



Land Adjacent to 2 Mount Ararat Road, Richmond TW10 6PA

Heritage Statement

Heritage Significance and Impact Assessment

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of

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Land Adjacent to 2 Mount Ararat Road, Richmond – Heritage Statement

Issued December 2019

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1.0. INTRODUCTION

- 1.1. The subject site is a plot of undeveloped land consisting of a section of no. 1 Spring Terrace (i.e. some land to the rear) and a section which was formerly part of no. 2 Spring Terrace, Paradise Road, Richmond-upon Thames, TW9 1LW. The subject site is adjacent to is no. 2 Mount Ararat Road, Richmond-upon-Thames, TW10 6PA, and west of the back garden of no. 3 Spring Terrace. (No.s 1-2 and 3-4 Spring Terrace are Grade II statutorily listed buildings in the Sheen Road Conservation Area, and no. 2 Mount Ararat Road is a Building of Townscape Merit in the St Matthias Conservation Area.) The subject site is located within the Sheen Road Conservation Area. (Full list descriptions can be found in Appendix 1.)
- 1.2. This Heritage Statement has been produced to inform Pre-Application discussions. A previous application was made in 2017 (ref: 17/2943/LBC) for two three-storey (with basement) semi-detached dwellings on the same site, but this was rejected by the local planning authority on the grounds of scale and mass, and the relationship of the proposed development to the site boundaries was deemed undesirable. The proposals for the current application involve the following:
 - Construction of a single-storey (with basement) residential dwelling to the rear of no.s 1 and 2 Spring Terrace and adjacent to no. 2 Mount Ararat Road; and
 - A comprehensive landscape scheme for the site, including a number of new trees and a green roof.
- 1.3. This Heritage Statement complies with the requirements of the National Planning Policy Framework, February 2019 (NPPF) and the online Planning Practice Guidance (PPG) in respect of Heritage issues. No archaeological assessment has been undertaken as part of this report.
- 1.4. This Heritage Statement sets out:
 - An historical background of the site and the surrounding area.
 - An analysis of the context of the site and the contribution it makes to the setting of the Conservation Area and any statutorily and locally listed buildings within close vicinity of the site.
 - An appraisal of the historical significance of the site and its setting.
 - An assessment of the potential or actual impact of the proposed works upon the significance of the building and any other heritage assets.
 - How the proposed works comply with relevant national, regional and local planning policies.
- 1.5. **Summary**
 - The subject site comprises undeveloped land, some of which is part of no. 1 Spring Terrace, and some of which was formerly part of no. 2 Spring Terrace, Paradise Road (both statutorily Grade II listed). It is adjacent to no. 2 Mount Ararat Road (locally listed), and west of the back garden of no. 3 Spring Terrace (statutorily Grade II listed). It is within the Sheen Road Conservation Area, adjacent to the St Matthias Conservation Area, and within close proximity to the Central Richmond Conservation Area.
 - An assessment of the significance of the subject site concludes that it possesses low evidential, historical, communal and aesthetic values. Its setting value is considered to be of low significance.

- Part of the subject site is within the statutorily listed no. 1 Spring Terrace. An assessment of the significance of no. 1 Spring Terrace concludes that it possesses medium evidential, historical and aesthetic value, and low communal value. Its setting value is considered to be of low significance.
- Part of the subject site was formerly within the curtilage of the statutorily listed building at no. 2 Spring Terrace. An assessment of the significance of no. 2 Spring Terrace concludes that it possesses medium evidential, historical and aesthetic value, and low communal value. Its setting value is considered to be of low significance.
- An assessment of the impact of the proposals concludes there would be a **minimal and neutral to positive impact** on the significance of the Grade II listed buildings at no.s 1, 2 and 3 Spring Terrace, on the character and appearance of the Sheen Road Conservation Area, and on the settings of other nearby heritage assets (including the St Matthias Conservation Area, the Central Richmond Conservation Area and locally listed buildings). The proposals have been guided by a detailed understanding of the significance of the listed building and will affect mostly those spaces and fabric assessed as possessing little if any historic or architectural interest. Any perceived detriment arising from the proposed new work is considered to be outweighed by the proposed planting of new trees to the north of the subject site, as it will provide tangible public benefit by the better understanding and appreciation of the significance of the subject site and enhancing the character and appearance of the Sheen Road Conservation Area and the settings of the St Matthias Conservation Area and the Central Richmond Conservation Area.
- It has been concluded that the proposals will cause no harm to the heritage significance and settings of no.s 1, 2 and 3 Spring Terrace; nor to the character and appearance and settings of the three identified Conservation Areas. Any perceived detriment may be counterbalanced by the proposed planting of new trees, which are likely to enhance the settings of any heritage assets in the vicinity.

1.6. **Authorship**

- **Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC - Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member of the Institute of Historic Building Conservation for 25 years. Dorian is a committee member of The Society for the Protection of Ancient Buildings, the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb Trust. He is currently a trustee of both the Dance and Drake Trusts.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He is a panel member of the John Betjeman Design Award and the City of London Heritage Award. He is also a Design Review Panel member of the South-West region; as well as the London Boroughs of Islington, Wandsworth and Richmond-upon-Thames and of the Design Council (CABE). In addition, Dorian has also been involved with the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award along with a number other public sector and commercial design awards.

- **Dr Daniel Cummins** MA (Oxon) MSc PhD – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oxford University and a doctorate from the University of Reading, where he specialised in ecclesiastical buildings and estates and had his work published in leading academic history journals.

Daniel has a Master's in the Conservation of the Historic Environment and provides independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients. He undertakes detailed historical research, significance statements, character appraisals, impact assessments and expert witness statements for new development projects, as well as for alterations and extensions which affect the fabric and settings of Listed Buildings and Locally Listed Buildings, the character and appearance of Conservation Areas, the outstanding universal value of World Heritage Sites, and all other types of heritage assets.

- **Melisa Thomas** BA PGDipLaw LPC – Heritage Consultant. Melisa's Bachelor's degree was in English and History. She then pursued a career in the law for some years whilst also working as a specialist guide and researcher at Strawberry Hill House, Richmond-upon-Thames (during which time she has presented specialist lectures). Melisa has been working in the heritage and conservation industry since October 2016. She joined Heritage Information in August 2018, and has since worked on a wide range of different projects. She is shortly to complete a Master's degree in the Conservation of the Historic Environment. Her specialist subjects are country houses, buildings from the Georgian period, vernacular architecture and urban townscapes. Due to her background in the law, she keenly follows developments in the regulation of the conservation and heritage industry through legislation, policies and case law.

1.7. **Methodology**

This assessment has been carried out gathering desk-based and fieldwork data. Research sources included the Richmond Local Studies Library and Archive, the Historic England Archives and the London Metropolitan Archives. A site visit was carried out on 26th June 2019 when a review of the subject site was conducted by visual inspection to analyse the building and identify the elements which contribute to its significance in order to establish how that significance might be affected by the proposed works, and if and how there would be an impact on the character and appearance of the Sheen Road Conservation Area and the settings of the St Matthias Conservation Area and the Central Richmond Conservation Area, and any nearby locally listed buildings.

2.0. LOCATION AND HERITAGE CONTEXT

- 2.1. The subject site consists of part of no. 1 Spring Terrace [*"A" in Figure 1*] and a former part of no. 2 Spring Terrace [*"B" in Figure 1*], Paradise Road. It is adjacent to 2 Mount Ararat Road, in a quiet residential area in Richmond-upon-Thames, which is mainly characterised by its 18th and early to mid-19th century buildings. The site is within the Sheen Road Conservation Area, immediately adjacent to the St Matthias Conservation Area, and very close to the Central Richmond Conservation Area.



Figure 1: The location of the subject site (outlined in red); nearby statutory listed buildings (marked with blue triangles); and nearby locally listed buildings (marked with green dots).

The section of the subject site labelled “A” is part of no. 1 Spring Terrace, and the section labelled “B” was formerly part of no. 2 Spring Terrace. Note the shed to the rear of no. 1 Spring Terrace was demolished c. 1995, and no. 2 Ararat Road was extended northward c. 1989 so that it is now against the boundary wall with the rear of no. 1 Spring Terrace.

- 2.2. Historic England’s *Good Practice Advice in Planning Note 3* (December 2017) provides guidance on managing change within the settings of heritage assets. The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Elements of a setting may make a positive, neutral or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF glossary). The guidance provides detailed advice on assessing the implications of development proposals and recommends a broad approach to assessment, as set out in Appendix 4.

The subject site (comprising a statutory listed building) is within the Sheen Road Conservation Area and just north of the St Matthias Conservation Area, along with a number of other statutory and locally listed buildings whose settings may be affected by the proposed development of the subject Site. The following appraisal identifies the key elements of significance of those heritage assets and their settings, and assesses the contribution the subject site as existing makes to those settings.

2.3. Sheen Road Conservation Area

- 2.3.1. The subject site is located in the south-west “corner” of the Sheen Road Conservation Area [Figure 2]. This Conservation Area comprises a number of residential dwellings and small commercial premises. Most of its statutory listed buildings date to the 18th century. The area is also characterised by the trees

lining some of the streets, and the mature trees in the gardens of a number of its houses. For that reason, the local planning authority encourages retaining and enhancing any existing front gardens. The subject site is within the settings of the rear elevations and rear gardens of no.s 1 and 2 Spring Terrace (no.s 1 to 6 Spring Terrace are Grade II statutorily listed), but it is not considered to affect the settings of these buildings' front elevations. The subject site is not visible from the public realm within the Sheen Road Conservation Area, and it has very little (if any) effect on its character and appearance.



Figure 2: Sheen Road Conservation Area map (i.e. the non-shaded area).
Subject site is outlined in red.

2.4. St Matthias Conservation Area

- 2.4.1. Located south of the Sheen Road Conservation Area, the land in the much larger St Matthias Conservation Area was developed more recently, and therefore its statutorily listed buildings tend to date to the mid to late-19th century (as opposed to the 18th). Similar to the Sheen Road Conservation Area, many of the houses are set back from the road by front gardens. This Conservation Area lies just south of the subject site [Figure 3].
- 2.4.2. Richmond-upon-Thames Council recognises certain buildings as Buildings of Townscape Merit (otherwise known as locally listed buildings). Adjacent to (i.e. south of) the subject site is no. 2 Mount Ararat Road which is a locally listed building [Figure 5]; and on the west side of Mount Ararat Road, approximately opposite to the back garden of the subject site, are the locally listed houses named “Briarfield”, “Fourth House”, “Ivydene”, “Norland” and “Compton” [Figure 1 & Figure 5]. The designs of the buildings on the west side of the road have been inspired by the Arts and Crafts movement, with Tudorbethan features such as jettied first floor bays. Each of these detached houses are individual in design, but they are clearly part of the same group. The building at no. 2 is one of a pair of semi-detached three-storey houses along the east side of Mount Ararat Road. These houses are late 19th

century in style; of London stock brickwork, with rendered bays to half of each front elevation (comprising the ground and first floors only). The windows are sashes (no. 2 has two-over-two sashes, and no. 4 has one-over-one sashes); and due to the fact the second floor is shallower in height than the ground and first floor, the second floor windows are shorter. The windows to the front elevations which are not part of the rendered bay are each framed with red brickwork. The front porches are in stone or render (painted white), with plain pilasters and an angular parapet. The front doors have four panels, the upper two of which are glazed; and there are plain rectangular fanlights. The main roofs and the roofs of the porches are slated; and there is a shared central chimney. Both no.s 2 and 4 Mount Ararat Road have two-storey side extensions which are stepped further back from the street. All of these locally listed buildings have driveways which are mainly bricked/paved over. Consisting of an empty yard (save for some trees and plants) and brick walls, the subject site affects the settings of no. 2 Mount Ararat Road, and Compton, Norland, Ivydene and Fourth House, all of which are within the St Matthias Conservation Area.



Figure 3: Extract from the St Matthias Conservation Area map (i.e. the non-shaded area).
Subject site is outlined in red.



Figure 4: Subject site (to the left), as seen from buildings opposite on Mount Ararat Road (more specifically “Compton”) and front elevation of no. 2 Mount Ararat Road (to the right).



Figure 5: Front elevations of some of the buildings along Mount Ararat Road opposite the subject site (Compton, Norland, Ivydene, Fourth House & Briarfield).

2.5. Central Richmond Conservation Area

2.5.1. The Central Richmond Conservation Area [Figure 6] is partly characterised by its commercial shopping area containing “high quality” buildings with “exuberant” and “individual” design features, many of which date to the late 19th and early 20th centuries. Most of the shops, restaurants, public houses, bars and other commercial premises are located along and around George Street; and there are a number of small lanes which reflect the original street pattern from around the 14th century. The Conservation Area also comprises some residential dwellings (mainly terraced), including those along Paradise Road. The

subject site is obliquely visible from the pavement outside no.s 1-8 Egerton Court (located on Paradise Road), which is recognised by Richmond Council as being a Building of Townscape Merit [Figure 7].



Figure 6: Central Richmond Conservation Area map (i.e. the non-shaded area).
Subject site is outlined in red.



Figure 7: View of the subject site from within the Central Richmond Conservation Area, looking south-east (from the junction between Paradise Road and Mouth Ararat Road, outside no.s 1-8 Egerton Court).

3.0. HISTORY AND DEVELOPMENT OF THE SUBJECT SITE

- 3.1. The subject site remained as undeveloped manorial land until the 18th century. Between the 14th and 18th centuries the nearby rural village (formerly named “Shene”) was dominated by the whims and activities of the reigning monarch of the day, due to the fact the area was a favoured royal location for residency and deer hunting. Within close proximity of Shene and just east of the River Thames, a site [Figure 10 & Figure 8] was chosen for the royal palace (built and re-built between the 14th and 16th centuries) – and named “Richmond Palace” by Henry VII in 1501 after Richmond Castle in Yorkshire. Shene was henceforth known as “Richmond”. (Richmond Palace was sold in the mid-17th century, and it was demolished after falling into disrepair.)

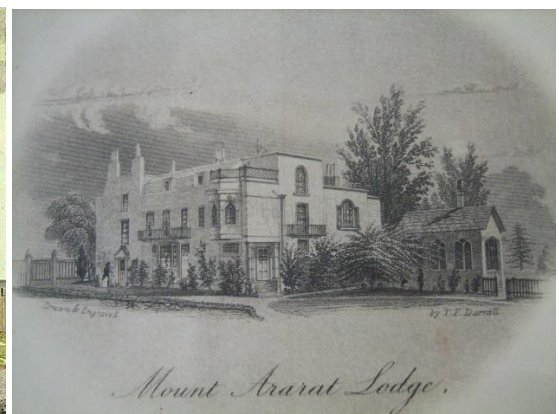
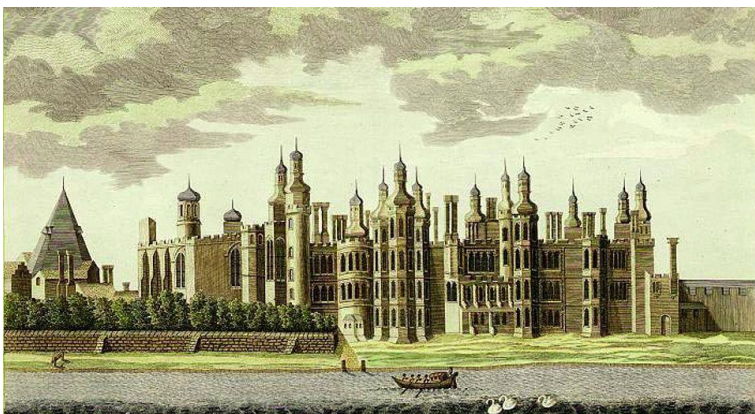


Figure 8 (left): Richmond Palace (16th century).
Figure 9 (right): Mount Ararat Lodge (18th-19th century).

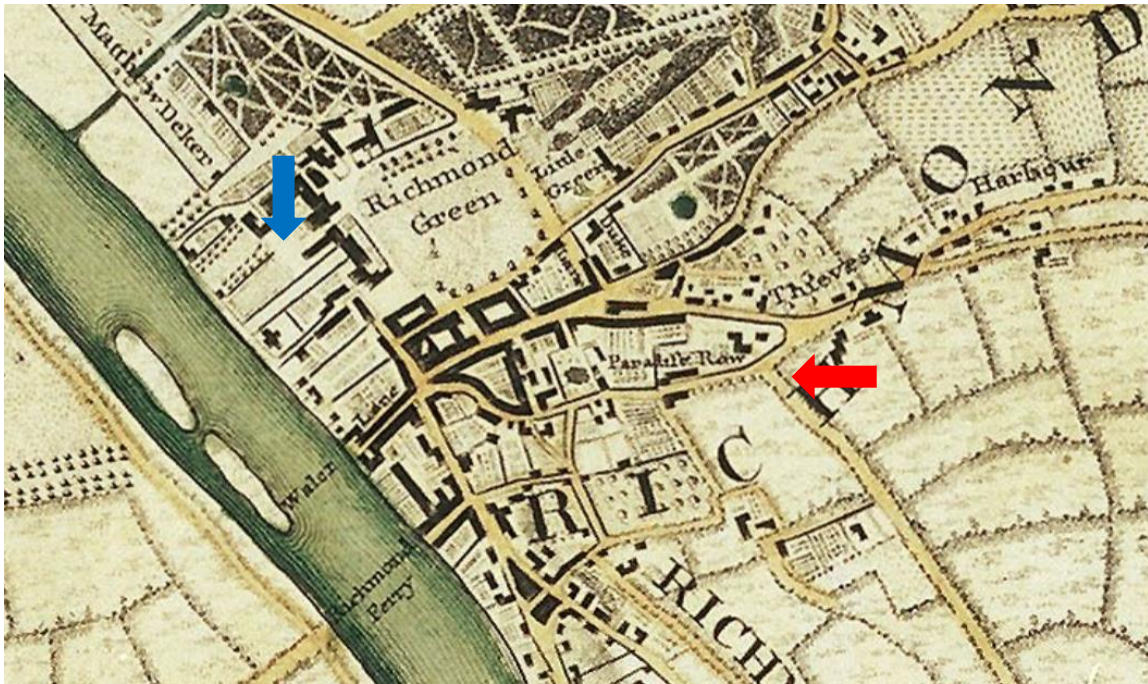


Figure 10: Rocque Map, 1761.

The approximate location of the former Richmond Palace is indicated by the blue arrow, and the location of the subject site is indicated by the red arrow, at the junction between Paradise Row and the lane which was later named Mount Ararat Road after a nearby lodge. Mount Ararat Lodge is likely to be one of the buildings on this map, south of the subject site.

- 3.2. Paradise Road (formerly "Paradise Row" [Figure 10]) and Mount Ararat Road are likely to have developed along the lines of ancient paths or worples. It is believed a conduit supplying water to the old Tudor buildings at Charterhouse once existed at the current junction between Mount Ararat Road and Paradise Road (as a brick arch was discovered there beneath a large underground pool of water, in 1909). Mount Ararat Road takes its name from an early 18th century house (demolished in 1897) [Figure 9] which was built on what was then a narrow winding country lane.
- 3.3. The population of Richmond grew considerably in the 1700s, to the extent that by the end of the 18th century it was necessary to build Richmond Bridge. Figure 12 indicates how by the mid-19th century much of the land between Richmond Park and the town centre remained undeveloped plots within the estates of principal landowners. This situation did not last, however. Richmond railway station was opened in 1846, and the line which was to later develop into the London Underground District Line opened at Richmond Station in 1867. The town of Richmond continued to flourish throughout the 19th and 20th centuries, and its built environment developed accordingly.

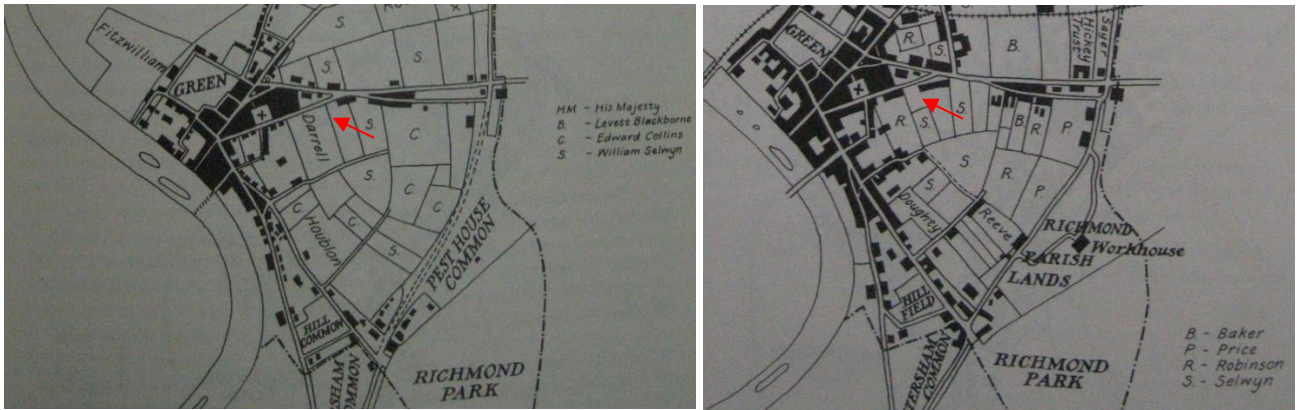


Figure 11 (left): Extract from a plan “Estates in Richmond in 1771” based upon the Manor Survey Map, featuring in John Cloake’s Cottages and Common Fields of Richmond and Kew.

Figure 12 (right): Extract from a plan “Estates in Richmond in 1851” based upon the Tithe Apportion Map, featuring in John Cloake’s Cottages and Common Fields of Richmond and Kew.

Approximate location of subject site in both maps is indicated by a red arrow.

- 3.4. Spring Terrace (i.e. no.s 1 to 8) is believed to have been built in the 1820s (although the statutory listing entry for no.s 1 and 2 (in 1968) suggests they are late 18th century). The 1871 map [Figure 14] suggests that at that time the plots of land to the rear of no.s 1 to 6 Spring Terrace were approximately the same size, although the garden of no. 1 appears to have been marginally wider than the others, being situated at the corner of Paradise Road and Mount Ararat Road (then Mount Ararat Lane). The 1898 map [Figure 15] suggests that by that date the footprints of the various houses at no.s 1 to 6 had started to develop in different ways, possibly reducing any former appearance of uniformity which they may have had. By now, an extension had been added to the side (west) and rear of no. 1 Spring Terrace, and a more modest sized extension had been built to the rear of no. 2 Spring Terrace. In addition, no.s 2, 4, 6, 8, etc. Mount Ararat had been built by 1898. By 1913, the houses immediately opposite to the subject site (i.e. on the other side of Mount Ararat Road) had been constructed [Figure 16].
- 3.5. The 1867-72 map [Figure 13] provides an insight into how the front and rear gardens to no.s 1 to 8 Spring Terrace were landscaped in the late 19th century. It appears that the garden to the rear of no. 1 included a lawn covering nearly two-thirds of the plot, and a “wilderness” at the end of the garden, where the subject site is today. The rear garden to no. 2, however, appears to comprise a narrow flower bed around the perimeter and a lawn in the centre – but with three trees towards the centre of the garden. The former rear view from the windows of both no. 1 and 2 Spring Terrace are likely to have included a patch of lawn covering half to two-thirds of the garden, and trees to the rear.



Figure 13: 1867-72 Map.



Figure 14: 1871 Map. Approximate location of subject site is indicated in red.



Figure 15: 1898 Map. Approximate location of subject site is indicated in red.

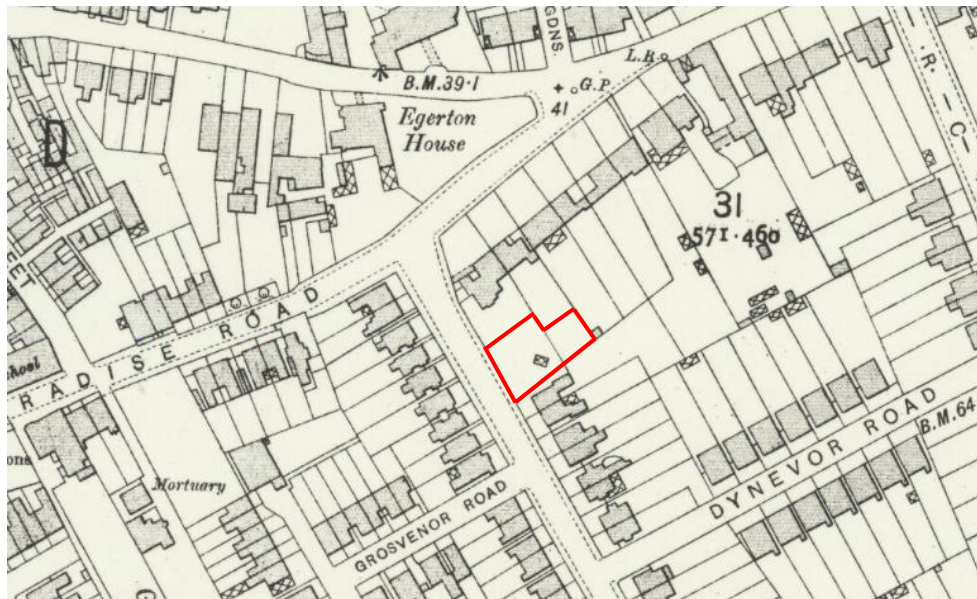


Figure 16: 1913 Map. Approximate location of subject site is indicated in red.

3.5. Until 1890 Spring Terrace appears in the street directories under Marshgate Road as opposed to Paradise Road, suggesting that the length of Paradise Road was formerly shorter, ending at the junction with Mount Ararat Road. The names of the occupants of nos 1 and 2 Spring Terrace recorded in contemporary street directories (going as far back in time as possible) are set out in the table below. The occupants appear to mainly comprise middle class professionals such as lawyers and architects.

Directory Year	No. 1 Spring Terrace occupant	No. 2 Spring Terrace occupant
1865	-	John Hales
1880	Edward Hawes	Paul Shaeffer
1885	Edward Hawes	Paul Shaeffer
1888	Edward Hawes	Richard Bell
1890	Edward Hawes	Richard Bell
1893-94	Edward Hawes	Mrs Godsell
1898-99	Edward Hawes	Mrs Godsell
1904-04	Edward Hawes	Henry Deedes Rainier
1911	Albert H. Dixon	William Augustus Casson

3.6. The plan accompanying the Sales Particulars for no.s 1 to 6 Spring Terrace in 1923 [Figure 17] shows the differences between the different houses. No. 1 stands out, partly as the plot appears to be a little wider than that of the others, and there does not seem to be a pathway between the front door of no. 1 and Paradise Road, suggesting that access to the house may have been gained via Mount Ararat Road.

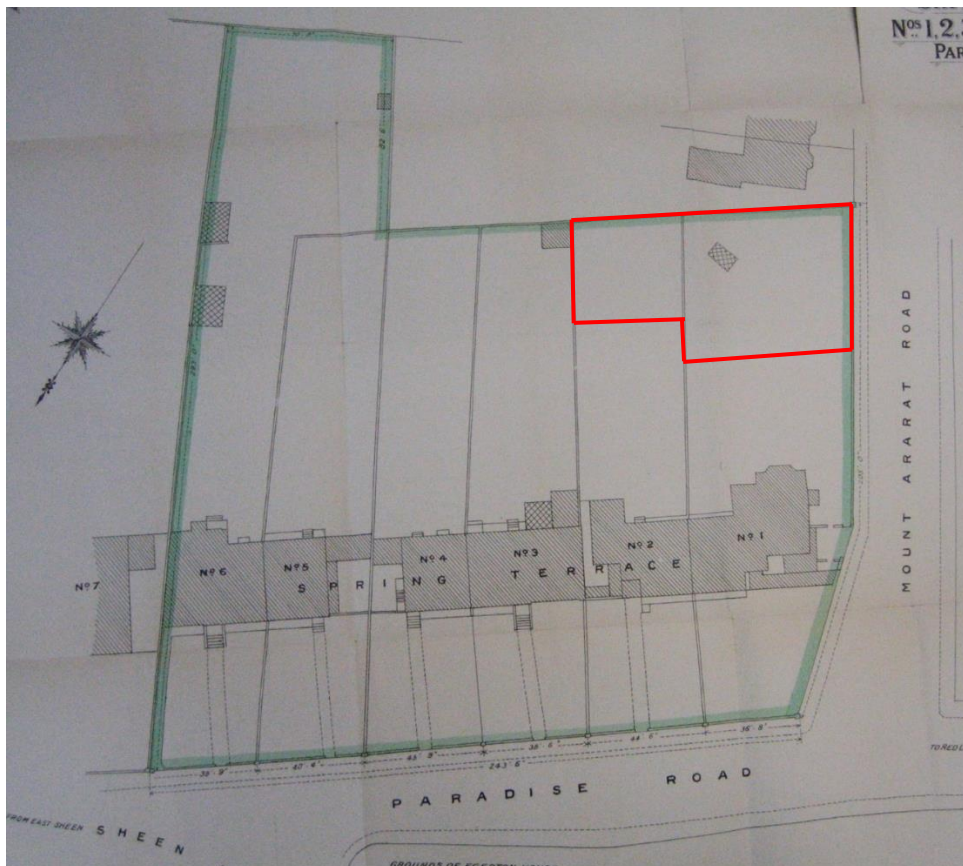


Figure 17: Plan accompanying Sales Particulars for no.s 1-6 Spring Terrace, 1923. Approximate location of subject site is indicated in red.

- 3.7. Ordnance survey maps dating to 1936 and 1946 suggest that little change occurred during that time which is likely to have impacted upon the subject site (apart from the fact the shed which started to appear on maps c. 1913 had apparently been demolished by c. 1946).



Figure 18: 1936 Map. Approximate location of subject site is indicated in red.

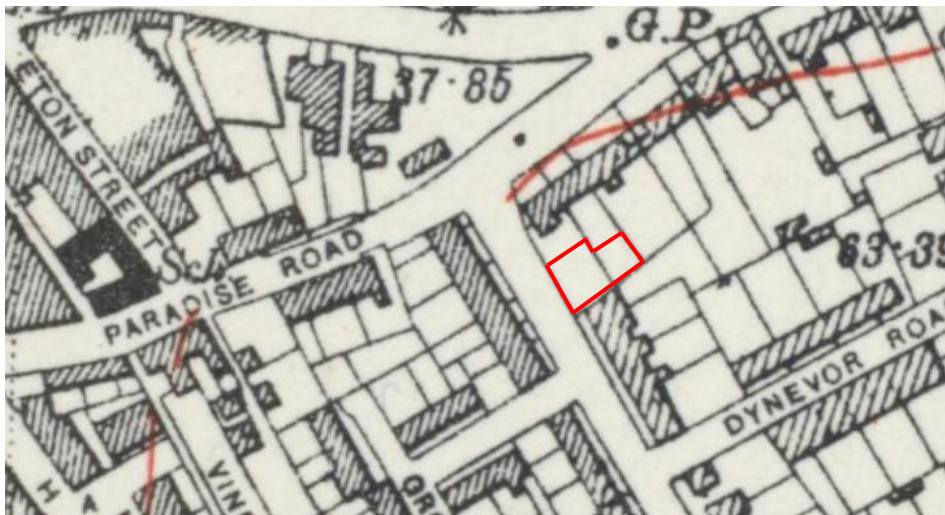


Figure 19: 1946 Map. Approximate location of subject site is indicated in red.

- 3.8. Photographs taken in 1973 show how the front elevation of the late 19th century two-storey extension to no.1 was less prominent than that of original three-storey house, and as a result the extension did not impact greatly upon the appearance of the front façade [Figure 22]. However, it very much defined the appearance of the rear elevation facing the garden [Figure 20]. It is clear from looking at historic maps that the late 19th century two-storey extension to no. 2 was more modest in size than that of the extension to no. 1 [Figure 21]. A 1973 photograph provides further details, showing how the design features of the 19th century rear extension to no. 2 (most notably its windows) are based upon those of the original building.

Unlike the 19th century extension to no. 1, that of no. 2 was subservient to the rear elevation of the original building [Figure 21].



Figure 20 (left): Photograph of the rear of no. 1 Spring Terrace, 1973.
Figure 21 (right): Photograph of the rear of no. 2 Spring Terrace, 1973.



Figure 22: Photograph of the front of nos. 1 & 2 Spring Terrace, 1973.

- 3.9. Both no.s 1 and 2 Spring Terrace were owned by the Reverend John Selwyn in the 1920s, until they were sold to Albert Henry Dixon in 1923. In 1981, permission was granted for the basement, ground and first floors of no. 2 Spring Terrace to be used for offices, and the second floor for residential purposes; and permission was granted for the basement of no. 2 to be used as a residential dwelling in 1983. Amongst the various other permissions granted in 1983, consent was given for “refurbishment including erection of 2 storey extension to rear of no. 2” (planning ref: 82/1385). (This extension is likely to be the one featuring to the right of the Existing rear elevation in Figure 3-25.) In 1995, no. 1 was leased to the London Borough of Richmond-upon-Thames for 25 years. Richmond Council used the premises of no. 1 as its Registry Office, demolishing the shed in the rear garden to allow for the space to be used as a car park. Accordingly, the length of the garden to the rear of no. 1 was shortened in order to make way for the car park [right photo of Figure 25].



Figure 23: Photographs of the front and rear of rear of no. 2 Spring Terrace featuring in an estate agent's brochure (Jackston-Stops & Staff), 2011.



Figure 24: Photograph of the front of no. 1 Spring Terrace, 2011.



**Figure 25: Photographs of the rear of no. 1, featuring on an estate agent’s brochure advertising both no.s 1 and 2 Spring Terrace (“Currently used mainly as Offices”; “Each Building subject to a Commercial Lease expiring May 2015”).
Undated, but likely 2010-15.**

- 3.10. No.s 1 and 2 Spring Terrace were purchased by Richmond Green Developments Limited in 2013. In 2014 consent was granted for the uses of no.s 1 and 2 were changed from B1(a) to residential, and for various internal and external alterations to the buildings to be made. These changes included a single storey rear extension to no. 1 (application 14/1162/FUL) and the construction of a basement extension to no. 2, as well as a single storey rear extension and changes to the fenestration (application 14/1079/FUL). In 2016, no. 2 was separated into two plots, and the one on which the house is located was sold. Richmond Green Developments Limited therefore owns no. 1, and plot to the rear of no. 2.



Figure 26: Photographs of the front and rear of no. 1 Spring Terrace featuring on an estate agent's website (Featherstone Leigh), c. 2014.



Figure 27 (left): Existing rear elevation of no. 1 Spring Terrace, 2014 (application 14/1162/FUL).
Figure 28 (right): Proposed rear elevation of no. 1 Spring Terrace, 2014 (application 14/1162/FUL).



Figure 29 (left): Existing rear elevation of no. 2 Spring Terrace, 2014 (application 14/1079/FUL).
Figure 30 (right): Proposed rear elevation of no. 2 Spring Terrace, 2014 (application 14/1079/FUL).



Figure 31: Photographs of the front and rear of no. 1 Spring Terrace, Ideal Home magazine, 2017.

4.0. DESCRIPTION OF THE SUBJECT SITE AS EXISTING

- 4.1. The subject site comprises land which is part of the rear of no. 1 Spring Terrace, and land which formerly would have been part of the gardens of no. 2 Spring Terrace [Figure 32].



Figure 32: Subject site (outlined in red); and the location of the existing fence (in yellow).
(Note the shed to the rear of no. 1 Spring Terrace no longer exists, and the house at no. 2 Ararat Road is now extended to the boundary wall.)



Figure 33: Aerial view of the subject site (outlined in red) (Google 2019).

- 4.2. The rear elevation of the house at no. 1 Spring Terrace comprises four parts [Figure 34 & Figure 27]. To the right (east) is the original semi-detached late 18th century three-storey house of brown brick, with a shallow hipped slated roof (and a chimney between no.s 1 and 2). The easternmost part of the original house features eight-over-eight sash windows on each floor with rounded brick arches (and the window to the second floor is shorter in height than those of the ground and first floors, which means the glass panes are also smaller). The extension to the original house is to the rear part of the house, attached to the western part. Therefore the rear elevation of the ground and first floors of the westernmost part of the original house are not visible from the back garden. That of the second floor is, however; and it features a six-over-six sash window with a rounded brick arch, which is misaligned from the second floor sash window to the east part of the original house. On the rear elevation of the original house, there are down-pipes between the aforementioned east and west parts, and between no.s 1 and 2 (approximately at the party wall line).
- 4.3. The rear elevation of the extension to the original house of no. 1 is in yellow London stock brickwork which is a colour not dissimilar to that of the brown brickwork of the original house. The extension comprises a principal part which is two storeys high but nearly the same height as the original three-storey house, and with a large bay. The extension also comprises a subservient part of two storeys, but with a height between that of the principal part and the original house. There is a pitched roof over both parts of the extension (and the bay has its own pitched roof) featuring slates, and with terracotta ridges. There is one tall, prominent chimney to the west wall of the extension. The bay to the principal part of the extension features three large-paned one-over-one sash windows (i.e. one on each façade) on the first floor; and the ground floor has two one-over-one sash windows (i.e. one on the east façade and one on the west façade), and French windows comprising two doors each with four panes of glass arranged vertically, and simple rectangular fan-lights. The rear elevation of the subservient part of the extension has two small-paned one-over-one sash windows to the ground floor, and the second floor has a tiny small-paned one-over-one sash window and a small two-over-two sash window. There are rounded brick lintels to all of the windows of the extension. The fourth element to the rear elevation of no. 1 is the single storey glazed extension which was added in 2014-15 [Figure 27].
- 4.4. The rear elevation of the house at no. 2 Spring Terrace comprises four parts [Figure 35 & Figure 29]. To the left (west) is the original semi-detached late 18th century three-storey house of brown brick, with a shallow hipped slated roof (and a chimney between this house and no. 1). The rear elevation of the western part of the original house features eight-over-eight sash windows on each floor with flat brick arches. The window to the second floor of the east part of the original house is lower than that. To the right (east) are a number of extensions: The 19th century two-storey one featuring an eight-over-eight sash window to the first floor; the (1980s?) three-storey one (of which only the second floor is visible from the rear); and the 2014 single storey one over the rear façade of the aforementioned 19th century extension, with its glass balustrade.



Figure 34: Rear elevation of no. 1 Spring Terrace.



Figure 35: Rear elevation of no. 2 Spring Terrace, viewed from the west side of the subject site.

4.5. The land to the rear of no. 1 Spring Terrace which is fenced off may be accessed via an opening in the wall along Mount Ararat Road [Figure 4 & Figure 44] – an opening which is likely to have been created c. 1995. The side (north) extension to the house at no. 2 Mount Ararat Road (which was granted planning permission in 1989) is immediately adjacent to the subject site [Figure 36 & Figure 37]. The north elevation of no. 2 Mount Ararat features multi-chrome brickwork (which is similar to that of the wall to no. 1 Spring Terrace along Mount Ararat Road), which does not feature any windows, but there are 12 glazed blocks towards the front at ground floor level. The part of the subject site is part of the garden to the rear of no. 1 Spring Terrace is mostly gravelled [Figure 38], and there are some plants around the perimeter. There is a timber fence dividing the subject site from the garden to the rear of no. 1 Spring Terrace [Figure 35], and a low wall dividing across the subject site (i.e. part of the wall which originally divided the gardens of no.s 1 and 2 Spring Terrace from one another) [Figure 36]. It is likely to date to the 1820s and has been

considerably patch-repaired/rebuilt. Houses (i.e. the locally listed “Compton” and “Norland”) on the opposite side of Mount Ararat Road are visible from within the subject site [Figure 39].



Figure 36: Wall dividing the land within the subject site which is part of no. 1 Spring Terrace from that which was formerly part of no. 2, and the north elevation of the extension to the house at no. 2 Mount Ararat Road to the right.

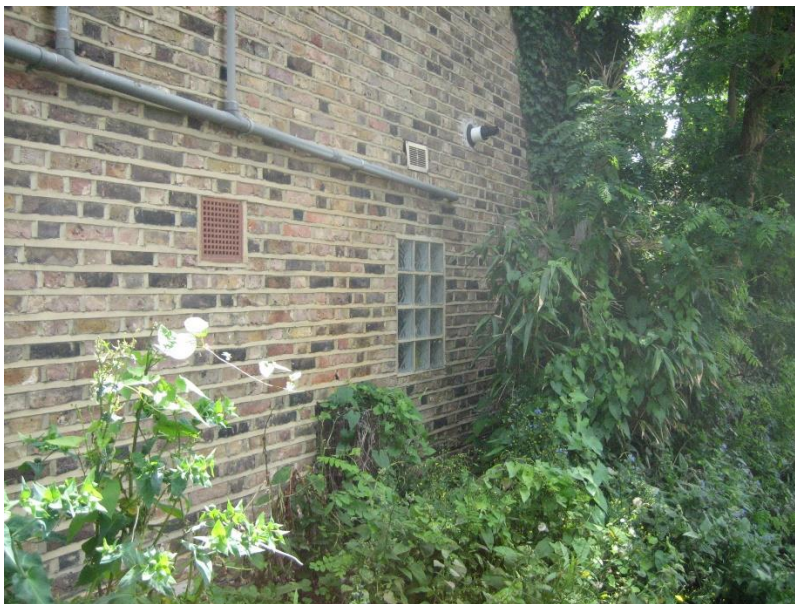


Figure 37: North elevation of the extension to the house at no. 2 Mount Ararat Road seen close-up within the subject site.



Figure 38: The south part of the subject site (i.e. the car park) viewed from within, looking south-west.



Figure 39: The subject site viewed from within, looking west towards Mount Ararat Road.

- 4.6. The land to the rear of no. 2 Spring Terrace which is fenced off (i.e. part of the subject site) contains overgrown plants, including some trees. Its boundary walls divide it from no. 3 Spring Terrace, no. 2 Mount Ararat Road and the west part of the subject site [Figure 40].



Figure 40: The part of the subject site which was formerly part of no. 2 Spring Terrace viewed from the side which is part of no. 1, looking northward.



Figure 4: The car park area of the subject site and no. 2 Mount Ararat Road, viewed from the opposite side of Mount Ararat Road.

- 4.7. The garden of no. 1 Spring Terrace is marginally wider than that of no. 2. It is currently the same length (although it is proposed that the fence dividing the garden to no. 1 from the subject site be moved further north, cutting short some of the existing garden to no. 1 [Figure 32]). The subject site is clearly visible from the upper floors of the houses at no.s 1 and 2 [Figure 42], and its visibility from the gardens at no.s 1 and 2 is limited due to the heights of the dividing fence/wall. At present, the view of the subject site from within the garden at no. 1 is obscured by the fence; and above the line of the fence is the side (north) elevation of no. 2 Mount Ararat Road, along with various plants and trees [Figure 41].



Figure 41: The garden of no. 1 Spring Terrace, looking south towards the subject site and no. 2 Mount Ararat Road.



Figure 42: View from second floor window of the house at no. 1 Spring Terrace of the garden to the rear, and the subject site (car park area).

- 4.8. The side (west) elevation of the house at no. 1 Spring Terrace principally comprises the two-storey 19th century extension (together with its first floor eight-over-eight sash window and decorative cast iron balustrade, and tall chimneys to the rear) [Figure 43]. The somewhat plain appearance of the west elevation of the original part of the house is visible from behind the extension, with its single (very small) window to the second floor. The brick wall dividing no. 1 Spring Terrace from Mount Ararat Road (approximately 2.2 metres high) features three timber doors through which the front of no. 1 can be accessed. Further south is an opening through which the subject site can be accessed [Figure 44]. The width of this opening is approximately the same as that of two front doors, allowing for vehicular access; and it is flanked by brick piers. The height of the wall obscures any view of the gardens to the rear of Spring Terrace, and plants and trees can be seen above the line of the wall. The wall appears to have been much repaired/rebuilt in recent times. When the subject site is viewed from the north side of Paradise Road (within the Central

Richmond Conservation Area), all that can be seen is the brick wall and trees from within the garden of no. 1 Spring Terrace and the subject site [Figure 45]. The subject site is not visible from the part of Paradise Road which is within the Sheen Road Conservation Area [Figure 46].



Figure 43: West elevation of the house at no. 1 Spring Terrace and wall dividing no. 1 from the street, viewed from Mount Ararat Road (from within the St Matthias Conservation Area).



Figure 44: The subject site (car park) viewed from the west (i.e. the opposite side of Mount Ararat Road) (and from within the St Matthias Conservation Area).



Figure 45: West elevation of the house at no. 1 Spring Terrace and the subject site, viewed from Paradise Road (from within the Central Richmond Conservation Area).

- 4.5. The generous size of the front gardens of no.s 1 and 2 Spring Terrace means that the houses are set relatively far back from the street (Paradise Road) [Figure 46]. The original parts of these houses each feature a central section (two windows wide) and an outer section (one window wide) which is slightly set back; and the front doors are located in the outer sections. The ground floor windows have decorative arched windows, and the front doors (with rounded fanlights) are accessed by four steps. The ground floor windows and doors feature rounded orange brick flattened arch. The first floors of the original parts of the houses have tall six-over-six sash windows with straight orange brick flattened arches; and the second floors have sash windows which are shorter in height (i.e. three panes high as opposed to four). The single storey side extensions to both no.s 1 and 2 are in brickwork of a sandier colour than the brickwork of the original parts. The three-storey rear extension to no. 2 is visible from behind the single storey side extension. There is a wide opening in the front wall to no. 2, allowing access (both vehicular and pedestrian) to the front door, whereas the wall continues across the front of no. 1, as the (pedestrian) access to the front door of no. 1 is accessed from Mount Ararat Road. As a result, the front elevation of no. 2 Spring Terrace is much more visible from Paradise Road than that of no. 1.



Figure 46: Front elevations of no.s 2 and 1 Spring Terrace, viewed from the opposite side of Paradise Road (from within the Sheen Road Conservation Area).

5.0. THE SIGNIFICANCE OF THE SUBJECT SITE

- 5.1. The aim of a Significance Assessment is, in the terms required by Paragraphs 189-190 of the NPPF, “to describe the significance of any heritage assets affected, including any contribution made by their setting”. In the context of a historic building which has been the subject of a series of alterations throughout its lifetime, it is also a useful tool for determining which of its constituent parts holds a particular value and to what extent. *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be. Understanding the level of significance provides the essential guide as to how policies should be applied.
- 5.2. The descriptive appraisal will evaluate the building against listed selection criteria of ‘Principles of Selection for Listing Buildings’, DCMS, 2010. Historic England’s criteria outlined in ‘Conservation Principles, Policies and Guidance,’ which partially overlap with the Statutory Criteria, have also been considered and encompass the following values:
- **Evidential Value** – relating to the potential of a place to yield primary evidence about past human activity;

- **Historical Value** – relating to ways in which the present can be connected through a place to past people, events and aspects of life;
- **Aesthetic Value** – relating to the ways in which people derive sensory and intellectual stimulation from a place;
- **Communal Value** – relating to the meanings of place for the people who relate to it, and whose collective experience or memory it holds.

5.3. Although not officially considered to be one of the four principal values, **setting** is increasingly viewed as an important value that makes an important contribution to the significance of a heritage asset. This assessment of the contribution to significance made by setting should provide the baseline along with the established values used for assessing the effects of any proposed works on significance.

The level of significance for each value and the setting will be assessed using the following grading:

- **High** – values of *exceptional or considerable* interest;
- **Medium** – values of *some* interest;
- **Low** – values of *limited* interest.

5.4. Evidential Value

The original fabric of the exterior of the house at no. 1 Spring Terrace is likely intact, albeit with later extensions. The house's rear elevation is dominated by its late 19th century extension, which is essentially intact. The overall plan form of the house is approximately as it was at the beginning of the 20th century, save for the glazed ground floor extension.

The subject site is undeveloped land, and it is believed never to have been developed (apart from the shed which is likely to have existed in the former plot to the rear of no. 1 in the early 20th century, and a subsequent shed in the late 20th century). The existing wall within the subject site is likely to be original (i.e. 1820s) from when no.s 1 and 2 Spring Terrace were first built, although a section of it has been patch-repaired; and similarly the wall dividing the subject site from Mount Ararat Road likely dates to the 19th century (although much patch-repaired/rebuilt). There is nothing else on the subject site considered to possess any evidential value.

The subject site is considered to make a low to medium contribution to the evidential value of no. 1 Spring Terrace, given the fact the garden to no. 1 would originally have comprised part of the subject site. However, a map dating to 1867-72 suggests the rear part of the garden would have comprised a "wilderness", as opposed it being part of the open lawn. Therefore, it is likely that the rear part of the garden of no. 1 always had an identity independent from the remainder of the garden.

The Evidential value of the rear elevation of no. 1 Spring Terrace is considered to be medium, and the Evidential value of the subject site is low.

5.5. Historical Value

The subject site's historical value derives from the fact part of it is within the curtilage of the statutorily listed no. 1 Spring Terrace, and part of it was formerly within the curtilage of no. 2 Spring Terrace.

No. 1 Spring Terrace is not known to have been occupied by any notable residents during its history, and so its historical value principally comes from its architectural interest. Spring Terrace was initially conceived as a row of three-storey suburban residences for the wealthy middle classes, with neo-Georgian front elevations. Wings to the rear/west of no. 1 Spring Terrace were added in the late 19th century, retaining the appearance of its front elevation, but dramatically changing the appearance of its side and rear elevations so that they lacked the balance and symmetry associated with neo-Georgian architecture. Therefore, although no. 1 is by definition part of a terrace, it is distinct from its neighbours at no.s 2 to 6. It is not considered to be representative of any particular architectural form, given the fact it has been developed in such an individual way.

No. 2 Spring Terrace is similar to no. 1 in that its historical value is derived from its architectural interest; and its rear elevation has been subject to a number of changes which somewhat compromise its former neo-Georgian appearance.

The subject site has historically been undeveloped land. There is nothing on the land of any architectural significance; and there is nothing about the land which is understood to have been connected with any people or events of note.

The subject site is considered to make a low to medium contribution to the historical values of no.s 1 and 2 Spring Terrace, given the fact their gardens would each have originally comprised part of the subject site.

The Historical values of the houses at no.s 1 and 2 Spring Terrace are medium, and that of the the subject site is low.

5.6. Aesthetic Value

No. 1 Spring Terrace has considerable aesthetic value. Its front elevation is a fine example of neo-Georgian architecture, and its rear elevation is well-conceived and attractively proportioned, using good quality materials. It is considered that the aesthetic value of the garden of no. 1 was compromised when it was truncated in size c. 1995, in order to accommodate a car park.

The subject site comprises a small gravelled area (to the rear of no. 1 Spring Terrace) which is used as a car park, and a small patch of overgrown land (behind no. 2 Spring Terrace). It is considered to have very little aesthetic merit, and when viewed from the public realm (in the St Matthias Conservation Area) it appears to be little more than a car park. It is thus a negative visual contributor to the setting of the St Matthias Conservation Area, and the locally listed buildings opposite (on the west side of Mount Ararat Road).

The subject site is considered to make a negative contribution to the aesthetic value of no.s 1 and 2 Spring Terrace. Most of it has been fenced off, and the part to the rear of no. 1 is a car park.

The Aesthetic value of the houses at no.s 1 and 2 Spring Terrace is medium, and that of the subject site is low.

5.7. Communal Value

No. 1 Spring Terrace was briefly utilised by Richmond Council as its Registry Office (1995-2013), and it may therefore feature in the memories of members of the local community. However, that brief part of the house's history is not considered sufficient to have created any communal value in heritage terms.

The subject site is privately owned, and inaccessible to the general public. The area seen from the public realm (i.e. along Mount Ararat Road) is a car park and contributes negatively to the Sheen Road Conservation Area, the St Matthias Conservation Area and the locally listed buildings on Mount Ararat Road.

The subject site is considered to make a low contribution to the communal value of no.s 1 and 2 Spring Terrace.

The Communal value is low.

5.8. Setting

The setting of the subject site includes the adjacent semi-detached house at no. 2 Mount Ararat Road, the brick wall along Mount Ararat Road which encases the garden of no. 1 Spring Terrace, and the green space provided by the gardens to the rear of the houses at Spring Terrace. The setting is characteristically suburban and residential; and the value in this setting is considered to be low, given its discreet nature.

The rear gardens to the houses at Spring Terrace have historically been of a generous length. Since 1995 the settings of the rear elevations of no.s 1 and 2 Spring Terrace have been altered (in a minimally detrimental manner), due to the fact their gardens have reduced in length. The length of the garden of no. 1 was cut short c. 1995 when Richmond Council converted the end into a car park; and that of no. 2 was cut short in in 2016 (when the land was apportioned in order for the part upon which the house is located to be sold).

The subject site forms part of the settings of the statutorily listed buildings at Spring Terrace, and of nearby locally listed buildings at no. 2 Mount Ararat Road and those located on the opposite side of Mount Ararat Road. The subject site is visible from the public realm in the St Matthias Conservation Area and the Central Richmond Conservation Area, and it is located within the Sheen Road Conservation Area. As such it forms the settings of all three Conservation Areas. (The settings of these Conservation Areas share similar characteristics, as they all comprise a number of residential dwellings (many of which have generously sized front and rear gardens) within leafy streets.) The principal value of the subject site to the settings of all of these nearby heritage assets is the fact it is essentially an empty space. The car park area of the

subject site is seen from the public realm in the St Matthias Conservation Area, and from the locally listed buildings opposite; and it makes a neutral to negative positive contribution to the settings of these heritage assets.

The Setting value is considered to be medium.

5.9. Summary of Significance

Although the subject site is within a Conservation Area and within close proximity to a number of designated and non-designated heritage assets, it is in itself considered to be of low heritage significance. The only aspect of the subject site considered to have any evidential value is the brick walls which formerly enclosed the gardens of no.s 1 and 2 Spring Terrace, and which are believed to date to the early to mid-19th century. Its historical value is drawn from its past connection with the statutorily listed houses at no.s 1 and 2 Spring Terrace; and its communal value is negligible.

The rear elevations of no.s 1 and 2 Spring Terrace are considered to be of medium value, principally because their 19th century features are largely intact, and their overall appearance is considered to be attractive, well-proportioned and using good quality traditional materials.

In its current state (which is somewhat unsightly), the subject site makes a low to medium contribution to the evidential, historical, aesthetic and setting values of no.s 1 and 2 Spring Terrace; and a low contribution to their communal value. It is considered to make a neutral contribution to the character and appearance of the Sheen Road Conservation Area; and a neutral to negative contribution to the setting of the St Matthias Conservation Area, and a neutral contribution to the setting of the Central Richmond Conservation Areas and nearby locally listed buildings.

6.0. IMPACT ASSESSMENT

6.1. The description of the proposal is accompanied by a series of drawings, as proposed, prepared by Goater Jones in August 2019 which can be found within the application bundle. The proposal comprises a new development, as follows:

- Construction of a single-storey (with basement) residential dwelling to the rear of no.s 1 and 2 Spring Terrace and adjacent to no. 2 Mount Ararat Road; and
- A comprehensive landscape scheme for the site, including a number of new trees and a green roof.

6.2. The proposals may have an impact on:

- The heritage significance of the statutorily Grade II listed building at no. 1 Spring Terrace;
- The character and appearance of the Sheen Road Conservation Area;
- The settings of nearby statutorily Grade II listed buildings at no.s 2 and 3 Spring Terrace;

- The settings of nearby locally listed buildings including no. 2 Mount Ararat Road, “Compton” and “Norland”;
- The setting of the St Matthias Conservation Area; and
- The setting of the Central Richmond Conservation Area.

6.3. For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on heritage assets, established criteria have been employed. If the proposed scheme will enhance heritage values or the ability to appreciate them, then the impact on heritage significance within the view will be deemed **positive**; however, if it fails to sustain heritage values or impair their appreciation then the impact will be deemed **negative**. If the proposals preserve the heritage values then the impact will be deemed **neutral**.

6.4. Within the three categories there are four different levels that can be given to identify the intensity of impact:

- **"negligible"** – impacts considered to cause no material change.
- **"minimal"** - impacts considered to make a small difference to one’s ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
- **“moderate”** - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
- **“substantial”** - impacts considered to cause a fundamental change in the appreciation of the resource.

6.5. Footprint, Height, Massing and Proportions

6.5.1. The **footprint** of the proposed building is of a similar size to a number of other buildings within the Sheen Road Conservation Area (“Sheen Road CA”) and the St Matthias Conservation Area (“St Matthias CA”). It covers approximately two thirds of the area within the section of the plot to the rear of no. 1 Spring Terrace, and approximately half of the plot to the rear of no. 2 Spring Terrace [Figure 47].

6.5.2. The **height** of the proposed building is approximately the same as the existing boundary wall between no. 1 Spring Terrace and Mount Ararat Road [Figure 49]. As a result, it is unlikely to be visible from the other side of the wall at street level. The existing view of the subject site at the opening along Mount Ararat Road (i.e. thereby affecting the settings of the St Matthias CA and the locally listed buildings at “Norland”, “Compton” and no. 2 Mount Ararat Road [Figure 1]) is somewhat unsightly, as it is essentially a gravelled car park [Figure 4 and Figure 44]; whereas the view of the proposed building from this opening will be of a single-storey wall of London stock brickwork (which will match that of the boundary wall between the subject site and the street).

6.5.3. The proposed building will be largely concealed from the views from no.s 1 and 2 Spring Terrace [Figure 48], and from no. 3 Spring Terrace. The proposed boundary walls between the subject site and neighbouring gardens will be of a similar height to the proposed building. The proposed new trees will also help conceal the proposed building from the aforementioned statutorily listed buildings. The Side (south) Elevation of the proposed building is close to the extension to no. 2 Mount Ararat Road, and it will therefore not be visible from that locally listed building.

6.5.4. Given the fact the proposed building will be largely concealed from the public realm and the houses at no.s 1, 2 and 3 Spring Terrace, the impact of the **massing** of the proposed building will be minimal. The **proportions** of its doors, windows and other detailing have been designed so as to complement the proportions of the adjacent house at no. 2 Mount Ararat Road.

6.5.5. This proposal is considered to have a **minimal neutral impact on the heritage significance and settings of no.s 1, 2 and 3 Spring Terrace**. It is considered to have a **minimal neutral impact on the Sheen Road Conservation Area and the setting of the Central Richmond Conservation**. And it is considered to have a **minimal positive impact on the settings of the St Matthias Conservation Area and nearby locally listed buildings along Mount Ararat Road**.

6.6. **Materials, Architectural Detailing and Architectural Idiom**

6.6.1. It is considered that the choice of **materials, architectural detailing and modern idiom** for the proposed building is appropriate, as it reflects those of the other buildings in the Conservation Areas, thereby acting as a foil for nearby heritage assets. The proposed building's architectural subservience to the statutorily listed buildings at no.s 1, 2 and 3 Spring Terrace means that it does not detract from their heritage significance nor their settings.

6.6.2. The materials which characterise the Sheen Road CA (and also the St Matthias CA) include brickwork. The proposed building principally comprises London stock brickwork, with contemporary dark grey aluminium used for the windows and doors and the rainwater goods. The London stock bricks of the proposed building are likely to "blend in" with those of the boundary wall between the subject site and Mount Ararat Road, and complement those used in the building at no. 2 Mount Ararat Road. The character and appearance of the Sheen Road CA and the settings of the St Matthias CA and the Central Richmond CA are unlikely to be affected by the proposed building given its use of London stock brickwork and subtle detailing in aluminium. Most importantly, it is hardly visible from the public realm and surrounding gardens.

6.6.3. This proposal is considered to have a **negligible neutral impact on the heritage significance of no. 1 Spring Terrace and the settings of no.s 2 and 3 Spring Terrace**. It is considered to have a **negligible neutral impact on the Sheen Road Conservation Area, the settings of the Central Richmond Conservation, the St Matthias Conservation Area and the nearby locally listed buildings along Mount Ararat Road**.

6.7. **Proposed Landscaping and Planting of New Trees**

6.7.1. One of the notable characteristics of the Sheen Road CA and the St Matthias CA is the common occurrence of trees and plants. The proposals will enhance the character and appearance of the former and the setting of the latter by providing a well landscaped scheme, and the planting of new trees. The proposed building will be largely concealed from the public realm and from neighbouring gardens, due to the existing and proposed trees (as well as the fact the building's height will barely exceed that of the boundary walls). The new trees will also enhance settings of the statutorily listed buildings at no.s 1, 2 and Spring Terrace, and the locally listed buildings along Mount Ararat Road.

- 6.7.2. This proposal is considered to have a **minimal positive impact on the character and appearance of the Sheen Road Conservation Area, and the settings of the St Matthias Conservation Area and any nearby statutorily and locally listed buildings.**
- 6.8. Although the garden to no. 1 Spring Terrace will be shortened as a result of the proposals, it will be of a size similar to other rear gardens in the Sheen Road Conservation Area. Furthermore, its new size and proportions will remain appropriate to be able to appreciate understand the history and heritage significance of no. 1 Spring Terrace. This proposal is considered to have a **minimal neutral impact on the significance of no. 1 Spring Terrace, the character and appearance of the Sheen Road Conservation Area, and the settings of other nearby heritage assets.**
- 6.9. It is worth noting comparisons between the current proposal for the subject site and the previous one (application reference 17/2943/LBC), which was refused by the London Borough of Richmond-upon-Thames. The following two reasons for refusal were provided in the local authority's letter (dated 6th October 2017):

“By reason of its excessive scale, mass and relationship to site boundaries, the proposed building would result in an incongruous and cramped form of development that would be out of character with the established spatial characteristics of the area and would thus detract from the character and appearance of the St Matthias Conservation Area which it forms part of.”

The proposed development has been designed as a subservient addition to the existing built environment by virtue of its minimal bulk and massing and simple architectural detailing – thereby having minimal impact on nearby heritage assets. It is thus sympathetic to the heritage significance, character, appearance and settings of nearby heritage assets. Its use of London stock brickwork is in-keeping with the character, appearance and settings of the Sheen Road Conservation Area and the St Matthias Conservation Area, as well as complementing nearby statutorily and locally listed buildings. The proposed building is single-storey, and its height does not exceed that of the boundary wall between the subject site and the street. The proposed building will be further concealed from no.s 1, 2 and 3 Spring Terrace due to the planting of new trees. The view from the public realm along Mount Ararat Road (in the St Matthias Conservation Area) will comprise a small opening in the London stock brick boundary wall, through which the front elevation of London stock brickwork will be visible, with a sedum roof in-keeping with the greenery seen elsewhere in the public realm.

“The proposal would irreversibly affect the historic development pattern of No's 1 and 2 Spring Terrace and, for the same reasons as described above, would result in harm to the setting of these Grade II listed buildings.”

The historic development pattern of no. 1 Spring Terrace was altered when the rear part of its garden was split and its rear part converted into a car park in the late 1990s. The subject site therefore consists of a small car park (formerly part of no. 1 Spring Terrace), and another small area containing overgrown vegetation (formerly part of no. 2 Spring Terrace). Due to its low evidential and aesthetic value, the subject site is considered to detract from the heritage significance of the Grade II listed buildings at no.s 1 and 2 Spring Terrace. The proposed development is considered an enhancement in aesthetic terms, improving

upon the existing design, appearance and character of the subject site and thereby enhancing the settings of nearby heritage assets.

- 6.10. This report has also evaluated the proposals according to the eight principles of the *Building in Context Toolkit* (2001) which was formulated by English Heritage and CABI to stimulate a high standard of design for development taking place in historically sensitive contexts [Appendix 3]. It is considered that the proposals have taken full account of the eight principles, as follows:
- Principle 1: The existing subject site has low heritage significance. It is considered to make a low to medium contribution to the historical, aesthetic and setting values of no.s 1 and 2 Spring Terrace; a neutral contribution to the character and appearance of the Sheen Road Conservation Area; a neutral to negative contribution to the setting of the St Matthias Conservation Area; and a neutral contribution to the settings of the Central Richmond Conservation Area and nearby locally listed buildings. The proposed development, however, is likely to improve the aesthetic and setting values of no.s 1 and 2 Spring Terrace by removing the unsightly car park. It is considered to make a neutral to positive impact on the character and appearance of the Sheen Road Conservation Area, and the settings of the other two Conservation Areas, no. 3 Spring Terrace and nearby locally listed buildings.
 - Principle 2: This Heritage Statement has assessed the history of the local area, and more specifically that of the subject site. The proposed development has thus been informed by an understanding of the history, character and identity of the subject site, the streetscape, and the surrounding area.
 - Principle 3: The subject site was formerly part of the gardens to the rear of no.s 1 and 2 Spring Terrace, and its character would have been private and residential – reflective of the 19th century houses to the north of the plots. The subject site now comprises an unsightly car park (to the rear of no. 1 Spring Terrace) and an over-grown and disused area (to the rear of no. 2 Spring Terrace). Its character and identity is indistinct, and it is lacking in aesthetic value. The proposed development will utilise the space within the subject site so that its character and identity will once again be private and residential – this time reflective of the proposed single-storey house in a modern idiom, discreetly situated amongst trees, planting and beneath a sedum roof.
 - Principle 4: The proposed development has been designed in order to sit discreetly and “happily” within the space to the rear of no.s 1 and 2 Spring Terrace. There is already an existing entrance to Mount Ararat Road, which will provide access to the development.
 - Principles 5, 6 & 8: This report is to be read in conjunction with the Townscape and Visual Impact Assessment (“TVIA”), also authored by Heritage Information Ltd and dated December 2019. The TVIA has identified three key views of the existing site, and assessed the impact which the proposed changes are likely to have on the subject site itself, on its surrounding streetscape, on the settings of neighbouring heritage assets, and on the character, appearance and settings of the three Conservation Areas.
 - Principle 7: The proposed building is principally of London stock brickwork of a quality as high as that used in the neighbouring buildings at Spring Terrace, along Mount Ararat Road, and within the boundary walls.
- 6.11. An assessment of the impact of the proposals concludes there would be a **minimal and neutral to positive impact on the significance of the Grade II listed buildings at no.s 1, 2 and 3 Spring Terrace,**

on the character and appearance of the Sheen Road Conservation Area, and on the settings of other nearby heritage assets (including the St Matthias Conservation Area, the Central Richmond Conservation Area and locally listed buildings). The proposals have been guided by a detailed understanding of the significance of the listed building and will affect mostly those spaces and fabric assessed as possessing little if any historic or architectural interest. It is considered that the proposals will cause no harm to the heritage significance and settings of nos 1, 2 and 3 Spring Terrace; nor to the character and appearance and settings of the three identified Conservation Areas. Any perceived detriment arising from the proposed new work is considered to be outweighed by the proposed planting of new trees to the north of the subject site, as it will provide tangible public benefit by the better understanding and appreciation of the significance of the subject site and enhancing the character and appearance of the Sheen Road Conservation Area and the settings of the St Matthias Conservation Area and the Central Richmond Conservation Area.

7.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

7.1. Richmond-Upon-Thames Local Plan (2018)

7.1.1. Policy LP1 deals with Local Character and Design Quality:

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

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

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

The Sheen Road Conservation Area and the St Matthias Conservation Area are both principally residential areas, characterised by trees (lining the streets and in the gardens of houses) and buildings of various ages and styles (approximately late-18th to early-20th century). The proposed building has been designed as a subservient addition to the existing built environment, being largely concealed beneath the ground and behind trees/walls. The proposals help promote the green and leafy character of the local area, and the proposed building itself is compatible with the proportions and massing of nearby buildings. Although its idiom is modern, it is considered to complement its environment by virtue of its simplicity, subservience, as well as by the good quality of its architectural design.

The distance between the proposed building and no. 2 Mount Ararat Road is similar to that between other buildings along Mount Ararat Road. To the rear of the proposed building is a space which is considered sufficient to maintain the sense of distance between the building on the subject site and that at no. 3 Spring Terrace.

7.1.2. Para 4.1.3 discusses design quality and character:

This policy requires developers and applicants to take a sensitive approach to the architectural design of new buildings, extensions and modifications to existing buildings, as well as landscape proposals. The Council does not wish to encourage a particular architectural style or approach but expects each scheme to be to a high quality, with very high quality expected within Conservation Areas. Schemes should be based on a sound understanding of the site and its context, following the locally specific guidance set out in the Village Planning Guidance SPDs.

The proposed designs (as outlined in the Design and Access Statement submitted with this application) have been well considered, and informed by this Heritage Statement.

The proposed building has been designed as a subservient addition to the existing built environment, being largely concealed beneath the ground and behind trees/walls, but also its architectural design is modest in such a way that it becomes a foil for nearby statutorily and locally listed buildings.

The appointed architects, Goater Jones, are committed to good design and architectural quality. They are aware of the local planning authority's Planning Guidance SPD on "Design Quality" (2006), which is referred to in Chapter 7.2 of this report.

7.1.3. Para 4.1.5 discusses materials:

The Council will expect the use of high quality materials and planting reflecting the local character and distinctiveness of an area in all schemes where this contributes positively to the appearance and character of an area.

The buildings in the local area (both within the Sheen Road Conservation Area and in the St Matthias Conservation Area) comprise an eclectic mixture of building materials, principally bricks (yellow, orange and brown) and render. The proposed building uses London stock brick to match the existing brickwork in the boundary walls between the subject site and Mount Ararat Road, the statutorily listed buildings at no.s 1, 2 and 3 Spring Terrace and the adjacent locally listed house at no. 2 Mount Ararat Road.

7.1.4. Para 4.1.6 discusses relationship to other buildings and public realm:

The space between buildings should be respected and development be in harmony with surrounding buildings. Elements such as windows, roofs, shopfronts and doors should relate to one another in such a way as to maintain or complement the proportions of the surroundings, particularly as expressed in the relationship between solids and voids. Landscape design (including hard and soft landscaping) and the intended use of any open spaces must form an integral part of any proposals. Particular attention needs to be given to the interface between the public and private space and how an area will connect or relate to the wider open space network.

The distance between the proposed building and no. 2 Mount Ararat Road is similar to the those between other buildings along Mount Ararat Road. To the rear of the proposed building is a space which is considered sufficient to maintain the sense of distance between the building on the subject site and that at no. 3 Spring Terrace.

The massing of the proposed building is minimal, as it has been designed to be as discreet as possible. The proportions of its windows and doors are considered to be appropriate, and in-keeping with those of nearby statutorily and locally listed buildings. The view from the public realm will be from Mount Ararat Road – either from within the Sheen Road Conservation Area or the St Matthias Conservation Area. This view will comprise a small opening in the existing London stock brick boundary wall, through which the front elevation of the proposed building of London stock brickwork will be visible, with a sedum roof in-keeping with the greenery seen elsewhere in the public realm.

7.1.5. **Policy LP 3** deals with Designated Heritage Assets:

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

- 1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.*
- 4. Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within listed buildings, and resist the removal or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.*

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

The garden to the rear of no. 1 Spring Terrace (Grade II listed) was divided and the rear part converted into a car park in the late 1990s. The construction of the proposed building in this existing car park, and in the plot adjacent to nos 2 and 3 Spring Terrace (Grade II listed) does not involve any removal or modification of features of architectural importance. It is considered to have a minimal and neutral to positive impact on the significance of these listed buildings, on the character and appearance of the Sheen Road Conservation Area, and on the settings of the St Matthias Conservation Area and the Central Richmond Conservation Area.

When designing the proposed building, care has been taken to make it as inconspicuous and “hidden” as possible. Its positive impact is likely to derive from the aesthetic value of the proposed building, which is a marked improvement on the existing car park, with its subtle use of London stock brickwork, aluminium detailing and natural greenery (including a sedum roof and new trees).

7.1.6. Para 4.3.5 discusses applications for development that affects designated heritage assets or their setting, stating that they must:

- Describe the significance of any heritage assets affected, including any contribution made by their setting; the extent of the setting will be proportionate to the significance of the asset. Appropriate expertise should be used to assess the significance of a heritage asset and its setting.*
- Demonstrate how the development protects, and where possible enhances, the setting, including views, gaps and vistas and any other features, as identified in the relevant Conservation Area Statement/Study, or in relation to a listed buildings, Scheduled Ancient Monument or Historic Park or Garden.*
- Set out how particular attention has been paid to scale, proportions, height, massing, historic building lines, the pattern of historic development, use, design, detailing and materials.*

- *Conserve and retain original or historic garden or landscape features as well as architectural features such as windows, doors, chimney stacks, walls and gates.*
- *Demonstrate that the proposal is of exceptional design that integrates with and makes a positive contribution to the historic environment; and*
- *Take opportunities to reinstate missing features which are considered important to, or to remove additions or modifications that harm, the significance of the asset.*

Chapter 2 of this report details the heritage assets whose settings might be considered to be affected by the subject site (both designated and non-designated). Chapter 5 assesses the heritage significance of the subject site itself, as well as the extent by which the significance of no.s 1 and 2 Spring Terrace is affected by the subject site as existing. Chapter 6 then considers the likely impact which the proposals will have on any designated heritage assets in the vicinity – including no.s 1, 2 and 3 Spring Terrace, the Sheen Road Conservation Area, the St Matthias Conservation Area and the Central Richmond Conservation Area.

The subject site as existing consists of a small car park, and a smaller section of overgrown vegetation. As such, it is considered to detract from the heritage significance of the Grade II listed buildings at no.s 1 and 2 Spring Terrace, the character and appearance of the Sheen Road Conservation Area, and the settings of no. 3 Spring Terrace and other nearby Conservation Areas and locally listed buildings. The proposed development is considered an enhancement in aesthetic terms, improving upon the existing design, appearance and character of the subject site and thereby enhancing the settings of nearby heritage assets.

The massing of the proposed building is minimal, as it has been designed to be as discreet as possible. The development is single-storey, and specifically designed so that its height does not exceed that of the boundary wall between the subject site and Mount Ararat Road, and it is only a few millimetres taller than the boundary walls between the subject site and no.s 1, 2 and 3 Spring Terrace. The proposal involves the planting of some new trees, partly to help conceal the new building from no.s 1, 2 and 3 Spring Terrace, and partly to enhance the setting of these designated heritage assets as well as the aforementioned Conservation Areas.

The proportions of the proposed windows and doors are considered to be appropriate, and in-keeping with those of nearby statutorily and locally listed buildings. The proposed building uses London stock brick to match the existing brickwork in the boundary walls between the subject site and Mount Ararat Road. The use of dark grey aluminium for the framing of the windows and doors and the rainwater goods is likely to provide a subtle touch which is sympathetic to the appearance and character of the Sheen Road Conservation Area.

7.1.8. Policy LP 4 deals with Non-Designated Heritage Assets:

The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit...

The proposal is considered to have a minimal and neutral to positive impact on the significance, character and setting of the locally listed building adjacent to the subject site at no. 2 Mount Ararat Road and those opposite, most notably “Compton”, “Norland” and “Ivydene”. The development is single-storey, and specifically designed so that its height does not exceed that of the boundary wall between no. 1 Spring

Terrace and Mount Ararat Road. In addition, it is proposed to plant some new trees to enhance the setting of any heritage assets in the vicinity – including the locally listed buildings along Mount Ararat Road.

7.1.9. Policy LP 5 deals Views and Vistas:

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

- 1. protect the quality of the views and vistas as identified on the Policies Map, and demonstrate such through computer-generated imagery (CGI) and visual impact assessments;*
- 2. resist development which interrupts, disrupts or detracts from strategic and local vistas, views, gaps and the skyline;*
- 3. require developments whose visual impacts extend beyond that of the immediate street to demonstrate how views are protected or enhanced;*
- 5. seek improvements to views, vistas, gaps and the skyline, particularly where views or vistas have been obscured;*
- 6. seek improvements to views within Conservation Areas, which: a. are identified in Conservation Area Statements and Studies and Village Plans; b. are within, into, and out of Conservation Areas; c. are affected by development on sites within the setting of, or adjacent to, Conservation Areas and listed buildings.*

The proposals do not affect any view or vistas which have been earmarked by the local planning authority for protection. However, it has been recognised that views of the subject site likely affects the settings of certain nearby heritage assets – and to this extent, efforts have been made to preserve and even enhance these settings. The proposed development is single-storey, and specifically designed so that its height does not exceed that of the boundary wall between no. 1 Spring Terrace and Mount Ararat Road. In addition, it is proposed to plant some new trees to enhance the settings of any heritage assets in the vicinity.

7.1.10. Policy LP 7 deals Archaeology:

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

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

A desk-based Archaeological Assessment was carried out by CgMs in July 2017, and later updated in February 2019. This report recommends that a programme be implemented of archaeological monitoring of ground works during construction. It states that although the subject site is within an Archaeological Priority Area (as designated by the London Borough of Richmond-upon-Thames), its potential for late-prehistoric activity is likely to be low to moderate, and that of all other periods of activity is low. It adds that agricultural/horticultural activity during the Medieval and Post-Medieval periods “is considered likely to have had a moderate widespread negative impact on below ground archaeological deposits”. Therefore, it is considered that provided that a programme of archaeological monitoring of ground works is carried out during construction, Policy LP 7 will have been complied with.

7.3. Richmond-upon-Thames Supplementary Planning Document: Design Quality (February 2006)

7.3.1. This Supplementary Planning Document is intended to assist the interpretation of local planning policy. Its four objectives are: (a) to promote high standards of design; (b) to manage that design by setting parameters for developers; (c) to improve the procedures involved in planning applications; and (d) to provide a design appraisal mechanism.

The second chapter focuses on “Guiding Quality”. The qualities of relevance to the proposals being discussed in this report are listed below.

7.3.2. Character and Context Appraisal:

A character and context appraisal should be undertaken before any design work to ensure that the characteristics of each site influence the final design.

Chapter 2 of this report details the heritage assets whose settings are potentially affected by the subject site (both designated and non-designated). Chapter 5 assesses the heritage significance of the subject site itself, as well as the extent by which the significance of nos 1 and 2 Spring Terrace is affected by the subject site as existing. Chapter 6 then considers the likely impact which the proposals will have on any designated heritage assets in the vicinity – including nos 1, 2 and 3 Spring Terrace, the Sheen Road Conservation Area, the St Matthias Conservation Area and the Central Richmond Conservation Area.

7.3.3. Continuity and Enclosure:

The scale, nature and form of a place is defined by the juxtaposition and layout of buildings and the animation of building frontages... For new development to have a positive effect on communities the built form and detailed elevations of the architectural composition should define harmonious interesting and distinctive places.

The authors of this report, Heritage Information Ltd., have also produced a Townscape Visual Impact Assessment (September 2019) – which should be read in conjunction with this report. That report assesses the visual impact of the proposed development on the local townscape, using Historic England’s *Good Practice Advice in Planning Note 3* (December 2017); the Department of Housing, Communities and Local Government’s National Guidance on Good Design; English Heritage and CABI’s *Building in Context Toolkit* (2001); and the Landscape Institute and the Institute of Environmental Management and Assessment’s good practice guidance outlined in *Guidelines for Landscape and Visual Impact Assessment* (3rd edition, 2013).

7.3.3. Public Realm:

The Borough is valued not only for the design of its buildings but also the spaces in between, including the ‘public realm’ and private gardens and spaces.

As previously mentioned, a Townscape Visual Impact Assessment (December 2019) has been produced, which should be read in conjunction with this report.

7.4. London Plan (2016)

7.4.1. The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2036. Chapter 7 sets out policies on a range of issues about the places and spaces in which Londoners live, work and visit. The policies are designed to create a city of diverse, strong, secure and accessible neighbourhoods, and a city that delights the senses which has the best of modern architecture while also making the most of London's built heritage (London Plan, para. 7.1.).

7.4.2. **Policy 7.4** deals with local character:

B Buildings, streets and open spaces should provide a high quality design response that:

- **d** allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area
- **e** is informed by the surrounding historic environment.

The Sheen Road Conservation Area and the St Matthias Conservation Area are both principally residential areas, characterised by trees (lining the streets and in the gardens of houses) and buildings of various ages and styles (approximately late-18th to early-20th century). The proposed building has been designed as a subservient addition to the existing built environment, being largely concealed beneath the ground and behind trees and tall walls (both existing and proposed). The proposals help promote the green and leafy character of the local area, and the proposed building itself is compatible with the proportions and massing of nearby buildings. Although its idiom is modern, it is considered to complement its environment by virtue of its simplicity and subservience.

7.4.3. **Policy 7.6** deals with architecture:

A Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

B Buildings and structures should:

- a. be of the highest architectural quality
- b. be of a proportion, composition, scale and orientation that enhances, activates and appropriately defines the public realm
- c. comprise details and materials that complement, not necessarily replicate, the local architectural character
- d. not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings
- e. incorporate best practice in resource management and climate change mitigation and adaptation
- f. provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces
- g. be adaptable to different activities and land uses, particularly at ground level
- h. meet the principles of inclusive design
- i. optimise the potential of sites

The appointed architects, Goater Jones are committed to good design and architectural quality. The proposed building has been designed as a subservient addition to the existing built environment, being largely concealed beneath the ground and behind trees/walls, but also its architectural design is modest in such a way that it becomes a foil for nearby statutorily and locally listed buildings. Therefore it is not considered to cause unacceptable harm to the amenity of surrounding land and buildings.

The massing of the proposed building is minimal, as it has been designed to be as discreet as possible. The development is single-storey, and specifically designed so that its height does not exceed that of the

boundary wall between the subject site and Mount Ararat Road, and it is only a few millimetres taller than the boundary walls between the subject site and no.s 1, 2 and 3 Spring Terrace.

The proportions of the proposed windows and doors are considered to be appropriate, and in-keeping with those of nearby statutorily and locally listed buildings. The proposed building uses London stock brick to match the existing brickwork in the boundary walls between the subject site and Mount Ararat Road. The use of dark grey aluminium for the framing of the windows and doors and the rainwater goods is likely to provide a subtle touch which is sympathetic to the appearance and character of the Sheen Road Conservation Area.

Within the past three decades the gardens to the rear of no.s 1 and 2 Spring Terrace have been shortened; and an unsightly car park has been created to the rear of no. 1. The proposals are considered to optimise the potential of the subject site, while also enhancing the settings of any heritage assets in the vicinity (by the removal of the car park, landscaping and planting of trees).

7.4.4. **Policy 7.8** deals with heritage assets and archaeology:

- **A** London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.
- **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.

Chapter 2 of this report details the heritage assets whose settings are potentially affected by the subject site. Chapter 5 assesses the heritage significance of the subject site itself, as well as the extent by which the significance of no.s 1 and 2 Spring Terrace is affected by the subject site as existing. Chapter 6 then considers the likely impact which the proposals will have on any heritage assets in the vicinity.

The development is single-storey, and specifically designed so that its height does not exceed that of the boundary wall between no. 1 Spring Terrace and Mount Ararat Road. In addition, it is proposed to plant some new trees, partly to help conceal the new building from no.s 1, 2 and 3 Spring Terrace, and partly to enhance the settings of any heritage assets in the vicinity.

The proposed development is sympathetic to the heritage significance, character, appearance and settings of nearby heritage assets by virtue of its minimal bulk and simple architectural detailing – thereby acting as a foil for nearby heritage assets. Its use of London stock brickwork is in-keeping with the character, appearance and settings of the three Conservation Areas, as well as complementing nearby statutorily and locally listed buildings.

The proposed works involve a programme of archaeological monitoring of ground works being carried out during construction, as per the recommendation made by CgMs's desk-based Archaeological Assessment (July 2017; updated Feb 2019).

7.5. The National Planning Policy Framework (Feb 2019)

- 7.5.1. The revised National Planning Policy Framework (NPPF) was published in February 2019 and provides a full statement of the Government's planning policies.
- 7.5.2. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government's definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment.
- 7.5.3. Relevant NPPF Policies are found in Section 12 "Achieving Well-Designed Places" and Section 16 "Conserving and Enhancing the Historic Environment".
- 7.5.4. Paragraph 124 states that "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*". Section 12 goes on to outline the core expectations for good design and the importance of engagement between stakeholders relating to design:

Paragraph 127. Planning policies and decisions should ensure that developments:

- *a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

Paragraph 131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The tenets of these paragraphs support the importance of good design in relation to conserving and enhancing the historic environment in Section 16:

Paragraph 192. In determining applications, local planning authorities should take account of:

- *c) the desirability of new development making a positive contribution to local character and distinctiveness.*

The Sheen Road Conservation Area and the St Matthias Conservation Area are both principally residential areas, characterised by trees (lining the streets and in the gardens of houses) and buildings of various ages and styles (approximately late-18th to early-20th century). The proposed building has been designed as a subservient addition to the existing built environment, being largely concealed beneath the ground and behind trees and tall walls (both existing and proposed). The proposals help promote the green and leafy character of the local area, and the proposed building itself is compatible with the proportions and massing of nearby buildings. Although its idiom is modern, it is considered to complement its environment by virtue of its simplicity and subservience.

The distance between the proposed building and no. 2 Mount Ararat Road is similar to the those between other buildings along Mount Ararat Road. To the rear of the proposed building is a space which is

considered sufficient to maintain the sense of distance between the building on the subject site and that at no. 3 Spring Terrace.

- 7.5.5. Section 16 deals with Conserving and Enhancing the Historic Environment. Paragraph 184 states that heritage assets “*an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*”.

Paragraph 194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- *a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- *b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

The proposals do not involve any substantial harm to or loss of any designated heritage assets.

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.

The development is single-storey, and specifically designed so that its height does not exceed that of the boundary wall between no. 1 Spring Terrace and Mount Ararat Road. In addition, it is proposed to plant some new trees, partly to help conceal the new building from no.s 1, 2 and 3 Spring Terrace, and partly to enhance the settings of any heritage assets in the vicinity.

Paragraph 196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposed including, where appropriate, securing its optimum viable use.

Chapter 6 of this report assesses the likely impact which the proposals will have on the heritage significance of the Grade II listed buildings at no.s 1, 2 and 3 Spring Terrace; on the character and appearance of the Sheen Road Conservation Area; and on the settings of the St Matthias Conservation Area and the Central Richmond Conservation Area. It has been concluded that there will be no harm on the heritage significance and settings of these designated heritage assets; and the impact is likely to be minimal and neutral to positive. Any perceived detriment may be counterbalanced by the proposed planting of new trees, which are likely to enhance the settings of any heritage assets in the vicinity.

7.6. National Planning Guidance (PPG)

7.6.1. Available from March 2014, the PPG is an online guidance resource which is updated continuously.

7.6.2. **Paragraph: 001 Reference ID: 18a-001-20190723 – What is meant by the conservation and enhancement of the historic environment?**

- *Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet discovered, undesignated buried remains of archaeological interest. In the case of buildings, generally the risks of neglect and*

decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. ...

Within the past three decades the gardens to the rear of no.s 1 and 2 Spring Terrace have been shortened; and the car park created to the rear of no. 1 is somewhat unsightly. The proposals are considered to enhance the aesthetic value of the subject site, and thereby the settings of no.s 1 and 2 Spring Terrace.

7.6.3. Paragraph: 006 - Reference ID: 18a-006-20190723 – Why is ‘significance’ important in decision-making?

- *Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.*

Chapter 5 of this report assesses the extent by which the heritage significance of no.s 1 and 2 Spring Terrace is affected by the subject site as existing. Chapter 6 then considers the likely impact which the proposals will have on any heritage assets in the vicinity.

The development is single-storey, and specifically designed so that its height does not exceed that of the existing boundary wall between the subject site and Mount Ararat Road, and is only a few millimetres taller than the boundary walls between the subject site and no.s 1, 2 and 3 Spring Terrace. In addition, it is proposed to plant some new trees, partly to help conceal the new building from no.s 1, 2 and 3 Spring Terrace, and partly to enhance the settings of any heritage assets in the vicinity.

The proposed development is sympathetic to the heritage significance and settings of nearby heritage assets by virtue of its minimal bulk and simple architectural detailing – thereby acting as a foil for nearby heritage assets. Its use of London stock brickwork is in-keeping with the character, appearance and settings of the three Conservation Areas, as well as complementing nearby statutorily and locally listed buildings.

7.6.4. Paragraph: 007 Reference ID: 18a-007-20190723 – How can proposals avoid or minimise harm to the significance of a heritage asset?

- *Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.*

Chapter 6 of this report considers the likely impact which the proposals will have on any heritage assets in the vicinity.

The development is single-storey, and specifically designed so that its height does not exceed that of the boundary wall between the subject site and Mount Ararat Road, and is only a few millimetres taller than the boundary walls between the subject site and no.s 1, 2 and 3 Spring Terrace. In addition, it is proposed to plant some new trees, partly to help conceal the new building from no.s 1, 2 and 3 Spring Terrace, and partly to enhance the settings of any heritage assets in the vicinity.

The proposed development is sympathetic to the heritage significance and settings of nearby heritage assets by virtue of its minimal bulk and simple architectural detailing – thereby acting as a foil for nearby heritage assets. Its use of London stock brickwork is in-keeping with the character, appearance and

settings of the three Conservation Areas, as well as complementing nearby statutorily and locally listed buildings.

8.0. CONCLUSION

- 8.1. The proposals have been designed so as to cause no harm to the heritage significance and setting of the statutorily listed no.s 1, 2 and 3 Spring Terrace, nor to the character and appearance of the Sheen Road Conservation Area, and the settings of the St Matthias Conservation Area and the Central Richmond Conservation Area. The subject site possesses low evidential, historical, aesthetic and communal values, and a setting of medium value. The subject site may be within the curtilages of no.s 1 and 2 Spring Terrace, both of which possess medium evidential, historical and aesthetic values and low communal value; and settings of medium value. The proposals have been designed in an appropriate and sympathetic manner so as not to conflict with an understanding and appreciation of the significance of the listed buildings and Conservation Areas.
- 8.2. The proposals are considered to have a minimal and neutral impact on the significance of no.s 1 and 2 Spring Terrace, on the character and appearance of the Sheen Road Conservation Area and on the settings of other nearby heritage assets. The proposals will, therefore, cause no harm to the heritage significance and settings of no.s 1, 2 and 3 Spring Terrace; nor to the character and appearance and settings of the three identified Conservation Areas. Any perceived detriment arising from the proposed development is considered to be outweighed by the proposed planting of new trees within and around the subject site, as it will provide tangible public benefit by enhancing the character and appearance of the Sheen Road Conservation Area and the settings of the St Matthias Conservation Area and the Central Richmond Conservation Area. In addition, the proposals enhance the settings of nearby locally listed buildings along Mount Ararat Road.
- 8.3. The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the surrounding heritage assets. This approach has been beneficial with regard to the process of acknowledging the best practice guidance as outlined in the NPPF and in local policies. It is considered that the information provided in this Heritage Statement is proportionate to the significance of the subject site. It sets out an appropriate level of detail sufficient to understand the potential heritage implications of the proposals in accordance with the proportionate approach advocated by Paragraph 189 of the NPPF.
- 8.4. The proposals are considered to sustain the special historic and architectural interest of the statutorily listed buildings and the character, appearance and settings of the three Conservation Areas by virtue of its sensitive and discreet design, and its high quality. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local, regional and national planning policies and conservation principles.

APPENDIX 1: LIST DESCRIPTIONS

Statutorily Listed Buildings

Name: SPRING TERRACE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1180552

Date first listed: 24-Dec-1968

Location

Statutory Address: SPRING TERRACE, 1 AND 2, PARADISE ROAD

County: Greater London Authority

District: Richmond upon Thames (London Borough)

National Grid Reference: TQ 18204 74876

Details

1. 5028 PARADISE ROAD (south side)

Nos 1 and 2 Spring Terrace TQ 1874 24/19 24.12.68

2. Late C18 pair of 3-storey houses, each 3 windows wide plus one window wide 2-storey side wings. Brown brick, slated hipped roof to eaves. Round-headed door in recessed single window bay.

Name: SPRING TERRACE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1357752

Date first listed: 24-Dec-1968

Location

Statutory Address: SPRING TERRACE, 3 AND 4, PARADISE ROAD

County: Greater London Authority

District: Richmond upon Thames (London Borough)

National Grid Reference: TQ 18223 74893

Details

1. 5028 PARADISE ROAD (south side)

Nos 3 and 4 Spring Terrace TQ 1874 24/18 24.12.68

2. As Nos 1 and 2 but 3 windows plus 2 windows each. Slated, hipped roof to front parapet.

Locally Listed Buildings (Buildings of Townscape Merit)

<i>Reference</i>	<i>Address</i>	<i>Conservation Area</i>	<i>Date Listed</i>
82/00187/BTM	2 Mount Ararat Road, Richmond TW10 6PA	St Matthias	20/09/1988
82/00188/BTM	4 Mount Ararat Road, Richmond TW10 6PA	St Matthias	20/09/1988
82/00189/BTM	6 Mount Ararat Road, Richmond TW10 6PA	St Matthias	20/09/1988
82/00190/BTM	8 Mount Ararat Road, Richmond TW10 6PA	St Matthias	20/09/1988
82/01269/BTM	Roseneath, Mount Ararat Road, Richmond TW10 6PA	St Matthias	20/09/1988
82/01270/BTM	Homefield, Mount Ararat Road, Richmond TW10 6PA	St Matthias	20/09/1988
82/00644/BTM	Briarfield, Mount Ararat Road, Richmond TW10 6PA	St Matthias	20/09/1988
82/01271/BTM	Fourth House, Mount Ararat Road, Richmond TW10 6PA	St Matthias	20/09/1988
82/01272/BTM	Ivydene, Mount Ararat Road, Richmond TW10 6PA	St Matthias	20/09/1988
82/00643/BTM	Norland, Mount Ararat Road, Richmond TW10 6PA	St Matthias	20/09/1988
82/00642/BTM	Compton, Mount Ararat Road, Richmond TW10 6PA	St Matthias	20/09/1988
82/01273/BTM	The Ark, Mount Ararat Road, Richmond TW10 6PA	St Matthias	20/09/1988
82/01274/BTM	Creg Malin, Mount Ararat Road, Richmond TW10 6PA	St Matthias	20/09/1988
82/01275/BTM	1 Mount Ararat Road, Richmond TW10 6PQ	St Matthias	20/09/1988
82/01276/BTM	3 Mount Ararat Road, Richmond TW10 6PQ	St Matthias	20/09/1988
00/00375/BTM	Egerton Court, Paradise Road, Richmond TW9 1LN	Richmond Central	09/03/1982

APPENDIX 2: PROPOSED PLANS & ELEVATIONS



Figure 47: Extracts from Existing and Proposed Site Context Plans.



Figure 48: Extract from Proposed Side (north) Elevation, seen from no.s 1 and 2 Spring Terrace.

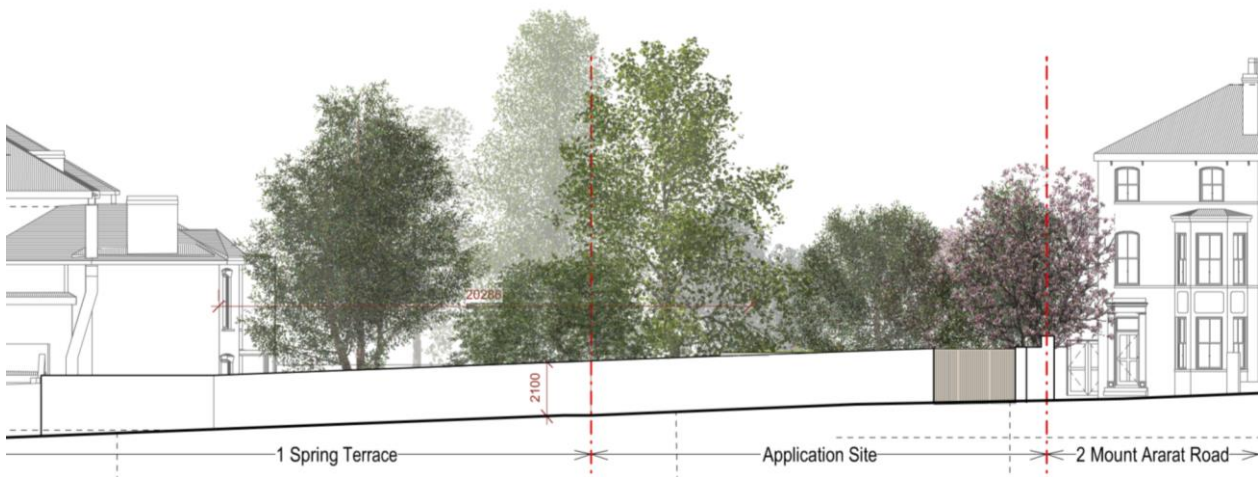


Figure 49: Extract from Proposed Street Elevation.

APPENDIX 3: THE BUILDING IN CONTEXT TOOLKIT

The Building in Context Toolkit grew out of the publication **Building in Context** published by English Heritage and CABI in 2001. The purpose of that publication was to stimulate a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context.

The eight Building in Context principles are:

Principle 1

A successful project will start with an assessment of the value of retaining what is there.

Principle 2

A successful project will relate to the geography and history of the place and lie of the land.

Principle 3

A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

Principle 4

A successful project will sit happily in the pattern of existing development and the routes through and around it.

Principle 5

A successful project will respect important views.

Principle 6

A successful project will respect the scale of neighbouring buildings.

Principle 7

A successful project will use materials and building methods which are as high quality as those used in existing buildings.

Principle 8

A successful project will create new views and juxtapositions which add to the variety and texture of the setting.

APPENDIX 4: HISTORIC ENGLAND'S PLANNING NOTE 3: "THE SETTING OF HERITAGE ASSETS", DEC 2017

This note gives assistance concerning the assessment of the setting of heritage assets. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected.

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset 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.

The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.

Step 5: Make and document the decision and monitor outcomes.

It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and “grain” of surrounding streetscape, landscape and spaces
- Formal design (eg. hierarchy, layout)
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, “wildness”
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relative topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (i.e. extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc.
- Lighting effects and “light spill”
- Change to general character (eg. urbanising or industrialising)
- Changes to public access use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/ accessibility/ permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/ permitted development/ etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/ temporariness
- Recurrence
- Reversibility