

Planning Applications Team  
London Borough of Richmond Upon Thames  
Civic Centre  
44 York Street  
Twickenham  
London  
TW1 3BZ

**Date:** 6 September 2018

**Our ref:** 15627/02/DG/NBi/16439196v2

**Planning Portal ref:** PP-07199619

Dear Sir/Madam

**London Borough of Richmond: Application for Planning and Listed Building Consent for the Refurbishment of the Stable Block Café, Landscaping Works, and Refurbishment to Marble Hill House and Park**

On behalf of our client, English Heritage, we have today submitted a Planning Application for:

- 1 Marble Hill House: External decoration and repair work (if a window is substantially rotten, partial or full replacement of joinery elements).
- 2 Stable block: External alterations to accommodate café, with associated mechanical plant.
- 3 Landscaping: New soft and hard landscaping works, including restoration of gardens, upgrade of sport pitches, replacement of seating, and play areas.
- 4 Service yard: New pedestrian access route
- 5 Sports centre: External ramp for improved access.

and a Listed Building Consent application for:

- 1 Marble Hill House:
  - a Internal alterations, repairs and installation of a new platform lift.
  - b External decoration and repair work (if a window is substantially rotten, partial or full replacement of joinery elements).
- 2 Stable block: Internal and external alterations to accommodate café, with associated mechanical plant.
- 3 Landscaping: New soft and hard landscaping works, including restoration of gardens, upgrade of sport pitches, replacement of seating, and play areas.
- 4 Service yard: New pedestrian access route

## **Application Structure**

The application comprises:

- 1 Application form and certificates
- 2 Completed CIL Additional Information Requirements form
- 3 A site location plan and site plan, prepared by J&L Gibbons
- 4 Planning Statement, prepared by Lichfields
- 5 Statement of Community Involvement, prepared by English Heritage

### **Application Drawings:**

- 6 Marble Hill House plans, prepared by Acanthus Clews Architects
- 7 Stable Block plans, prepared by van Heyningen and Haward Architects
- 8 Sports Block plans, prepared by Acanthus Clews Architects
- 9 Landscape plans, prepared by J&L Gibbons

### **Design and Access Statements (DAS):**

- 10 Marble Hill House DAS, prepared by Acanthus Clews Architects
- 11 Stable Block DAS, prepared by van Heyningen and Haward Architects
- 12 Sports Block DAS, prepared by Acanthus Clews Architects
- 13 Landscape DAS, prepared by J&L Gibbons

### **Technical Reports:**

- 14 Marble Hill House Technical Reports, prepared by Acanthus Clews Architects and Crick Smith
  - a Lift Appraisal
  - b Compartmentation Report
  - c Paint Research
  - d Damp Report
  - e Structural Report
- 15 Stable Block Technical Reports
  - a Acoustic and Noise Impact Assessment (HRS Services)
  - b Odour Assessment (Cooper8)
  - c Drainage Statement (The Morton Partnership)
  - d Services drawing (Martin Thomas Associates)
- 16 Heritage Impact Assessments, prepared by English Heritage (to cover Marble Hill House, Stable Block, and settings impacts on Southend House), accompanied by a site-wide Conservation Management Plan and Gazetteer

- 17 Transport Assessment (Including Parking Survey, Travel Plan, Servicing Plan and Complementary and Sustainable Transport Measures), prepared by Vectos and English Heritage
- 18 Archaeological Statement (Brian Dix and English Heritage), Historic Landscape Investigations Report (Historic England) and Site Archive Completion Report prepared by English Heritage
- 19 Arboricultural Survey, Impact Assessment and Method Statement, prepared by CBA Trees
- 20 Flood Risk Assessment and SUDs Statement, prepared by Peter Brett Associates
- 21 Ecology Assessment, prepared by Salix Ecology, The Ecology Consultancy and FOA Ecology Ltd, comprising:
  - a Preliminary Ecological Appraisal
  - b Combined Bat Survey
  - c Combined Badger Report
  - d Breeding Bird Survey
- 22 Health Impact Assessment, prepared by Lichfields
- 23 Draft Construction Method Statement, prepared by J&L Gibbons and Vectos
- 24 Café and Landscape Management and Maintenance Plans (including a Soil Survey and Sports Pitch Agronomy Report appended), prepared by J&L Gibbons, Tim O'Hare Associates and English Heritage

The planning application fee is to be paid electronically. We calculate that this comes to £234.

## **Background**

Marble Hill House and Park are located on the north bank of the Thames within East Twickenham within the London Borough of Richmond upon Thames. Marble Hill House was constructed as the residence for Henrietta Howard, Countess of Suffolk, between 1724 and 1729, and forms the centrepiece of the surrounding 26.7 hectares of parkland. The Park is now owned by English Heritage and has been open to the public since 1902. Further information in relation to the site's historic development is within the Planning Statement submitted as part of this application.

Much of the parkland is in recreational use, accommodating sports pitches as well as play areas and a tennis court. Immediately surrounding the house are lawns to the north and south, with wooded areas either side creating a symmetrical vista to the Thames.

The stable block lies approximately 150m to the north-west of Marble Hill House, a two-storey range with a central archway leading to a tarmacked parking area which abuts the boundary wall to Montpelier Row. The stable block accommodates ancillary functions to the Mansion – the Coach House Café at ground floor level, and EH staff flats above.

The latter is a single-sided row of Georgian and later town houses, several of which are listed. At the southern end of the row South End House and Montpelier House are listed Grade II\*, while the gazebo to South End House is listed Grade II. The intervening boundary wall to Marble Hill House is a curtilage-listed structure.

To the south the park fronts the River and the Thames Path which provides riverbank pedestrian access between the A305 and Riverside, visually connecting Marble Hill Park into the surrounding Arcadian Landscape. Ham House, on the opposite bank, is another of the many former aristocratic residences between Hampton Court and Richmond, also set within a generous landscape (Petersham Meadows) and offering designed vistas to the Thames.

At the north east of the park lies the sports block, which provides changing facilities for sports teams (currently one sex at a time only); a playground; a 76 space car park; and an estate yard which is used to service the landscape. The areas to the north and east of the park are residential – mainly Victorian terraces and semi-detached properties and later infill.

The park benefits from seven pedestrian/cyclist access points – four direct access onto Richmond Road to the north, two access points shared with Orleans Road to the west and two access points to the River Thames to the south (one of which is in use). The main vehicular access is off of Richmond Road, leading to the car park.

## **The Proposal**

A planning and listed building consent application for the Parks for People scheme was submitted on 20 March 2017 (refs. 17/1094/FUL and 17/1096/LBC). Whilst many people living locally were supportive of the proposals, this application also attracted some criticism, and as a result, English Heritage subsequently withdrew the application, in order to consider amendments to the proposals and supporting documentation. This current application seeks approval for a revised scheme, and follows extensive re-consultation over Spring and early Summer 2018. The full details of the revisions to the previous proposals are set out in the Planning Statement, and in the separate Statement of Community Involvement prepared by English Heritage.

A full explanation of the proposals is set out within the Planning Statement and accompanying Design and Access Statements. The key alterations since the previous scheme are:

- 1 The removal of the extension of the stable block
- 2 Internal renovation and reconfiguration of the stable block to utilise the existing floorspace for the café
- 3 The removal of works to the curtilage listed walls
- 4 Alterations to the landscaping to reduce the number of trees proposed to be removed and to deliver an overall 20% increase in trees against the number proposed to be removed
- 5 Removal of retail space from the stable block, and the retention of small scale retail space within Marble Hill House
- 6 Removal of access route via the north of the stable block (staff parking will remain as per the current situation, through the archway)
- 7 The removal of a new service yard to adjacent to the stable block. The existing yard is to be retained, with the same vehicular and pedestrian access path and refuse collection facilities

## **Assessment of the Revised Proposals**

A full assessment of the scheme is provided in the Planning Statement. The development will deliver a wide range of planning, heritage, employment, community and environmental benefits when considered comprehensively to the local area, which should weigh overwhelmingly in favour of approval within the planning balance. These include:

- 1 The restoration of and securing the long term financial sustainability of Grade I listed Marble Hill House, one of the most significant Palladian villas in the country.
- 2 Increased public access to the Grade I-listed heritage asset with the introduction of free entry to the Marble Hill House, and opening hours more than quadrupled, and the installation of a lift to meet DDA provisions. Access to the House and Park will be further enhanced by the introduction of a more accessible form of interpretation providing enhanced educational, social and community benefit.

- 3 Restoration of significant elements of the 18<sup>th</sup> Century landscape and reversing the decline of the woodlands so that the Grade II\* Registered Park of international importance can be enjoyed for generations.
- 4 Optimisation of a currently under-used local tourist attraction – whilst at the same time taking into account the constraints of operating in a densely populated residential area.
- 5 Improved access to and management of a local open space which is designated Metropolitan Open Land, including improved sports facilities, totalling £6m of inward investment.
- 6 The creation of an additional 17 full time equivalent jobs as a direct result of the reconfiguration and refurbishment of the café, and of the increased opening hours in the house. The posts will include 5 apprenticeships which will be proactively advertised to local people every year.
- 7 An expanded programme of small scale public events and other community engagement activities.
- 8 Habitat improvements across Marble Hill Park, including the expansion of wildlife corridors across the park through tree planting and tall grassland understorey, and diversification of the Woodland Quarter.

We trust that the enclosed information is sufficient to ensure that the application is validated. If, however, you require any additional information or have any queries, please do not hesitate to contact me or my colleague Maddie Lane.

Yours faithfully

**Nick Bishop**  
Associate Director

Copy