

No. 19 & 19A KING STREET
RICHMOND

HERITAGE ASSESSMENT

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1 INTRODUCTION

- 1.1 This Heritage Assessment has been prepared by GJHP in support of the revised planning and listed building consent applications for the creation of a residential unit in the upper floors of no. 19 and roof level alterations and a new shopfront at no 19a King Street, Richmond. GJHP is a consultancy that provides expert advice on heritage and townscape matters.
- 1.2 The assessment considers the effect of the proposed development (the 'Proposed Development') on heritage significance and the townscape of the area around the Site. No. 19 King Street is listed grade II, No.19a King Street is locally listed, and the site lies within the Richmond Green Conservation Area.
- 1.3 The report sets out the following:
- Relevant statutory duties and national and local policy and guidance;
 - A description of the Site and its heritage context;
 - Statements of significance of the relevant heritage assets; and
 - An assessment of the effects of the Proposed Development and conclusions.

2 LEGISLATION, POLICY & GUIDANCE

- 2.1 This section sets out the relevant statutory duties and national and local planning policies and guidance that are relevant to the consideration of heritage and townscapes matters.

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Listed buildings

- 2.2 Section 7 of the Act requires listed building consent for any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of architectural or historic interest. Section 16 (2) places the duty on the decision maker to have special regard to the desirability of preserving the building or its setting in determining applications for listed building consent.

Conservation areas

- 2.3 Section 72 of the Act requires that when considering applications for planning permission for buildings or land in a conservation area, *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*.

National planning policy

The National Planning Policy Framework, 2021

- 2.4 The Government updated the National Planning Policy Framework (NPPF) in July 2021. The NPPF sets out planning policies for England and how these are expected to be applied.

Heritage

- 2.5 Section 16 of the NPPF deals with conserving and enhancing the historic environment. It applies to plan-making, decision-taking and the heritage-related consent regimes under the 1990 Act.

- 2.6 Heritage assets are defined in Annex 2 of the NPPF as a *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*
- 2.7 The NPPF notes, at paragraph 189, that heritage assets *'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.'*
- 2.8 The NPPF requires an applicant to describe the heritage significance of any heritage assets affected by a proposal, including any contribution made by their setting (para 194). It goes on to say that *'the level of detail should be proportionate to the heritage assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*
- 2.9 The NPPF identifies three key factors local authorities should take into account in determining applications:
- '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.'
- 2.10 Paragraph 199 states that in assessing impact, the more important the asset, the greater the weight should be given to its conservation. It notes that heritage significance can be harmed or lost through alteration or destruction of the heritage asset or from development within its setting.
- 2.11 The setting of a heritage asset is defined in Annex 2 as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*
- 2.12 The NPPF states, at paragraph 201, that where a proposed development would lead to *'substantial harm'* or total loss of heritage significance of a designated heritage asset, consent should be refused, *'...unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss'*, or all of a number of specified criteria apply, including that the nature of the heritage asset prevents all reasonable uses of the site.

- 2.13 Where a development proposal will lead to *'less than substantial'* harm to the heritage significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 202).
- 2.14 The NPPF requires local planning authorities to look for opportunities for new development within conservation areas and World Heritage Sites (WHSs) and within the setting of heritage assets to enhance or better reveal their heritage significance. Paragraph 203 goes on to say *'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'*.
- 2.15 Paragraph 207 states *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.'*

Planning Practice Guidance

- 2.16 The PPG includes a section called *'Historic environment'* which was updated on 23 July 2019. It explains which bodies are responsible for the designation of HAs and provides information on heritage consent processes.
- 2.17 The PPG considers the factors that should inform decision taking about developments that would affect HAs. It notes that *'HAs 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 HA, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals...'* (18a-007). It goes on to say *'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'* (18a-008). It states that in assessing proposal, where harm is found, the extent of harm should be *'clearly articulated'* as either *'substantial'* or *'less than substantial'* (18a-018).
- 2.18 The PPG notes that setting is defined in the NPPF and that *'all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent'* (18a-013). It goes on to say, *'the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a*

historic or aesthetic connection that amplifies the experience of the significance of each' (18a-013).

Local policy and guidance

The London Borough of Richmond Upon Thames Local Plan (2018)

- 2.19 The Local Plan was adopted in July 2018. It sets out policies and guidance for the development of the borough over the next 15 years.
- 2.20 **Policy LP 1 'Local Character and Design Quality'** requires all development to be of high architectural and urban design quality. Development proposals must 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.
- 2.21 The policy goes on to set out a number of considerations the Council will consider in assessing proposals. Those relevant to this assessment include:
- ' 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 co-location of uses through the layout, design and management of the site.'*
- 2.22 All proposals (including extensions, alterations and shopfronts) will be assessed against the advice set out in the relevant Village Planning Guidance and other SPDs relating to character and design.
- 2.23 **Policy LP 2 'Building Heights'** requires new buildings, including extensions and redevelopment of existing buildings, to respect and strengthen the setting of the borough's valued townscapes and landscapes, through appropriate building heights, by the following means:
- '1.require buildings to make a positive contribution towards the local character, townscape and skyline, generally reflecting the prevailing building heights within the vicinity; proposals that are taller than the surrounding townscape have to be of high*

architectural design quality and standards, deliver public realm benefits and have a wholly positive impact on the character and quality of the area;

2. preserve and enhance the borough's heritage assets, their significance and their setting;

3. respect the local context, and where possible enhance the character of an area, through appropriate:

a. scale

b. height

c. mass

d. urban pattern

e. development grain

f. materials

g. streetscape

h. roofscape and

i. wider townscape and landscape;

4. take account of climatic effects, including over shadowing, diversion of windspeeds, heat island and glare;

5. refrain from using height to express and create local landmarks; and

6. require full planning applications for any building that exceeds the prevailing building height within the wider context and setting.

2.24 **Policy LP 3 'Designated Heritage Asset'** requires development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. The significance (including the settings) of the borough's designated heritage assets, 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.

2. Resist the demolition in whole, or in part, of listed building. Consent for demolition of Grade II listed buildings will only be granted in exceptional circumstances and for Grade II and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset.*

3. Resist the change of use of listed buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.

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.

5. Demolitions (in whole or in part), alterations, extensions and any other modifications to listed buildings should be based on an accurate understanding of the significance of the heritage asset.

6. *Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.*

7. *Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.*

8. *Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.*

9. *Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.'*

- 2.25 Part B of the policy states the Council will resist substantial demolition in conservation areas and any changes that could harm heritage assets, unless it can be demonstrated that:

1. in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;

2. in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or

3. the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.'

- 2.26 Policy LP 4 'Non-Designated Heritage Assets' states 'The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, and that there will be a presumption against the demolition of Buildings of Townscape Merit.

- 2.27 Policy LP 5 'Views and Vistas' states 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;

4. require development to respect the setting of a landmark, taking care not to create intrusive elements in its foreground, middle ground or background;

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.'

Design Quality SPD February 2006

- 2.28 The Guide notes it provides the overall context for design guidance in the borough and applies to the design of all new buildings regardless of use and size. It should be taken into consideration when designing individual buildings, groups of buildings, redevelopment and infill schemes, extensions and even minor building works.
- 2.29 Chapter 2 identifies 7 guiding principles that need to be taken into account in new development: character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity.
- 2.30 In respect of character it seeks to promote 'A place with its own identity' where proposals 'promote character in townscape and landscape responding to and reinforcing locally distinctive patterns of development, landscape and culture.' It provides guidance on how proposals should respond to local character, stating 'Whilst applicants for planning permission will be required to display an informed response to the local character of the site the mere replication of past architectural forms is not always appropriate; Design should reflect the locality but be honest to its time. The Borough contains some of the best example of innovative architecture through the past centuries and this continues today. Contemporary design allows the Borough to develop a further layer of townscape which complements rather than competes with the past.' This section concludes by identifying three types of character contexts in the Borough: homogeneous, mixed and creative.

Richmond Green Conservation Area Study January 2001

- 2.31 This document provides a detailed study of the character, appearance and significance of the conservation area. This is referred to where relevant in section 3 below. No reference is made to the Site, nor are any views of the Site identified on the 'proposals map'.

Richmond Green Conservation Area Statement

- 2.32 The Conservation Area Statement explains why and when a conservation area was designated and includes a short history of the area and a map showing the boundary. This is referred to where relevant in section 3 below.

Other guidance

Historic England Advice Note 1, Conservation Area Appraisal, Designation and Management (Second Edition) (February 2019)

- 2.33 The purpose of this note is to provide information on conservation area appraisal, designation and management to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). The advice in this document emphasises that evidence required to inform decisions affecting a conservation area, including both its designation and management, should be proportionate to the importance of the asset.
- 2.34 At paragraph 4 of the introduction it states, 'Change is inevitable, and often beneficial, and this advice sets out ways to manage change in a way that conserves and enhances the character and appearance of historic areas', and that 'Conservation areas can contribute to sustainable development in all its three dimensions as outlined in the NPPF.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.35 The purpose of this note is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding.
- 2.36 In terms of general advice on decision-taking it notes at para 4 that, '*The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance*'. The guidance goes on to suggest a number of common steps in assessing significance.

The Setting of Heritage Assets: Historic England: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) December 2017

- 2.37 This guidance states that it provides '*information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties*' and that '*alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation, national policies and objectives.*'

- 2.38 At para 9 it states that, *‘Setting is not a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance.’*
- 2.39 At para. 18 the guidance states that the *‘Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development.’* It goes on to say that *‘many places coincide with the setting of a heritage asset and are subject to some degree of change over time’.*
- 2.40 The guidance proposes a five stage programme of assessment: (1) identifying the assets affected; (2) assessing the degree to which the setting make a contribution to the significance of a heritage asset or allows the significance to be appreciated; (3) assessing the effect of the proposed development; (4) maximising enhancement and minimising harm; and (5) making and monitoring the decision and outcomes.

**Historic England Advice Note 12, Statements of Heritage Significance:
Analysing Significance in Heritage Assets (2019)**

- 2.41 Historic England issued Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets in October 2019. The note covers the NPPF requirement that heritage significance is described in order to help local authorities make decisions on the impact of proposals for change to heritage assets. It states, in paragraph 2 of the introduction, that *‘the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance’.* It describes a statement of heritage significance as *‘an objective analysis of significance, an opportunity to describe what matters and why’.*
- 2.42 The advice note states that a staged approach to decision making, where the significance is assessed before the design of the proposal commences, is the best approach. It states in paragraph 29, under ‘proportionality’, that while *‘analysis should be as full as necessary to understand significance, the description provided to the LPA need be no more than sufficient to understand the potential impact of the proposal on significance’.*

3 THE SITE AND ITS HERITAGE CONTEXT

Location

- 3.1 The Site lies on the north-east side of King Street in Richmond town centre. The Green lies some 65m to the north and George Street (A307), the main shopping Street, lies some 53m to the south-east. The Site lies within the Richmond Green Conservation Area, close to the boundary with the Central Richmond Conservation Area.

The Site

- 3.2 The Site comprises no. 19 and no. 19a King Street. They sit in an urban block defined by King Street to the south-west, Paved Court to the south-east, Old Palace Terrace to the north-west and The Green to the north-east. No. 19 sits at the southern corner of the urban block, at the entrance to Paved Court. No. 19a adjoins no. 19 to the north-west and sits to the rear of no. 18 King Street and no. 1 Old Palace Terrace (see below).



The Site: no 19a to left, no. 19 to the right

- 3.3 Statements of significance of the buildings on Site and the Richmond Green Conservation Area are set out below.

Immediate Site context

- 3.4 The local townscape is sensitive, comprising a high proportion of highly graded listed buildings, including in the urban block within which the Site lies. These are described below.
- 3.5 To the north-west, Old Palace Terrace overlooks a small urban square which lies to the south of the main open space of Richmond Green. No. 18 King Street terminates this terrace as an end piece fronting King Street, and with no. 1 Old Palace Terrace, (both of which are listed grade II*) adjoin the western flank of no. 19a. These properties are 2 storeys high and have steeply pitched hipped tiled roofs. The yellow stock brick elevations to the rear have undergone piecemeal changes over time and are of a less ordered appearance.



- 3.6 To the south-east, no. 20 King Street (listed grade II, see below) defines the opposite side of the junction with Paved Court. Paved court is a picturesque pedestrian route comprising almost entirely listed buildings, some of which retain fabric from earlier timber framed buildings (see below).



- 3.7 Adjoining no. 20 and running up to the junction with George Street (A307), is a large post-war department store which is prominent in views along King Street; it is

identified in the Council's Conservation Area Study as a local landmark. This lies within the Central Richmond Conservation Area



- 3.8 Opposite the Site on the south east side of King Street there is a mix of C18 and C19 and C20 buildings. These range in height from 2 to 3 storeys and provide a continuous built edge to the street. There is relatively consistent character along King Street with brick being the overriding building material (nos. 15 and 16 are rendered).

Listed buildings

- 3.9 Listed buildings in the urban block within which the Site lies, and those which lie opposite it on King Street and Paved Court, are set out below.

King Street

- 3.10 No. 17 (on the opposite side of the street to the Site) is listed grade II. This three storey house dates from the mid to late C18. It adjoins Oak House situated on The Green and forms part of the important group of houses at the south-west corner of the Green. It is built of brown brick with a parapeted front and has an open pedimented Doric doorcase.
- 3.11 No. 18 (adjoining the Site to the north-west) is listed grade II*. This two storey house dates from the early C18. It is built of brown brick with red dressings and has a tiled clad hipped roof with dormers. The ground floor is stuccoed with a central entrance. There is a timber modillion eaves cornice to The Green and a simple white band at eaves level to King Street. The house forms the end of the terrace of nos. 1 to 6 Old Palace Terrace.
- 3.12 No 20 (to the south-east on the opposite side of Paved Court) is listed grade II. This three storey brick building dates from the C18 and has a later shop front.

Old Palace Terrace

- 3.13 No. 1 (on the opposite side of the street to the south-east) is listed graded II*. This two storey terraced house, with attic and basement, dates from the early C18. It is built of brown brick with red brick dressings and a timber modillion eaves cornice, and has a tiled roof with one dormer.
- 3.14 Nos. 2 to 6 (consecutive, on the opposite side of the street to the south-east) are listed grade II*. These two storeys terraced houses, with attic and basement, date from the early C18. They are built of brown brick with red brick dressings with a continuous timber modillion eaves cornice. Each has a tiled roof with 2 dormers. They are 3 windows wide and have entrance door hoods on carved console brackets. No 32 Richmond Green adjoins to the north-east.

Paved Court

(west side)

- 3.15 No. 1 is listed grade II. This three storey house, part of the return to no. 29 Richmond Green, dates from the early C18. It is brick faced with one window per floor and a roof with eaves. The bowed shop front dates from the late C18 or early C19.
- 3.16 Nos. 3 and 5 are listed grade II. These three storey houses date from the mid C18 and are built of brick (painted) with one window per floor and brick corbeled cornice to the eaves. The shopfronts are from the later C19.
- 3.17 Nos. 7 and 9 are listed grade II. These two houses, similar to nos. 3 and 5, were possibly originally one house. They have weatherboarded backs.
- 3.18 No. 11 is listed grade II. This three storey house dates from the later C18 or early C19, The upper floors are faced with yellow stock brick with 2 segmental arched windows to each floor. The shop front dates from the early C19.
- 3.19 No. 13 is listed grade II. This two storey house with attic dates from the early C18. It is built of brick (painted) and has a tiled mansard roof with eaves and one dormer. The shop front is modern.
- 3.20 Nos. 15 and 17 (no. 17 adjoins the Site) are listed grade II. These three storey houses with shops on the ground floor date from the Mid C19. They are built of brick (painted) with a uniform façade faced, each with two segmental arched windows to the 1st and 2nd floors and a pantiled roof with eaves.

(opposite side of Paved Court to the Site)

- 3.21 No. 14 is listed grade II GV. This two storey house with attic has a channelled stucco ground floor and a brick faced first floor with 2 flat headed windows. The roof has an eaves and one dormer. The list description notes the ground floor construction includes some re-used late medieval timbers.

Richmond Green

(the part which runs between King Street and Friars Lane, opposite the Site)

- 3.22 Oak House with its gates and railings is listed grade II*. This three storey house dates from the mid C18. It is built of brown brick with red brick dressings and a modillion eaves cornice (running through to the adjoining Old Palace) and has a hipped tiled roof. It has an important interior, possibly by Sir Robert Taylor, which dates from c1760.
- 3.23 The Old Palace Place is listed grade II*. This three storey and seven windows wide house dates from the late C16 to C17, the exterior dates from c1700. It is built of brown brick with red brick dressings, with a modillion eaves cornice (which is continuous with the adjoining Oak House). There are brick bands between the storeys and a pedimented doorcase on carved consoles.
- 3.24 Old Friars with its gates and railings is listed grade II*. This three storey, five windows wide house dates from the late C17 (it is dated 1687 on the rain water head), with a double hipped roof parallel to the façade. It is built in brown brick with red brick dressings and has a modillion cornice. The main entrance has a broken entablature on carved consoles. The list description notes the fine wrought-iron gates and railings.

(North of the Site between Paved Court and Old Palace Terrace)

- 3.25 No. 29 is listed grade II. This three storey and two windows wide house dates from the early to mid C18 and has a C19 shop front. It is built of reddened stock brick with red brick dressings and has a pitched tiled roof behind the parapet.
- 3.26 No 30 is a mid C18, three storey house. Built in brown brick with red dressings and has a tiled hipped roof behind parapet. It is three windows wide with a large central window at second floor level.
- 3.27 No 31 is listed grade II. This three storey and four windows wide house probably dates from the late C18. It is built of yellow brick and has a parapet and an arched entrance door.

- 3.28 No. 32 is listed grade II*. This two storey and four windows wide house dates from the early C18. It is built of brick with brick bands between the storeys and has a doorcase with a carved pulvinated frieze and entablature on console brackets. The hipped tiled roof has dormers. It adjoins no. 6 Old Palace Terrace.

Statements of significance

- 3.29 No. 19 King Street is listed grade II and no. 19a King Street is identified as a building of townscape merit. The Site lies in the Richmond Green Conservation Area. A statement of significance for each of these heritage assets is provided below, beginning with the designated heritage assets.

- 3.30 The National Planning Policy Framework defines heritage significance at ‘Annex 2: Glossary’ 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.’

- 3.31 The assessments of significance below are based on on-site visual inspection and the Council’s SPGs. They are proportionate both to the importance of the asset and to the nature and extent of the application proposals. They are sufficient to understand the potential impact of the proposals on heritage interest.

No.19 King Street

Listing

- 3.32 No 19 King Street was listed on 25 June 1983. The list description reads as follows:

‘Earlier C18, re-fronted C19, shop. Two storeys. Three windows wide to front. One window return to paved court. Brick parapeted front. Tiled roof with 2 dormers. C19 shop front with tiled pentice.’

History

- 3.33 With its origins in the early 18th century (possibly retaining elements of earlier buildings) no. 19 as we know it today forms part of the early expansion of the area of residential development around the green. The introduction of the retail use at ground floor possibly occurred at the time the King Street and part Paved Court

frontage were refronted in the 19th century. The shop was a butchers (J Wright Family Butcher) in the later 19th century as seen in an 1893 engraving in the Richmond and Twickenham Times Almanack, and continued in this used into at least the late 1960s, as evidenced by a 1968 photograph. More recently it was a book shop and since c2013 has been a toiletries shop.

- 3.34 The building may incorporate parts of two earlier houses, that would have been one room wide each to Paved Court. This would account for the different ground floor levels. Surviving timber elements found on the 2nd floor such as the timber plank doors would support this, or alternatively these elements could have simply been reused. Further detail on this would require archaeological investigation and given the limited alterations proposed to the listed building it is not considered necessary at this time.
- 3.35 LB Richmond planning records note a series of changes over time. These include the retention of a bricked up window at 1st floor level to Paved Court (20 June 1977); alterations to the shopfront and ground floor elevation (18 March 1977); demolition of a chimney down to first floor level and the renovation and rebuilding of brickwork and its rendering to match existing (13 February 1979); as well as the rebuilding of the front façade from the level of the centre of the first floor windows (13 October 1988): these are referred to where appropriate below.



King Street elevation

Description of exterior

- 3.36 No. 19 is two storeys high with a tile clad steeply pitched roof. It has a roughly rectangular plan with a 'cut-out' corner to the north that rises from the ground floor through the roof form. No. 19a (see below) extends around the rear to infill the north corner at ground level. The roof is essentially a flat topped hipped form, and has experienced alterations over time including the cut out above the northern

corner. There are two separate pitched faces to the north-west suggesting alteration in the C19 possibly to combine two earlier roof forms.

- 3.37 Planning records note the removal of an unsafe structure at 1st floor level, and the demolition of a chimney and the making good of brickwork, which is assumed to be the missing 'northern' corner at 1st and 2nd floor levels. An online planning report from 2013 notes there were doors on all floors of the northern side of the stairwell that opened onto a concrete wall. These are not evident on site today (there is a shallow recess at 2nd floor level. This is further evidence there was a fourth room to each floor and that the building originally having a square plan.
- 3.38 The King Street elevation was refronted in the C19 and the ground floor frontage has a shopfront (with shallow pentice) to the south-eastern section (which includes a door at the north-western end), that continues around the corner into Paved Court. Planning records and photographic evidence shows this has been altered in the later C20. There is an entrance at the inset chamfered corner. To the north-west there is a tripartite sash window with a flat arch of rubbed red bricks. There are three sash windows at 1st floor level also with red brick flat arches.



Paved Court elevation

- 3.39 The Paved Court frontage comprises two distinct parts. The return of the King Street frontage with a blind window in the red brick facade at first floor level; and a rendered façade (painted black at ground floor level and white above) which runs up to no. 17 Paved Court. There are two sash windows of unequal widths at ground floor level and a blind window and a 12 pane sash window above which broadly align with those below. The ground floor windows are modern.
- 3.40 The flank wall to the north-west is of brown brick, with a painted brick area towards the rear. It is clearly evident where the C19 red brick street facade has been applied.

The brickwork has been repaired in places and there is a metal tie clutching the street facade between the first and second floor. There is a modern rain water down pipe.

- 3.41 The red brick fronting has a projecting brick band, a second moulded brick cornice detail and is topped by stone coping. The rendered section to Paved Court has a simple projecting band between the ground and first floors, and one at parapet level that roughly aligns with the lower brick band. The top of the parapets do not align.
- 3.42 The roof form has been altered, as noted above. There are two small dormers set behind the parapet to King Street, and one set behind the chimney to Paved Court. There is a second chimney stack along the party wall with no. 17 Paved Court. The party wall between the two on Paved Court is irregular, the latter evidently having been built up against the side of no. 19.

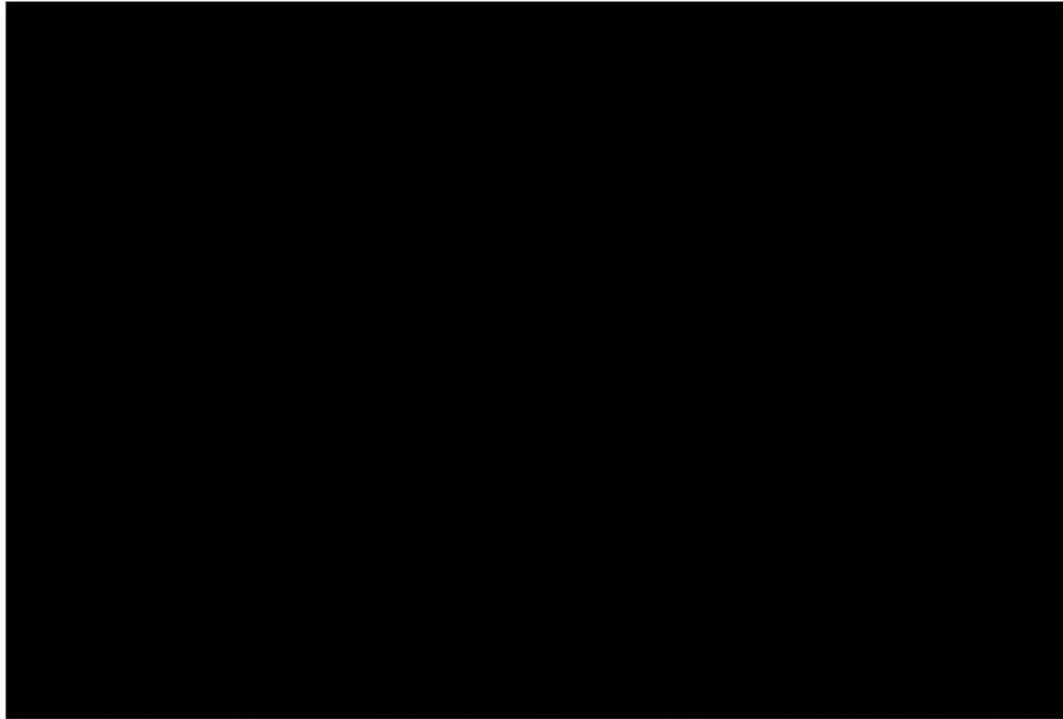
Interior plan

- 3.43 It appears the original plan form comprised four room on each floor served by a central staircase to the rear, see above. Today there are three rooms per floor.
- 3.44 The ground floor has been opened out to form a retail unit with the original shop unit in the corner room with a lower floor level than the rooms to the west and north (it is not known when these were integrated within the shop).
- 3.45 The basement remains largely intact with numerous hooks from the time the shop above was a butchers. The stairs and wooden plank partition walls are still in place.
- 3.46 At first floor level there is a timber partition wall (covered to the east room) with a pair of later folding doors between the two rooms to King Street. Each room has a corner fireplace, that to the west mid C19, that to the east comprising modern boxing; and both have a C19 decorative plaster cornice. The room facing Paved Court retains a C18 panelled interior and fire surround (on the central chimney breast in the party wall with no. 17 Paved Court).
- 3.47 There are three separate rooms at 2nd floor level each served by a dormer window. The spaces are lined with narrow wainscot panelling. The southern room has a corner fireplace and the west room has a modern shower in a wainscot clad enclosure to match the roof lining.

Interior features

- 3.48 The interior of no. 19 retains many features of interests from the 18C including the staircase, panelling, wooden partition walls and plank doors (some elements may be earlier in date). The cornice details in the 1st floor King Street rooms date from the

19C when the building was refaced, as do the internal four panel doors at this level.



View down staircase

1st floor room facing Paved Court

Summary of significance

- 3.49 No. 19 is of architectural and historic significance as an early C18 building refaced in the C19. Various phases of development are evident and add to the rich history of the building and its architectural character. This is evident externally in the Paved Court elevation with the render and brick finishes, and less attractively in the flank to the north west and rear elevations, with painted brickwork and rendered elements as well as the modified roof form.
- 3.50 There have been elements of rebuilding as noted above and the shopfront was altered in the later C20. The alterations to the north-west flank and rear detract from the significance of the listed building and results in an unsatisfactory appearance to the building (together with the modern window on the ground to 1st floor stairwell).
- 3.51 The plan form retains a pattern of three cellular rooms, albeit with the likely loss of a small rear northern room on all floors. This is intact on the upper floors where there have been few interventions, and remains clearly evident in the ground floor shop unit, due to the changes in floor level and down stands and piers.

- 3.52 The interior retains a number of significant elements of historic fabric including the staircase, areas of panelling and wainscoting, fire surrounds, early timber partition walls and plank doors, as well as later plaster cornicing and 4 panelled doors. These are all of high significance and add to the building's rich history.
- 3.53 In addition no. 19 is of significance for its group value with the large number of surrounding listed buildings, many highly graded.

Richmond Green Conservation Area

- 3.54 The Richmond Green Conservation Area was designated on 14 January 1969 and extended on 7 November 2005. It adjoins the Richmond Riverside and Central Richmond Conservation Areas.
- 3.55 The Council's Conservation Area Statement states:

'The Richmond Green Conservation Area consists of a fine early urban green which Niklaus Pevsner in 'Buildings of England' describes as one of the most beautiful urban greens surviving anywhere in England'. It is surrounded by substantial houses of exceptionally high quality and is of great historic importance due to its connections with the long since demolished royal palace and the Old Deer Park. The Green provides a large public open space, an important recreational asset which is a pleasant visual contrast to the dense urban fabric of the town centre. There are three distinct elements: the main part of the Green is complemented by the smaller and secluded Little Green to the north east and the small urban square in front of Old Palace Terrace to the south west.'

- 3.56 The study describes the main part of the Green as, *'a huge level open space with uninterrupted views across its wide expanse and a fitting grand setting for the fine houses surrounding it. The avenues of mature trees provide shade in summer and a more secluded alternative to the road for pedestrians.'*
- 3.57 The townscape and landscape of that part of the conservation area around the Site is described as follows:

'The south east and south west sides of the square are characterised by terraces of listed town houses ensuring a strong urban edge of very high quality townscape. The block of which Old Palace Terrace forms a part is well defined and of exceptionally high quality townscape. The south east elevation is separated from the adjacent building by Paved Court, a narrow alley of York stone lined by small shops. This is one of the most picturesque alleys in the town centre containing many good quality shopfronts. Leading from King Street it emerges into a small open space by the Princes Head PH. This is a diverse space, with activity from nearby shops and outdoor pub seating, street trees, red

phone boxes and the quality of the buildings facing it give the space a human scale and a degree of tranquillity.'

- 3.58 The urban block within which the Site lies is enclosed by mostly two storey brick faced buildings, with some three storey high buildings facing The Green and on Paved Court (no. 19a is the exception, see below). The view afforded to the rear of the listed buildings fronting Old Palace Terrace from King Street is an anomaly. Looking south east from the Green and on approaching along King Street, the view of no. 19 is of the piecemeal brickwork of the flank wall (with a painted section towards the rear) and the altered roof form. The remainder of the street has a continuous built edge at the back of the foot to 2nd floor level or above.



View to rear of Old Palace Terrace



View of flank of no. 19

- 3.59 The Conservation Area Analysis Map which accompanies the CA Study does not identify any views of the Site. No. 19a is identified as a building of townscape merit ('BTM').

No. 19a King Street

No. 19A is a BTM and is therefore considered to be a non designated heritage asset.



No. 19A and its late C20 front

History

- 3.60 There have been outbuilding of some sort on this Site for some time. This building is believed to date originally from the late 19th or early 20th century. A photograph from the 1960s shows a brick front to the street with a large central door (occupying around a third of the width of the frontage). The current street front dates from the later part of the 20th century. LB Richmond planning records refer to the conversion of a former store building to a shop and the provision of a shopfront in 1977.

Description

- 3.61 No. 19a is a single storey structure with a timber gable to the street and a pitched roof. The ground floor comprises a modern timber framed shopfront set between two plain pilasters and a modern timber clad gable end. The street front has all been painted dark grey. The flank wall to the north-west is of painted brick work (which based on the upper courses appears to be Flemish bond). The roof is clad in modern pantile style clay tiles and there are modern skylights.
- 3.62 To the rear no. 19a extends around to the south-east (with a flat roof) to fill in the gap at the northern corner of no. 19. There is accommodation in the roof space.
- 3.63 A large part of the building is believed to be post-war in date or later, the street frontage is modern as are the roof tiles. The painted brick flank wall could be 19th century but is largely screened in views from the street.

4 ASSESSMENT OF EFFECT & CONCLUSIONS

- 4.1 This section describes the Proposed Development as relevant to the consideration of effects on heritage significance. It goes on to consider the effect of the Proposed Development on the heritage significance of no. 19 King Street, the Richmond Green Conservation Area, the setting of nearby listed buildings and no. 19a King Street.
- 4.2 Reference should be made to the scheme drawings, which include large scale drawings of the works to the grade II listed no. 19, and accompanying information which set out details of the Proposed Development.

The Proposed Development

- 4.3 The Proposed Development comprises the conversion of the upper floors of no. 19 King Street into a residential unit and modest alterations to no. 19a King Street to provide a residential unit at roof level and an independent access to the new residential unit on the upper floor of no. 19. The latter includes a new shopfront and brick gable to the street as well as alterations to the roof.

Preapplication advice

- 4.4 Council Officers set out their preapplication advice in their email of 3 August 2021 following a meeting on Site (5 May 2021) with the client team to discuss the proposals.
- 4.5 In respect of **no. 19** it concluded that subject to adequate justification at application stage, the principle of the proposed internal and external alterations are considered acceptable. It also noted:
- It was suggested on Site that the ground to first floor staircase to no.19 is given more space at the bottom landing.
 - The exterior to the rear inset section of the elevation at 1st floor level is rendered and does appear to have had a structure attached to it in the past (hence the indication of an opening into it from the first floor landing). It does seem that this is therefore the best point of entry via a new external entrance connected to no.19A.
 - The access to the basement stairs will be required to be fireproofed on the inner face going down to the basement.
 - Fire separation will also be required on the underside of the treads going up to the first floor, to which there is no objection as it will be done on the basement side

- Further details were required of how the cycle racks can be installed with minimal impact to the listed building.

4.6 In addition it was stated that:

- Larger scale drawings of any alterations to the listed building will be required to be submitted at application stage.
- Should further fire separation be required to the ceiling in the basement under the main stair then this will need to be indicated on the listed building consent.
- If further changes are required to bathrooms and kitchens etc these will have to form the basis of a future additional listed building consent.

4.7 In respect of **No. 19a** the changes were discussed on Site and there was no objection to the increased height nor to the extension to the rear. The design of the changes has been amended to address comments in respect of the quality of light within the unit and the ceiling height as follows:

- A flat roof has been incorporated on the link that runs between the rear infill element and the main roof.
- The front window onto King Street has been increased in width and height.

Assessment

4.8 The Proposed Development is well considered and based on a clear understanding of the Site and the significance of no. 19 King Street, no. 19a King Street, the Richmond Green Conservation Area and the setting of nearby listed buildings. The design has changed following ongoing preapplication discussions with the Council.

4.9 There will be minimal changes to the statutory listed building, no. 19. The upper floors have been used as a flat in the past (associated with the shop) and there is already a bathroom and a kitchen. Alterations to the ground floor retail unit are being kept to the bare minimum and involve the partitioning-off of the staircase up to the 1st floor (see below), and the infilling of the modern opening through to no. 19a, bringing the toilet at ground floor level into the demise of the listed building.

4.10 The principal change is the creation of an opening at 1st floor level, on the landing, where one is believed to have existed prior to the demolition of the 1st floor structure of the listed building (see above). A heritage assessment for a previous application refers to a fourth door on each landing opening onto a concrete wall. These have since been removed and the internal wall finish made good. The Council agree that this is the best location to achieve a separate access to allow the return of a residential use to the upper floors of this listed building, and the detailed design of

the partition to separate the staircase from the ground floor retail unit has been amended to accord with officer's comments made on Site.

- 4.11 The remainder of the works relate to the refurbishment of the upper floors and there will be no loss of historic fabric. The approach to fireproofing the basement stairs has been agreed with officers and should any other works of this nature be required a further listed building consent application will be made. Detailed drawings have been submitted to illustrate how cycle storage can be incorporated without harming the listed building.
- 4.12 The pitched roof is raised by a modest increase in the height of the eaves in order to accommodate a residential unit, and the gable end to the street will be rebuilt in brick (as opposed to the modern timber). The new shopfront comprises a wide inset opening with a symmetrical arrangement of a central window, flanked by entrance doors, one to the retail unit, and the other providing access to the new residential unit on the upper floors of no. 19.
- 4.13 To the rear the gable is built up with a small central window. To the east, adjoining the listed building, there is a discrete 1st floor extension, of modest height and finished in render, that follows the plan of the infill ground floor element of no. 19a. It is in the location of a previous structure and sits well below the eaves line of no. 19. This extension is connected to the main roof of no. 19a via a modest flat topped connection, that stops below the ridge height of the main roof and the 1st floor infill extension, and has a slate hung pitched either side. This element is set well back from the street to the rear of the Site.
- 4.14 The Proposed Development will enhance the local townscape and is compatible with the local character and grain in respect of scale, height, massing, proportions, form, materials and detailing. It will provide a positive addition on this Site, with a new ground floor shop front of a bespoke high quality design, with a brick gable end above. In summary:
- The discrete form of the modestly raised roof and 1st floor infill extension of no. 19a, is subservient to the adjoining listed building, no. 19 King Street, and the other listed buildings in this urban block.
 - The prominence of the frontage of no. 19 is maintained and the rear elevation is enhanced.
 - The scheme harmonises with the appearance of no. 19 but will clearly appear as a subordinate element, so that the original form of the listed building can still be appreciated.

Council policy and guidance

- 4.15 The **Design Quality SPD** notes the mere replication of past architectural forms is not always appropriate and seeks to avoid pastiche or mere copying of existing buildings. It goes on to say, *'Design should reflect the locality but be honest to its time... Contemporary design allows the Borough to develop a further layer of townscape which complements rather than competes with the past.'* The new shop front is in line with this guidance.
- 4.16 In line with **Policy LP 1 'Local Character and Design Quality'** the proposed development is of high architectural and urban design quality, based on a thorough understanding of the Site and its existing context, and will improve the quality and character of the Site and the local area. It is compatible with local character including the existing townscape, views, local grain and frontages as well as in respect of scale, height, massing, proportions, form, materials and detailing. The minor alterations to no. 19a make the best use of the Site, and facilitate the independent use of the upper floors of no. 19. They are sensitive to the street and its neighbours.
- 4.17 In line with **Policy LP 2 'Building Heights'** the increase in the height of no. 19a has been kept to a minimum so that it respects and strengthens the Borough's valued townscape. It remains a single storey building with a pitched roof.
- 4.18 In line with **Policy LP 3 'Designated Heritage Asset'** the Proposed Development, for the reasons set out above, will better reveal the significance of no. 19 King Street and the Richmond Green Conservation Area. It restores part of the lost northern corner of no. 19 at 1st floor level, as well as enhancing the appearance of the rear elevation which is finished in render.
- 4.19 In line with **Policy LP 4 'Non Designated Heritage Assets'** no. 19a, identified as a building of townscape merit by the Council, is extended and retained.
- 4.20 In line with **Policy LP 5 'Views and Vistas'** there is no effect on any view identified by the Council. The Proposed Development will have a minimal effect on views along King Street. The new shopfront and brick gable of no. 19a will enhance local views.

Conclusions

- 4.21 The Proposed Development is an intelligent and carefully considered response to the Site and its heritage context. It is based on a clear understanding of the significance of no. 19 and no. 19a King Street and the Richmond Green Conservation Area, and the townscape character of the area around the Site. The new shopfront and brick gable end to no. 19a will enhance the built edge to King Street.

- 4.22 In respect of the design considered in its own right, and the relationship between the extensions to no. 19a and its wider heritage context, the effect will be entirely positive. There are no harmful effects to any heritage asset, and it will enhance the Richmond Green Conservation Area and accords with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 4.23 Special attention has been paid to the effect of the Proposals on the significance of no. 19 King Street, the Richmond Green Conservation Area and the setting of nearby listed buildings. The Proposed Development is in line with the policies and guidance on design set out in the NPPF and PPG, local policies and guidance and HE guidance.

Gareth Jones Heritage Planning
20 August 2021

No. 19 & 19A KING STREET
RICHMOND

HERITAGE ASSESSMENT

20 August 2021

GARETH JONES
HERITAGE PLANNING

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1 INTRODUCTION

- 1.1 This Heritage Assessment has been prepared by GJHP in support of the revised planning and listed building consent applications for the creation of a residential unit in the upper floors of no. 19 and roof level alterations and a new shopfront at no 19a King Street, Richmond. GJHP is a consultancy that provides expert advice on heritage and townscape matters.
- 1.2 The assessment considers the effect of the proposed development (the 'Proposed Development') on heritage significance and the townscape of the area around the Site. No. 19 King Street is listed grade II, No.19a King Street is locally listed, and the site lies within the Richmond Green Conservation Area.
- 1.3 The report sets out the following:
- Relevant statutory duties and national and local policy and guidance;
 - A description of the Site and its heritage context;
 - Statements of significance of the relevant heritage assets; and
 - An assessment of the effects of the Proposed Development and conclusions.

2 LEGISLATION, POLICY & GUIDANCE

- 2.1 This section sets out the relevant statutory duties and national and local planning policies and guidance that are relevant to the consideration of heritage and townscapes matters.

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Listed buildings

- 2.2 Section 7 of the Act requires listed building consent for any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of architectural or historic interest. Section 16 (2) places the duty on the decision maker to have special regard to the desirability of preserving the building or its setting in determining applications for listed building consent.

Conservation areas

- 2.3 Section 72 of the Act requires that when considering applications for planning permission for buildings or land in a conservation area, *'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'*.

National planning policy

The National Planning Policy Framework, 2021

- 2.4 The Government updated the National Planning Policy Framework (NPPF) in July 2021. The NPPF sets out planning policies for England and how these are expected to be applied.

Heritage

- 2.5 Section 16 of the NPPF deals with conserving and enhancing the historic environment. It applies to plan-making, decision-taking and the heritage-related consent regimes under the 1990 Act.

- 2.6 Heritage assets are defined in Annex 2 of the NPPF as a *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*
- 2.7 The NPPF notes, at paragraph 189, that heritage assets *'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.'*
- 2.8 The NPPF requires an applicant to describe the heritage significance of any heritage assets affected by a proposal, including any contribution made by their setting (para 194). It goes on to say that *'the level of detail should be proportionate to the heritage assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*
- 2.9 The NPPF identifies three key factors local authorities should take into account in determining applications:
- '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.'
- 2.10 Paragraph 199 states that in assessing impact, the more important the asset, the greater the weight should be given to its conservation. It notes that heritage significance can be harmed or lost through alteration or destruction of the heritage asset or from development within its setting.
- 2.11 The setting of a heritage asset is defined in Annex 2 as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*
- 2.12 The NPPF states, at paragraph 201, that where a proposed development would lead to *'substantial harm'* or total loss of heritage significance of a designated heritage asset, consent should be refused, *'...unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss'*, or all of a number of specified criteria apply, including that the nature of the heritage asset prevents all reasonable uses of the site.

- 2.13 Where a development proposal will lead to *'less than substantial'* harm to the heritage significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 202).
- 2.14 The NPPF requires local planning authorities to look for opportunities for new development within conservation areas and World Heritage Sites (WHSs) and within the setting of heritage assets to enhance or better reveal their heritage significance. Paragraph 203 goes on to say *'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'*.
- 2.15 Paragraph 207 states *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.'*

Planning Practice Guidance

- 2.16 The PPG includes a section called *'Historic environment'* which was updated on 23 July 2019. It explains which bodies are responsible for the designation of HAs and provides information on heritage consent processes.
- 2.17 The PPG considers the factors that should inform decision taking about developments that would affect HAs. It notes that *'HAs 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 HA, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals...'* (18a-007). It goes on to say *'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'* (18a-008). It states that in assessing proposal, where harm is found, the extent of harm should be *'clearly articulated'* as either *'substantial'* or *'less than substantial'* (18a-018).
- 2.18 The PPG notes that setting is defined in the NPPF and that *'all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent'* (18a-013). It goes on to say, *'the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a*

historic or aesthetic connection that amplifies the experience of the significance of each' (18a-013).

Local policy and guidance

The London Borough of Richmond Upon Thames Local Plan (2018)

- 2.19 The Local Plan was adopted in July 2018. It sets out policies and guidance for the development of the borough over the next 15 years.
- 2.20 **Policy LP 1 'Local Character and Design Quality'** requires all development to be of high architectural and urban design quality. Development proposals must 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.
- 2.21 The policy goes on to set out a number of considerations the Council will consider in assessing proposals. Those relevant to this assessment include:
- ' 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 co-location of uses through the layout, design and management of the site.'*
- 2.22 All proposals (including extensions, alterations and shopfronts) will be assessed against the advice set out in the relevant Village Planning Guidance and other SPDs relating to character and design.
- 2.23 **Policy LP 2 'Building Heights'** requires new buildings, including extensions and redevelopment of existing buildings, to respect and strengthen the setting of the borough's valued townscapes and landscapes, through appropriate building heights, by the following means:
- '1.require buildings to make a positive contribution towards the local character, townscape and skyline, generally reflecting the prevailing building heights within the vicinity; proposals that are taller than the surrounding townscape have to be of high*

architectural design quality and standards, deliver public realm benefits and have a wholly positive impact on the character and quality of the area;

2. preserve and enhance the borough's heritage assets, their significance and their setting;

3. respect the local context, and where possible enhance the character of an area, through appropriate:

a. scale

b. height

c. mass

d. urban pattern

e. development grain

f. materials

g. streetscape

h. roofscape and

i. wider townscape and landscape;

4. take account of climatic effects, including over shadowing, diversion of windspeeds, heat island and glare;

5. refrain from using height to express and create local landmarks; and

6. require full planning applications for any building that exceeds the prevailing building height within the wider context and setting.

2.24 **Policy LP 3 'Designated Heritage Asset'** requires development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. The significance (including the settings) of the borough's designated heritage assets, 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.

2. Resist the demolition in whole, or in part, of listed building. Consent for demolition of Grade II listed buildings will only be granted in exceptional circumstances and for Grade II and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset.*

3. Resist the change of use of listed buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.

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.

5. Demolitions (in whole or in part), alterations, extensions and any other modifications to listed buildings should be based on an accurate understanding of the significance of the heritage asset.

6. *Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.*

7. *Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.*

8. *Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.*

9. *Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.'*

- 2.25 Part B of the policy states the Council will resist substantial demolition in conservation areas and any changes that could harm heritage assets, unless it can be demonstrated that:

1. in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;

2. in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or

3. the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.'

- 2.26 Policy LP 4 'Non-Designated Heritage Assets' states 'The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, and that there will be a presumption against the demolition of Buildings of Townscape Merit.

- 2.27 Policy LP 5 'Views and Vistas' states 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;

4. require development to respect the setting of a landmark, taking care not to create intrusive elements in its foreground, middle ground or background;

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.'

Design Quality SPD February 2006

- 2.28 The Guide notes it provides the overall context for design guidance in the borough and applies to the design of all new buildings regardless of use and size. It should be taken into consideration when designing individual buildings, groups of buildings, redevelopment and infill schemes, extensions and even minor building works.
- 2.29 Chapter 2 identifies 7 guiding principles that need to be taken into account in new development: character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity.
- 2.30 In respect of character it seeks to promote 'A place with its own identity' where proposals 'promote character in townscape and landscape responding to and reinforcing locally distinctive patterns of development, landscape and culture.' It provides guidance on how proposals should respond to local character, stating 'Whilst applicants for planning permission will be required to display an informed response to the local character of the site the mere replication of past architectural forms is not always appropriate; Design should reflect the locality but be honest to its time. The Borough contains some of the best example of innovative architecture through the past centuries and this continues today. Contemporary design allows the Borough to develop a further layer of townscape which complements rather than competes with the past.' This section concludes by identifying three types of character contexts in the Borough: homogeneous, mixed and creative.

Richmond Green Conservation Area Study January 2001

- 2.31 This document provides a detailed study of the character, appearance and significance of the conservation area. This is referred to where relevant in section 3 below. No reference is made to the Site, nor are any views of the Site identified on the 'proposals map'.

Richmond Green Conservation Area Statement

- 2.32 The Conservation Area Statement explains why and when a conservation area was designated and includes a short history of the area and a map showing the boundary. This is referred to where relevant in section 3 below.

Other guidance

Historic England Advice Note 1, Conservation Area Appraisal, Designation and Management (Second Edition) (February 2019)

- 2.33 The purpose of this note is to provide information on conservation area appraisal, designation and management to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). The advice in this document emphasises that evidence required to inform decisions affecting a conservation area, including both its designation and management, should be proportionate to the importance of the asset.
- 2.34 At paragraph 4 of the introduction it states, ‘Change is inevitable, and often beneficial, and this advice sets out ways to manage change in a way that conserves and enhances the character and appearance of historic areas’, and that ‘Conservation areas can contribute to sustainable development in all its three dimensions as outlined in the NPPF.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.35 The purpose of this note is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding.
- 2.36 In terms of general advice on decision-taking it notes at para 4 that, ‘*The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance*’. The guidance goes on to suggest a number of common steps in assessing significance.

The Setting of Heritage Assets: Historic England: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) December 2017

- 2.37 This guidance states that it provides ‘*information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties*’ and that ‘*alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation, national policies and objectives.*’

- 2.38 At para 9 it states that, *‘Setting is not a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance.’*
- 2.39 At para. 18 the guidance states that the *‘Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development.’* It goes on to say that *‘many places coincide with the setting of a heritage asset and are subject to some degree of change over time’.*
- 2.40 The guidance proposes a five stage programme of assessment: (1) identifying the assets affected; (2) assessing the degree to which the setting make a contribution to the significance of a heritage asset or allows the significance to be appreciated; (3) assessing the effect of the proposed development; (4) maximising enhancement and minimising harm; and (5) making and monitoring the decision and outcomes.

**Historic England Advice Note 12, Statements of Heritage Significance:
Analysing Significance in Heritage Assets (2019)**

- 2.41 Historic England issued Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets in October 2019. The note covers the NPPF requirement that heritage significance is described in order to help local authorities make decisions on the impact of proposals for change to heritage assets. It states, in paragraph 2 of the introduction, that *‘the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance’.* It describes a statement of heritage significance as *‘an objective analysis of significance, an opportunity to describe what matters and why’.*
- 2.42 The advice note states that a staged approach to decision making, where the significance is assessed before the design of the proposal commences, is the best approach. It states in paragraph 29, under ‘proportionality’, that while *‘analysis should be as full as necessary to understand significance, the description provided to the LPA need be no more than sufficient to understand the potential impact of the proposal on significance’.*

3 THE SITE AND ITS HERITAGE CONTEXT

Location

- 3.1 The Site lies on the north-east side of King Street in Richmond town centre. The Green lies some 65m to the north and George Street (A307), the main shopping Street, lies some 53m to the south-east. The Site lies within the Richmond Green Conservation Area, close to the boundary with the Central Richmond Conservation Area.

The Site

- 3.2 The Site comprises no. 19 and no. 19a King Street. They sit in an urban block defined by King Street to the south-west, Paved Court to the south-east, Old Palace Terrace to the north-west and The Green to the north-east. No. 19 sits at the southern corner of the urban block, at the entrance to Paved Court. No. 19a adjoins no. 19 to the north-west and sits to the rear of no. 18 King Street and no. 1 Old Palace Terrace (see below).



The Site: no 19a to left, no. 19 to the right

- 3.3 Statements of significance of the buildings on Site and the Richmond Green Conservation Area are set out below.

Immediate Site context

- 3.4 The local townscape is sensitive, comprising a high proportion of highly graded listed buildings, including in the urban block within which the Site lies. These are described below.
- 3.5 To the north-west, Old Palace Terrace overlooks a small urban square which lies to the south of the main open space of Richmond Green. No. 18 King Street terminates this terrace as an end piece fronting King Street, and with no. 1 Old Palace Terrace, (both of which are listed grade II*) adjoin the western flank of no. 19a. These properties are 2 storeys high and have steeply pitched hipped tiled roofs. The yellow stock brick elevations to the rear have undergone piecemeal changes over time and are of a less ordered appearance.



- 3.6 To the south-east, no. 20 King Street (listed grade II, see below) defines the opposite side of the junction with Paved Court. Paved court is a picturesque pedestrian route comprising almost entirely listed buildings, some of which retain fabric from earlier timber framed buildings (see below).



- 3.7 Adjoining no. 20 and running up to the junction with George Street (A307), is a large post-war department store which is prominent in views along King Street; it is

identified in the Council's Conservation Area Study as a local landmark. This lies within the Central Richmond Conservation Area



- 3.8 Opposite the Site on the south east side of King Street there is a mix of C18 and C19 and C20 buildings. These range in height from 2 to 3 storeys and provide a continuous built edge to the street. There is relatively consistent character along King Street with brick being the overriding building material (nos. 15 and 16 are rendered).

Listed buildings

- 3.9 Listed buildings in the urban block within which the Site lies, and those which lie opposite it on King Street and Paved Court, are set out below.

King Street

- 3.10 No. 17 (on the opposite side of the street to the Site) is listed grade II. This three storey house dates from the mid to late C18. It adjoins Oak House situated on The Green and forms part of the important group of houses at the south-west corner of the Green. It is built of brown brick with a parapeted front and has an open pedimented Doric doorcase.
- 3.11 No. 18 (adjoining the Site to the north-west) is listed grade II*. This two storey house dates from the early C18. It is built of brown brick with red dressings and has a tiled clad hipped roof with dormers. The ground floor is stuccoed with a central entrance. There is a timber modillion eaves cornice to The Green and a simple white band at eaves level to King Street. The house forms the end of the terrace of nos. 1 to 6 Old Palace Terrace.
- 3.12 No 20 (to the south-east on the opposite side of Paved Court) is listed grade II. This three storey brick building dates from the C18 and has a later shop front.

Old Palace Terrace

- 3.13 No. 1 (on the opposite side of the street to the south-east) is listed graded II*. This two storey terraced house, with attic and basement, dates from the early C18. It is built of brown brick with red brick dressings and a timber modillion eaves cornice, and has a tiled roof with one dormer.
- 3.14 Nos. 2 to 6 (consecutive, on the opposite side of the street to the south-east) are listed grade II*. These two storeys terraced houses, with attic and basement, date from the early C18. They are built of brown brick with red brick dressings with a continuous timber modillion eaves cornice. Each has a tiled roof with 2 dormers. They are 3 windows wide and have entrance door hoods on carved console brackets. No 32 Richmond Green adjoins to the north-east.

Paved Court

(west side)

- 3.15 No. 1 is listed grade II. This three storey house, part of the return to no. 29 Richmond Green, dates from the early C18. It is brick faced with one window per floor and a roof with eaves. The bowed shop front dates from the late C18 or early C19.
- 3.16 Nos. 3 and 5 are listed grade II. These three storey houses date from the mid C18 and are built of brick (painted) with one window per floor and brick corbeled cornice to the eaves. The shopfronts are from the later C19.
- 3.17 Nos. 7 and 9 are listed grade II. These two houses, similar to nos. 3 and 5, were possibly originally one house. They have weatherboarded backs.
- 3.18 No. 11 is listed grade II. This three storey house dates from the later C18 or early C19, The upper floors are faced with yellow stock brick with 2 segmental arched windows to each floor. The shop front dates from the early C19.
- 3.19 No. 13 is listed grade II. This two storey house with attic dates from the early C18. It is built of brick (painted) and has a tiled mansard roof with eaves and one dormer. The shop front is modern.
- 3.20 Nos. 15 and 17 (no. 17 adjoins the Site) are listed grade II. These three storey houses with shops on the ground floor date from the Mid C19. They are built of brick (painted) with a uniform façade faced, each with two segmental arched windows to the 1st and 2nd floors and a pantiled roof with eaves.

(opposite side of Paved Court to the Site)

- 3.21 No. 14 is listed grade II GV. This two storey house with attic has a channelled stucco ground floor and a brick faced first floor with 2 flat headed windows. The roof has an eaves and one dormer. The list description notes the ground floor construction includes some re-used late medieval timbers.

Richmond Green

(the part which runs between King Street and Friars Lane, opposite the Site)

- 3.22 Oak House with its gates and railings is listed grade II*. This three storey house dates from the mid C18. It is built of brown brick with red brick dressings and a modillion eaves cornice (running through to the adjoining Old Palace) and has a hipped tiled roof. It has an important interior, possibly by Sir Robert Taylor, which dates from c1760.
- 3.23 The Old Palace Place is listed grade II*. This three storey and seven windows wide house dates from the late C16 to C17, the exterior dates from c1700. It is built of brown brick with red brick dressings, with a modillion eaves cornice (which is continuous with the adjoining Oak House). There are brick bands between the storeys and a pedimented doorcase on carved consoles.
- 3.24 Old Friars with its gates and railings is listed grade II*. This three storey, five windows wide house dates from the late C17 (it is dated 1687 on the rain water head), with a double hipped roof parallel to the façade. It is built in brown brick with red brick dressings and has a modillion cornice. The main entrance has a broken entablature on carved consoles. The list description notes the fine wrought-iron gates and railings.

(North of the Site between Paved Court and Old Palace Terrace)

- 3.25 No. 29 is listed grade II. This three storey and two windows wide house dates from the early to mid C18 and has a C19 shop front. It is built of reddened stock brick with red brick dressings and has a pitched tiled roof behind the parapet.
- 3.26 No 30 is a mid C18, three storey house. Built in brown brick with red dressings and has a tiled hipped roof behind parapet. It is three windows wide with a large central window at second floor level.
- 3.27 No 31 is listed grade II. This three storey and four windows wide house probably dates from the late C18. It is built of yellow brick and has a parapet and an arched entrance door.

- 3.28 No. 32 is listed grade II*. This two storey and four windows wide house dates from the early C18. It is built of brick with brick bands between the storeys and has a doorcase with a carved pulvinated frieze and entablature on console brackets. The hipped tiled roof has dormers. It adjoins no. 6 Old Palace Terrace.

Statements of significance

- 3.29 No. 19 King Street is listed grade II and no. 19a King Street is identified as a building of townscape merit. The Site lies in the Richmond Green Conservation Area. A statement of significance for each of these heritage assets is provided below, beginning with the designated heritage assets.

- 3.30 The National Planning Policy Framework defines heritage significance at ‘Annex 2: Glossary’ 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.’

- 3.31 The assessments of significance below are based on on-site visual inspection and the Council’s SPGs. They are proportionate both to the importance of the asset and to the nature and extent of the application proposals. They are sufficient to understand the potential impact of the proposals on heritage interest.

No.19 King Street

Listing

- 3.32 No 19 King Street was listed on 25 June 1983. The list description reads as follows:

‘Earlier C18, re-fronted C19, shop. Two storeys. Three windows wide to front. One window return to paved court. Brick parapeted front. Tiled roof with 2 dormers. C19 shop front with tiled pentice.’

History

- 3.33 With its origins in the early 18th century (possibly retaining elements of earlier buildings) no. 19 as we know it today forms part of the early expansion of the area of residential development around the green. The introduction of the retail use at ground floor possibly occurred at the time the King Street and part Paved Court

frontage were refronted in the 19th century. The shop was a butchers (J Wright Family Butcher) in the later 19th century as seen in an 1893 engraving in the Richmond and Twickenham Times Almanack, and continued in this used into at least the late 1960s, as evidenced by a 1968 photograph. More recently it was a book shop and since c2013 has been a toiletries shop.

- 3.34 The building may incorporate parts of two earlier houses, that would have been one room wide each to Paved Court. This would account for the different ground floor levels. Surviving timber elements found on the 2nd floor such as the timber plank doors would support this, or alternatively these elements could have simply been reused. Further detail on this would require archaeological investigation and given the limited alterations proposed to the listed building it is not considered necessary at this time.
- 3.35 LB Richmond planning records note a series of changes over time. These include the retention of a bricked up window at 1st floor level to Paved Court (20 June 1977); alterations to the shopfront and ground floor elevation (18 March 1977); demolition of a chimney down to first floor level and the renovation and rebuilding of brickwork and its rendering to match existing (13 February 1979); as well as the rebuilding of the front façade from the level of the centre of the first floor windows (13 October 1988): these are referred to where appropriate below.



King Street elevation

Description of exterior

- 3.36 No. 19 is two storeys high with a tile clad steeply pitched roof. It has a roughly rectangular plan with a 'cut-out' corner to the north that rises from the ground floor through the roof form. No. 19a (see below) extends around the rear to infill the north corner at ground level. The roof is essentially a flat topped hipped form, and has experienced alterations over time including the cut out above the northern

corner. There are two separate pitched faces to the north-west suggesting alteration in the C19 possibly to combine two earlier roof forms.

- 3.37 Planning records note the removal of an unsafe structure at 1st floor level, and the demolition of a chimney and the making good of brickwork, which is assumed to be the missing 'northern' corner at 1st and 2nd floor levels. An online planning report from 2013 notes there were doors on all floors of the northern side of the stairwell that opened onto a concrete wall. These are not evident on site today (there is a shallow recess at 2nd floor level. This is further evidence there was a fourth room to each floor and that the building originally having a square plan.
- 3.38 The King Street elevation was refronted in the C19 and the ground floor frontage has a shopfront (with shallow pentice) to the south-eastern section (which includes a door at the north-western end), that continues around the corner into Paved Court. Planning records and photographic evidence shows this has been altered in the later C20. There is an entrance at the inset chamfered corner. To the north-west there is a tripartite sash window with a flat arch of rubbed red bricks. There are three sash windows at 1st floor level also with red brick flat arches.



Paved Court elevation

- 3.39 The Paved Court frontage comprises two distinct parts. The return of the King Street frontage with a blind window in the red brick facade at first floor level; and a rendered façade (painted black at ground floor level and white above) which runs up to no. 17 Paved Court. There are two sash windows of unequal widths at ground floor level and a blind window and a 12 pane sash window above which broadly align with those below. The ground floor windows are modern.
- 3.40 The flank wall to the north-west is of brown brick, with a painted brick area towards the rear. It is clearly evident where the C19 red brick street facade has been applied.

The brickwork has been repaired in places and there is a metal tie clutching the street facade between the first and second floor. There is a modern rain water down pipe.

- 3.41 The red brick fronting has a projecting brick band, a second moulded brick cornice detail and is topped by stone coping. The rendered section to Paved Court has a simple projecting band between the ground and first floors, and one at parapet level that roughly aligns with the lower brick band. The top of the parapets do not align.
- 3.42 The roof form has been altered, as noted above. There are two small dormers set behind the parapet to King Street, and one set behind the chimney to Paved Court. There is a second chimney stack along the party wall with no. 17 Paved Court. The party wall between the two on Paved Court is irregular, the latter evidently having been built up against the side of no. 19.

Interior plan

- 3.43 It appears the original plan form comprised four room on each floor served by a central staircase to the rear, see above. Today there are three rooms per floor.
- 3.44 The ground floor has been opened out to form a retail unit with the original shop unit in the corner room with a lower floor level than the rooms to the west and north (it is not known when these were integrated within the shop).
- 3.45 The basement remains largely intact with numerous hooks from the time the shop above was a butchers. The stairs and wooden plank partition walls are still in place.
- 3.46 At first floor level there is a timber partition wall (covered to the east room) with a pair of later folding doors between the two rooms to King Street. Each room has a corner fireplace, that to the west mid C19, that to the east comprising modern boxing; and both have a C19 decorative plaster cornice. The room facing Paved Court retains a C18 panelled interior and fire surround (on the central chimney breast in the party wall with no. 17 Paved Court).
- 3.47 There are three separate rooms at 2nd floor level each served by a dormer window. The spaces are lined with narrow wainscot panelling. The southern room has a corner fireplace and the west room has a modern shower in a wainscot clad enclosure to match the roof lining.

Interior features

- 3.48 The interior of no. 19 retains many features of interests from the 18C including the staircase, panelling, wooden partition walls and plank doors (some elements may be earlier in date). The cornice details in the 1st floor King Street rooms date from the

19C when the building was refronted, as do the internal four panel doors at this level.



View down staircase

1st floor room facing Paved Court

Summary of significance

- 3.49 No. 19 is of architectural and historic significance as an early C18 building refaced in the C19. Various phases of development are evident and add to the rich history of the building and its architectural character. This is evident externally in the Paved Court elevation with the render and brick finishes, and less attractively in the flank to the north west and rear elevations, with painted brickwork and rendered elements as well as the modified roof form.
- 3.50 There have been elements of rebuilding as noted above and the shopfront was altered in the later C20. The alterations to the north-west flank and rear detract from the significance of the listed building and results in an unsatisfactory appearance to the building (together with the modern window on the ground to 1st floor stairwell).
- 3.51 The plan form retains a pattern of three cellular rooms, albeit with the likely loss of a small rear northern room on all floors. This is intact on the upper floors where there have been few interventions, and remains clearly evident in the ground floor shop unit, due to the changes in floor level and down stands and piers.

- 3.52 The interior retains a number of significant elements of historic fabric including the staircase, areas of panelling and wainscoting, fire surrounds, early timber partition walls and plank doors, as well as later plaster cornicing and 4 panelled doors. These are all of high significance and add to the building's rich history.
- 3.53 In addition no. 19 is of significance for its group value with the large number of surrounding listed buildings, many highly graded.

Richmond Green Conservation Area

- 3.54 The Richmond Green Conservation Area was designated on 14 January 1969 and extended on 7 November 2005. It adjoins the Richmond Riverside and Central Richmond Conservation Areas.
- 3.55 The Council's Conservation Area Statement states:

'The Richmond Green Conservation Area consists of a fine early urban green which Niklaus Pevsner in 'Buildings of England' describes as one of the most beautiful urban greens surviving anywhere in England'. It is surrounded by substantial houses of exceptionally high quality and is of great historic importance due to its connections with the long since demolished royal palace and the Old Deer Park. The Green provides a large public open space, an important recreational asset which is a pleasant visual contrast to the dense urban fabric of the town centre. There are three distinct elements: the main part of the Green is complemented by the smaller and secluded Little Green to the north east and the small urban square in front of Old Palace Terrace to the south west.'

- 3.56 The study describes the main part of the Green as, *'a huge level open space with uninterrupted views across its wide expanse and a fitting grand setting for the fine houses surrounding it. The avenues of mature trees provide shade in summer and a more secluded alternative to the road for pedestrians.'*
- 3.57 The townscape and landscape of that part of the conservation area around the Site is described as follows:

'The south east and south west sides of the square are characterised by terraces of listed town houses ensuring a strong urban edge of very high quality townscape. The block of which Old Palace Terrace forms a part is well defined and of exceptionally high quality townscape. The south east elevation is separated from the adjacent building by Paved Court, a narrow alley of York stone lined by small shops. This is one of the most picturesque alleys in the town centre containing many good quality shopfronts. Leading from King Street it emerges into a small open space by the Princes Head PH. This is a diverse space, with activity from nearby shops and outdoor pub seating, street trees, red

phone boxes and the quality of the buildings facing it give the space a human scale and a degree of tranquillity.'

- 3.58 The urban block within which the Site lies is enclosed by mostly two storey brick faced buildings, with some three storey high buildings facing The Green and on Paved Court (no. 19a is the exception, see below). The view afforded to the rear of the listed buildings fronting Old Palace Terrace from King Street is an anomaly. Looking south east from the Green and on approaching along King Street, the view of no. 19 is of the piecemeal brickwork of the flank wall (with a painted section towards the rear) and the altered roof form. The remainder of the street has a continuous built edge at the back of the foot to 2nd floor level or above.



View to rear of Old Palace Terrace



View of flank of no. 19

- 3.59 The Conservation Area Analysis Map which accompanies the CA Study does not identify any views of the Site. No. 19a is identified as a building of townscape merit ('BTM').

No. 19a King Street

No. 19A is a BTM and is therefore considered to be a non designated heritage asset.



No. 19A and its late C20 front

History

- 3.60 There have been outbuilding of some sort on this Site for some time. This building is believed to date originally from the late 19th or early 20th century. A photograph from the 1960s shows a brick front to the street with a large central door (occupying around a third of the width of the frontage). The current street front dates from the later part of the 20th century. LB Richmond planning records refer to the conversion of a former store building to a shop and the provision of a shopfront in 1977.

Description

- 3.61 No. 19a is a single storey structure with a timber gable to the street and a pitched roof. The ground floor comprises a modern timber framed shopfront set between two plain pilasters and a modern timber clad gable end. The street front has all been painted dark grey. The flank wall to the north-west is of painted brick work (which based on the upper courses appears to be Flemish bond). The roof is clad in modern pantile style clay tiles and there are modern skylights.
- 3.62 To the rear no. 19a extends around to the south-east (with a flat roof) to fill in the gap at the northern corner of no. 19. There is accommodation in the roof space.
- 3.63 A large part of the building is believed to be post-war in date or later, the street frontage is modern as are the roof tiles. The painted brick flank wall could be 19th century but is largely screened in views from the street.

4 ASSESSMENT OF EFFECT & CONCLUSIONS

- 4.1 This section describes the Proposed Development as relevant to the consideration of effects on heritage significance. It goes on to consider the effect of the Proposed Development on the heritage significance of no. 19 King Street, the Richmond Green Conservation Area, the setting of nearby listed buildings and no. 19a King Street.
- 4.2 Reference should be made to the scheme drawings, which include large scale drawings of the works to the grade II listed no. 19, and accompanying information which set out details of the Proposed Development.

The Proposed Development

- 4.3 The Proposed Development comprises the conversion of the upper floors of no. 19 King Street into a residential unit and modest alterations to no. 19a King Street to provide a residential unit at roof level and an independent access to the new residential unit on the upper floor of no. 19. The latter includes a new shopfront and brick gable to the street as well as alterations to the roof.

Preapplication advice

- 4.4 Council Officers set out their preapplication advice in their email of 3 August 2021 following a meeting on Site (5 May 2021) with the client team to discuss the proposals.
- 4.5 In respect of **no. 19** it concluded that subject to adequate justification at application stage, the principle of the proposed internal and external alterations are considered acceptable. It also noted:
- It was suggested on Site that the ground to first floor staircase to no.19 is given more space at the bottom landing.
 - The exterior to the rear inset section of the elevation at 1st floor level is rendered and does appear to have had a structure attached to it in the past (hence the indication of an opening into it from the first floor landing). It does seem that this is therefore the best point of entry via a new external entrance connected to no.19A.
 - The access to the basement stairs will be required to be fireproofed on the inner face going down to the basement.
 - Fire separation will also be required on the underside of the treads going up to the first floor, to which there is no objection as it will be done on the basement side

- Further details were required of how the cycle racks can be installed with minimal impact to the listed building.

4.6 In addition it was stated that:

- Larger scale drawings of any alterations to the listed building will be required to be submitted at application stage.
- Should further fire separation be required to the ceiling in the basement under the main stair then this will need to be indicated on the listed building consent.
- If further changes are required to bathrooms and kitchens etc these will have to form the basis of a future additional listed building consent.

4.7 In respect of **No. 19a** the changes were discussed on Site and there was no objection to the increased height nor to the extension to the rear. The design of the changes has been amended to address comments in respect of the quality of light within the unit and the ceiling height as follows:

- A flat roof has been incorporated on the link that runs between the rear infill element and the main roof.
- The front window onto King Street has been increased in width and height.

Assessment

4.8 The Proposed Development is well considered and based on a clear understanding of the Site and the significance of no. 19 King Street, no. 19a King Street, the Richmond Green Conservation Area and the setting of nearby listed buildings. The design has changed following ongoing preapplication discussions with the Council.

4.9 There will be minimal changes to the statutory listed building, no. 19. The upper floors have been used as a flat in the past (associated with the shop) and there is already a bathroom and a kitchen. Alterations to the ground floor retail unit are being kept to the bare minimum and involve the partitioning-off of the staircase up to the 1st floor (see below), and the infilling of the modern opening through to no. 19a, bringing the toilet at ground floor level into the demise of the listed building.

4.10 The principal change is the creation of an opening at 1st floor level, on the landing, where one is believed to have existed prior to the demolition of the 1st floor structure of the listed building (see above). A heritage assessment for a previous application refers to a fourth door on each landing opening onto a concrete wall. These have since been removed and the internal wall finish made good. The Council agree that this is the best location to achieve a separate access to allow the return of a residential use to the upper floors of this listed building, and the detailed design of

the partition to separate the staircase from the ground floor retail unit has been amended to accord with officer's comments made on Site.

- 4.11 The remainder of the works relate to the refurbishment of the upper floors and there will be no loss of historic fabric. The approach to fireproofing the basement stairs has been agreed with officers and should any other works of this nature be required a further listed building consent application will be made. Detailed drawings have been submitted to illustrate how cycle storage can be incorporated without harming the listed building.
- 4.12 The pitched roof is raised by a modest increase in the height of the eaves in order to accommodate a residential unit, and the gable end to the street will be rebuilt in brick (as opposed to the modern timber). The new shopfront comprises a wide inset opening with a symmetrical arrangement of a central window, flanked by entrance doors, one to the retail unit, and the other providing access to the new residential unit on the upper floors of no. 19.
- 4.13 To the rear the gable is built up with a small central window. To the east, adjoining the listed building, there is a discrete 1st floor extension, of modest height and finished in render, that follows the plan of the infill ground floor element of no. 19a. It is in the location of a previous structure and sits well below the eaves line of no. 19. This extension is connected to the main roof of no. 19a via a modest flat topped connection, that stops below the ridge height of the main roof and the 1st floor infill extension, and has a slate hung pitched either side. This element is set well back from the street to the rear of the Site.
- 4.14 The Proposed Development will enhance the local townscape and is compatible with the local character and grain in respect of scale, height, massing, proportions, form, materials and detailing. It will provide a positive addition on this Site, with a new ground floor shop front of a bespoke high quality design, with a brick gable end above. In summary:
- The discrete form of the modestly raised roof and 1st floor infill extension of no. 19a, is subservient to the adjoining listed building, no. 19 King Street, and the other listed buildings in this urban block.
 - The prominence of the frontage of no. 19 is maintained and the rear elevation is enhanced.
 - The scheme harmonises with the appearance of no. 19 but will clearly appear as a subordinate element, so that the original form of the listed building can still be appreciated.

Council policy and guidance

- 4.15 The **Design Quality SPD** notes the mere replication of past architectural forms is not always appropriate and seeks to avoid pastiche or mere copying of existing buildings. It goes on to say, *'Design should reflect the locality but be honest to its time... Contemporary design allows the Borough to develop a further layer of townscape which complements rather than competes with the past.'* The new shop front is in line with this guidance.
- 4.16 In line with **Policy LP 1 'Local Character and Design Quality'** the proposed development is of high architectural and urban design quality, based on a thorough understanding of the Site and its existing context, and will improve the quality and character of the Site and the local area. It is compatible with local character including the existing townscape, views, local grain and frontages as well as in respect of scale, height, massing, proportions, form, materials and detailing. The minor alterations to no. 19a make the best use of the Site, and facilitate the independent use of the upper floors of no. 19. They are sensitive to the street and its neighbours.
- 4.17 In line with **Policy LP 2 'Building Heights'** the increase in the height of no. 19a has been kept to a minimum so that it respects and strengthens the Borough's valued townscape. It remains a single storey building with a pitched roof.
- 4.18 In line with **Policy LP 3 'Designated Heritage Asset'** the Proposed Development, for the reasons set out above, will better reveal the significance of no. 19 King Street and the Richmond Green Conservation Area. It restores part of the lost northern corner of no. 19 at 1st floor level, as well as enhancing the appearance of the rear elevation which is finished in render.
- 4.19 In line with **Policy LP 4 'Non Designated Heritage Assets'** no. 19a, identified as a building of townscape merit by the Council, is extended and retained.
- 4.20 In line with **Policy LP 5 'Views and Vistas'** there is no effect on any view identified by the Council. The Proposed Development will have a minimal effect on views along King Street. The new shopfront and brick gable of no. 19a will enhance local views.

Conclusions

- 4.21 The Proposed Development is an intelligent and carefully considered response to the Site and its heritage context. It is based on a clear understanding of the significance of no. 19 and no. 19a King Street and the Richmond Green Conservation Area, and the townscape character of the area around the Site. The new shopfront and brick gable end to no. 19a will enhance the built edge to King Street.

- 4.22 In respect of the design considered in its own right, and the relationship between the extensions to no. 19a and its wider heritage context, the effect will be entirely positive. There are no harmful effects to any heritage asset, and it will enhance the Richmond Green Conservation Area and accords with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).
- 4.23 Special attention has been paid to the effect of the Proposals on the significance of no. 19 King Street, the Richmond Green Conservation Area and the setting of nearby listed buildings. The Proposed Development is in line with the policies and guidance on design set out in the NPPF and PPG, local policies and guidance and HE guidance.

Gareth Jones Heritage Planning
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