

Ground Floor, Hotham House, 1 Heron Square, Richmond, TW9 1EJ
Brindisa Kitchens

01 June 2021



HERITAGE STATEMENT
PROPOSED EXTERNAL CUSTOMER
SEATING AREA

Heritage Statement

1. This Heritage Statement has been prepared to accompany a planning application for a proposed external customer seating area at Ground Floor, Hotham House, 1 Heron Square, Richmond, TW9 1EJ.
2. This Heritage Statement describes the general history and heritage significance of Hotham House (a locally registered Building of Townscape Merit), the neighbouring statutory listed buildings and structures and the designated Richmond Riverside Conservation Area and assesses the heritage implications of the proposals to replace the existing, established, external seating area at the site with a new external customer seating area.

Site Analysis

3. The application site comprises an existing and established external customer seating use, used in association with existing restaurant premises within the ground floor of Hotham House, 1 Heron Square, Richmond. Hotham House is a locally registered Building of Townscape Merit (LPA reference: 00/00278/BTM – listed on 01/01/2000).
4. Statutory listed buildings and structures neighbour Hotham House, including the Palm Court Hotel, Heron Court; Nos. 10, 11 and 12 Bridge Street; and the war memorial in Whittaker Avenue. These are all grade II listed. The Historic England listing descriptions for the neighbouring statutory listed buildings and structures read as follows:

5028 HERON COURT - Palm Court Hotel TQ 1774 NE 20A/63 10.1.50 II

An ensemble comprising Heron House and extensions to the south connecting with Tower House in Bridge Street (q.v.). Heron House: early C18. Two storeys and dormers. Five windows wide. Red brick. Stone modillion bands and quoins. Later projecting balustraded porch with Doric columns. Low panelled wall in front of house with rusticated piers. Roof now slate. Basement to Riverside frontage. Range of 2 and 3-storey C19 extensions largely by Laxton although that immediately adjoining Heron House is early C20.

BRIDGE STREET (north side) Nos 10, 11 and 12 (Formerly listed as Tower House) - 24.12.68

GV II Mid C19 by H Laxton. Stucco with slate roof. Three storeys with attic and basement. Modillion cornice below top storey Bridge Street frontage: single storey loggia and five-storey Italianate tower with pyramidal roof. River frontage: basement exposed full height, canted bay and three-storeyed wing.

Whittaker Avenue, Richmond Upon Thames, London, TW9 1EH

Summary: A First World War memorial, with later additions for the Second World War.

Reasons for Designation: Richmond upon Thames Borough War Memorial, which stands at the end of Whittaker Avenue, is listed at Grade II for the following principal reasons:

*Historic interest: * As an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the conflicts of the C20.*

*Architectural interest: * An imposing and well-proportioned memorial incorporating statues of a sailor and soldier in uniform.*

Group value: with Richmond Bridge (Grade I) and other nearby buildings listed at Grade II.

History: The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England. This was the result of both the huge impact on communities of the loss of three quarters of a million British lives, and also the official policy of not repatriating the dead which meant that the memorials provided the main focus of the grief felt at this great loss.

One such memorial was raised at Richmond upon Thames as a permanent testament to the sacrifice made by the members of the Borough who lost their lives in the First World War. Designed by Messrs Goodale and CO of Richmond, it was unveiled by Field Marshal Sir William Robertson on 23 November 1921 at a ceremony attended by the Mayor and Corporation. Following the Second World War, a dedication was added to commemorate the fallen of that conflict. The figure of a sailor to the north-west side of the memorial has been restored, having been vandalised in 2003.

Details: Richmond upon Thames Borough War Memorial stands on the Embankment at the south-west end of Whittaker Avenue, overlooking the River Thames. A number of buildings on the Embankment to either side are listed, as is Richmond Bridge (Grade I). The tall stone monument takes the form of a column raised on a plinth, flanked by walls on which commemorated names are recorded.

The tapering column, octagonal in plan, supports an orb rising from a moulded collar. The column stands on a tall plinth of three stages. The uppermost stage, with round headed pediments to each side, is carved with Richmond Borough's coat of arms to the north-east and south-west, with the figure of a sailor to the north-west and a soldier to the south-east. Below the Borough arms is inscribed PRO PATRIA/ 1914 – 1918.

This stage stands on two steps, rectangular on plan. A group of commemorated names is recorded on the north-east face of the upper step. Below, the lower stage bears the principal dedicatory inscription to the south-west face, reading IN REMEMBRANCE/ OF THE MEN OF THIS BOROUGH/ WHO GAVE THEIR LIVES IN THE SERVICE OF THEIR/ KING AND COUNTRY DURING THE GREAT WARS/ 1914 – 1918 & 1939 – 1945. Two semi-circular steps project from the south-west face of the base, for the placement of wreaths and floral tributes. An additional inscription on the north-east face of the base reads 1914 - 1918/ 1939 – 1945 and records that the Borough's book of Remembrance is on public display in the former Town Hall (unlisted) nearby.

Flanking walls in brick with stone coping, terminating in low stone piers, extend from the lower stage of the plinth. Stone facings to the south-west face of the walls recorded further names.

5. Hotham House is also located within the Richmond Riverside Conservation Area, which was first designated on 10 January 1969 and subsequently extended on 05 July 1977, 07 September 1982 and 07 November 2005. Richmond Riverside Conservation Area extends between Richmond Bridge and Richmond Lock, and across the river onto the Middlesex bank. It is completely enclosed by a number of other conservation areas.
6. In terms of the character of the Richmond Riverside Conservation Area, the open corridor of the river running between Twickenham and Richmond, with many trees on both banks and, in particular, on Corporation Island, creates a scene of national renown. The promenade, boats, boat houses and boat hire and the movement generated along the river have created a recreational water frontage of much interest and a setting to the important buildings. The conservation area includes part of Richmond Bridge and the footbridge at Richmond Lock as well as Twickenham Bridge and the District Line Train bridge. Views in a northerly direction into the conservation area from the A316 and Richmond Bridge reveal a mature townscape with little other than the railway bridge to indicate the 20th century.

Proposals

7. The application proposals are modest in nature and comprise the creation of an external customer seating area to replace an existing, established, customer seating area. The application proposals would replace the existing associated furniture with new furniture, umbrellas, demarcation planters and external waiter station. Furthermore, the existing artificial grass surfacing would be replaced with new external floor tiles. The associated tables, chairs, umbrellas and waiter station would be taken in at night and stored inside the restaurant premises when the external seating area is not in use. The application proposals are detailed within the accompanying application drawings. No structural works or physical alterations are proposed to Hotham House itself and all of the application proposals are freestanding in nature. The associated furniture, umbrellas and waiter station would be fully demountable and stored within the associated restaurant premises when the external customer seating area was not in use. No historic fabric is directly affected and the external architectural and historic character and appearance of Hotham House itself is respected and enhanced by the proposed replacement of the existing, established, external customer seating area with the new external customer seating area.

Legislation, Guidance and Planning Policy

8. The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Section 16(2) states *“In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any*

features of special architectural or historic interest which it possesses.” Section 66(1) reads: *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”* In relation to development within Conservation Areas, Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

9. The 2019 Framework requires that heritage assets are conserved in a manner appropriate to their significance (paragraph 184). Heritage assets should be put to viable uses consistent with their conservation and development should make a positive contribution to local character and distinctiveness (paragraph 185). Development proposals should avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal (paragraph 190). In determining applications, LPAs should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness (paragraph 192). When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (paragraph 193). Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification (paragraph 194). Where a development would lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use (paragraph 196). In this case, the proposed modest extension of the approved external customer seating area will not be the cause of substantial or demonstrable harm to these heritage assets; therefore, there is a presumption in favour of the grant of consent.
10. The Planning Practice Guidance (PPG) was published in March 2014 as a companion to the Framework, replacing a large number of foregoing Circulars and other supplementary guidance. In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the Framework are to be interpreted.
11. Historic England’s Conservation Principles: Policy and Guidance 2008 sets out a logical approach to decision-making and offers guidance about all aspects of the historic environment. This document states that: *“New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; and d. the long-term*

consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future” (page 59).

12. The Development Plan for the appeal site includes the London Plan (2021) and the Richmond Local Plan (adopted 03/07/2018 and 03/03/2020, due to two legal challenges).
13. Policy HC1 of the London Plan covers heritage conservation and growth. Development proposals affecting heritage assets and their settings should conserve their significance by being sympathetic to the asset's significance and appreciation within their surroundings.
14. Policy LP1 of the Richmond Local Plan addresses local character and design quality and requires all development to be of high architectural and urban design quality. Development proposals are assessed against a list of criteria, including compatibility with local character; relationship to the public realm, heritage assets and natural features; natural surveillance and orientation; and suitability and compatibility of uses, taking account of any potential adverse impacts of the co-location of uses through layout, design and management of the site.
15. Policy LP3 of the Richmond Local Plan concerns designated heritage assets and requires 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 setting, of designated heritage assets will be conserved and enhanced. All proposals in conservation areas are required to preserve and, where possible, enhance the character or the appearance of the conservation area.

Methodology

16. A heritage asset is defined within the Framework as *“a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”* (2019 Framework Annex 2: Glossary).
17. The significance of the heritage assets within the proposed site require assessment in order to provide a context for, and to determine the impact of, current development proposals. Significance is defined as *“the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting”* (2019 Framework Annex 2: Glossary).
18. The aim of this Heritage Statement is to identify and assess any impacts that the development may cause to the value or significance of the identified heritage assets. Impact on that value or

significance is determined by considering the sensitivity of the receptors identified and the magnitude of change.

19. Table 1 sets out thresholds of significance which reflect the hierarchy for national and local designations, based on established criteria for those designations. The Table provides a general framework for assessing levels of significance, but it does not seek to measure all aspects for which an asset may be valued – which may be judged by other aspects of merit.

Table 1 – Assessing Heritage Significance

SIGNIFICANCE	EXAMPLES
Very High	World Heritage Sites, Listed Buildings and Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity.
High	Grade I, Grade II* and Grade II Listed Buildings and built heritage of exceptional quality. Grade I, Grade II* and Grade II Registered Parks and Gardens and historic landscapes and townscapes which are extremely well preserved with exceptional coherence, integrity, time-depth, or other critical factor(s).
Good	Scheduled Monuments, or assets of national quality and importance, or that can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium	Grade II Listed Buildings, Conservation Areas, locally listed buildings and undesignated assets that can be shown to have good qualities in their fabric or historical association. Grade II Registered Parks and Gardens, Registered Battlefields, undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic buildings or structures of modest quality in their fabric or historical association. Locally-listed buildings and undesignated assets of moderate/ low quality. Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.

20. Beyond the criteria applied for national designation, the concept of value can extend more broadly to include an understanding of the heritage values a building or place may hold for its owners, the local community or other interest groups. These aspects of value do not readily fall into the criteria typically applied for designation and require a broader assessment of how a place may hold significance. In seeking to prompt broader assessments of value, Historic England's Conservation Principles categorises the potential areas of significance (including and beyond designated assets) under the following headings:

Evidential value – *'derives from the potential of a place to yield evidence about past human activity...Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them...The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.'* (Conservation Principles page 28)

21. Evidential value therefore relates to the physical remains of a building/structure and its setting, including the potential for below ground remains, and what this primary source of evidence can tell us about the past.

Aesthetic Value – *'Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive'* (pages 30-31).

22. Aesthetic value therefore relates to the visual qualities and characteristics of an asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric, and setting (including public and private views).

Historic Value – *'derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative... Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value'* (pages 28-30).

23. Historic value therefore relates to the age and history of the asset, its development over time and the strength of its tie to a particular architectural period, person, place or event. It can also include the layout of a site, the plan form of a building and any features of special interest.

Communal Value – ‘Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it... Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them...They may relate to an activity that is associated with the place, rather than with its physical fabric...Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there’ (pages 31-32).

24. Communal value therefore relates to the role an asset plays in a historic setting, village, town or landscape context, and what it means to that place or that community. It is also linked to the use of a building, which is perhaps tied to a local industry or its social and/or spiritual connections.
25. Once the value and significance of an asset has been assessed, the next stage is to determine the ‘magnitude’ of the impact brought about by the development proposals. This impact could be a direct physical impact on the assets itself or an impact on its wider setting, or both. Impact on setting is measured in terms of the effect that the impact has on the significance of the asset itself, rather than setting being considered as the asset itself.

Table 2 - Assessing magnitude of impact

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
Very High	<p>Adverse: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction.</p> <p>Beneficial: The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.</p>
High	<p>Adverse: Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p>Beneficial: The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.</p>
Medium	<p>Adverse: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p>Beneficial: Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or</p>

	context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use.
Minor / Low	Adverse: Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. Beneficial: Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.
Negligible	Barely discernible change in baseline conditions
Nil	No discernible change in baseline conditions.

Assessment of Significance and Impact

26. Hotham Housel is a locally registered Building of Townscape Merit, situated within a designated conservation area and lying within the wider settings of neighbouring listed buildings and structures. Therefore, any development affecting these can be held to have the potential of medium significance.
27. In assessing the impact of the proposed external customer seating area, to replace an existing, established, customer seating area, located immediately outside Hotham House, regard has to be had to the sensitivity of the receptors and the magnitude of change.
28. The proposed external customer seating area, to replace an existing, established, customer seating area and the resultant magnitude of impact of the proposals are held to be negligible in terms of historic value. The application proposals are very modest in nature, and simply comprise the replacing of an existing, established, customer seating area with a new external customer seating area, as detailed within the accompanying drawings. The application proposals would replace the existing associated furniture with new furniture, umbrellas, demarcation planters and external waiter station. Furthermore, the existing artificial grass surfacing would be replaced with new external floor tiles. The associated tables, chairs, umbrellas and waiter station would be taken in at night and stored inside the restaurant premises when the external seating area is not in use. There will therefore be no physical alterations to the premises themselves. No identified important elements of architecture will be obscured by the proposed new external customer seating area and there would be no effect on any historic fabric.
29. The application proposals therefore comprise the replacement of an existing external customer seating area with a broadly similar external customer seating area, located in the same position adjoining the host premises. No historic fabric is directly affected, and the internal and external architectural and historic character and appearance of these locally-listed restaurant premises, together with their setting, the settings of neighbouring statutory listed buildings and structures and the character and appearance of the designated conservation area, are all respected and

enhanced by the new external customer seating area. The application proposals are considered to preserve the features of special architectural or historic interest of this locally-listed building, the settings of both the host building and the neighbouring statutory listed buildings and structures, and the character and appearance of the designated conservation area.

30. The wider visual implications of the proposed external customer seating area are considered to be modest and appropriate. The application proposals will enhance the existing character and appearance of the site, when in use as an external customer seating area, through the provision of new, appropriately designed, furniture, umbrellas, planters and waiter station, along with the associated customer activity and vitality of the site. The setting of the host building itself, as a locally registered Building of Townscape Merit, would be respected. Given the modest and appropriate nature of the application proposals, it is also considered that the character and appearance of the designated Richmond Riverside Conservation Area, together with the settings of the neighbouring listed buildings and structures, would be preserved. The heritage implications of the application proposals are considered to be modest and appropriate. It is therefore considered that there are no reasonable grounds, in terms of heritage impacts, to withhold the granting of planning permission in this case. For these reasons it is considered that any proportionate and reasonable assessment of the application proposals, against this adopted policy context, would conclude that there was no material conflict caused, given the true nature and extent of the application proposals. The application proposals are therefore considered to comply with the reasonable requirements of Policy HC1 of the London Plan and Policies LP3 and LP7 of the Richmond Local Plan.
31. The heritage implications of the application proposals are considered to be modest and appropriate and are considered to preserve the architectural and historic character and appearance and the settings of the host building and the neighbouring statutory listed buildings and structures, along with the character and appearance of the designated conservation area. Taking all of the above into account, it is therefore considered that there are no reasonable grounds, in terms of heritage impacts, to withhold the granting of planning permission in this case.

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