

# Heritage Statement

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47a Lower Mortlake  
Road,  
Richmond

October 2019 | Project Ref 5312A



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# 1. Introduction

- 1.1** This Heritage Statement has been produced by Heritage Collective, on behalf of the applicant, Westlake Property Limited, in support of a full planning application for the re-development of the application site at 47a Lower Mortlake Road (the Site). The proposal seeks to develop a currently vacant site (**Appendices 3.1-3.2**) to provide 16 Co-Living units with associated amenity spaces, the design consists of a part 2 and part 3-storey structure, with active frontages onto Lower Mortlake Road and Blue Anchor Alley.
- 1.2** This report should be read alongside the application drawings and the Design and Access Statement, prepared by Lynas Smith Architects. The existing view of the Site from Lower Mortlake Road is shown in **Figure 2**, while its location in the context of the adjacent Kew Foot Road Conservation Area is shown in **Figure 1**.
- 1.3** The only designated heritage asset (as defined in the National Planning Policy Framework, or NPPF) relevant to this application is the Kew Foot Road Conservation Area, with the Site located in its immediate setting. The assessment also includes Buildings of Townscape Merit at 15-45 Lower Mortlake Road, located immediately to the west of the Site, however, these have not been identified as non-designated heritage assets and are assessed as integral parts of the conservation area.

## Purpose, scope and structure of the statement

- 1.4** The purpose of this document is essentially twofold. It firstly provides the London Borough of Richmond upon Thames Council (LBRuT) with information about the heritage significance of the Kew Foot Road Conservation Area and the Buildings of Townscape Merit (BMTs), to a proportionate degree of detail, in accordance with paragraph 189 of the NPPF. It also assesses the contribution of the Site to the setting and significance of the conservation area and the BMTs, and the potential effects of the proposed development on the significance.
- 1.5** This assessment was underpinned by the desktop research of the historic development of the Site and its context, as well as a site visit on 5 September 2019. The photographs included in this report (additional photos are available at **Appendix 3**) were taken during the site visit (unless otherwise indicated).



**1.6** The application scheme has been revised following the pre-application comments received from the Council, which included:

*As suggested at our meeting the design principles which you have started to develop in your pre-application report [...] followed through with a gable or similar at the corner may provide a more appropriate design response and the opening up of the access to the alleyway is generally considered to be positive, as is the suggested approach to proposed materials which picks up on local brickwork.*



**Figure 1.** The Map of the Kew Foot Road Conservation Area, with the Site marked red. Taken from the Conservation Area Statement prepared by LBRUT, 2007.

**1.7** The scheme has evolved following the pre-application feedback received from the Council, with the following changes:

- *Reduced the alleyway elevation by 1 storey at the rear of the site.*
- *Further consideration has been given to the detailing of the windows, balconies and screening and how the orientating and angling of these elements can further protect amenity.*
- *The massing was simplified to a less fragmented shape, which is reinforced by a limited palette of external materials supports this massing.*

- *The materials and details have been chosen in response to the immediate context of the Site, following a study of the context (the alley and the main road). A comparison of the existing and proposed street elevation is provided in **Appendices 2.2 – 2.3**.*



**Figure 2.** *View of the Site from Lower Mortlake Road. From Google View March 2018 (no foliage).*



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## 2. Heritage Policy and Guidance

### The National Planning Policy Framework

**2.1** The National Planning Policy Framework (the NPPF) was published in May 2012 with revised versions issued 2018 and 2019; it constitutes guidance for local planning authorities and decision makers. Applications for planning permission must be determined in accordance with the local development plan, unless it is silent, or material considerations indicate otherwise. The NPPF is a material consideration.

**2.2** Section 16 of the revised NPPF deals with conserving and enhancing the historic environment, in paragraphs 184 to 202. The NPPF defines heritage assets in Annex 2 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

**2.3** The NPPF places much emphasis on heritage “significance”, which it defines in Annex 2 as:

*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.*

**2.4** Paragraph 184 of the NPPF encourages local planning authorities to recognise that heritage assets are an irreplaceable resource and to conserve them in a manner appropriate to their significance. One of the factors to be considered is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

**2.5** Paragraph 189 of the NPPF requires applicants to describe the significance of any heritage assets affected by a proposal to a proportionate level of detail. Paragraph 190 requires essentially the same from local planning authorities: to identify and assess the

“*particular significance*” of any heritage asset. It is the significance of the heritage asset that should be taken into account when considering the impact of a proposal.

- 2.6** According to paragraph 192, several considerations are relevant, first of which is the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. The paragraph reiterates the well-established concept that new development can make a positive contribution to local character and distinctiveness.
- 2.7** Paragraph 193 applies specifically to designated heritage assets, such as listed buildings and conservation areas. It states that great weight should be given to the conservation of designated heritage assets and it propagates a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance, which reflects well-established case law (i.e. *Barnwell Manor* et al).
- 2.8** Paragraph 195 deals with substantial harm to, or total loss of significance of, a designated heritage asset and it is not relevant to this application, which could not reasonably result in this magnitude of harm. Paragraph 196 deals with less than substantial harm. Harm in this category should be weighed against the public benefits of the proposal – such as replacing unsympathetic alterations with more appropriate ones, carrying out restoration, or simply by removing unsympathetic alterations. Heritage protection and the conservation of heritage assets are recognised as of benefit to the public. The National Planning Practice Guidance<sup>1</sup> (NPPG) describes public benefits as “*anything that delivers economic, social or environmental progress*”. The proposals are not capable to cause this level of harm due to the nature of the works and their location.
- 2.9** According to paragraph 200, local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

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<sup>1</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/why-is-significance-important-in-decision-taking/>



- 2.10** Harm is defined by Historic England as a change which erodes the significance of a heritage asset.

## London Borough of Richmond upon Thames Local Plan

- 2.11** Richmond Local Plan was adopted in July 2018. The strategic vision includes the following under the 'Villages and historic environment':

*The borough's villages and their special and distinctive characters will have been protected, with each being unique, recognisable and important to the community and to the character of the borough as a whole. They will continue to maintain and enhance their distinctiveness in terms of the community, facilities and local character. Heritage assets including listed buildings and Conservation Areas, historic parks as well as Royal Botanic Gardens, Kew World Heritage Site, which contribute so significantly to the character of this borough, will have been protected and enhanced.*

- 2.12** Section 4 of the Local Plan deals with local character and design, and includes the following policies which are relevant in this appeal: Policy LP1 'Local Character and Design Quality', Policy LP 3 'Designated Heritage Asset', Policy LP 4 'Non-Designated Heritage Assets', LP 5 'Views and Vistas' and LP 39 'Infill, Backland and Backgarden Development'.

### Supplementary Planning Guidance/Policy: Kew Foot Road Conservation Area Study

- 2.13** The Kew Foot Road Conservation Area was first designated in 1982, with the Conservation Area Study published in May 2007. The map of the conservation area, which includes the Site's location within the setting of the conservation area, is shown in **Figure 1**.
- 2.14** The Conservation Area Study provides information about the historic development and character description. The Site is within the setting of the conservation area along Lower Mortlake Road.

## London Plan 2016

- 2.15** Chapter 7 of the London Plan deals with London's 'living spaces and places'.
- 2.16** Policy 7.8 deals with 'Heritage Assets and Archaeology' and comprises three parts, Part 3 deals with planning decisions, and states:
- C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*
  - D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*
  - E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

## Draft London Plan (due to be published in 2019)

- 2.17** Policy HC1 'Heritage conservation and growth' requires:
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*

## National Planning Practice Guidance

- 2.18** Other documents given consideration as part of this assessment include Historic England's 'The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3' (2nd Edition). This guidance notes the National Planning Policy Framework makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its

surroundings evolve. Elements of a 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. The guidance notes:

*Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings.*

**2.19** An assessment of the potential effect on the significance of the identified heritage assets by the Proposed Development should be considered using the following steps:

- **Step 1:** identify which heritage assets and their settings are affected;
- **Step 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;
- **Step 3:** assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
- **Step 4:** explore the way to maximise enhancement and avoid or minimise harm;
- **Step 5:** make and document the decision and monitor outcomes.

**2.20** This guidance has been considered when assessing the contribution of the setting to the significance of the heritage assets (Kew Foot Road Conservation Area and the associated BTMs) potentially affected by the proposed development at the application site.



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## 3. Heritage Significance

### Kew Foot Road Conservation Area

**3.1** Not all parts of a heritage asset will necessarily be of equal significance. Change is harmful only to the extent that it erodes an asset's significance. Understanding the significance of any heritage assets affected is therefore fundamental to understanding the scope for, and acceptability of, change (paragraphs 189 & 190 of the NPPF).

### Historic Development

**3.2** Originally in the Hundred of Kingston, Kew is of ancient origin, with first reference to a settlement in 1313. It was written in various spellings<sup>2</sup>, but 'Kew' became widely adopted in the 17<sup>th</sup> century. The name originates from the Saxon word 'cayho', meaning a quay on a spur of land.

**3.3** The history of the area is closely linked to the ferry, which is first mentioned in 1443, but is likely to be much older. The earliest crossings of the Thames at Kew were made on foot<sup>3</sup>, hence the name Kew Foot Road. The ford was superseded by a ferry, and in turn by the bridge built in 1760s. The area is bound by Old Deer Park – a Medieval hunting ground, both were part of the Royal Manor of Richmond. Henry VII built Richmond Palace (known then as Sheen Palace) on the banks of the Thames, which brought popularity to Kew as a residence for courtiers. A History of the County of Surrey (1911) provides evidence of celebrity residents in 16<sup>th</sup> century which include Mary Tudor, Sir John Dudley, Cromwell, Duke of Somerset, Charles Somerset, first Earl of Worcester amongst other nobles who made Kew their home.

**3.4** In the 17<sup>th</sup> century Kew Palace was built as a fashionable mansion for wealthy London silk merchant, Samuel Fortrey. It is the smallest of all the royal palaces; several other buildings were referred to as Kew Palace throughout history. The palace, which was also called Kew House, had been flamboyantly decorated by William Kent for Frederick, Prince of Wales, who leased it in 1730s, which began a new era of Royal residence in Kew. In 1759 Princess Augusta, mother of King George III, found a nine-acre botanic

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<sup>2</sup> Kayhor, Kayo, Keyowe, Kaiho, Kayhoo, Cewe, Ceu..

<sup>3</sup> Julius Caesar is thought to have crossed the Thames at Kew on his first visit to Britain in 53BC (<https://www.telegraph.co.uk/gardening/8301243/A-history-of-Kew-Gardens.html>)



garden within the pleasure grounds at Kew, marked as Royal Garden in 1746 John Roque's Map (**Figure 3**), and is known today as Kew Gardens, the World Heritage Site. The approximate location of the application site is circled red, at that time Mortlack Lane (today's Lower Mortlake Road) was undeveloped, surrounded by fields on both sides.



Figure 3. 1746 John Roque's Map "A plan of the cities of London and Westminster, and borough of Southwark"

**3.5** The construction of the bridge in 1759 was followed by the creation of the Kew Road, which made Kew Foot Lane redundant. By this time Kew Foot Lane became unpopular due to being the main escape route via the ferry for Brentford criminals, it was closed or truncated in 1766. According to Conservation Area Study (LBRuT, 2007):

*It was narrow, dark and intimidating, and increasingly less frequented. Finally, in 1785 a Bill was presented to Parliament to allow for the permanent closure of Love Lane, the old foot road from the Green to the ferry. The king paid for the development of the new Kew Road and an annual payment is still made by the Crown to the town for the upkeep of the road 'from the Bridge to the Bear', (now a shop, formerly the Brown Bear public house) in the Quadrant, Richmond.*

- 3.6** Some sources point to the fact that several grand houses in Kew Foot Road were used as summer houses in the country by nobility. During post-revolutionary upheaval in France, the French Royalists who escaped '*nearly all resided in this district*' (Richmond and Twickenham Times, 1931).
- 3.7** Both Kew Foot Road and Kew Road are functional routes connecting the Surrey bank of the Thames with Brentford. Their origins, however, are different, which is reflected in their character. The development along Lower Mortlake Road is of much later date, and with the transport development transforming this originally local road into a dual carriageway (A316), the environment has changed significantly from its original rural lane located in close proximity to royal palaces. It is a busy route with heavy traffic, being the main artery connecting central London with the south west (merging with M3 Motorway at its origin).

## Kew Foot Road Conservation Area: significance

- 3.8** Kew Foot Road Conservation Area was designated in September 1982, and is a large almost triangular area shaped by Kew Foot Road and Kew Road, with addition of a small area between Kew Road and Lower Mortlake Road. It is bound in the west by the Old Deer Park Conservation Area, adjoining the Central Richmond Conservation Area to the south and Kew Road Conservation Area to its north east.
- 3.9** The Site is located within the immediate setting of the conservation area, adjacent to its boundary along Lower Mortlake Road, and following the line of Blue Anchor Alley (**Appendices 3.3 - 3.7**).
- 3.10** According to the Conservation Area Statement (LBRuT, 2007) '*the Kew Foot Road Conservation Area is a distinctive and well defined area containing an eclectic mix of building types and uses such as residential, commercial and institutional. This area can be divided into two distinct character areas.*' It then describes Kew Foot Road and Kew Road as two distinct areas. The Site is located in what could be described a third distinct area, due to its location along a very busy, and of relatively late date, Lower Mortlake Road.
- 3.11** In summary, the significance of the Kew Foot Road Conservation Area is derived from:
- Historic interest, which is multifaceted and derived from associative and illustrative values. It holds the key to the early connectivity around London via an important crossing, which was first a foot crossing and later

served by the ferry. This historic interest is mostly expressed in Kew Foot Road, which is the original route leading to the crossing. The historic interest is also via association with the Royal families and households of two different periods: Tudor and Hanoverian.

- Architectural interest is highly diverse, with buildings representing different periods, most of these are listed or locally listed. The Conservation Area Study (2007) provides a detailed account of such buildings. The Site is not located in any views which include any of the landmark buildings, however, it is adjacent to the row of terraced houses which are designated as the Buildings of Townscape Merit.
- According to the Conservation Area Study (2007) *'The area is not considered to be of high archaeological importance, although many ancient artefacts have been found to the north and west of the site. Finds from the riverbanks include the bones of prehistoric animals, flint tools and later vessels, weapons and pottery'*. The archaeological interest is therefore limited, it is also not relevant in this application.
- Artistic interest is unknown, it can be interpreted as part of aesthetic qualities of some Victorian buildings, however, it is not applicable to the application.

**3.12** The Conservation Area Study refers to the terraces to the west of the Site: “[...] *nos. 15-45 (odds), which are Buildings of Townscape Merit, have been badly altered by the replacement of most windows and doors, and it is proposed to introduce an Article 4(2) Direction to ensure that the quality of this row, which is so prominent in the Borough, should be improved and maintained. Any opportunity to replace the fenestration with appropriate timber sashes should be taken.*”

**3.13** Blue Anchor Alley is referred to in the Study as “... *charming pedestrian cut-through is a fascinating lane but suffers from the impact of the ugly wall of the yard at 88 Kew Road. The concrete slab paving is inappropriate and in poor condition and the concrete lamp posts are unattractive. The pretty little cottages have been damaged by some inappropriate bow window fenestration.*”

## Kew Foot Road Conservation Area: Setting and Site's Contribution

- 3.14** The Site is adjacent to the south eastern boundary of the conservation area (**Figure 1**), in the most informal part of the setting, Blue Anchor Alley. The Site is a vacant plot, formerly used as a building yard, with a tall brick wall providing a strong boundary to Blue Anchor Alley.
- 3.15** This part of the conservation area, to the west of the Site, is formed by a continuous line of terraced cottages at 15-45 Lower Mortlake Road, homogenous in scale, layout and design. The setting to the east of the Site includes a double gable of 47 & 49 Lower Mortlake Road (**Appendix 3.8**), which provides interest in the streetscape, being the only gable end facing the main road within the long row of ridges parallel to the road. This feature, together with the red brick, which contrast with the stuccoed 51-53 Lower Mortlake Road, is a strong presence in the streetscape. The setting in this part is eroded due to the heavy traffic which creates a feeling of a transient space. This is very different to the nature of the conservation area at its core, around Kew Foot Road and the parallel streets leading to Kew Road. The setting in this location does not contribute to the significance of the Kew Foot Road Conservation Area, as a result of the changes in road network in the 20<sup>th</sup> century.
- 3.16** The Site is at present an unsightly gap in the immediate setting of the conservation area, which is predominantly a tightknit residential development. This gap was the result of the historic ownership and subdivision of the original plots for building within the historic grounds of Pagoda House, still visible in the Ordnance Survey Map 1894-96 (**Appendix 3.1**). It is an anomaly within the existing urban character, which is largely based on the densely built up plots, along Lower Mortlake Road. The Site is a negative presence within the setting of the conservation area due to its unusual appearance as a gap in the streetscape which otherwise consists of continuous street frontages; the vandalism and fly tipping within and around the Site (due to being vacant) also detract from the area's significance. It has the same role within the setting of the nearby Buildings of Townscape Merit (BTMs).





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## 4. Impact Assessment

**4.1** This chapter first describes the works proposed at 47a Lower Mortlake Road, Richmond. It then assesses the potential effects of the works on the setting of the Kew Foot Road Conservation Area, including the setting of the Buildings of Townscape Merit at 15-45 Lower Mortlake Road. This section should be read alongside the application drawings and DAS prepared by Lynas Smith Architects (for ease of reference a selection of the drawings and visuals are reproduced at **Appendix 2**).

### Overview of the proposed works

**4.2** The proposed scheme comprises a part 2- and part 3-storey building with basement which responds to its built context by offering frontages onto both Lower Mortlake Road and Blue Anchor Alley. The taller part of the proposed building is the same height as the neighbouring semi-detached building at 47-49 Lower Mortlake Road, in fact replicating one of the gables, the seamless integration of the proposed building is shown in the birds eye view provided in **Figure 3**.



**Figure 3.** Birds eye view of the proposed scheme ©Lynas Smith Architects

- 4.3** The rear part of the proposed building is two storeys and will provide the circulation spaces for the block, featuring a corner glazed lightwell which will provide light into the Basement. The Basement will provide access to the sunken garden in the L-shape of the Site, which is located to the rear of No. 47.



*Figure 4. South and East Elevations. ©Lynas Smith Architects*

- 4.4** The chosen materials for the proposed scheme are red brick, timber panelling, and recessed timber windows.
- 4.5** The scheme involves creation of communal areas in the Basement (see page 46 of the DAS), which will be lit by the glazed lantern in the north western corner of the site and sunken garden to the rear (**Appendix 4.1**). The accommodation in the Basement will be located in the front of the building, with natural light provided via a front sunken courtyard.

## Impact on the Kew Foot Road Conservation Area

- 4.6** The site and area walkover indicates that there have been dramatic changes within the hierarchy of routes within the 20<sup>th</sup> century, which has changed dramatically how the built environment is experienced. Lower Mortlake Road was a local route when it was developed, while Kew Road was a major connection with the crossing to Brentford and London.
- 4.7** The proposals represent a transformation of a redundant, vacant site, offering an improvement to views along Blue Anchor Alley and Lower Mortlake Road. The proposed

scheme includes a faceted/splayed corner entrance (**Appendix 4.1 & Figure 5**) along the entrance to Blue Anchor Alley, widening the entrance to the alley before it gets narrower further into the alley, creating a funnelling affect. This approach is evident in other parts of the alley, where the cottages which are included in the conservation area boundary are located (**Appendices 3.3 & 3.6**). A recent development at the northern extreme of the alley also includes a similar spatial treatment (**Appendix 3.4**).



*Figure 5. 3D visualisation of the proposed scheme (no context, please see DAS for the same visualisation within the context) ©Lynas Smith Architects*

#### 4.8 The impact of the proposals is assessed to be positive for the following reasons:

- The Site, in its current vacant state, does not contribute in any meaningful way to the significance of the conservation area and the setting of the Buildings of Townscape Merit, hence the changes in the appearance which involve a new building with frontages onto Lower Mortlake Road and Blue Anchor Alley will be a considerable improvement within the setting, and, therefore, enhancement of the significance of the Kew Foot Road Conservation Area, and, similarly, the Buildings of Townscape Merit;
- The materials of the scheme respond to the context, with red brick closely matching that of the neighbouring double gabled No. 47-49 Lower Mortlake Road. The proposed gabled frontage onto Lower Mortlake Road offers a seamless integration into the streetscape (**Appendices 2.1 – 2.2**);



- The two-storey part of the building responds to the context along Blue Anchor Alley, creating a lightweight addition of timber and glazed areas. The slight widening of the alley and the introduction of the planters will enhance the views demonstrated in the visualisation in **Figure 6**;



**Figure 6.** Visualisation of the proposed scheme along Blue Anchor Alley, looking south (the proposed building is on the left) ©Lynas Smith Architects

- The corner entrance will reactivate the Site’s role within the setting of the conservation area, providing a pleasant feature in the long view of the terraces, specifically the BMTs to the west. In effect, the proposed building will complete the row of the terraces, complementing the character of the conservation area by infilling the uncharacteristic gap;
- The creative approach to the layout and the use of sunken gardens means that there will be private areas, hidden from view and the noise of the main road, responding to the nature of the cottages located along Blue Anchor Alley (**Appendix 3.6**). The sunken garden at the front of the Site will have a neutral impact on the significance of the conservation area, it will not affect the views of the proposed development in association with the southern extreme of the conservation area, which mostly consists of the terraces designated locally as BTMs;

- The design, siting, height, width, scale and bulk will not result in a dominant form of overdevelopment. The proposals are considered to be a sensitive response to the heritage constraint of the Site's context.

- 4.9** Summarising the above, the potential effects of the proposals are assessed to be positive, in terms of the changes to the setting of the Kew Foot Road Conservation Area, and the Buildings of Townscape Merit, located nearby and forming a southern edge of the conservation area. The scheme offers a clear improvement in views, appearance and safety within the immediate setting of the heritage assets. It has been developed alongside the Council's advice and is a sensitive and sustainable solution for the Site, respecting its historic context.
- 4.10** The proposed scheme is in accordance with local policy LP1 '*Local Character and Design Quality*' as it is designed with a thorough understanding of the site and its existing context. In addition, the layout, siting and access, according with policy LP 1, is making best use of land. It will also respect the relationship with the heritage assets, as discussed in detail above.
- 4.11** The proposals are assessed to be compliant with the requirements of the local policy LP3 '*Designated Heritage Asset*' by making a positive contribution to the historic environment of the borough.
- 4.12** In terms of Policy LP 4 '*Non-Designated Heritage Assets*', the proposals are in keeping with the policy, as they preserve the significance, character and setting of the Buildings of Townscape Merit.
- 4.13** The proposed scheme has been assessed to be compliant with National Policy, in particular paragraph 200 which encourages local authorities to look for opportunities for new development within the setting of heritage assets, to enhance or better reveal their significance.





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## 5. Summary and Conclusions

- 5.1** This Heritage Statement provides an assessment of the character and significance of the Kew Foot Road Conservation Area and the contribution made by its setting, in particular the application site. It then assesses the potential effects of the application proposals on the setting and significance of the conservation area and the Buildings of Townscape Merit.
- 5.2** The application scheme involves a part 2- and part 3-storey building with basement which responds to its built context by offering frontages onto both Lower Mortlake Road and Blue Anchor Alley.
- 5.3** This assessment demonstrates that the application site is a negative presence within the setting of the conservation area (and that of the Buildings of Townscape Merit which are assessed as an integral part of the conservation area). The current poor contribution is due to the Site's vacant state and the vandalism it attracts, but also due to the uncharacteristic gap in the streetscape.
- 5.4** The proposals provide a sensitive, well-thought through solution in terms of creating important frontages onto both Lower Mortlake Road, a busy thoroughfare, and Blue Anchor Alley, an informal pedestrian route of historic origin. The scheme introduces 'eyes on the street' along a rather unpleasant part of Blue Anchor Alley which is narrow and canyon-like due to the tall windowless walls (**Appendix 3.5**). The proposals include important circulation spaces and planting facing the alley, with a slight set back, enhancing views, which can be seen in the visualisation provided in **Figure 6**.
- 5.5** The proposals offer a considerable enhancement in terms of the contribution of the Site to the setting and significance of the conservation area, and similarly to the BTMs at 15-45 Lower Mortlake Road. A comparison of street elevations in **Appendices 2.1 – 2.2** demonstrates a seamless integration of the proposed building into the frontages along Lower Mortlake Road.
- 5.6** Overall, the scheme will be a positive contribution, complementing architectural and historic values of the conservation area. This impact assessment, based on the analysis of the significance and the application site's contribution to that significance, has shown that the application proposals are in keeping with Richmond Council's Local Plan policies

LP1, LP3, LP4, LP5 and LP39. With reference to the NPPF there is no identified harm to heritage significance, either under paragraph 195 or 196 (substantial or less than substantial harm). The proposals are in accordance with paragraph 200 which encourages the *'local planning authorities to look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance'*.



# Appendices

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## APPENDIX 1: HISTORIC MAPS



**Appendix 1.1.** 1894-96 OS Map, 6 inch. London X.NW (includes: Barnes; Chiswick St Nicholas; Kew; Mortlake; North Sheen; Wandsworth Borough.)



**Appendix 1.2.** 1898 OS Map, 25 inch. Surrey VI.4 (Heston and Isleworth; Petersham; Richmond; Twickenham St Mary The Virgin)





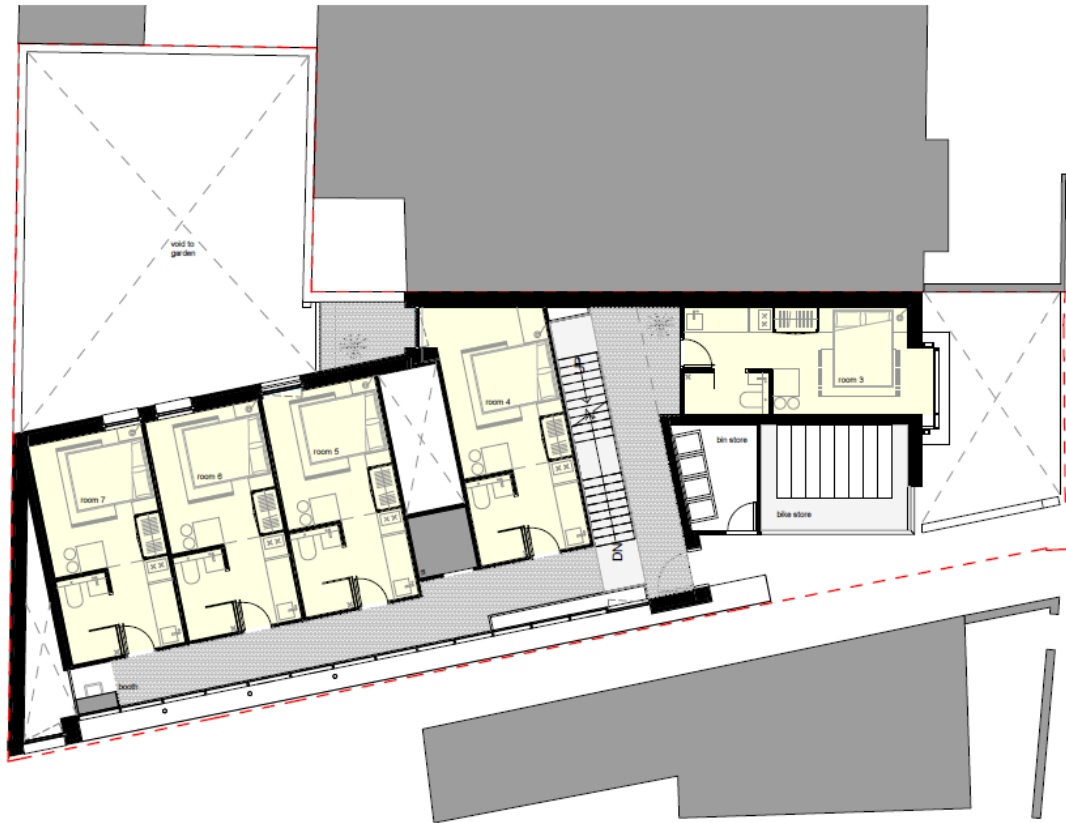
**Appendix 1.3.** OS Map 1913. 25 inch. Surrey I.16 (Heston and Isleworth; Kew; North Sheen; Richmond)



**Appendix 1.4.** OS Map 1936. 25 inch. Surrey VI.4 (Heston and Isleworth; Petersham; Richmond; Twickenham St Mary The Virgin)



## APPENDIX 2: APPLICATION DRAWINGS



**Appendix 3.1.** Ground Floor Plan. ©Lynas Smith Architects



**Appendix 2.2.** Existing street view. © Lynas Smith Architects

## APPENDIX 3: SITE PHOTOGRAPHS



*Appendix 3.1. Photograph showing the Site from Lower Mortlake Road.*



*Appendix 3.2. Photograph showing the Site looking north (from within the boundary)*





*Appendix 3.3. Photograph showing the view along Blue Anchor Alley, looking south, the Site is on the far left.*



*Appendix 3.4. Photograph showing the recent development at the northern extreme of Blue Anchor Alley (which provides precedent for the proposals)*





*Appendix 3.5. Photograph showing the view along Blue Anchor Alley (the Site is located on the right)*



*Appendix 3.6. Photograph showing the late gardens of the Victorian cottages along Blue Anchor Alley.*





*Appendix 3.7. Photograph showing the view along Blue Anchor Alley towards Kew Road*



*Appendix 3.8. Photograph showing the double gable to the east of the Site.*





*Appendix 3.9. Photograph showing the gabled Victorian terraces to the north east of Christ Church, within the immediate setting of the conservation area (part of Kew Road Conservation Area)*



*Appendix 3.10. Photograph showing the gables of the Victorian terraced houses along Kew Road*





*Appendix 3.11. Photograph showing the view along Kew Road, with distinct gables*



*Appendix 3.12. Photograph showing Christ Church on Kew Road, a landmark building*





Appendix 3.13. Photograph showing the view into Blue Anchor Alley from Kew Road



*Appendix 3.14. Photograph showing the two buildings framing the entrance to Blue Anchor Alley from Kew Road*