it relates to non-original features which contribute to maintaining the overall building's architectural or historic interest (e.g. replacement windows which replicate the original design).

Neutral or Detracting – features which do not contribute positively to the historic and architectural interest of the building, and in some cases may even detract from an appreciation

of its significance. This can include original fabric where it is of minimal special interest and is located in an area that has undergone notable change.

These terms are used in a purely relative sense within the context of the hotel, and should not be taken as descriptions of the absolute significance of elements compared to those in other listed buildings.

3.1 The Kings Arms' significance

Given its location on the walls of Hampton Court and its historic the building has medium to high Historic and Evidential Value, as there is documentary evidence linking the rebuilding to Hampton Court Palace in the late 17th/early 18th centuries. This relationship continued through the 19th century when the Palace became 'grace and favour' apartments and when it served as coaching inn and post office to the palace residents.

Though its fabric has been compromised by changes, such as exterior painting, there is still a fine early 19th century building which served as a hotel. In terms of aesthetic value, the building appears as an attractive early 19th century hotel attached by the walls to the Lion Gate, as so has high aesthetic value.

In terms of the interiors, these by virtue of the alterations have only medium historic and evidential value. There aesthetic value is also medium.

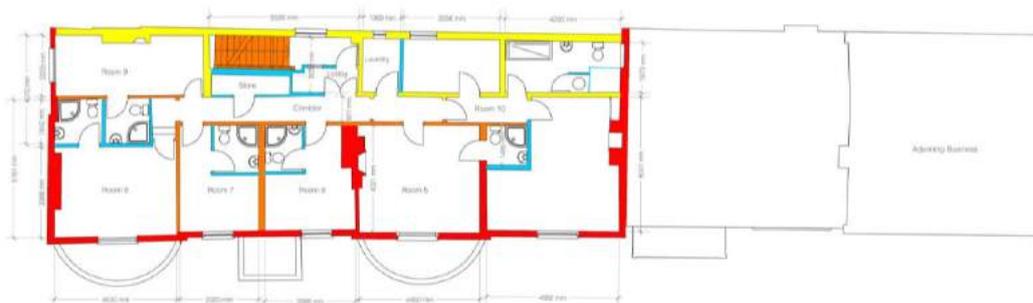
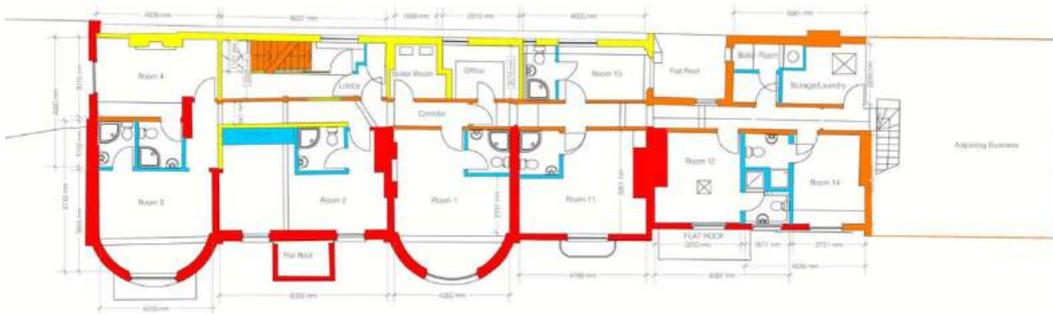
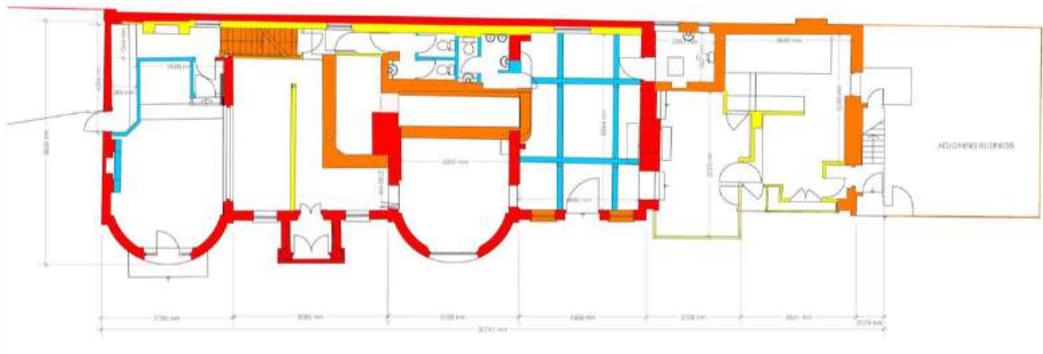
Because of its public use and its visibility on Hampton Court Road and beside Lion Gate the building has a medium to high aesthetic value.

3.2 The heritage asset's fabric

The Kings Arms Hotel can be viewed in significance terms as a much altered building whose internal plan form has changed over the last 200 years since it was rebuilt in the early 19th century.

It was altered in 1906, 1927, 1932, 1956 and more times before and after it was listed. Though there may be an earlier core that dates back to the 17th century but most of the building appears to have been rebuilt in the early 19th century and the rear, south wall in 1927.

The significance plans below set out the significance of the building and in particular its interior walls. This is based on the drawings of the alterations and the opening up that took place in December 2017 as advised in pre-application discussions.



Significance plans for the ground, first and second floors: red = higher significance, orange = significant, yellow=lower significance, blue = neutral or detracting

These plans show that the many internal changes have impacted on the significance of the internal structures, and allow for the potential of alterations that remove recent walls but also show where the removal or replacement of walls would need a higher level of justification. There are clearly some wall that need to be retained to maintain the historic plan form of the building. There are few that have any decorative plasterwork or timber details that are of historic significance, but those historic features that survive are of importance to this listed building.

4.0 Legislation, Policy & Guidance

As the Kings Arms is a listed building, any proposals which would affect its special interest require Listed Building Consent and consideration will have to be given to the impact of the works on the significance of the building. It also sits in the Hampton Court Palace Scheduled Monument which will affect any excavation on or around the site. It backs onto the Hampton Court Grade I listed Registered Historic Park and Garden, and it is in the Hampton Court Green Conservation Area which takes in the green to the west and all the area between the walls along Hampton Court Road. Any external changes may affect the setting of these two defined area designations.

The proposals are therefore subject to a range of national, regional and local authority heritage policies in addition to normal planning policy, and where relevant these are set out below.

4.1 Legislation

Planning (Listed Buildings and Conservation Areas Act) 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

The relevant Legislation is the Planning (Listed Buildings & Conservation Areas) Act 1990. In particular, Section 16 (2) deals with decisions on listed building consent applications and 66(1) covers the General duty as respects listed buildings in the exercise of planning functions:

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting.

Sections 69 on cover the designation and management of conservation areas. Section 72 imposes a duty on the Local Planning Authority 72 General duty as respects conservation areas in exercise of planning functions.

69(1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Thus, any application for works to a listed building should be judged on whether it preserves the special interest of the listed building or its setting. Similarly, in a conservation area works done to a building or indeed any other works have to be judged against whether they are considered to preserve or enhance the character or appearance to the area.

4.2 National Policy

National Planning Policy Framework

The NPPF seeks to streamline national planning policy into an integrated set of priorities, structured around the central theme of sustainable development, ‘which should be seen as a golden thread running through both plan-making and decision-taking’ (paragraph 14). In order to successfully deliver sustainable development, the NPPF makes it clear that in assessing an application, it should be in accordance with paragraphs 18-219 which are encapsulated in the Core Planning Principles.

Core Planning Principles

The NPPF paragraph 17 sets out 12 ‘core planning principles’ that should underpin both plan-making and decision-taking. One of which is *Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;*

Conservation and Enhancement of the Historic Environment

Chapter 12 of the NPPF (paragraphs 126 to 141) sets out the national planning policies on the historic environment. Paragraph 126 sets out several important considerations local planning authorities need to bear in mind such as that:

Heritage assets are an irreplaceable resource that should be conserved in a manner appropriate to their significance.

The policy continues to place the assessment of the significance of heritage assets and the impact of proposed development on this at the heart of planning for the historic environment, as follows:

Paragraph 128 states:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 129 states:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

Paragraph 131 states:

In determining planning applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *The desirability of new development making a positive contribution to local character and distinctiveness.*

Paragraph 132 states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.

Paragraph 134 sets out how the impact of the proposed works should be considered by the planning authorities in the decision-making process:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

4.3 London Plan Policy

The London Plan present policies 7.2 and 7.

4.4 Local Plan Policy

The following policies have been cited by LB Richmond as relevant:

Richmond Plan Core Strategy

CP1 Sustainable Development and CP19 Local business

Richmond Development Management Plan

DM SD1 Sustainable Construction, DM OS 4 Historic Parks, Gardens and Landscapes, DM HD 1 Conservation Areas – designation, protection and enhancement, DM HD 2 Conservation of Listed Buildings and Scheduled Ancient Monuments, DM HD 3 Buildings of Townscape Merit, DM HD 4 Archaeological Sites, DM OS 2 Metropolitan Open Land

Richmond new Local Plan Publication Version

LP1 – Local Character and Design Quality, LP3 – Designated Heritage Assets,LP4 – Non-designated Heritage Assets,LP5 – Views and Vistas,LP13 – Green Belt and Metropolitan Open Land, LP40 – Employment and local economy

5.0 Advice on evolving proposals to renovate

The proposals for the refurbishment of the Kings Arms have developed by the project team of Cato Creative and Eco Chic Restaurants since the autumn and a pre-application submission was made to LB of Richmond which was followed by a site meeting in October 2017. The follow-up letter of 22 December 2017 set out the council's response to the pre-application proposals.

5.1 Proposals analysed

The internal works are mainly concerned with making the interior of the building function better as a boutique hotel with bars and restaurant, to draw in a wider clientele and making it a more successful business which will secure this optimal viable use of this historic building.

Ground Floor

The proposals on the ground floor aim to retain the layout of the building and the main historic features while removing some later alterations that detract from the interior rooms.

The main bar lounge area will see the bar retained and restored by the removal additions to retain the front and bar top, to retain the screen below the ceiling but remove the additions to this such as the plywood in front of the glazed screen, the shelf and the modern ironwork.

The back of the bar would be shortened along the joint which marked the hatch. The area at the back created in 1932 would be modified with the timber panelled screen and door reused for the

It is proposed to reform the bottom of the stairs with a winder that finishes the stairs on the mosaic floor. The Bottom hardwood newel and handrail would be kept and adapted. The modern wall that separates the stairs from the room would be reduced so it only forms a wall under the stairs to screen the stairs to the cellar.

It is proposed to give the interior a plastered wall finish. This would mean replastering the east room where there is bare brickwork. It would also mean removing the 'faux panelling' wallpaper in both bars. This has been analysed and expert opinion sought. It is formed of pressed cardboard which gives the raised panelling and it coated in a dark brown paint and varnish. It is no longer available but was made in the mid 20th century. In evaluating its significance, it felt to have small interest. It is no longer made and there are several areas that have been damaged by wear and tear. As the building is principally early 19th century, it is felt that a return to painted plaster walls would be more appropriate and make the interiors more attractive as well as improving the understanding.

In the private bar it is proposed to remove the recent paintings of the queens and otherwise repair the bar.

First Floor

The approach on the first floor is to work with the rooms, replanning them to make them better laid out. Many of the partitioned shower rooms will be reformed. Where fireplaces exist, they will be reopened. The corridor is maintained by the screens at the landing of the staircase will be simplified. The rear rooms will be remodelled.

Second Floor

The changes on the second floor are similar to those on the first, with the exception of the removal of what might a 19th wall between two bedrooms in the centre, to form one larger room. A kib of wall will be retained on the front wall of the building, so that the plan form can be read.

Interior features

It is proposed to produce a schedule of all joinery and plasterwork to show what is of significance and being retained and what is more recent and being replaced, and new elements shown to be appropriate.

Exterior Works

It would be beneficial to consider the removal of the paintwork from the fine brickwork on the exterior and this should be investigated. It is intended to do this as a later phase of work.

All the windows are to be overhauled by a joinery company. It is proposed to change two windows on the rear elevation, on the landings to the staircases. The existing windows are functional metal casements installed in the rebuilt rear wall. To replace them with timber sashes can be seen as an enhancement that does not affect the significance.

It is proposed to clean the paintwork on the porch and to restore the anthemion balcony around the first floor bowed windows.

Overall assessment against policies

The proposals in terms of the 1990 will not affect the special interest of the listed building or features of interest that it possesses. They can be regarded as enhancing the appearance of the building.

In terms of the NPPF judgement in paragraphs 131-134, the works to the exterior of the building will not harm its significance as apart from the windows on the rear elevation, the other works are principally repairs and redecoration. Internally, on the ground floor the works will change the appearance, but mostly to remove recent change and to return the building more to a 19th century form. In terms of harm, all change brings a small amount of harm, here removing recent changes, but the balance is that the building will be returned to a form that will allow understanding of its significance to be better understood. On the upper floors the changes for the most part are replacing previous interventions, with just the one older wall is being partly removed.

In terms of the local policies, the listed building is being brought back into use, the optimal viable use for the building and the changes will allow this use to be sustainable.

6.0 Conclusion

The proposals in this application are for a careful refurbishing of this public building. It is necessary to refocus its market to make it into a more successful venue which can be sustainable. Many of the small changes are to remove more recent works.

In terms of the 1990 Act, the NPPF and the Richmond Planning policies these proposals do not harm the significance of the building and in many ways will enhance the understanding of the significance.

7.0 Sources

Packer, David, Historic Royal Palaces, unpublished research 2017

LB of Richmond Local Studies, Hampton Wick UDC Planning Records 1906-1956

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