



Manor Road / Richmond
Heritage Statement

FEBRUARY 2019
Ref: GN0316-revB

This Heritage Statement has been prepared by Geoff Noble of Geoff Noble Heritage + Urban Design on behalf of the client, Avanton Richmond Developments Ltd.

The Heritage Statement draws on the information in the planning application and is supplemented with the author's own photographs and separately commissioned photography and AVRs by Assael Architecture.

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	Contents
1. Introduction	4
2. Purpose and Methodology	4
3. Legislation, Policy and Guidance	5
4. Historic Development and the site today	8
5. Assessment of heritage assets and their significance	10
6. Heritage Impact Assessment	14
7. Conclusions	15
References	16
APPENDIX A	18
APPENDIX B	22

1. Introduction

1.1 This statement has been prepared to support a planning application for the redevelopment of the Homebase Store, Manor Road, for a development of 385 new homes and 480 sqm of commercial floorspace. It considers the heritage significance of the site and that of its surroundings. It examines the impact of the proposals on the identified heritage assets, with reference to national and local planning policy and guidance.

1.2 The statement has been prepared on behalf of Avanton Richmond Development Ltd. by Geoff Noble IHBC MRTPI, an independent heritage consultant. It draws on a range of published, online and archival sources, including the Greater London Historic Environment Record, the Richmond Local Studies Collection and the London Metropolitan Archives.

1.3 The statement does not address archaeological matters, which are examined in detail in the desktop archaeology report by CGMS Limited and submitted with this application.

1.4 The principal effects of the development on the historic environment are visual, so this statement should also be read with the Townscape and Visual Impact Assessment, prepared by arc Landscape Design and Planning Ltd.

2. Purpose and Methodology

2.1 The National Planning Policy Framework (NPPF) requires applicants for development affecting the historic environment to describe the significance of the potentially affected heritage assets, so that the impact of the proposals may be understood.¹ This report therefore sets out an analysis of the present site in relation to its historic and architectural context and an assessment of the significance of nearby heritage assets.

2.2 Significance is defined in the NPPF as

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.²

2.3 Historic England's *Conservation Principles* (2008) sets out an approach to defining the significance that takes account of how a building or place is valued and the associations which it carries. Historic England describes four values that broadly align with the interests defined in the NPPF:

- Historical – value deriving from the ways in which past people, events and aspects of life can be connected through a place to the present
- Aesthetic – value deriving from the ways in which people draw sensory and intellectual stimulation from a place
- Evidential – value deriving from the potential of a place to yield evidence about past human activity.
- Communal – value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

2.4 The study area for the assessment is broadly the visual envelope of the proposed development, taken as a 750m radius from the centre of the site. It takes in townscape character areas identified in the Richmond and Richmond Hill Village Planning Guidance.

2.5 Site visits have been undertaken to ascertain the relationship between the site and its surroundings, and to confirm the townscape character of the surrounding area.

2.6 The relevant statutory and policy aspects are considered in Section 3.

¹NPPF 2018 para 189

²NPPF Annex 2 Glossary

3. Legislation, Policy and Guidance

Legislation and national policy

3.1 Local planning authorities' responsibilities for heritage-related consent regimes are determined by the Planning (Listed Buildings and Conservation Areas) Act 1990. The National Planning Policy Framework 2018 set out national policies for conserving and enhancing the historic environment (NPPF paragraphs 184-202). This is supported by the online National Planning Practice Guidance.

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

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness. (NPPF para 192)

3.3 When considering the impact of a proposed development on a designated heritage asset, Paragraph 193 of the NPPF calls for local authorities to give great weight to the asset's conservation. The more significant the asset, the greater the weight should be.

3.4 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, where appropriate, securing its optimum viable use. (NPPF para 196)

3.5 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application (paragraph 197).

3.6 Setting is defined in 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 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."³

3.7 Historic England has published advice to local authorities and others seeking to make changes in the historic environment. These include GPA2 *Managing Significance in Decision-Taking in the Historic Environment* (March 2015) and GPA3 *The Setting of Heritage Assets* (second edition, December 2017).

The London Plan

3.8 Policy 7.8 of the current London Plan *Heritage assets and archaeology* includes the following requirements:

3.9 Planning decisions

- 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.

Draft London Plan 2017

3.10 The consultation draft of the new London Plan (December 2017) includes at Policy HC1 *Heritage conservation and growth* an ambition through plans and policies to integrate the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place (HC1.B).

3.11 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. (HC1 C).

Richmond Local Plan

3.12 The Richmond Local Plan was adopted in July 2018.

3.13 Policy LP1 of the Plan addresses local character and 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. The Council does not wish to encourage a particular style or approach but expects each scheme to be of a high quality, or a "very high" quality within conservation areas.⁴

3.14 Policy LP2 addresses building heights. Proposals that are taller than the surrounding townscape have to be of high architectural design quality, deliver public realm benefits and have a wholly positive impact on the character and quality of the area. Policy LP2.2 requires that new buildings preserve and enhance the borough's heritage assets, their significance and their setting.

3.15 Policy LP3 safeguards the significance of designated heritage assets, controlling demolition and alterations. The Council's Conservation Area Statements, and where available Conservation Area Studies, are to be used as a basis for assessing development proposals, together with Village Plan Guidance SPDs. Applications for development affecting designated heritage assets or their setting must describe their significance and demonstrate how the development protects, and where possible enhances, the setting, including any views, gaps and vistas and any other features that are identified in the relevant Conservation Area Statement/ Study.⁵

3.16 Policy LP4 seeks to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit and war memorials.

3.17 Policy LP5 seeks to protect the quality of views, vistas, gaps and the skyline.

3.18 Policy LP6 seeks to protect, conserve, promote and where appropriate enhance the Royal Botanic Gardens World Heritage Site, its buffer zone and its wider setting.

Village Planning Guidance SPDs

3.19 The Borough has been divided into a series of smaller village areas, each distinctive in terms of its community, facilities and local character. Village Planning Guidance SPDs identify the key features and characteristics and for each area. The relevant Village Planning Guidance for the Proposed Development is that for the Richmond and Richmond Hill area, adopted in 2016. Relevant parts of the Guidance are referred to in the assessment of heritage assets, below.

³NPPF Annex 2 Glossary

⁴Richmond Local Plan 2018 para 4.1.3

⁵Richmond Local Plan 2018 para 4.3.5

LB Richmond Buildings of Townscape Merit (BTM)

3.20 Since 1983 Richmond Borough has compiled an extensive list of buildings of townscape merit, currently numbering around a thousand properties, mostly in conservation areas. Other than in the Teddington area there are no published descriptions of individual buildings, but Council has set out its selection criteria. A Buildings of Townscape Merit Supplementary Planning Document (SPD) was adopted in May 2015 which seeks to preserve or enhance BTMs.

3.21 The selection criteria for Richmond's Buildings of Townscape Merit are as follows:⁶

- Any building or structure which dates from before 1840.
- Later buildings or structures which are considered to be of definite quality and character, including the work of important architects and builders. Particular attention will be paid to buildings which:
 - a) Have important historic associations, in terms of famous people or events;
 - b) Illustrates an important aspect of social or economic history or use;
 - c) Represent an exceptionally good example of a specific and distinctive architectural style;
 - d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;
 - e) Form part of a distinctive and cohesive group of buildings;
 - f) Retain its original architectural interest and integrity, and not subject to insensitive alterations;
 - g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.

3.22 The Local Plan referenced above contains policies for preserving Buildings of Townscape Merit and safeguarding their settings. For the purposes of this Statement, the Buildings of Townscape Merit are considered here as non-designated heritage assets, within the terms of the NPPF 2018.



The site today, looking west from Manor Road.

4. Historic Development and the site today

4.1 The Archaeological Desk-based Assessment by CGMS Limited charts the history of the development site through an analysis of historic maps.⁷

4.2 In summary, the site and its surroundings were in use as arable farmland until the mid 19th century when thereafter change came rapidly; industry with the Richmond gasworks, and on the site itself a succession of timber storage and sheds, many of them temporary or short-lived, uses that persisted up to the 1980s.

4.3 Manor Road is of long origin. It was at one time known as Black Horse Lane, although John Rocque's map of 1766 shows it as an avenue of trees, the Queen's Private Road, linking Kew Palace (a favoured Royal residence at the time) with Richmond Park to the south.

4.4 The Richmond and West End Railway (R&WER) opened in 1846 and ran from Clapham Junction to Richmond, later extending to Windsor. From this time on, Barnes, Kew and Sheen began to develop as commuter enclaves but there was also industry, evidenced by the gasworks, the timber yard and several breweries in the wider area. In 1869 the London and South Western Railway opened the West London Joint Railway, running from Olympia via Hammersmith and Turnham Green to Richmond, becoming the District Railway in 1877. The line was electrified by 1903. North Sheen station, was opened by the Southern Railway in 1930.

4.5 In 1991 the site which had formerly been occupied by Jewson Builders Merchants, Sheen received planning permission for redevelopment by the present Homebase store. The building is roughly contemporary with the Sainsbury's supermarket opposite, built on the site of the former gasworks.

4.6 The current Homebase building sits on a 1.5ha site, formed by the intersection of the South Western Railway line

and the District Line. The surrounding area is defined by the two busy thoroughfares of Upper Richmond Road and Manor Road.

4.7 The site is included with the Sainsbury's store in the Richmond and Richmond Hill village planning guidance as Character Area 6 The Old Gasworks. The Guidance summarises the area as follows:

*"This character area occupies the angle of two busy through routes: Lower Richmond Road and Manor Road. There is no coherent frontage to either road and the whole area has an irregular, ad hoc character due to its industrial past"*⁸

4.8 There are no designated or non-designated heritage assets in the character area.

4.9 Much of the surrounding area was developed for housing in the 19th century, the best of which are preserved and within the Sheendale Road or Sheen Road conservation areas. Early developments included Hickey's Almshouses, one of three listed almshouses on Sheen Road.



Manor Road 1893-5 Ordnance Survey. Manor Grove has not yet been built, to the south of the gasworks.

⁷CGMS paras 4.15- 4.26

⁸Richmond and Richmond Hill Village Planning Guidance SPD p.26

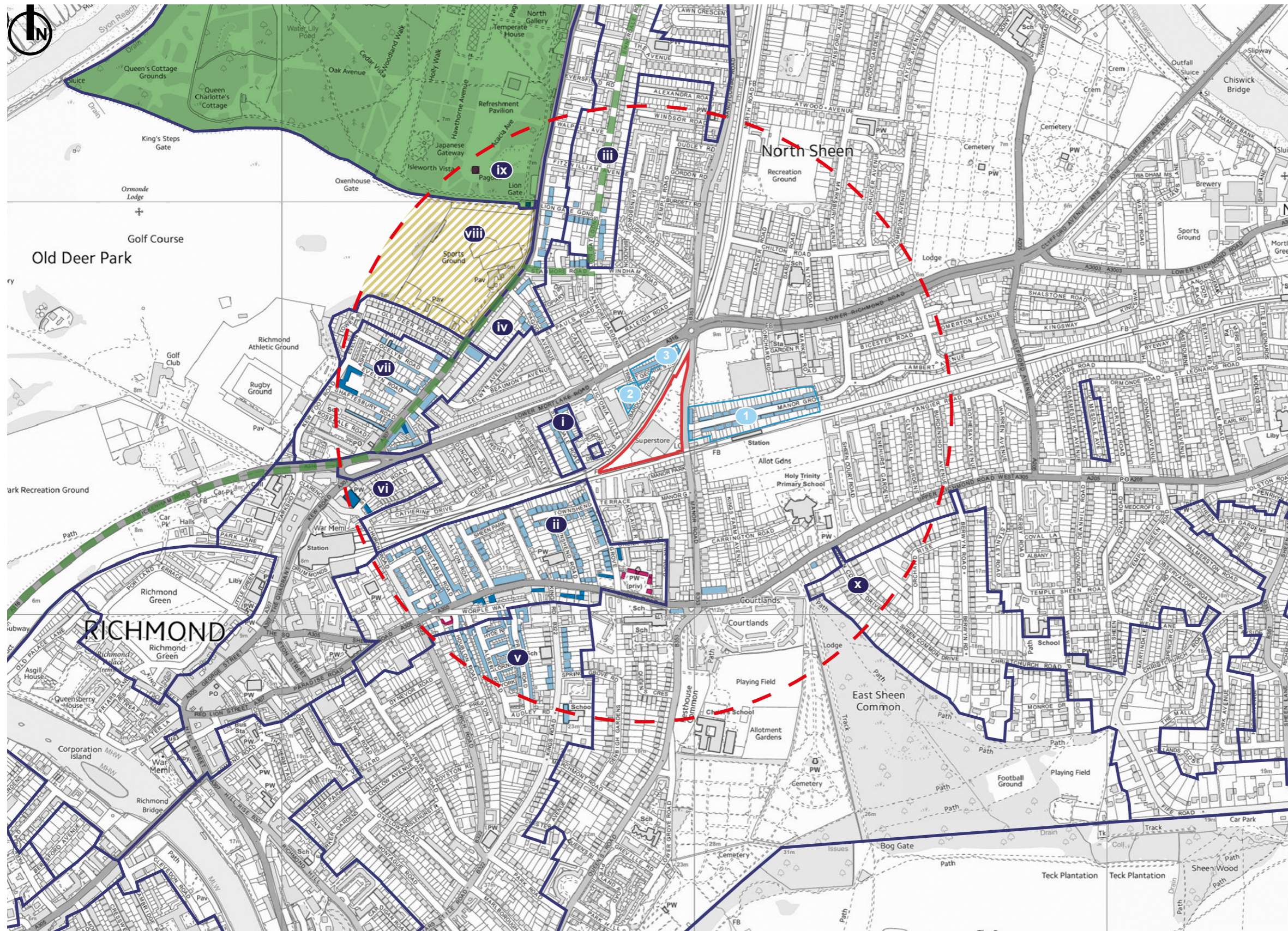


Figure 1 - Heritage Assets

- Site
- Study Area
- Royal Botanical Gardens, Kew: World Heritage Site
- Royal Botanical Gardens, Kew: World Heritage Site Buffer Zone
- Registered park & garden of special historic interest
- Conservation Areas
 - (i) Sheendale Road
 - (ii) Sheen Road
 - (iii) Kew Gardens
 - (iv) Kew Road
 - (v) St Matthias
 - (vi) Central Richmond
 - (vii) Kew Foot Road
 - (viii) Old Deer Park
 - (ix) Royal Botanic Gardens (Kew)
 - (x) Sheen Common Drive
- Grade I listed building
- Grade II* listed building
- Grade II listed building
- Building of Townscape Merit
- (1) Manor Grove
- (2) Trinity Road
- (3) St George's Road

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5. Assessment of heritage assets and their significance

The site and its immediate surroundings

5.1 The site is situated approximately 1km east of Richmond town centre in a triangle of land at the apex of two railway lines, both in a shallow cutting. It includes the Homebase store and a bus turning area immediately to the north.

5.2 There are no designated or non-designated heritage assets on the site. The Sheendale Road Conservation Area lies to the north-west of the site and the Sheen Road Conservation Area is to the south-west. There are a number of buildings of townscape merit nearby, in particular Manor Grove opposite the site, and Trinity Road to the north of the District line. These are further considered in this section below.

5.3 The area adjoining the site to the north is summarised in Village Planning Guidance Character Area 1 *South of Lower Mortlake Road* as follows:

- Area of mixed character, including modest Victorian and Edwardian terraces, alongside larger-scale twentieth century housing and industrial and commercial buildings
- The Crown PH neo-Georgian style 1930s, typical of the work of Truman Brewery architect AE Sewell.
- A postwar estate comprises Longs Court and The Towers, (eleven storeys) includes brick in their cladding materials, but their planning disrupts the otherwise legible street grid.

5.4 This area includes the Sheendale Road Conservation Area.

Designated heritage assets

5.5 A number of designated heritage assets fall within the study area (See **Figure 1**). In order of their significance, these are as follows:

World Heritage site

5.6 Kew Royal Botanic Gardens is inscribed as a World Heritage Site and thus considered as having Outstanding Universal Value (OUV) – defined by UNESCO as being of “*cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity*”. Sustaining OUV is a national responsibility of the UK government. The Kew Statement of OUV is set out at Appendix 2 of this report.

5.7 The Buffer zone extends beyond the boundary of the Inscribed Site (the Botanic Gardens themselves) and is intended to support the protection of the property.

“A buffer zone is an area surrounding [a] property which has complementary legal and/or customary restrictions placed on its use and development to give an added layer of protection to the property. This should include the immediate setting of the property, important views and other areas or attributes that are functionally important as a support to the property and its protection. The area constituting the buffer zone should be determined in each case through appropriate mechanisms.”⁹

5.8 Kew Gardens is the subject of multiple heritage designations. Most of its buildings are listed, many at Grade I or II*, and the Gardens are also Registered Grade I on Historic England’s Parks and Gardens Register.

Listed buildings

5.9 There are no statutorily listed buildings on or adjacent to the site. There are a number of listed buildings within the study area which are considered in the next section of this Statement, particularly in relation to their settings.

5.10 Buildings of special architectural and historic interest include The Pagoda at Kew Gardens (Grade I), northwest of the site, Hickeys Almshouses (chapel & lodges) grade II* listed and Richmond Church Estate Almshouses grade II listed – south of the Site. Other Listed buildings in the study area include Dunstable House No. 93 Sheen Road; No. 69 Sheen Road; Houblon’s Almshouses; St Johns Studio; Matthias’s Café and Bakery; Nos. 149, 151, 153, 155, 157 and 159 Sheen Road. (See **Table 1**)

5.11 Most of these listed buildings are concentrated on the spine of Sheen Road and none is intervisible with the site.

5.12 List descriptions of the key buildings are included in Appendix B to this Statement.



Hickey’s Almshouses

⁹Operational Guidelines for Implementation of the World Heritage Convention, UNESCO 2013

Table 1 – Designated Heritage Assets

Asset type	Name	Grade/significance	Distance from site (m)	
World Heritage Site	Royal Botanic Gardens, Kew	Inscribed on the World Heritage Site List. Very High	610	
Registered Parks and Gardens (Historic England)	Royal Botanic Gardens, Kew (including the Old Deer Park)	Registered Grade I. Very High.	510	
Listed buildings	Pagoda, Kew Gardens	Grade I , Very High	730	
	Hickey's Almshouses including Chapel and Lodges	Grade II*,Very High	285	
	Houblon's Almshouses, Worple Way	Grade II* , Very High	600	
	Hickeys Almshouses 1851 Extension, St Mary's Grove	Grade II ,High	270	
	Richmond Church Estate Almshouses		300	
	69 Sheen Road (south side)		580	
	93 Sheen Road (Dunstable House)		575	
	131 -133 Sheen Road (south side)		460	
	135-141 Sheen Road (south side) (Belvedere Place)		450	
	149-151 Sheen Road (south side)		400	
	153and 155 Sheen Road (south side)		380	
	157-159 Sheen Road (south side)		375	
	St John's Studios, Church Road		680	
	Church of St John the Divine, Kew Road (east side)		670	
	Matthiae's Café and Bakery, Kew Road		540	
	Original Block of Richmond Royal Hospital, Kew Foot Road		720	
Conservation areas	Sheendale Road		Medium	35
	Sheen Road			50
	Kew Gardens			610
	Kew Road	380		
	St Matthias	360		
	Central Richmond	510		
	Kew Foot Road	490		
	Old Deer Park	510		
	Royal Botanic Gardens, Kew	610		
	Sheen Common Drive	475		

Conservation areas

5.13 There are 76 conservation areas in Richmond, which vary considerably in their character, size, period and heritage significance. They range from the extensive Royal Parks (Bushy and Richmond) to the intimacy of Mallard Place in Twickenham, an intimate enclave of housing completed in 1984.

5.14 Within the study area the Conservation Areas at Sheen Road (south of the site) and Sheendale Road (west of the site) are in close proximity to the proposed development.

5.15 Sheendale Road Conservation Area was designated in June 1988 and extended in 2004 to include two outlying pairs of villas at remaining Crown Road, to the east. There are no listed buildings or designated heritage assets within the conservation area.

5.16 A Conservation Area Study was prepared by the Council in 2004, jointly covering the larger Kew Foot Road Conservation Area to the west.

5.17 A summary description is as follows:

- Mid C19 semi-detached cottages, linked in pairs by single storey porches
- Modest in construction, but an unusual and little changed formal group
- Two storey mixed stock brick buildings under plain shallow pitched slate roofs, with projecting eaves and shared central chimney stacks.
- Adjacent area redeveloped in the 1950s-60s replacing several original houses with blocks of flats

5.18 Sheen Road, a much larger conservation area to the south of the railway line, includes numerous Victorian terraces and villas, most of which are of group value and identified by Richmond Council as Buildings of Townscape Merit. The most significant buildings are the almshouses on Sheen Road, separately listed. The proposed development is not expected to be seen from public vantage points in the Sheen Road Conservation Area. The site is sufficiently distant for there to be no other significant effects, including noise or disturbance during the construction phase. Accordingly, these heritage assets are not considered further in this Statement.

5.19 Six further conservation areas overlap the edges of the study area are St Matthias; Central Richmond; Kew Foot Road; Old Deer Park; Royal Botanical Gardens (Kew); and Sheen Common Drive. For the reasons given above, the settings of these conservation areas are unaffected by the proposed development and are not considered further in this Statement.

Non-designated heritage assets: Buildings of Townscape Merit

5.20 Buildings of Townscape Merit are shown in Figure 1. Those close to, or intervisible with the site, include:

- Manor Grove N and S
- Manor Road (Manor Grove Nos 1-11)
- Trinity Road (and Trinity Cottages to W)
- St George's Road Nos 1-12, 14-58 (even)
- Trinity Road Nos 1-16, 18-24(even)

5.21 Within Sheen Road Conservation Area, which abuts the railway line, Townshend Terrace, Sheen Park,



Sheendale Road Conservation Area



The Crown, a Building of Townscape Merit

Dunstable Road have particular concentrations of Buildings of Townscape Merit. None is likely to be intervisible with the site.

Manor Grove

5.22 Manor Grove is closest to the site of the proposed development and at its western end, all its buildings are Buildings of Townscape Merit. It is thus given particular attention in this assessment.

5.23 Manor Grove Nos 1-135 were added to Richmond's list of Buildings of Townscape Merit in September 1983. Nos 1-11 are on the east side of Manor Road, facing the Homebase store and its car park.

5.24 The cottages (and double tenements) were built in 1895 are simply but attractively proportioned, being constructed in stock brick red dressings, brick arch lintels with sashes (wider windows and ground floor bays tripartite windows. Roofs, some renewed, are in clay Roman tiles.

5.25 Widespread alterations to doors and windows have diminished their architectural unity, but the terraces remain of historic interest as one of the London's earliest Council housing developments. Only a scheme in Poplar from the slightly earlier date of 1893 is thought to have preceded it.¹⁰

5.26 The Housing of the Working Classes Act 1890 dealt with unhealthy areas and improvement schemes, as well as unfit dwellings. Part III of the Act allowed local authorities to erect lodging houses, which the Act deemed to include separate houses or cottages. The Manor Grove dwellings were built in 1895 at the behest of the Liberal mayor of Richmond, William Thompson. Allotments to the south of the railway line were established at the same time.

5.27 The former setting of the cottages must have been challenging, pinioned between the gasworks to the north and the railway line to the south. The relationship between Manor Grove and the proposed development is tested in TVIA View 1.



St George's Road, Buildings of Townscape Merit



Manor Road, showing Buildings of Townscape Merit at Manor Grove

¹⁰Cox, Alan Sources for the Study of Public Housing – A London Archives Guide 1993

6. Heritage Impact Assessment

Demolition

6.1 The existing building on the site is less than thirty years old but is architecturally mundane, relying on a big roof and overscaled gables to advertise the presence and function of the store. It compares poorly with more ambitious retail stores of the same period, such as the Homebase store at Brentford, a striking high-tech design by Grimshaw Architects (1987-88).

6.2 The Richmond store is set back deeply into the plot and does not engage well with Manor Road. Planting is an ineffective foil for the expanse of parking and the site has generally has a barren appearance.

6.3 Demolition will not entail the loss of any heritage assets, designated or otherwise, nor will their settings be compromised.

The proposed development – impacts

Listed buildings

6.4 The possible effects of the proposed development on adjacent heritage assets are almost entirely visual and have been tested in the accompanying TVIA, using viewpoints agreed with the Council.

6.5 The Pagoda at Kew is situated at the southern end of the Royal Botanic Gardens and its top floor provides visitors with an extensive view across Richmond, Sheen and beyond. The proposed development will form part of this extensive view, but it will not perforate the skyline and it will be merely one built element among many (TVIA view 9). Its muted palette and controlled height will not call out for attention. The development will have no effect on the appreciation of the Pagoda or disturb any views towards it. The development will not be seen from lower tiers of the Pagoda, or from any other part of the Gardens. Accordingly, there will be no loss of significance and the Outstanding Universal Value of the World Heritage Site will be sustained.

6.6 No other listed buildings in the study area are expected to be seen in conjunction with the proposed development and therefore their settings will be unimpaired. The verified views in the TVIA confirm that the development will not intervene in the view of the Grade II* Hickeys Almshouses from Sheen Road (TVIA view 3).

Manor Road Buildings of Townscape Merit

6.7 The scheme has been designed to provide a positive edge to Manor Road, containing it and responding to the scale and character of the street. Three storeys, with a fourth storey set back is considered by Richmond's Design Review Panel to be generally appropriate for the frontage development, giving a "strong sense of townscape to the street".¹¹ The Panel has recognised the analysis of the local architectural context, which has been used to inform elements of the facades as well as the materiality for the proposed development.

6.8 The octagon element of the scheme is the tallest component and is positioned to terminate the vista along Manor Grove, which currently ends with the Homebase store. The Buildings of Townscape Merit will have a new and architecturally complementary neighbour. Their setting will change, but their significance will be unharmed and arguably will benefit from the improvement to the street frontage opposite.

Sheendale Road Conservation Area

6.9 PHOTO Crown Terrace 4547 Buildings of Townscape Merit in the extended Sheendale Road Conservation Area

6.10 The development will be seen along Dee Road, looking east out of the Conservation Area (TVIA views 4 and 12). Whilst the replacement of the rear of the Homebase store with a block of apartments represents a significant change, it is not harmful to the setting of the two pairs of houses on Crown Terrace, which are already experienced in very mixed surroundings including the eleven storey development known as The Towers. The much more significant view in the conservation area, the long views up and down Sheendale Road itself, will be unaffected by the proposed development.

Trinity Road Buildings of Townscape Merit

6.11 TVIA View 6 models the change to the appearance of the view south from Trinity Road. These mid-19th century cottages are heavily altered and have few original architectural features. The overpainting of brickwork has further harmed the unity of the terrace. Their interest now is more historical than architectural, representing a remnant of working-class housing perhaps formerly associated with the gasworks and other vanished industries. Trinity Road is very close to the site of the proposed development and will line up with the Octagon building in the centre of the scheme. Despite the contrast in height, it is not anticipated that the new housing will be overpowering visually or prevent an appreciation of the merits of the cottages. The change in setting will result in no harm to the significance of these buildings of townscape merit

Other heritage considerations

6.12 The enlargement of the residential neighbourhood can be expected to have a minor beneficial effect on the ambience of the area as a whole. A bigger population will help to support local facilities and services with the creation of a public space being an asset for the community.

6.13 Temporary impacts during the construction phase are anticipated on Manor Grove. These result from construction traffic, noise, dust and pollution. Such impacts will be mitigated through the construction management programme. Any residual effects will be temporary and reversible on completion of the development.



Crown Terrace, Buildings of Townscape Merit in the Sheendale Road Conservation Area

¹¹Richmond Design Review Panel, letter to GVA 8 November 2018

7. Conclusions

7.1 This part of North Sheen has undergone many changes, from open countryside to industrial, and shaped by the intersections of main roads and railway lines. This has left the area with the ad hoc character described in the village planning guidance.

7.2 The proposed development will bring a change to the existing condition and have a transformative effect on the townscape. Its direct and indirect heritage impact is however very limited.

7.3 This Statement has established that the settings of designated heritage assets in the study area – listed buildings, registered parks, the World Heritage Site and most of the conservation areas – are wholly untouched by the proposed development.

7.4 The sole impact on a designated asset is in the change to a single view from the Sheendale Road Conservation Area. The magnitude of change in this view is large, but the view itself is of minor importance in heritage terms and it does not equate to loss of significance in an area where buildings of very different periods and forms already co-exist. There is consequently no harm to the special interest of the conservation area resulting from the partial change to its setting.

7.5 Similarly, the impact on the non-designated assets (Buildings of Townscape Merit at Manor Grove) and south of Lower Mortlake Road (described in the village plan as an area of mixed character), with residential buildings ranging from two to eleven storeys), is modest. The setting of Trinity Road is most noticeably changed, but not to the extent of harming the significance of a modest terrace of cottages that are more of historical than architectural interest.

7.6 The most important consideration is the effect on the appearance and condition of Manor Road, where the development will respond to the character and appearance of the historically noteworthy terraces of Manor Grove.

7.7 Taken overall, there will be negligible impact on the heritage of this part of Richmond and Sheen, with a minor positive effect on the setting of the Buildings of Townscape Merit at Manor Grove. The net effect is that there will be no harm caused to any designated heritage assets and accordingly the NPPF test of weighting less than substantial harm against public benefit does not apply.

7.8 Tested against the policies of the Richmond Plan, the London Plan and the NPPF, the proposed development will sustain the significance of all of the designated heritage assets in the study area and also the non-designated heritage assets described in this report.

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LB Richmond Conservation Area Studies and Statements

LB Richmond Richmond and Richmond Hill Village Planning Guidance

Historic England National Heritage Register

APPENDIX A

CONSERVATION AREA STUDIES (EXTRACT)

Sheendale Road Conservation Area No.50

Designation

A.1 Conservation area designated: 14.06.1988

A.2 Conservation area extended: 27.04.2004

A.3 Sheendale Road conservation area lies East of Richmond Centre, between Lower Mortlake Road to the North and the railway line to the South.

History and Development

A.4 This area is a mid 19th century residential development of small villas, built on formerly open fields following the arrival of the railways in Richmond. These streets follow the line of the old field boundary. The immediate area was subjected to extensive demolition and redevelopment in the 1950s-60s and later more sympathetic development on Sheendale Road itself.

Character

A.5 Sheendale Road conservation area is a small and distinctive development of attractive and largely unspoilt semi-detached miniature villas. This group of houses line Sheendale Road and include a contemporary group of similar villas on Crown Terrace, since isolated from the main group by later 20th century developments. There is a clear vista South along the road enclosed by a building line of tightly packed paired villas set behind well planted front gardens and low front boundary walls. These houses have a consistent scale and formal character of two storeys with simple yellow stock brick or rendered facades. They display moulded window surrounds, quoins and vertical lines dividing each pair, with traditional sliding sash windows. They have a dentil cornice to projecting eaves, under shallow hipped slate roofs with shared chimneys. The original houses are entered by recessed single storey side porches, allowing gaps between houses at first floor level. Crofton Terraces now provides an access road to the rear of these properties.

Problems and Pressures

- 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

- Preservation, enhancement and reinstatement of architectural quality and unity
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens
- Coordination of colour and design and improvement in quality of street furniture and flooring

Sheen Road Conservation Area 31

Designation

A.6 Conservation area designated: 05.07.1977

A.7 Conservation area study prepared in 1994 (jointly with St Matthias Conservation Area)

A.8 “The area is bounded by Sheen Road to the south and the railway line to the north. Between these two run a number of streets which were developed in the mid/late Victorian period.

A.9 Buildings: The area is characterised by sometimes large semi-detached dwellings with distinctive elevations. Of particular interest are houses on Dunstable Road, Townshend Terrace, Townshend Road, St Mary’s Grove and Sydney Road.

A.10 Landscape: The streets present views from Sheen Road down towards the railway and are mostly well planted with trees. The rear gardens of Alton Road and Sheen Park also represent important areas of visible green space in the conservation area. Location OS Sheet: 1875

A.11 The conservation area includes Sheen Road and the area to the north bounded by the railway line. It adjoins Richmond Hill (5), Central Richmond (17) and St Matthias (30) conservation areas to the South and West.

History and development

A.12 Sheen Road is the historic route from Richmond to London and retains high quality buildings including some 18th century development. The area to the northern of the road was developed after the arrival of the railway in 1846.

Character

A.13 The area has two distinct elements, the development along Sheen Road which includes a large amount from the 18th and early to mid 19th centuries buildings and the later residential terraces and semi detached houses running up to the railway line to the north.

A.14 Sheen Road forms part of the linear development which links Richmond and East Sheen. This is a mixed area with small shops and businesses interspersed with residential use. It holds the concentration of listed buildings in the area and these mostly date from the C18th. Special interest is created by Hickeys Almshouses and Houblons Almshouses, both of which were built in the mid 19th century and whose courtyard form provides a quiet enclave for residents off the busy main road. Houses are mostly set in gardens with mature trees and a strong frontage line is maintained by the buildings or their boundary walls defining the back of pavement. The traditional shop-fronts that remain are important elements. Worple Way splits off from Sheen Road towards the centre of the conservation area with the Red Cow fronting the apex of the junction. At the eastern end of Sheen Road the boundary wall of Christ’s School, though outside the conservation area is an important element.

A.15 The area to the north of Sheen Road is characterised by rows of large terraced and semi- detached late Victorian houses sometimes with attractively detailed brickwork and slate roofs. Many are designated Buildings of Townscape Merit. The streets provide views down towards the railway and are mostly well planted with trees. The rear gardens of Alton Road and Sheen Park are important areas of green space.

Problems and Pressures

- 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
- Domination of traffic and poor pedestrian environment leading to clutter of signage and street furniture
- Loss of original or quality shopfronts and unsympathetic alterations and advertisement

Opportunity for Enhancement

- Preservation, enhancement and reinstatement of architectural quality and unity
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens
- Coordination of colour and design and improvement in quality of street furniture and flooring
- Mitigation of impact of traffic and improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture
- Retain and improve the quality of shopfronts and advertisement

57 Old Deer Park

Designation

A.16 Conservation Area designated: 12.06.1990

A.17 Conservation Area extended: 07.11.2005

A.18 The conservation area is bounded to the south by Richmond, to the north by the Royal Botanic Gardens and the west by the Thames. It is surrounded by a number of other conservation areas.

History and Development

A.19 The area was formerly part of the Royal Gardens and Park of the Tudor Palace of Shene, established in the reign of Henry VI. A site of prime archaeological importance, the Old Deer Park contains the site of the 15th century Shene Charterhouse, a scheduled Ancient Monument. It is physically separated from the botanic gardens in the mid 18th century by a ha-ha. The Park is now divided from Richmond by the railway and by Twickenham Road (A316) which enters the Park by way of a listed 1933 concrete bridge.

Character

A.20 The Old Dear Park is listed Grade I (along with Kew Gardens) on the Register of historic Parks and Gardens. The Old Deer Park is a well defined and extensive area of open space. The natural landscape generally survives the imposed disciplines of areas maintained for a variety of sports. Many mature trees and areas of relative wilderness survive, in particular along the river frontage. Persistent flooding and the apparent lack of measures to prevent the occurrence, further add to the natural beauty of the area. A ha-ha survives along the Park boundary to Kew Road, attributed to Charles Bridgeman and contemporary with the setting out of Kew Gardens by Queen Caroline.

A.21 Uses of the Park are principally for recreation, with a golf course, two enclosed athletic grounds, grandstands, numerous playing fields, three swimming pools contained

within a modern leisure complex, tennis courts and an extensive car park. The public swimming pools and lido (1964-6) by the local authority engineer were listed Grade II in 1996.

A.22 The Kew Observatory is a Grade I listed building by Sir William Chambers, this was built as a royal observatory for George III in 1768-9. There are also three obelisks, or meridian markers, listed Grade II, which are claimed to mark the rising points from the horizon of various aspects within the firmament.

Problems and Pressures

- Development pressure which may harm the balance of the river and landscape- dominated setting, and the obstruction or spoiling of views, skylines and landmarks
- Loss of traditional architectural features and materials due to unsympathetic alterations Opportunity for Enhancement
- Improvement and protection of river and landscape setting
- Preservation, enhancement and reinstatement of architectural quality and unity

A.23 The Council adopted Supplementary Planning Document for the Old Deer Park which includes an analysis of landscape, views and open space. These include views and vistas of historic importance, principally towards the Pagoda and the King's Observatory, both listed Grade I.

APPENDIX B

LISTED BUILDINGS , ROYAL BOTANIC GARDENS WORLD HERITAGE SITE

The Pagoda, Royal Botanic Gardens Kew

Grade I

B.1 1761-2. By Sir William Chambers. Grey stock brick. Ten storeys high (163 ft). Octagonal. Each of the upper storeys arcaded and balconied with “Chippendale” Chinese style railing all round, painted in Chinese red on the balcony projections. Each storey sheltered by roofed coving, also painted red. Ring of timber posts support slated roof to ground storey. The Pagoda roof originally of glazed tiles but is now leaded. Originally ornamented with enamelled dragons.

B.2 The above legacy entry description is erroneous and also predates the recent restoration of the dragons and the copper roof. The building is now open to visitors by separate ticketed entry during the summer months.

SHEEN ROAD Hickey’s Almshouses, including Chapel and Lodges

Grade II*

B.3 1834 by Vulliamy. Grey brick, stone dressings, slate pitched roofs. Tudor Gothick style. Consists of central and flanking ranges, gatehouse and caretaker’s house. Two-storeyed buildings arranged around an open courtyard. Central block dominated by central chapel, with perpendicular Gothic window above entrance, and stepped gable above with ogee-domed bellcote finial, and pinnacles. To either side of chapel and adjoining, almshouses six-bays wide plus two double Tudor arched doors. End bays gabled and project slightly. Tripartite mullioned windows with leaded lights and dripstones, the central lights under the gables breaking upward. Eaves, except to gables, which have parapets. Prominent Tudor style chimneys. Side blocks each of four bays plus central double doorway. Joined to central block by Tudor arched doorways with stepped gables. Arcaded cloister to far side of outer blocks. Two-storeyed gatehouse with two bay wings flanking central archway. Similar details. Polygonal buttresses to corners some with ogee domed finials. Castellated parapet. Custodians house of two bays, steep pitched roof, and similar details. Railings to either side of gatehouse, joining with cloisters to completely enclose the site. Cast-iron with quatrefoils and castellated brick piers.

ST MARY’S GROVE off Sheen Road: Hickey’s Almshouses

Grade II GV

B.4 1851, later block in the same style as the main quadrangle. Eight windows plus 4 doors wide. Two storeys.

Richmond Church, Estate Almshouses

Grade II GV

B.5 1843, William Crawford Stow (founder member of RIBA). range of 10, 2-storey dwellings designed in a composite Romanesque/Tudor style, and executed in polychrome brickwork (red, white and yellow). Steep roof covered in diamond shaped tiles. Parapet. Four gabled advanced bays, each 3 windows wide, articulate the facade. Central slightly smaller central gable with plaque (inscription illegible). Gables contain oculi, each having 3 planes of polychromed voussoirs. Round-headed windows and doors, also with recessed layers of polychromed voussoirs. Large Tudor-style chimneys flank and emphasise the gables.

SHEEN ROAD (south side): No 93. (Dunstable House)

Grade II

B.6 Late C18 house. Brick built; parapet, central part 3-storeys high with basement: 5 windows wide with central Doric pedimented doorcase. Windows have flat gauged heads with sashes. Later 2-storey wings to either side, that to right much smaller, and earlier than that to left. Internally, much altered and extended at the rear.

B.7 Listing NGR: TQ1849875040

149-151 Sheen Road (south side)

Grade II

B.8 Early C19 pair of 2-storey houses with basement, and attic. Stuccoed. Each 2 windows wide, plus a single storey side extension now with basement garage. Stuccoed with band courses, window surrounds and pilastered door surround. Each house has a separate pedimented gable with one attic window. Iron window guards to ground floor and stone steps to entrance doors, with original handrails.

Nos 153 and 155 Sheen Road (south side)

Grade II

B.9 2. Early C19 pair of 3-storey houses with basements, each 2 windows wide. Stuccoed with continuous parapet cornice. Stucco entablatures and pilasters to entrance doors: stone steps. A canted bay to each house at ground floor level with iron window guards. No 153 has a one window wide side extension on basement and ground floor levels. Windows to first floor have moulded surrounds. Sashes.

Sheen Road South side Nos 157 and 159, boundary walls and piers

Grade II

B.10 2. Mid C19 pair of 2-storey houses over raised basement, each 2 windows wide with entrances opposed. Slate roofs with deep eaves. Brick with stucco facades having a band course at first floor cill level. Moulded surrounds to windows and flat surrounds and cornice hoods to entrance doors. Railings to entrance door and iron window guards of similar pattern to ground floor windows. Brick front boundary walls and piers.

Nos 135 to 141 Sheen Road (odd) (south side) (Belvedere Place)

Grade II

B.11 Early C19. Two storey houses, each 2 windows wide. Slate roofs, brick built with parapets and ground floors stuccoed. Nos 137 and 139 have modern dormer windows and No 135 has C19 dormers. Entrance doors and ground floor windows have semi-circular head. Upper windows square gauged brick heads. Sash windows retaining glazing bars.

Nos 131 and 133 Sheen Road (south side)

Grade II

B.12 Early C19, 2-storey houses, each 2 windows wide. Slate roofs to eaves. Stucco facades with trellis porches to entrance doors. Large square headed sash windows.

No 69 SHEEN ROAD (south side)

Grade II GV

B.13 C18 or early C19, 2-storey cottage, brick built ground floor with timber framed upper floor stuccoed to road, weatherboarded to sides, having a pantiled hipped roof. One window wide to street frontage. Flush framed sash window retaining glazing bars. Modern window below.

St John's Studios, Church Road

Grade II GV

B.14 Parish hall, dated 1911, by Arthur Grove. Now offices and small business units. Built as the parish hall to the church of St. John the Divine, Kew Road. Red brown and pale red brick, in bands, red brick and stone dressings. Tile roofs. Two storeys and basement, comprising main hall, first floor parish room, small hall to rear, stair bay, ground floor offices. West elevation. Symmetrical. Two storeys and basement. Three bays. Central bay breaking forward slightly, picked out in red brick. In the gable, lozenge shaped vent in brick with stone dressings. Below, smaller lozenges in stone with red brick cross. Central doorway reached by stone steps and bridge. Carved stone doorcase with Art Nouveau inspired floral arch. Imposts inscribed ST JOHN'S PARISH HALL. Pair of oak doors panelled below, glazed above, with heavy chamfered glazing bars. Overlight with small rectangular panes. Above, central round headed window with small panes. On both storeys, flanking segmental headed timber mullion and transom windows with small panes. Basement Diocletian windows. Outer gate piers in stone and brick with pair of iron gates with embellished lock. Railings with knob finials to bridge. South elevation. South west porch under hipped tiled roof, brick piers, solid left return with small paned window, forward attached stone piers, dated 1911. Diagonally set tiles forming lintel. Stairbay of one and a half storeys, gable to road, centre breaking forward. Three light casement with deep round edged glazing bars to small panes, above, pivot hung round light. Brick stack. Hall in five unequal bays. Three bays with four top hung lights, outer bays of two lights. Continuous clerestorey lights to three bays. At angles of hall and flanking wings, window set on the diagonal, to east over angled arch. Copper cupola with timber bell stage set on main roof. South east wing round arched doorway with brick dressings, small paned overlight. Tall brick piers with stone band and chamfered cap. Rear hall in three bays, in plain red brick with tile roofs. Timber mullion and transom windows. Rear door under brick arch, stair light above. Interior. Hall in five bays with scissor- braced roof. Gallery on octagonal oak piers with rectangular grid balustrade. Bridge Room: plaster overmantel inscribed St. V 1911, floral frieze above, matching central ceiling vent. Cupboards flanking fireplace and on opposite wall. Ground floor room off entrance lobby, fireplace, mantelshelf and cupboards, replaced tiles. Recessed hand rail to main stair, floral frieze above. Rear stair stick baluster stair, newels with tall knob finials. Door and window furniture, some reused. Cherry and Pevsner, *Buildings of England, London 2: South*, 1983, p. 518.

Church of St John the Divine Kew Road (east side)

Grade II

B.15 Early Gothic revival. 1831-6. Lewis Vulliamy. Chancel 1905 by Arthur Grove. Includes carvings and lettering by Eric Gill 1905-7. Yellow brick. West end pointed gable and low aisles with pinnacled flying buttresses to first bay of nave. Gable topped by elaborate spired belate. Ogeed pointed window, with gable of door beneath breaking into its lower parts. Nave has painted 2-light windows and decorated tracery. Chancel by Arthur Grove brick with Portland stone dressings, bands of chequerwork. Central buttress topped by crucifixion scene. Chapels to either side, with perpendicular tracery. Chancel under separate roof from nave, with steeper pitch, division marked by a bellcote. Interior- single wide room with flat roof held upon tracened brackets.

Royal Botanic Gardens World Heritage Site

B.16 The Royal Botanic Gardens Kew were inscribed as a World Heritage Site by the UNESCO World Heritage Committee in 2003.

B.17 The Statement of Outstanding Universal Value (SOUV) is as follows:

Outstanding Universal Value

Brief synthesis

B.18 Set amongst a series of parks and estates along the River Thames' south-western reaches, this historic landscape garden includes work by internationally renowned landscape architects Bridgeman, Kent, Chambers, Capability Brown and Nesfield illustrating significant periods in garden design from the 18th to the 20th centuries. The gardens house extensive botanic collections (conserved plants, living plants and documents) that have been considerably enriched through the centuries. Since their creation in 1759, the gardens have made a significant and uninterrupted contribution to the study of plant diversity, plant systematics and economic botany.

B.19 The landscape design of Kew Botanic Gardens, their buildings and plant collections combine to form a unique testimony to developments in garden art and botanical science that were subsequently diffused around the world. The 18th century English landscape garden concept was adopted in Europe and Kew's influence in horticulture, plant classification and economic botany spread internationally from the time of Joseph Banks' directorship in the 1770s. As the focus of a growing level of botanic activity, the mid 19th century garden, which overlays earlier royal landscape gardens is centred on two large iron framed glasshouses- the Palm House and the Temperate House that became models for conservatories around the world. Elements of the 18th and 19th century layers including the Orangery, Queen Charlotte's Cottage; the folly temples; Rhododendron Dell, boundary ha-ha; garden vistas to William Chambers' pagoda and Syon Park House; iron framed glasshouses; ornamental lakes and ponds; herbarium and plant collections convey the history of the Gardens' development from royal retreat and pleasure garden to national botanical and horticultural garden before becoming a modern institution of conservation ecology in the 20th century.

B.20 Criterion (ii): Since the 18th century, the Botanic Gardens of Kew have been closely associated with scientific and economic exchanges established throughout the world in the field of botany, and this is reflected in the richness of its collections. The landscape and architectural features of the Gardens reflect considerable artistic influences both with regard to the European continent and to more distant regions;

B.21 Criterion (iii): Kew Gardens have largely contributed to advances in many scientific disciplines, particularly botany and ecology;

B.22 Criterion (iv): The landscape gardens and the edifices created by celebrated artists such as Charles Bridgeman, William Kent, Lancelot 'Capability' Brown and William Chambers reflect the beginning of movements which were to have international influence;

Integrity

B.23 The boundary of the property contains the elements that bear witness to the history of the development of the landscape gardens and Kew Gardens' uninterrupted role as national botanic garden and centre of plant research. These elements, which express the Outstanding Universal Value, remain intact. The Buffer Zone contains the focus of one of the garden vistas on the opposite bank of the Thames River - Syon Park House- together with other parts of the adjacent cultural landscape (Old Deer Park- a royal estate south of Kew Gardens, Syon Park on the opposite bank of the Thames, the river from Isleworth Ferry Gate to Kew Bridge, the historic centre of Kew Green with the adjacent buildings and the church, and then to the east, the built-up sectors of 19th and 20th century houses). Development outside this Buffer Zone may threaten the setting of the property.

Authenticity

B.24 Since their creation in the 18th century Kew Gardens have remained faithful to their initial purpose with botanists continuing to collect specimens and exchange expertise internationally. The collections of living and stored material are used by scholars all over the world.

B.25 The 44 listed buildings are monuments of the past, and reflect the stylistic expressions of various periods. They retain their authenticity in terms of design, materials and functions. Only a few buildings are being used for a purpose different from that originally intended (the Orangery now houses a restaurant). Unlike the works of architecture, in each of the landscaped garden areas, the past, present and future are so closely interwoven (except in the case of vestigial gardens created by significant artists, such as the vistas), that it is sometimes difficult to separate the artistic achievements of the past in terms of the landscape design of the different periods. Recent projects such as recutting Nesfield's beds behind the Palm House have started to interpret and draw attention to the earlier landscapes created by Capability Brown and Nesfield. Other projects are proposed in the overall landscape management plan subject to resourcing.

Protection and management requirements

B.26 The property includes the Royal Botanic Gardens of Kew, Kew Palace and Queen Charlotte's Cottage, which are the hereditary property of Queen Elizabeth II and are managed for conservation purposes by the Royal Botanic Gardens of Kew and Historic Royal Palaces.

B.27 The property is included in a conservation area designated by the London Borough of Richmond upon Thames. Part of the Buffer Zone is protected by a conservation area in the London Borough of Hounslow.

B.28 Forty-four buildings and structures situated on the site have been listed under the Listed Buildings and Conservation Areas Act 1990 as buildings of special architectural and historical interest. The whole site is Grade I on the English Heritage Register of Park and Gardens of Special Historic Interest in England. Permission to carry out works or change functions is subject to the approval of the local authorities, who consult English Heritage in the case of listed buildings and conservation areas.

B.29 Protection of the property and the Buffer Zone is provided by development plans in the planning systems of the London Boroughs of Richmond upon Thames and Hounslow and by the London Plan (the Regional Spatial Strategy) and by designation.

B.30 Kew Gardens' conservation work has continued at an international level, notably for the cataloguing of species, supporting conservation projects around the world, the implementation of the Convention on International Trade in Endangered Species (CITES, 1975) and the Convention on Biological Diversity (CBD, 1992).

B.31 The property has a World Heritage Site Management Plan, a Property Conservation Plan, and a Master Plan. Implementation of the Management Plan is coordinated by the Royal Botanic Gardens, Kew. The World Heritage Site Management Plan is currently being revised alongside a specific landscape master plan.

B.32 At the time of inscription the World Heritage Committee encouraged the State Party to include on the staff of the Royal Botanic Gardens a landscape architect or other specialist qualified in the history of art and history in general, so that architectural conservation activities can be coordinated on-site. Landscape architects with experience of working in historic landscapes have been appointed to provide this advice.

Buffer Zone

B.33 The Buffer Zone of the World Heritage Site includes Kew Green, Syon Park and House, the River Thames from Kew Bridge to Twickenham Bridge, the Old Deer Park and the terraces and streets between Kew Road and Sandycombe Road.