

# HERITAGE IMPACT ASSESSMENT

CONCERNING THE SIGNIFICANCE OF SOUTH END HOUSE AND ASSOCIATED GAZEBO AND  
BOUNDARY WALL AND IMPACT OF DEVELOPMENT WORKS AT  
MARBLE HILL STABLE BLOCK, LONDON TW1 2NL



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**August 2018**

## INTRODUCTION

- 1.1 This appraisal has been produced to support Listed Building Consent and Full Planning applications for works at the Stable Block at Marble Hill, London, Twickenham TW1 2NL. It has been produced in accordance with NPPF, Section 16: *Conserving and enhancing the historic environment*, paragraphs 189, 192, 193 and 194 to demonstrate the understanding of the place and assess the impact of the proposal on its significance as a heritage asset.
- 1.2 Marble Hill House and Park are owned freehold by English Heritage Trust. The Charity is in the process of developing a major project to transform and deliver a sustainable future for the site, representing the house and its landscape setting in a way which is commensurate with its historical significance, architectural importance and to enhance the understanding of the extraordinary life of its original owner Henrietta Howard, onetime mistress to George II, socialite and intellectual.
- 1.3 The project includes repairs, restoration, access improvements and new interpretation of the House and the 18<sup>th</sup>-century landscape which is a rare survival of a design inspired by Charles Bridgeman and planned and executed by Alexander Pope. The House and its gardens are both assets of international importance and will be open to the public free of charge. To provide financial support so as English Heritage is able to recreate, best interpret and tell the story of the site, as well as create community engagement opportunities, it is necessary to add an extension to the 19<sup>th</sup>-century Stable Block to house a new café. The Stable Block itself will also benefit from conservation repairs and upgrades of systems and services as well as refurbishment of the public toilets.
- 1.4 It is recognised that the proposal to introduce an extension to the Stable Block will have some effect on the surrounding heritage assets, especially the South End House and its ancillary features, a gazebo in the south-east corner of the garden and the boundary wall between the House and the Stable Block. This document focuses on the appraisal of the cultural significance of these heritage assets and assessment of the impact of the redevelopment works on that significance. It has been informed by new research into cartographical evidence and architectural investigation and recording of the boundary wall carried out in December 2016 (Prosser 2016).
- 1.5 This document complements and should be read in conjunction with a separate Heritage Appraisal considering the impact of the works on the significance of the Stable Block and Marble Hill Park, the Design & Access Statement prepared by vHH Architects. All these documents are submitted as part of the same application.

## 2 Site Location

- 2.1.1 Marble Hill is situated on the north bank of the River Thames (National Grid Reference: NGR TQ 17353 73651), c. 1km upstream from Richmond Bridge and on the opposite bank to Ham House. Richmond town is c. 2km to the north-east, and Twickenham c. 1km to the south-west. The park is separated by iron railings from Warren Path, an asphalted footpath which runs alongside the river to Richmond. Richmond Road and the backs of houses in Cambridge Park provide the boundary to the north and east, Montpelier Road and Orleans Road the boundary to the west.
- 2.1.2 South End house is a grade II\* 18<sup>th</sup>-century mansion at 30 Montpelier Row, to the west of Marble Hill Park. At the time of writing the heritage assets associated with the House, and relevant to this assessment, include a Grade II Listed Gazebo and a curtilage listed boundary wall between South End House and the back yard of the grade II listed Marble Hill Stable Block.

## 2.2 Designations

- 2.2.1 Marble Hill Park is a grade II\* Registered Park and Garden and the Stable Block is a grade II listed structure. South End House is listed, along with Montpelier House to the north, as Grade II\*. The listing description includes, in addition to the two houses, associated '*walls, piers, railings and gazebo in grounds*'. The gazebo in the grounds of South End House is listed separately at Grade II. The boundary wall between the garden of South End House and Marble Hill Stable Block is curtilage listed.
- 2.2.2 The site lies within Conservation Area 8: Twickenham Riverside, and within an Archaeological Priority Area, both designated by Richmond upon Thames Borough Council.
- 2.2.3 Within the 500m study area, there are two Grade I, 11 Grade II\* and 23 Grade II listed buildings. The Grade I Marble Hill House is located c. 250m west of South End House. Along Montpelier Row there are a total of five Grade II\* and five Grade II Listed Buildings.
- 2.2.4 The proposed development site does not lie within or within 500m of any nationally designated Scheduled Monuments, Registered Battlefields or World Heritage Sites.
- 2.2.5 A total of 77 non-designated heritage assets, registered on the Greater London Historic Environment Record, fall within the 500m study area. None of these fall within or are adjacent to the site boundary.

## 3. THE PROJECT

### 3.1 Project Background

3.1.1 At present both Marble Hill House and its grounds do not meet their potential as a heritage asset and tourist attraction and the site incurs a substantial annual loss. To address this issues English Heritage Trust is developing a large project involving restoration and repairs to the grade I listed Marble Hill House and its historic landscape and introducing new interpretation integrating the House and its surroundings. It also proposes some internal alterations of the 19th-century Stable Block to improve the catering offer for the whole site.

3.1.2 The project as a whole will improve the knowledge, appearance and appreciation of the site and its history and enhance its community and social values by engaging new and diverse audiences and offering opportunities for development of work-related skills by providing a variety of apprenticeships.

3.1.3 The core of the new proposal is a re-configuration of the historic stable block building, leaving its principal volumes unaffected. The proposal does not require any extension to the building or substantial alteration to its external elevations. A new fenced compartment along the southern part of the rear courtyard will contain and conceal the air-handling unit for the kitchen.

3.1.4 The café will continue to be entered via the Stable Block central carried arch from the Park, and retain an opening to the south, converted into a serving hatch, offering views of the children's play area and the wider landscape.

3.1.5 The new facilities will be housed inside the existing Stable Block building (for details see architectural drawings by vHH). The building has been subject to many alterations in the 20th century which had some impact on its historic layout and resulted in the removal of most of the original features. There are traces of the dado cladding, chimney piers and stall posts in the present café. The office retains its fireplace and matchboard wall linings. The disaster store retains its flooring blocks, but elsewhere the original flooring is lost or covered.

3.1.6 The building will also continue to provide residential accommodation for rangers and toilet facilities for the Park. Staff car-parking will remain available in the rear courtyard.

3.1.7 The key to the new proposal is to achieve financial sustainability of Marble Hill while enhancing its heritage significance.

### 3.2 Process

3.2.1 The proposals have been established following an options appraisal carried out by English Heritage, together with van Heyningen and Haward Architects. This appraisal

considered the development required by English Heritage balanced against the need for the conservation of the building, enhancing its significance and views which connect it to the wider Park and House, as well as the operational adjacencies and the logic of the proposed facilities. The proposal was considered against the policies set out in NPPF and Richmond Borough Council Local Plan. Plans and drawings were prepared as part of this appraisal (for details see Design & Access Statement).

### 3.3 Enabling Works

3.3.1 This proposal envisages only minimal alterations to the existing interiors of the building while respecting all of its significant elements and features, removing redundant fittings and services, an addition new walls and removal of some 20<sup>th</sup>-century additions (see Schedule of Works and architectural drawings). New partitions would be expressed as new work and would be standard lightweight stud walling, clad with plasterboard.

### 3.4 Public Benefits of the Project

3.4.1 The project will deliver multiple public benefits as follows:

- The interior of the stable building will be renovated, unsympathetic 20th-century additions removed and original features repaired and conserved.
- The proposal will re-establish a historic opening in the rear elevations of the Stable Block. This will constitute a minor enhancement to the evidential and aesthetic values of the building.
- The unsightly surface of the rear yard will be tidied up.
- The historic boundary wall is in a vulnerable condition, and as part of this project it will be carefully rebuilt and strengthened to conserve its structural integrity and protect the heritage significance of a partition on this line.
- Landscaping improvements around the building will include demolition of the two unsightly raised lawns in front. The concrete paved terrace used by the café will be replaced with a permeable, natural surface with a good quality fence replacing the present poor quality timber fence.
- The dog-free area to the south of the Stable Block is used by those with small children, and this area will be enhanced by the landscape works.
- The full catering kitchen will provide fresh and seasonal hot and cold food, made on the premises to all park users and visitors to the house. In addition to the main servery, a small external 'kiosk' hatch will be provided to allow customers to buy ice-cream and drinks without entering the café proper. This will enhance the catering offer within the park.
- The café will provide a better working environment for staff and the kitchen will provide suitable facilities and space to allow it to be used for the apprenticeship and training.
- A nearby external area for display of plants will support horticultural apprenticeships and training planned on site.
- It is planned to minimise the water and energy used by the new facilities, and use sustainable urban drainage techniques to mitigate rain water run-off.
  - The Stable Block will be better appreciated, and its history and importance in the

development of Marble Hill better studied and understood. New research has provided a better understanding of how Jonathan Peel used and developed Marble Hill during his occupancy and allowed us to trace the architectural changes to the building. These findings have been recorded in the Conservation Management Plan for the site and will inform its constructive and sustainable management.

- The redeveloped Stable Block will provide a friendly and attractive environment for park users and visitors thus enhancing the community value of the site.

## HERITAGE ASSETS – DESCRIPTION

### 4.1 South End House

4.1.1 South End House and Montpelier House are described as follows in the National Heritage List for England (NHLE) entry summary:

*“These 2 houses form one block rather more elaborately finished than the rest. In addition to red brick bands and dressings, they have a brick cornice and a panelled parapet. No 29 consists of a 3-storey, 3-window main block with cornice and parapet, and a 2-storey, 2-window wing to right with wooden lean-to on flat above. Beyond this wing to right, is a later 2-storey, 2-window addition. Doorcase with fluted Doric pilasters and cornice hood. Brick wall in front with 4 piers with stone vases. Good iron railing and overthrow. Modern iron gate. Glazing bars gone from ground floor windows to left. No 30 (South End House) is larger than the rest and stands at the end of the row with the gates to its grounds facing down the road. It is 3-storey, 5 windows with a later (C20) painted stone or cement doorcase. The 2 windows to the left on the top floor have been enlarged and have lost their glazing bars. The side overlooking the garden towards the river is also of 5 windows. To its left is a one-storey “Gothick” stucco addition, now painted pale green, with a semi-hexagonal bay with tall pointed windows. At the back of the main block, one-window wings project to the depth of one blank window. Interiors not seen.”*

### 4.2 Gazebo

4.2.1 The gazebo is located in the south-east corner of the garden at South End House and is described as follows in the National Heritage List for England (NHLE) entry summary:

*“Probably mid/late C18. A square brick gazebo in the grounds towards the river.”*

4.2.2 Historic Building Appraisal by AOC (2012) describes the gazebo as a two storey brick building with a parapet and chimney stack. The block is 4.15m square, and approximately 6.5m high.

4.2.3 The lower storey comprises two spaces of different scale and character, to the west there is a short, square barrel vault space whose vault supports a stepped and paved external access to the upper storey. This vaulted room opens into a larger, utilitarian space to the east. The west and south walls of this space, and the vaulted room, are all built of hand-made red brick measuring 222mm by 100mm by 64mm (8¾ x 3¾ x 2½”), built in English Bond, set in a lime mortar with coarse components of tiny grit and brick.

4.2.4 The east and north walls of the larger room were constructed of hand-made brick, also laid in English Bond but measuring 212mm by 95mm by 60mm (8¾ x 3¾ x 2½”), and of varying shades, representing over- and under-firing in the kiln. Their different size and fabric shows they are of different date, which is likely to be later 18<sup>th</sup> century.

4.2.5 The lower floor has four windows and one door. The shape of arches and type of bricks used for doors and windows suggest 19<sup>th</sup>-century modifications to this storey.

4.2.6 The upper storey sits on a stringcourse of rubbed red brick and is constructed of late 18<sup>th</sup>-century yellow stock bricks with rubbed red brick quoins and reveals, including angled flat brick window lintels. A three-course moulded brick string course marks the projecting parapet with raised rectangular brick panels. The roof is tiled, and slopes down from west to east. A chimneystack rises in the northeast corner of the building, and is incorporated into the parapet wall.

### 4.3 Boundary Wall

4.3.1 The boundary wall encloses the Stable Block backyard to the west, with further walls north and south in line with the stable block facades. Independent access is given from the south via a pair of modern timber gates in the south cross wall and framed by tall brick piers. The northern side is also partly open to a garden beyond, but with no trace of gates.

4.3.2 The rear, west long wall of the yard rises to approximately 1.8 metres in height, and extends to a length of 30 metres. It has a western lean along much of its length of some four degrees from perpendicular. A considerable length of the west wall has been reduced by c.0.75 metres from its original height and the coping has been rebuilt along its full length by the Stable Block. The majority appears to be of one phase, though the northern three metres is of modern construction using recycled brick and cement pointing, and clearly closes a formerly open aperture to the garden of South End House beyond (See Plates 2&6 in the Archaeological Investigation report).

4.3.3 In terms of construction, the majority is built in Flemish bond, though the lowest nine courses (visible to its maximum extent where the ground falls at the southern end) are exclusively of header bond. This may reflect a more substantial foundation, which is flush with the wall on this side; the rear face was not examined. Most of the wall is now capped with a single course of headers in cement, now mostly obscured by dense ivy from the rear. In the northern section, however, approximately three metres of the wall rises a further ten courses to over two metres in height (Plate 4 in the Archaeological Investigation report).

4.3.4 The brick is a variable purple stock with some inclining to an orange hue, but all fairly homogenous in texture with a few creases, but clearly stock-made (Plate 5 in the Archaeological Investigation report). Some small inclusions of flint, ash and glass are present. The bricks are of regular size, measuring 8¾ by 2½ by 4 inches, laid with half-inch joints in a fairly pale lime mortar, now softened and decayed by weathering. One or two distinct repairs in modern cement appear to make good diagonal cracks associated with partial slumping.

4.3.5 Analysis of the brickwork and comparison with that used to construct Marble Hill Stable Block suggests chronological similarity. The Stable brick is of a more yellow-pink tinge, but this may reflect a lack of weathering and saturation present on the wall. Notwithstanding these slight differences, the dimensions of the brick and inclusions are identical.



4.3.6 The northern yard wall abuts the Stable Block with a straight joint and is battered to its exterior face at lower level. The western end is much rebuilt (Plate 7 in the Archaeological Investigation report), but the lower bricks are consistent with the main building. The upper brickwork appears to have been reconstructed using a mixture of original fabric and recycled industrial stocks.

4.3.7 The southern yard wall is now partly separated from the rest of the yard by a modern timber fence. It extends on either side of the gateway noted above (Plate 8 in the Archaeological Investigation report). That to the east, abutting the stable with a straight joint is battered to its external face in the same manner as its northern counterpart, but preserves its original height and internal pointing, which has been protected from weathering and so remains in good condition (Plate 9 in the Archaeological Investigation report). The western section has been much repointed in modern materials to its internal face, but rises to the original height seen at the northern end of the boundary wall. The external face of this section is mostly obscured by ivy.

#### 4.4 Setting of South End House

4.4.1 The immediate setting of the House comprises a garden to the south, oriented east west and delineated by a red brick boundary wall as well as a hard surface forecourt to the east.

4.4.2 The former stable outbuildings, now converted to residential cottages survive to the east of the house. They are now screened by trees and their physical connection with the House severed by a boundary wall.

4.4.3 A gazebo stands in the south-east corner of the garden and is partially screened by trees.

4.4.4 To the east the long view of Marble Hill Park is affected by the presence of the 1820s Stable Block and the views south towards the river are partially obscured by the boundary wall, trees and vegetation.

4.4.5 There is a modern double garage built into and off the south-east corner of the boundary wall and a modern asphalt finished drive connects the forecourt with the garage, running between the boundary wall and the gazebo.

## 5. ASSESSMENT METHODOLOGY, CRITERIA and LIMITATIONS

### 5.1 Assessment Methodology

5.1.1 Before considering the issues that affect a heritage asset, its conservation or management, it is necessary to define what it is that gives significance to the place and therefore warrants protection.

5.1.2 This assessment has been carried out in accordance with the method used for assessing heritage significance set out by English Heritage in *Conservation Principles: Policies and Guidance for the sustainable management of the historic environment* (2008). This significance is further assessed in terms of heritage values.

5.1.3 There are several broad values, some of which consist of more than one type. The principal values considered here are:

- **Architectural value** – the aspects of the building such as its original and historically important decorative features, layout, plan form and fabric of interest.
- **Aesthetic Value** – which can derive from the design of an asset, or perhaps through more fortuitous occurrences over time. It derives from the ways in which people draw sensory and intellectual stimulation from a place.
- **Evidential** – the physical aspects of a building or a place that yield evidence about its past and how an asset can connect us to the past, usually through illustrating aspects of the past, or by association with noteworthy people, movements or events.
- **Historical** - the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
- **Communal Value** – relating to what a place means for people, whether it is the commemorative or symbolic values of a place that people derive part of their identity from or have particular memories of, or the social value that accrues to a place which performs a community role through its distinctiveness or function as a place of worship.

5.1.4 Significance is more than just a sum of its parts but the assessment of different values and grading significance allows for a more nuanced approaches to conserving the site: i.e. where the level of significance of an element varies from one grade to another, the respective weight that should be given to each grade will need to some extent to be actively debated.

5.1.5 To achieve good understanding of this delicate balance, this assessment draws upon the study of historical development of the place as set out in Section 7 and follows established conservation practice in using the following terms:

**Exceptional significance** – the place or structure of the very highest historical, evidential and aesthetic value; of national or international importance.

**High significance** – original or historic features that make a substantial contribution to the historical, evidential and aesthetic value of the heritage asset.

**Moderate significance** – original or historic features which contribute to the historical,

evidential and aesthetic value of the heritage asset; could also include relatively recent or humble features of particular interest.

**Some significance** – original or historic features, which make a minor contribution to the historical, evidential and aesthetic value of the heritage asset, e.g. fabric located in an area that has undergone notable change, or more recent features which contribute positively to maintaining the site's character.

**Neutral significance** – features which do not contribute positively to the historical, evidential and aesthetic value of the site, but also do not negatively impact on the appreciation of its significance.

**Detracting** – features that obscure or detract from the historical, evidential and aesthetic value of the site.

These terms are used in a purely relative sense within the context of the site and the assessment formulated on the condition and mutual relationship of the assets at the time of writing taking into account historical changes and factors which have impacted on what could have been perceived as the significance of the study site and its buildings in their original state. The assessment of significance should not be taken as descriptions of the absolute significance of elements compared to those of other designated sites, apart from in the case of exceptional significance.

5.1.6 The assessment has used the sources listed below to identify Heritage Assets and other relevant find spots or evidence with the site and defined study area. Heritage Assets are defined in national planning guidance (see Section 6) and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

5.1.7 This information forms the description of the heritage baseline conditions, together with:

- Designated Heritage Asset data, accessed from English Heritage's online National Heritage List for England;
- Archival and documentary sources held at Richmond, National Archives and British Library;
- An assessment of topographical, archaeological and historical information from web based and in-house sources;
- Cartographic evidence for the study area;
- An assessment of relevant published and unpublished historical sources listed in the References section;
- Site visits

## 5.2 Magnitude of Impact

5.2.1 The likely magnitude of the impact of the proposed development is determined by identifying the level of effect from this development upon the 'baseline' conditions of the site and the significance of the heritage assets identified in the assessment. This effect can

be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 1 below.

**Table 1. Magnitude of Impact criteria based on ICOMOS guidance for assessing heritage impact assessment of development affecting World Heritage Sites.**

<b>LEVEL OF MAGNITUDE</b>	<b>DEFINITION</b>
<b>MAJOR</b>	Change to key historic building elements that contribute to its significance such that the resource is totally altered. Comprehensive changes to the setting.
<b>MODERATE</b>	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
<b>MINOR</b>	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
<b>NEGLIGIBLE</b>	Slight changes to historic building elements or setting that hardly affect it.
<b>NO IMPACT</b>	No change to fabric or setting.

### 5.3 Limitations

5.3.1 It should be noted that the report has been prepared under the express instructions and solely for the use by English Heritage Trust. All the work carried out in this report is based upon the author's professional knowledge and understanding of current and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or designs given.

5.3.2 The locations, designations of identified heritage features (for example, the National Grid References) are provided from various secondary sources (e.g. GLHER). Any inaccuracies with this data lie within the source material.

5.3.3. The author did not have access to South End House, its grounds and ancillary structures and relied on photographs and account of the third party. The information on the dating and construction of the gazebo is derived from a report produced by AOC Archaeology for Dyer Grimes Architects (2012). Conclusions on the dating, construction and condition of the boundary wall are based on the archaeological investigation report by Lee Prosser (2016; attached).

## 6. POLICY FRAMEWORK

### 6.1. National Planning Policy Framework (NPPF)

6.1.1 The national policies of relevance to this report are set out within the *National Planning Policy Framework* (2018) and within the *Historic Environment Planning Practice Guide* (2010), which remains relevant despite the replacement of *Planning Policy Statement*

5: *Planning for the Historic Environment* (2010) by the NPPF (2012 and 2018).

6.1.2 The NPPF requires applicants for development proposals to provide a description of the significance of the heritage asset affected by proposed development. A heritage asset is defined within Annex 2 of the NPPF as:

*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).*

6.1.3 Significance (for heritage policy) is defined within Annex 2 of the Framework as: *The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

6.1.4 Paragraph 189 of the NPPF indicates that, in determining planning applications, local planning authorities should require an applicant to: *describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

6.1.5 Paragraph 192 of the NPPF indicates that, 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.*

6.1.6 In respect of designated heritage assets, paragraph 193 states that great weight

should be given to the asset's conservation; *the more important the asset, the greater the weight should be.*

6.1.7 Paragraphs 195 and 196 then set out the criteria for weighing 'substantial harm' or 'less than substantial harm' against the benefits of proposed developments:

Para 195. *Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
  - *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
  - *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;*
- and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

Para 196. *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.*

## 6.2 Regional and Local Policies

6.2.1 Regional and local policy relating to heritage assets are contained within the *Mayor of London's London Plan* and the *London Borough of Richmond upon Thames Local Plan* (July 2018). The *Local Plan* supersedes the *Core Strategy and Development Management Plan (DMP)*.

6.2.2 The *Local Plan* was adopted on 3 July 2018 and is a policy document which determines the future development of the borough over the next 15 years. The *Plan* outlines the:

- Strategic Vision and Objectives
- Spatial strategy
- 45 core planning policies on topics such as climate change, housing, employment and retailing

6.2.3 The policies within the *Local Plan* that are of relevance to this development are:

Policy LP 1

### Local Character and Design Quality

A. The Council will require all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing

context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.

To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

1. compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;
2. sustainable design and construction, including adaptability, subject to aesthetic considerations;
3. layout, siting and access, including making best use of land;
4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;
5. inclusive design, connectivity, permeability (as such gated developments will not be permitted), natural surveillance and orientation; and
6. suitability and compatibility of uses, taking account of any potential adverse impacts of the co-location of uses through the layout, design and management of the site.

### **Policy LP 3**

#### **Designated Heritage Asset**

A. The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means:

1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.
2. Resist the demolition in whole, or in part, of listed building. Consent for demolition of Grade II listed buildings will only be granted in exceptional circumstances and for Grade II\* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset.
3. Resist the change of use of listed buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.
4. Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within listed buildings, and resist the removal or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.

5. Demolitions (in whole or in part), alterations, extensions and any other modifications to listed buildings should be based on an accurate understanding of the significance of the heritage asset.

6. Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.

7. Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.

8. Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.

9. Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.

B. Resist substantial demolition in Conservation Areas and any changes that could harm heritage assets, unless it can be demonstrated that:

1. in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;
2. in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or
3. the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.

C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.

D. Where there is evidence of intentional damage or deliberate neglect to a designated heritage asset, its current condition will not be taken into account in the decision-making process.

E. Outline planning applications will not be accepted in Conservation Areas. The Council's Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans, will be used as a basis for assessing development proposals within, or where it would affect the setting of, Conservation Areas, together with other policy guidance, such as Village Planning Guidance SPDs.

## **Policy LP 5**

### **Views and Vistas**

The Council will protect the quality of the views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area, by the following means:



1. protect the quality of the views and vistas as identified on the Policies Map, and demonstrate such through computer-generated imagery (CGI) and visual impact assessments;
2. resist development which interrupts, disrupts or detracts from strategic and local vistas, views, gaps and the skyline;
3. require developments whose visual impacts extend beyond that of the immediate street to demonstrate how views are protected or enhanced;
4. require development to respect the setting of a landmark, taking care not to create intrusive elements in its foreground, middle ground or background;
5. seek improvements to views, vistas, gaps and the skyline, particularly where views or vistas have been obscured;
6. seek improvements to views within Conservation Areas, which:
  - a. are identified in Conservation Area Statements and Studies and Village Plans;
  - b. are within, into, and out of Conservation Areas;
  - c. are affected by development on sites within the setting of, or adjacent to, Conservation Areas and listed buildings.

## **Policy LP 7**

### **Archaeology**

The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting.

Desk based assessments and, where necessary, archaeological field evaluation will be required before development proposals are determined, where development is proposed on sites of archaeological significance or potential significance.

### **6.3 Twickenham Riverside Conservation Area Policies**

Twickenham Riverside Conservation Area was designated on 14th January 1969 and extended in 1982 and 1991. Richmond Borough Council's Conservation Area Statement includes the following information relevant to Marble Hill.

#### **History and Development**

"The village is of medieval origin focused on the Parish Church of St. Mary which dates from the 14th century. The pattern of Georgian and early Victorian development illustrates that growth took place based on this core. There was also some 18th century villa development along the river. With the advent of the railway in 1863 the focus shifted towards the current centre of Twickenham. York Street was built in 1890 and became the main route to Richmond, bypassing the original centre."

## Character

*“The area was originally designated in recognition of the historic and architectural value of the original village core and river frontage. It was extended to include the C18th splendour of Marble Hill Park and the setting of important surrounding buildings, particularly Montpelier Row (...).*

*17th and 18th century development along the Thames is characteristic of the period’s grand formal approach to landscape and buildings. The Palladian Marble Hill House, set in extensive grounds running down to the river, is a nationally important example of such development. Together with York House, Orleans House and Montpelier Row it contributes to an exceptionally fine area of integrated architectural and landscape design. These buildings also have a strategic role in visually linking up with other houses in the area such as Ham House and Strawberry Hill and viewpoints such as Richmond Hill. (...) Trees play an important role in framing views and providing the setting to the buildings.”*

## Problems and Pressures

- *Development pressure which may harm the balance of the river and landscape-dominated setting in many parts of the area, and the obstruction or spoiling of views, skylines and landmarks*
- *Loss of traditional architectural features and materials due to unsympathetic alterations*
- *Loss of front boundary treatments and front gardens for car parking*
- *Lack of coordination and poor quality of street furniture and flooring*

## Opportunity for Enhancement

- *Improvement and protection of the river and landscape setting*
- *Preservation, enhancement and reinstatement of architectural quality and unity*

## 6. 4 Setting of Heritage Assets

6.4. 1 Setting of Heritage Assets is defined in Annex 2 of the NPPF as:

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surrounding evolve. Elements of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

6.4.2 The *Historic Environment Good Practice Advice in Planning – Note 3: The Setting of Heritage Assets*, 2<sup>nd</sup> edition published by Historic England in 2017 provides a five step approach for assessing the impact of a development proposal on the setting of a heritage asset, as follows:

- 1. Identify which heritage assets and their settings are affected;*
- 2. Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;*
- 3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;*
- 4. Explore the way to maximise enhancement and avoid or minimise harm;*
- 5. Make and document the decision and monitor outcomes.*

## 7. HISTORY and DEVELOPMENT

### 7.1 Montpelier Row

7.1.1 Twickenham developed in the post-medieval period, with many buildings appearing to be Georgian (18th century) in date. Much of the development appears to be situated around the parks and gardens and there is a plethora of architectural features along the Thames foreshore, predominantly south of Marble Hill Park.

7.1.2 By about 1720 the demand in the area for residential accommodation other than great mansion houses was sufficient to enable Captain John Grey to undertake a successful speculative property development of two terraces known as Montpelier Row and Sion Row. From north to south along Montpelier Row, Gray built 24 houses in two blocks and in 1727 added a private chapel (Simpson 1993). The boundary of Marble Hill Park ran parallel with the east side of the Row. The architect remains unknown, but the houses are similar in character to those built in Maid of Honour Row in Richmond, northeast of Montpelier Row (Roberts undated).

7.1.3 Grey himself seems to have lived in the southernmost of the terraces, at No 30, the house which is now known as South End House. He paid rates for a house and park, which may suggest that some of the land around Montpelier Row, perhaps the formal landscaped square at the back of the terraces, as shown on Sauthier's map of 1786 (Fig.11 Appendix 1), and the land at the south end of Montpelier Row was a private park for the residents.

7.1.4 Gray's second wife, Elizabeth Tufton, became his principal benefactor in 1725 and evidence suggests that by 1738 she lived next door to South End House in what is now Montpelier House. Some of the other houses were leased until after Gray's death in 1780 and some gradually sold off mostly to existing tenants (Twickenham Museum 2012).

7.1.5 Further houses were built between the terraced houses at the northern end and the seven houses at the southern end in front of the chapel. They seem to have been constructed in the late 19<sup>th</sup> century, as are still not evident on Tithe's Map of Middlesex 1836-70, and 1894 when they appear on the Ordnance Survey Map (Fig 15 Appendix 1).

7.1.6 Montpelier Row attracted people of high social rank or private fortune. Notable residents include aristocrats such as Lady Bute, daughter of Lady Mary Wortley Montagu, and her husband, the future Prime Minister, lived at No. 7 from 1746 to 1748; Lady Bruce, the Countess of Buchan; the 5<sup>th</sup> Earl of Macclesfield and Lady Stawell. In the 19<sup>th</sup> century the houses attracted socialites, artists, writers, poets and academics such as Samuel Tolfrey, a noted orientalist who was for some years engaged in educating two young Singalese brought to Twickenham for that purpose. Alfred Tennyson lived in what is now No 15 and Walter de la Mare rented South End House from 1940. He kept his collection of antiques and his books on crime here. Many of his closest friends and literary friends came to visit him here including Joyce Grenfell, Leonard Clark and Richard Church. He died there in 1956 (Simpson 1993).

### 7.2 South End House

7.2.1 The House was built in 1720s as part of Captain John Gray's speculative venture and may have originally served as his residence. However, early cartographic sources are too ill-defined to chart the development of the house and associated buildings (Appendix 1). All the properties along Montpelier Row were originally built of red and brown brick with ironworking detail, and consisted of three stories and a basement (Reynolds 1962). Very little has been changed to these properties and now they are protected as statutory Listed Buildings (Reynolds 1962).

### 7.3 Grounds and Boundary Wall

7.3.1 The cartographic evidence provides some clues as to the changes to the grounds around South End House. From the very beginning the north end of the Row had more of an urban and densely built appearance comprising 17 terraces, in contrast to 7 at the south end. It also appears that South End House was designed to serve more as a separate mansion with better amenities than the rest of the residences in the street.

7.3.2 Tillemans' *View from Richmond Hill*, dated c.1730, shows that it had a garden to the south which was separated from Marble Hill Park by a large hedge. Rocque's map shows that the garden had access to Marble Hill Park (Roque Map of 1745, Fig.6 Appendix 1). It is possible that Gray, who was friends with Alexander Pope and in c.1723 sold the land to the south of Montpelier Row to Henrietta Howard (Jacques 2005), retained the right of way through the park.

7.3.3 The Sauthier Map of 1786 shows that subsequent owners continued to increase the separation from Montpelier Row and the 1809 OSD map of Hampton (Fig.12 Appendix 1) indicates that this could have been formalised by the construction of what is now the south wall of the forecourt at South End House. The forecourt itself is only clearly documented on the 1845 Warren map (Fig.14 Appendix 1).

7.3.4 The available maps provide no evidence for the existence of the boundary wall separating the garden of South End House from Marble Hill Park in the 18<sup>th</sup> century.

7.3.5 Some of the 18<sup>th</sup>-century painted views of Twickenham and Richmond (Fig. 3, 4&5 Appendix 1) show that the area had a mixture of boundary treatments ranging from masonry walls to hedges and wooden fences. The 1804 OSD map of Hampton, which clearly marks built boundary structures with pink shading (for example the wall around Ham House on the south side of the river – see Fig.12 Appendix 1), does not account for a boundary wall at South End House.

7.3.6 In Marble Hill Park various character areas were delineated by the use of natural, attractive landscape features, such as *ha-has* and hedges rather than masonry walls (with the exception of the walled kitchen garden to north-east of the House) and this may have influenced the character of the surrounding area including the demarcation of the South End House's private garden. Moreover, the thick woodland planted around the Sweet Walk in c.1770 provided sufficient screening of the park from Montpelier Row.

7.3.7 In addition, it seems to have been counterproductive to introduce an impenetrable screen such as a masonry wall to block the views from the gazebo towards the river and Marble Hill Park but it is feasible that a wall would have been built to protect the garden from the activities in the Stable Block and its yard created in 1825-7.

7.3.8 Archaeological Investigations of the boundary wall concurred with the cartographic sources revealing that the fabric of the structure is broadly contemporary with the date of the adjacent Stable Block built in 1825-7. (Prosser 2016)

7.3.9 This is also confirmed by the 1902 South End House sales catalogue plan which indicates the presence of a boundary by showing a clear aperture in the wall and the point of entry to the forecourt from Marble Hill Park (Fig.16 Appendix 1). This has been supported by analysis of the fabric of the wall at this north end which shows that the former 3-meters aperture was bricked in the 20<sup>th</sup> century using recycled brick and cement mortar (Prosser 2016).

## 7.4 Gazebo

7.4.1 The word '*gazebo*' is an 18<sup>th</sup>-century pseudo-Latin derivation from 'I shall gaze'. It was applied to a structure such as a summerhouse or garden pavilion, located to offer a pleasant or picturesque view. Historically it was a small, sometimes two-storeyed pavilion and could be freestanding or attached to a garden wall, roofed, or open on all sides. Gazebos provided shade, shelter, were admired as ornamental features in a landscape and enjoyed as a place to rest.

7.4.2 The Gazebo is first documented on the Tithe Map of 1836-1870 (Fig. 15 Appendix 1) but the analysis of its fabric undertaken by AOC Archaeology (2012) identified four phases of construction. It concluded that the building originated in the mid-18<sup>th</sup>-century as a single storey structure which was perhaps partially a vaulted ice house or food storage cold room. The comparative analysis of the size and colour of bricks used to construct both storeys showed that in the late 18<sup>th</sup> century the lower floor was remodelled and built up to include a well-appointed, large and heated room on the upper storey.

7.4.3 The small scale and utilitarian function may account for the fact that the structure was not recorded in the early cartographic and visual sources.

7.4.4 Other development within the grounds of South End House include what is believed to be lodges or stables and coachman's house, now South End Cottage and White Cottage located to the west of the site and along Orleans Road. These structures are described as late-18<sup>th</sup> century in date according to the listed building description and appear in the 1741 Rocque's map (Fig.6 Appendix 1).

7.4.5 Outbuildings such as the fletton bricks garage adjacent to the gazebo and built onto the boundary wall with Marble Hill House, have been added in the 20<sup>th</sup> century. These are first depicted on the 1934 Ordnance Survey.

## 7.5 The Setting

7.5.1 The setting of South End House has changed continuously since its inception.

7.5.2 Introduction of the forecourt walls and entrance gates had a significant impact on the understanding of the original physical connection of the House with Montpelier Row and its visual presence in the streetscape.

7.5.3 The relationship of the House with Marble Hill Park to the west and south has changed over the centuries. To begin with, the House and the Gazebo seemed to have enjoyed some long and open views of the river to the south and Park to the west. Introduction of the Sweet Walk in the 1770s, with its thick tree plantation have changed the nature of the west boundary. The construction of the Stable Block in c.1827 and a boundary wall had further, significant impact by obscuring the views to the west.

7.5.4 The physical connection with Marble Hill Park, through an opening at the north end of the boundary wall, as documented in the 1902 sales catalogue plan and supported by the analysis of the fabric of the boundary wall, has been lost at some point in the 20<sup>th</sup> century when this aperture was blocked.

7.5.5 The physical and visual connection of South End House with the former stable outbuildings was lost when these were sold into separate ownership. Their visual connection has been obstructed by the construction of a party wall, trees and vegetation.

7.5.6 The addition of two modern garages and hard-surface drives has changed the character of the setting adding a more urbane quality.

## 8. SIGNIFICANCE

### 8.1 Montpelier Row

#### 8.1.2 Architectural and Aesthetic Values

Together with the surviving later-18<sup>th</sup> and early-19<sup>th</sup>-century houses along Riverside, the two terraces at Sion and Montpelier Row form a small but authentic part of the old Twickenham and preserve much of the original Georgian features. Due to later development of Montpelier Row, the street does not have a homogenous architectural style but as a group the streetscape has **high aesthetic and architectural value**.

#### 8.1.3 Historical and Evidential Values

Distinguished by the largely-intact feel of a Georgian estate, Montpelier Row preserves evidence for the aspects of life and people as well as physical development of Twickenham in the 18<sup>th</sup> and 19<sup>th</sup> centuries. In 1723 John Macky, a government agent and spy, described Twickenham as 'a village remarkable for an abundance of curious seats' (Cashmore 1988). The houses at Montpelier Row, especially those built by John Gray in the early 1720s remain as a testament to the mix of styles and forms for which Twickenham was obviously known. They were the first urban terraces in the area built to be leased and standing out amongst

the aristocratic villas and large mansions. Gray's speculative venture emulated the speculative aristocratic enterprises in London, such as those on the Bedford Estate. This speculation was perhaps a response to the growth of Twickenham due to agriculture and commercial gardening.

The development of the street preserves evidence for the changes which began taking place in the 18<sup>th</sup> century and led to the transformation of the area from an exclusive Arcadian retreat to a stylish, urbanised village attracting a bohemian crowd. By 1787 virtually all the larger houses and estates in the area had been established and the period of their decline and the break-up of their parks began. Soon, the early 19<sup>th</sup> century the process of in-filling by smaller villas was to begin (Cashmore et al. 1981). Montpelier Row was built away from the centre of Twickenham which may suggest the clientele that Gray wanted to attract, offering unusual accommodation in a rural setting. It is significant because of its association with a number of residents of substance and position including members of the court, politicians, poets and artists such as Lady and Lord Bute, Alfred Lord Tennyson and Walter de la Mare. Due to their largely intact character and these associations the street has **high historical and evidential value**.

#### 8.1.4 Communal Value

Montpelier Row was built to be occupied by private residents and remains in private hands. It has social significance by preserving evidence of the social life in the area and for the modern community because of its atmospheric setting and character of the buildings which contribute to the uniqueness of the area and its attractiveness. Because of their contribution to the character of the area and understanding of its history and because through this they play an important part in shaping the local identity and collective experience and memory, the streetscape and the groupings of its buildings are of **high communal value**.

### 8.2 South End House

#### 8.2.1 Architectural and Aesthetic Values

Architectural importance of South End House is recognised by its grade II\* listing. Buildings of this grade are seen to be particularly important and have more than special interest; only 5.5% of listed buildings in the UK are grade II\*.

The building is thus significant individually as an example of largely intact 18<sup>th</sup>-century urban house, distinguished by restrained elegance of its proportions and fine execution of the gauged window arches. Set in a large pleasant garden it retains the association with the historic outbuildings in its grounds (stables and gazebo). Because of the intactness of its original features and the quality of its design South End House is of **high architectural and aesthetic value**.

#### 8.2.2 Historical and Evidential Values

The house preserves evidence for the way of life in 18<sup>th</sup>-century Twickenham. The development of the forecourt and gated entrance, which resulted in a separation of the House from Montpellier Row, has to some degree obscured the illustrative value of this asset as part of the area's urban growth

The House is associated with persons of local importance such as its builder John Gray who was a naval captain and property developer, as well as a friend of Alexander Pope. In c.1723 he sold some of his land to Henrietta Howard, Lady Suffolk, and this formed part of Marble Hill Park. He seems to have had a good relationship with Lady Suffolk in contrast to other local land holders such as Thomas Vernon who adamantly refused to sell the land Henrietta desired.

The house is also associated with other persons of national importance who either owned or rented it. These include the Earl of Bute (1713-92), John Gilbert, Archbishop of York (d.1761), George Parker, Lord Macclesfield (c1696-1764) and Walter de la Mare. Because of its potential to yield evidence about the past, events, aspects of life and people, South End House is of **high evidential and historic value**.

### 8.2.3 Communal Values

Situated at the end of Montpellier Row and separated from the street by private forecourt and gates the house has little social or communal value other than making some contribution to the local character as the upper floors of its south elevation can be glimpsed from Marble Hill Park over the boundary wall (Fig.1 below).





Because of its private character but considering its contribution to the local character and the part it has played in shaping the local identity, collective experience and memory South End House has **moderate communal value**.

### 8.3 Gazebo

#### 8.3.1 Architectural and Aesthetic Values

The gazebo represents a garden feature typical of a designed landscape which became popular in the 18<sup>th</sup> century. It appears to be mostly of late 18<sup>th</sup>-century date, built atop the remains of an earlier building which is represented by the remains of two walls and a small, vaulted room.

It is simple and devoid of decorative features or openings and its architectural interest derives from its relationship with the House, achieved by similar formal simplicity and by employment of matching rubbed red brick for quoins and window arches. Individually, its principal architectural and aesthetic value derives from the survival of the 18<sup>th</sup>-century fabric of the upper floor and its internal fittings largely of a style typical of the late 19<sup>th</sup> century.

Because the gazebo is a modest structure of functional appearance and because the building's aesthetic values and visual attractiveness have been affected by the 19<sup>th</sup>-century modifications, it is deemed to have **moderate architectural and aesthetic value**.

### 8.3.2 Historical and Evidential Values

The architectural survey of the gazebo showed changes to its structure and probably also its function. Because of this the building seems also to preserve evidence for some changes of the function of the grounds, from a service area (housing the stables and ice house, or food storage cold room) to a landscaped garden.

The function of a structure such as the gazebo at South End House provided a secluded, private room for contemplation, as well as a view of a more extensive landscape. The gazebo at South End house, although set within a small garden of a private residence provides the same social function and expression of landscape appreciation as similar structures set in a larger landscape.

At South End House the evidential significance of the gazebo as a structure affording good views of the surrounding landscape has been undermined by development in the surrounding area, first by the construction of the Marble Hill Stable Block in 1820s and in 1930s by the erection of a garage next to the gazebo in the south-east corner of the grounds. These two buildings either completely obscure (Stable Block, view from and to the east) or partially obscure (the garage, view to the south) the views of the Park out and into the gazebo (Fig. 2 below). The views are additionally impacted on by mature plantings on the south and east, and by the boundary wall.



Fig. 2 Gazebo seen from south-east over the boundary wall.

There are limited views of the gazebo from the Stable Block courtyard due to the presence of the boundary wall and vegetation (Fig. 3).



Fig. 3 View of the gazebo from Marble Hill stable block yard.

As a result of these developments, at the moment the principle views from the gazebo are westwards and north, within the garden and towards the house respectively, and to the south-west into Marble Hill Park (Fig.4).



Fig.4 View of the Gazebo from Marble Hill Park to north-east.

The Gazebo has potential to yield evidence about the past human activity and preserves numerous clues which can illustrate and aid the understanding of the past aspects of life and people. However, the understanding of its design intention and functional essence has been undermined by the additions of built structures around it such as the boundary wall, Marble Hill Stable block and modern garages. It therefore has **moderate evidential and historic value**.

### 8.3.3 Communal

As the building is located in private grounds and its visual appreciation limited by the presence of the boundary wall and a modern garage (Fig.2 above), the gazebo makes some but not significant contribution to the historical character of the area. Considering this contribution to the character of the area and meaning for local people as well as its private use the gazebo has **some communal value**.

## 8.4 Boundary Wall

### 8.4.1 Architectural and Aesthetic Value

The wall is simple, functional and devoid of adornments or openings. It originated as a low (8 courses) garden wall and was built to formalise a boundary rather than in the context of

elegant architectural design and to add aesthetic value. It has some accrued aesthetic value which derives from the use of hand-made brick, a material which ages gracefully and adds a quality of perceived antiquity. The presence of ivy adds a picturesque touch to the otherwise functional structure.

The aesthetic value of the wall is undermined by lack of visual fabric coherence as bricks of various size and colour have been used to patch, repair and block historic openings. Furthermore, the wall is in vulnerable physical condition, some of the bricks are loose and there are cracks which have been repaired in cement mortar. All of this impacts on the perception of its visual attractiveness.

Considering all the above the wall is deemed to have **some architectural and aesthetic value.**

#### **8.4.2 Historical and Evidential Values**

The wall preserves some evidence of the development of the grounds of South End House as well as Marble Hill Park boundaries and the evolution of its estate in the 19<sup>th</sup> century. Its primary significance lies in its evidential values preserved in its position, alignment, type of fabric and constructional detail. These evidential values have been undermined by several remodellings, repairs and loss of some of the original fabric (Prosser 2016). This has had a considerable impact on the authenticity value of the wall.

The construction of a garage directly on top of the wall in the south-east corner of South End House's grounds may be considered to have reduced its value as a heritage asset in this particular location.

Due to the survival of the historic fabric, evidence for its constructional development and techniques used for construction of historic boundary and garden walls the structure has **moderate historic and evidential value.**



Fig.5 Western boundary wall

### 8.4.3 Communal Values

Because of its secluded location the boundary wall between South End House and Marble Hill Stable Block does not make a significant contribution to the collective experience and memory of the local community and due to its low architectural interest it is not highly valued by stakeholders with academic interest. It will have some evidential value to a local historian.

Taking this into account it is deemed that the wall has **neutral communal value**.

### 8.5 Contribution of the Setting

#### 8.5.1 Architectural and Aesthetic Values

The setting and its changes make no contribution to the architectural value of the House, this being an intrinsic quality deriving from the building's design, plan form, layout, choice of material and decorative elements.

The gardens still provide a pleasant and picturesque setting for the house although the sensory stimulation that people draw from those surroundings has been impacted to some degree by the unsympathetic 20<sup>th</sup>-century interventions.

Taking all the above into account it is deemed that the setting of the house makes a **moderate contribution** to its architectural and aesthetic value.

#### 8.5.2 Historical and Evidential Values

South End House was designed to connect with the wider landscape and enjoy long views of Marble Hill Park and river Thames. A gradual separation and enclosure of the grounds, and the development along the west boundary, that is planting of the Sweet Walk, construction of a high boundary wall and building of the Stable Block, have impacted the understanding of the designer’s intention for the original siting of the House and its prominence in the landscape.

The setting still preserves some evidence which illustrates the aspects of the past life, for instance the high status of the residence surrounded by a large garden served by a stable block and a gazebo. Because of this it is deemed that the setting makes a **moderate contribution** to its historical and evidential values.

### 8.6 Overall Significance of Heritage Assets and Contribution of the Setting of South End House

**Table 2.** This table summarises the assessment of the relative values and overall significance of South End House and the associated heritage assets as well as the contribution that the setting makes to the significance of the House

Asset Name	Architectural & Aesthetic value	Historic & Evidential Value	Communal Value	Overall Significance
Montpelier Row	High	High	High	High
South End House	High	High	Moderate	High
Gazebo	Moderate	Moderate	Some	Moderate
Boundary wall	Some	Moderate	Some	Some
Setting of SE House	Moderate	Moderate	Neutral	Moderate

## 9. HERITAGE ASSETS IMPACT ASSESMENT

This section provides an assessment of the impact of the proposed Stable Block café extension on the heritage significance of South End House and associated heritage assets as described above.

### 9.1 Montpelier Row

9.1.1 The new development will have no effect on the fabric, streetscape and views in and out of Montpelier Row and thus no impact on its heritage significance.

### 9.2. South End House

9.2.1 The new development will not intrude into the fabric or design of the House or affect the way people enjoy its aesthetic values while living in and visiting the residence. It will therefore have no impact on its architectural and aesthetic values.

9.2.2 The new development will have negligible impact on the views in and out of the House into the courtyard of Marble Hill Stable Block (see Fig. 6). It will not affect wider and long views from the House towards the park or the river.

9.2.3. It is therefore deemed that, since the setting of the House will be only minimally affected, the overall impact of the development on the evidential and historical values of the house will be negligible.



Fig.6 Existing view of South End House from the site of the proposed extension in the Stable Block courtyard.

9.2.5 As the House is in private use and the development will not impact on its appreciation from Marble Hill Park, it is deemed that it will have no impact on the Communal value of this heritage asset.



### 9.3 Gazebo

9.3.1 The proposed development will not intrude into the fabric or design of the Gazebo or affect the way people enjoy its aesthetic values while living in and visiting the building. It will therefore have no impact on its architectural and aesthetic values.

9.3.2 The functional and evidential values of the Gazebo have been significantly undermined since its construction by the construction of the high boundary wall and the Stable Block. The new development will have negligible impact on the views in and out of the Gazebo into the courtyard of Marble Hill Stable Block (see Fig.3). However, as the Gazebo is 6.5 m high and the extension will be considerably lower and will stand at some distance to the east, the new building will be subservient and not detract from the importance of the listed, historic structure.

9.3.3 The new development will not affect wider and long views from the building south and west towards the park or the river and only slightly change the views into the Stable Block courtyard. Taking this into account it is deemed that the new development will have only negligible impact on the evidential and historical values of this heritage asset.

9.3.4 As the Gazebo is in private use and the development will not affect its appreciation from Marble Hill Park and the way it contributes to the character of the area, it is deemed that it will have negligible impact on the communal value of this heritage asset.

### 9.4 Boundary Wall

9.4.1 The wall is in a vulnerable structural condition and it will be necessary to rebuild and strengthen the structure to preserve its evidential and historical values. These repairs, sensitively carried out, will have no negative impact on the heritage values of this historic asset.

### 9.5 Setting of South End House

9.5.1 Historical research and analysis of the setting has shown that the setting of South End House has been subject to historic development that led to significant enclosure of its grounds, separation from Montpelier Row and historic service buildings, as well as introduction of unsympathetic elements such as modern garages and hard surface drive. The relationship of the house with Marble Hill Park was compromised when the Stable Block was erected in the 1820s.

9.5.2 The impact of this historic development has been such that the present setting now makes only a minor contribution to the understanding of the original design intention for the setting of South End House.

9.5.3 The changes to the stable block are limited to internal reconfigurations. Externally visible elements are so few and so minimal that their impact on the aesthetic amenity of the setting of South End House can be classed as negligible at most.

9.5.4 Taking the above into account it is considered that although some changes in the setting will be noticeable, the impact of the proposed development on the setting of the House will be negligible.

## 9.6 Twickenham Riverside Conservation Area

9.6.1 As the impacts of the proposed alterations are entirely confined to the rear courtyard of the stable block, they are deemed to have no impact on the wider Twickenham Riverside Conservation Area.

**Table 2. Magnitude of impacts on the significance of South End House and associated heritage assets.**

Asset Name	Impact on Architectural & Aesthetic value	Impact on Historic & Evidential Value	Impact on Communal Value	Overall Impact
Montpelier Row	None	None	None	None
South End House	None	negligible	None	negligible
Contribution of setting of SE House	negligible	negligible	negligible	negligible
Gazebo	None	negligible	None	negligible
Boundary wall	None	None	None	None

**Table 3. Summary of the magnitude of impacts on the overall significance and resulting level of harm.**

Asset Name	Overall Significance	Overall Impact	Harm
Montpelier Row	High	None	Less than substantial
South End House	High	negligible	Less than substantial
Contribution of setting of SE House	Moderate	negligible	Less than substantial
Gazebo	Moderate	negligible	Less than substantial
Boundary wall	Some	None	Less than substantial
Twickenham Riverside	High	None	Less than substantial

## 10. CONCLUSION

10.1 This Appraisal has been undertaken to fulfil the requirement of NPPF and Richmond Borough Council Local Plan that oblige the applicant to study and describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail provided here is proportionate to the assets' importance and presented to facilitate the understanding of the potential impact of the proposal on their significance.

10.2 The Appraisal has been informed by new research carried out in order to achieve full understanding of the significance of South End House and associated heritage assets: Montpelier Row, the Gazebo and boundary wall to Marble Hill Stable Block. This understanding has in turn informed the assessment of the magnitude of impacts of the café extension, proposed at Marble Hill Stable Block, on those assets and their significance.

10.3 The methodology, used to assess the magnitude of impacts, has been developed by ICOMOS for assessing the degree of impact and harm of developments affecting the significance of World Heritage Sites.

10.4 Having carefully considered heritage values of the assets, the Appraisal has shown that Montpelier Row and South End House are of high significance. The development will have no effect on the significance of Montpelier Row and only negligible impact on the grade II\* South End House and this is due to some changes to its setting which will influence the evidential and aesthetic values to a small degree. There will be no impact on architectural, illustrative and communal values of the House.

10.5 The Appraisal has also shown that the grade II listed Gazebo has a moderate heritage significance. This derives primarily from its aesthetic qualities and evidential values as a formal garden feature, as well as its functional qualities as a building conceived for the appreciation of the surrounding landscape and enjoyment of distant views. The significance of the building has been undermined by the historic development in its vicinity – a high boundary wall, Marble Hill Stable Block and an adjacent modern garage. The proposed development will have only no effect on the visibility of the structure and will itself only be visible from the Stable Block's courtyard. It is therefore deemed that it will have only negligible impact on its heritage significance.

10.6 It should be noted that the research, careful recording and restoration of the wall will have a beneficial impact on its significance in enhancing the knowledge about its history and supporting the conservation of this asset for future generations.

10.7 New research and survey of the curtilage listed boundary wall have shown that it has 'some' heritage significance which derives primarily from its evidential values embodied by its fabric, position, alignment and the construction techniques. The appearance of the existing structure is undermined by repairs and alterations which weakened its character, appearance and aesthetic qualities. The wall is in a precarious structural condition and its protection and conservation demand some reconstructive restoration and strengthening of its foundations.

10.8 The Assessment has shown that the setting of South End House have been subject to continuous historic development which has altered the original setting to such a degree that it now only makes overall minor contribution to the significance of the House and the place. The alterations to the stable block will have a slight impact on the views in and out of the house and into the courtyard of the Stable Block and the development is considered to have a negligible impact on the contribution that the setting makes to the overall significance of South End House.

10.10 It should be noted that the proposal forms part of a larger project which will lead to the restoration of the 18<sup>th</sup>-century landscape, and conservation enhancement to Marble Hill House, both of which are heritage assets of international importance. As the new, improved facilities will underpin the financial sustainability of the site, it will not be possible to carry out the restoration of the landscape if they are not built.

10.11 This Appraisal has shown that the proposal will cause some but “less than substantial harm” to the significance of the South End House and associated heritage asset, as set out in NPPF Paragraph 196. It will have no effect on the Conservation Area, its impacts being limited to the courtyard of the Stable Block.

10.13 The NPPF, Para 196 states that where a development proposal leads 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. This proposal will deliver multiple public benefits of conservation, protection, enhanced knowledge and understanding as well improved facilities. It will create a better environment for park users and visitors and the volunteering, employment and apprenticeship opportunities within the new café and shop will strengthen the connection of the local people to the site, thereby enhancing its community values.

10.14 In conclusion, it is considered that the proposal is in line with the national and local policies which are set out in the NPPF and Richmond Borough Council Local Plan and should be supported.