



Heritage Statement

Peveril Securities Ltd

Castle Yard
Castle Hill
Richmond

December 2021

SmithJenkins
PLANNING & HERITAGE

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Smith Jenkins Planning & Heritage on behalf of Peveril Securities Ltd in support of the proposed redevelopment of The Bradford Exchange, no. 1 Castle Yard (hereafter referred to as 'the Site'). The development proposals comprise the roof top addition to the existing building to provide additional office accommodation..
- 1.2 The Site is within the Central Richmond Conservation Area. There are no listed buildings within the Site, but it is in the setting of several listed buildings including Nos 12 and 14 Hill Street and the Odeon Cinema, both listed at Grade II. It is also within the immediate setting of the Richmond Hill Conservation Area, and there are a number of non-designated Buildings of Townscape Merit nearby.
- 1.3 Paragraph 194 of the National Planning Policy Framework (NPPF) 2021 sets out the information requirements for determining applications and states that:
- 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.*
- 1.4 This Heritage Statement is a standalone document prepared to satisfy paragraph 194 of the NPPF. In response to these policy requirements, Section 2 of this report identifies the heritage assets which may be affected by the application proposals. Section 3 sets out the historic development of the application site and the surrounding area, whilst Section 4 provides statements of significance for the heritage assets identified within Section 2. These are relative to the scale, nature and effect of the proposed development.
- 1.5 Section 5 provides an assessment of the application proposals on the significance of the identified heritage assets, based on national, regional and local policy and guidance. The heritage planning policy context for the consideration of these proposals is set out in Appendix A. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, regional and local planning policy.
- 1.6 Finally, a Heritage Asset Plan is included within Appendix B, indicating the location of the identified heritage assets in relation to the Site, and detailed list descriptions for the listed buildings identified can be found in Appendix C.

2. The Heritage Assets

2.1 A heritage asset is defined by 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).'

Designated Heritage Assets

2.2 A Designated Heritage Asset is described by the NPPF as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation'.

2.3 Such assets are statutorily identified as having a level of heritage (architectural and/or historic) interest to justify designation. There are then particular procedures in planning decisions to ensure that their special interest is preserved or enhanced.

Listed Buildings

2.4 We consider that development on the site primarily has the potential to affect the setting of two listed buildings, Nos 12 and 14 Hill Street and the Odeon Cinema, both listed Grade II. Any potential impacts on other nearby listed buildings are adequately covered by consideration of impacts on the Central Richmond Conservation Area and the Richmond Hill Conservation Area.

2.5 The following listed buildings are considered in this report. The location of the listed buildings in relation to the site is shown on figure 2.1

Conservation Areas

2.6 The site is within the Central Richmond Conservation Area which has the potential to be directly affected by the proposed development. There are also a number of other conservation areas located within the wider area. These are shown in figure 2.2.

2.7 There are a number of other conservation areas within the surrounding area including Richmond Green and Richmond Riverside. It is considered that the character and appearance of these conservation areas will not be affected by the proposed development and are therefore excluded from this assessment.

Non - Designated Heritage Assets

2.8 The NPPF identifies that heritage assets not only include those which are designated (often with statutory protection), but also



Figure 2.1 Listed Buildings and Non-Designated Heritage Assets in relation to the site.

Key	Name, Address	Grade
1	12, 14 Hill Street	II
2	Odeon Cinema, Hill Street	II

those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designation, for the purposes of the NPPF, are considered to constitute non-designated heritage assets.

2.9 The LB of Richmond-upon-Thames maintains a Local List. We have consulted this list and have not identified any locally listed buildings within or surrounding the site.

2.10 The Central Richmond Area Analysis (Appendix D) and the Richmond Hill Conservation Area Analysis (Appendix E) identify buildings of townscape merit. Near the site these include Nos 8, 10 and 16-34 (even) Hill Street, the former Town Hall on Hill Street, and the Old Police Station (No 8 Red Lion Street and Nos 20-24 even Lewis Road). The location of these is shown in figure 2.1.

Table 2.2: Conservation Areas potentially affected by the proposals

Key	Name, Address	Date of Designation
A	Central Richmond	1969
B	Richmond Hill	1969

Table 2.3: Non-designated Heritage Assets potentially affected by the proposals

Key	Name, Address
3	Nos 8, 10 and 16-34 (even) Hill Street
4	Former Town Hall on Hill Street
5	Old Police Station (No 8 Red Lion Street and Nos 20-24 even Lewis Road)

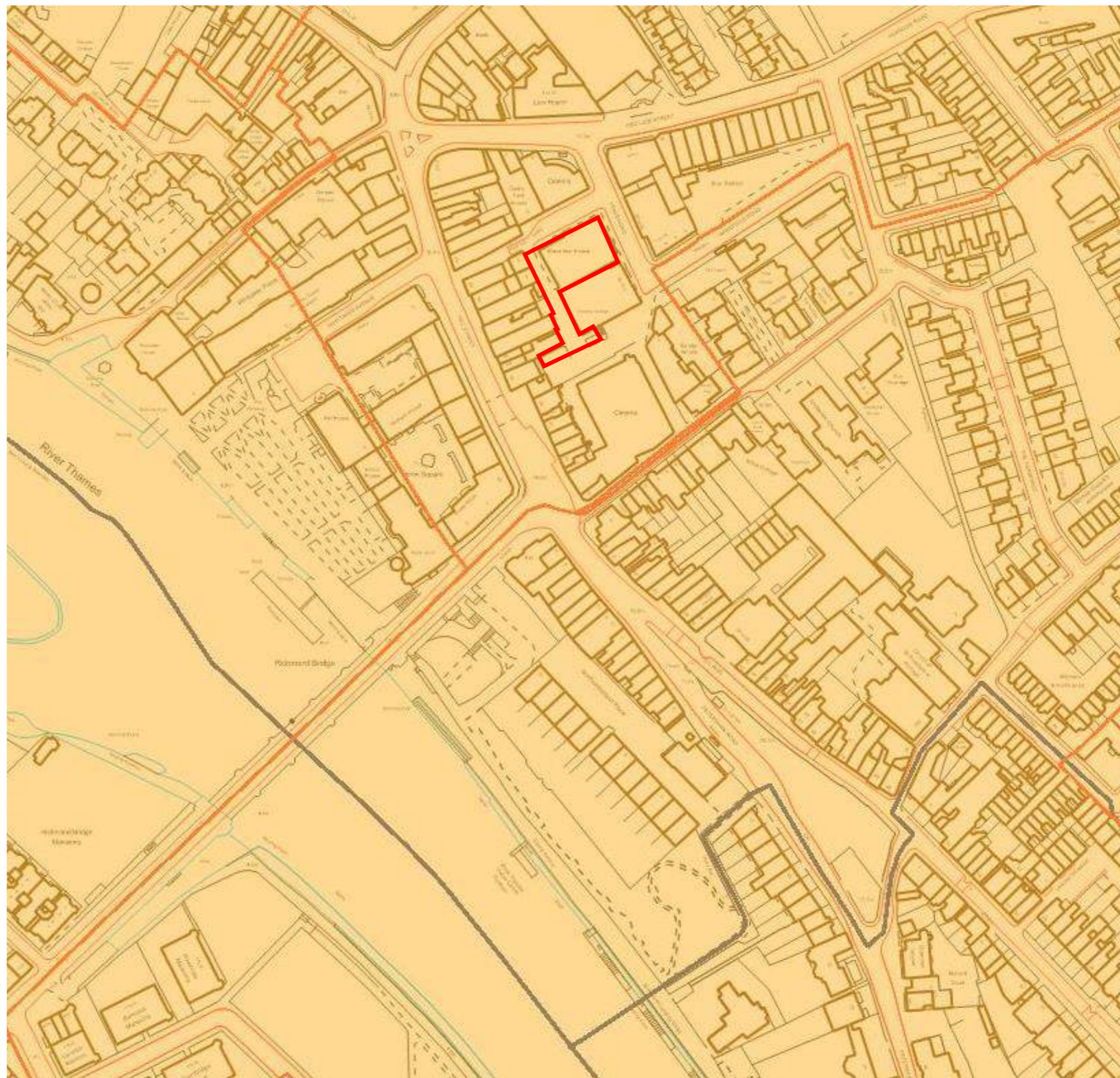


Figure 2.2 Conservation Areas in relation to the site.

3. Historic Development

- 3.1 The Site is one part of a mixed use building built in the late 1970s and a surface car park probably created at the same time following the demolition of the former coach station and garages that previously occupied Castle Yard.
- 3.2 The OS maps published in 1871 (surveyed 1867-68) (Figure 3.1) and in 1898 (surveyed 1891-94) (Figure 3.2) show what is now Castle Yard as a series of narrow courts of house, accessed via alleys from Hill Street and Red Lion Street. These probably dated to the late eighteenth or early nineteenth century.
- 3.3 The OS map published in 1913 (surveyed 1910-11) shows that the houses had been demolished and the site was vacant at this date (Figure 3.3). It was presumably redeveloped shortly thereafter.
- 3.4 The OS map published in 1936 (surveyed 1933) (Figure 3.4 shows a glass roofed building with small shops or lock-up garages on its sides and other buildings on the site of the present car park. These are also seen in an aerial photograph of 1937 and 1948 (Figure 3.5 and 3.6).
- 3.5 The OS map published in 1960 (surveyed in 1959) (Figure 3.7) identifies these buildings as a garage and coach station.
- 3.6 Permission was first granted in December 1975 (ref 75/1415) for the demolition of the existing buildings on the site. Permission for the present building was granted in September 1977 (ref. 77/0993). The description of development was
- 3.7 “Demolition of existing buildings and erection of a three storey building with basement to provide 5 squash courts and club facilities, 1467 sq.m (15,788 sq.ft) of offices, ten one-bedroom flats and 8 bedsitting room units; provision of new service road, service yard and 7 car spaces.”
- 3.8 Relatively little has been done to the Site since its construction, and in its present form, the main part of the Site comprises a three storey building in dark reddish brown brick with a series of dark golden, mirrored glass bays reaching the full height of the building above a small, battered plinth, and a zinc mansard roof (Figure 3.8). The entrance bay is plain brick with triangular projecting windows and extends above the main roof. At the rear, the Site is attached to the Richmond Hill Health Club building, which was built at the same time but is not part of the present application.
- 3.9 The other part of the Site comprises a surface parking area to the rear of the Richmond Hill Health Club (Figure 3.9).



Figure 3.1 Ordnance Survey plan of 1871, surveyed 1867-68



Figure 3.2 Ordnance Survey plan of 1898, surveyed 1891-94.



Figure 3.3 Ordnance Survey plan of 1913, surveyed 1910-11



Figure 3.4 Ordnance survey plan of 1936, surveyed 1936.



Figure 3.5 Aerial photograph of 1937 (Britain from Above)



Figure 3.6 Aerial photograph of 1948 (Britain from Above)

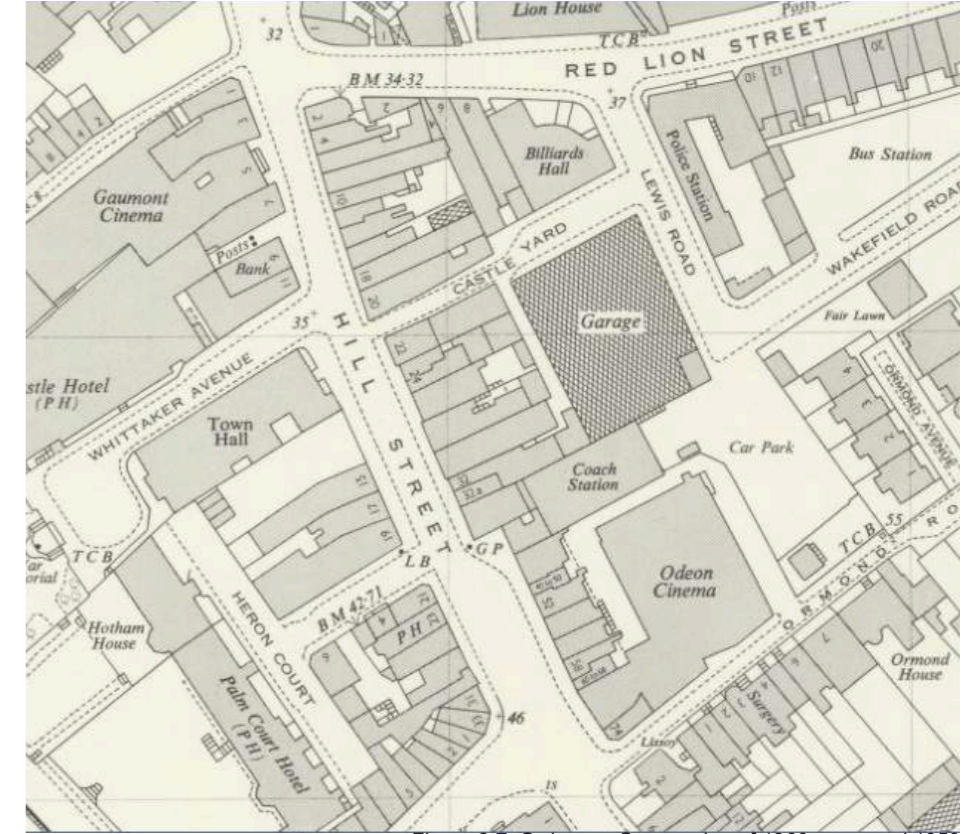


Figure 3.7 Ordnance Survey plan of 1960, surveyed 1959

Figure 3.8 The site from Lewis Street.



Figure 3.9 Surface car park part of the site.



4. Significance

- 4.1 The significance of a heritage asset is defined within the glossary of the NPPF as:

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

- 4.2 Listed buildings are statutorily designated and, for the purposes of the NPPF, are designated heritage assets. Recognising this statutory designation, buildings must hold special architectural or historic interest. The Department of Culture, Media and Sport publish the ‘Principles of Selection for Listed Buildings (2010)’ which is supported by thematic papers, ‘Listing Selection Guides’, based on building type, which give more detailed guidance.
- 4.3 Conservation Areas are identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published guidance on the designation of Conservation Areas which provides a framework for the identification of those features that form the character and appearance.
- 4.4 The identification of a site as a non-designated heritage asset does not provide any legal protection of such asset, however, for the purposes of the NPPF, they are a material consideration in the determination of applications.
- 4.5 Historic England has published ‘Conservation Principles’ (2008) which identifies four types of heritage values that a heritage asset (whether it be designated or non-designated) may hold – aesthetic, communal, evidential or historic interest. Conservation Principles (2008) is currently being updated by Historic England after a Consultation Draft was published on 10th November, closing on 2nd February 2018. Historic England has also published a Good Practice Advice Notes on the ‘Setting of Heritage Assets’ (2nd Edition, 2017) which is used to understand the surroundings of a heritage asset which may contribute to the significance of a heritage asset.

Assessment

- 4.6 The following statements of significance for the identified heritage assets (set out in Section 2) are proportionate to the importance of the asset and the likely impact of the proposals.

Listed Building: Nos. 12 and 14 Hill Street (grade II listed)

- 4.7 Nos 12 and 14 Hill Street were listed Grade II in June 1983. The list entry is attached at Appendix B.
- 4.8 They have aesthetic significance as an early nineteenth-century house later converted to two shops. This is particularly apparent in the attractive façade to the street including the arched first floor windows. They also have some historical and evidential significance for their place in the development of Hill Street as a residential area and later as a shopping district.
- 4.9 The building that now comprises Nos 12 and 14 Hill Street (Figure 4.1) is formed from what was originally a single three story, three bay early nineteenth-century house that has been altered including being divided into two shop units on the ground floor. The façade is stock brick and the shop windows are in a traditional style. It has a small garden at the rear that is not easily seen as it is tightly enclosed by adjacent buildings including the modern development at No 2 Castle Yard, the Odeon Cinema opening to Red Lion Street, and other buildings along Hill Street and Red Lion Street.
- 4.10 Nos 12 and 14 are set within a terrace of similar, unlisted mainly early to mid nineteenth-century houses, all with ground floor shopfronts. There are two Grade II listed eighteenth-century buildings opposite at Nos 3 and 5 Hill Street, but otherwise their wider setting comprises the largely late nineteenth and twentieth century shopping area along Hill Street, Water Lane and Red Lion Street. This includes unlisted mainly three and four storey commercial and public buildings, of which the Renaissance style former Town Hall of c.1891-3 and the neo-Classical former NatWest bank of c.1960 are particularly notable.
- 4.11 The Site forms part of the wider setting of Nos 12 and 14 Hill Street at the rear, but given the tightly enclosed nature of the surrounding townscape, there is no visual interaction between the Site and the listed building from the street.
- 4.12 Their setting makes a positive contribution to their historical significance in particular, as the presence of other similar buildings nearby including both shops and other civic and commercial buildings locates them firmly in the development of this part of Richmond as a commercial district.



Figure 4.1 Nos. 12 & 14 Hill Street.

Listed Building: Odeon Cinema (grade II listed)

- 4.13 The Odeon Cinema was built as the Richmond Kinema cinema in 1930. It was listed Grade II in March 1990. The list entry is attached at Appendix B. The cinema was designed by Julian Leathart and W. R. Grainger, who were important and influential cinema designers in the 1920s and 30s. Other surviving cinemas designed by them include the Margate Dreamland Cinema (1935, Grade II*) and the former Kensington Odeon (1926, unlisted).
- 4.14 It has aesthetic and historical significance as a well preserved inter war cinema with a fine interior. Externally, the main façade to Hill Street is a good piece of Art Deco design, and the externally expressed auditorium visible at the rear along Ormond Street is attractive and also has some evidential significance indicating the use of the building. Internally, the elegant and well preserved lobby areas and Spanish-style “atmospheric” proscenium arch have considerable aesthetic significance as a very rare, coherent example of a 1930s cinema.
- 4.15 The interior in particular also has considerable historical significance for the rarity value of a surviving “atmospheric” cinema interior, as one of only three such interiors known to survive in a relatively complete form. It also has historical value for its associations with Julian Leathart and W. R. Grainger, important and influential cinema designers in the 1920s and 30s, but whose work has otherwise not survived very well.
- 4.16 The setting of the Odeon makes a positive contribution to its significance. The building is clearly designed to be seen on the approach from Richmond Bridge, and the relationship to the river and other nearby pleasure buildings, such as the former Castle Ballroom.
- 4.17 The main, three storey façade faces Hill Street (Figure 4.2), with the slightly lower auditorium tucked behind it along Ormond Street.
- 4.18 The main façade is three stories and faced in Portland stone in an Art Deco style and makes a striking impression the street scene. The first and second floor windows have chevron grilles and are surmounted by blue decorative capitals with lions heads; they are enclosed within a larger outer frame.
- 4.19 The ground floor entrance doors beneath a projecting canopy have been altered, but this does not detract from the overall impression of the building. There is an additional curved shop front for a café, which also appears to have been altered. The rest of the building is mainly red brick with stone dressings except on the northern rear façade, which is yellow stock brick.
- 4.20 The curved auditorium is clearly visible from Ormond Street rising above lower structures in a functional, but attractive composition. The rear of the building, visible from part of Castle Yard, is

functional, almost industrial in character with a tall semi-free standing chimney and plain, blocked windows.

- 4.21 Internally, the buildings preserves many original features especially in the lobby area (Figure 4.3). The “atmospheric” proscenium, designed in a Spanish style to resemble a courtyard framing the screen, is particularly important as it is one of only three such interiors to survive.
- 4.22 The setting of the Odeon is mixed. The main façade faces the approach from Richmond Bridge, dominating views looking east from the bridge. The relationship to the river is an important part of its setting and its place in the history of Richmond as a pleasure destination.
- 4.23 Along Hill Street, the adjacent 40-50 Hill Street is unlisted, but is a similar size and has similar detailing to the cinema and appears to have been built at the same time as part of the same scheme. On the west side of Hill Street and the north side of the bridge Street, the largely 1980s buildings of Richmond Riverside are mainly in a restrained stock brick and white render neo-Georgian style. They

are a similar size and scape to the Odeon and 40-50 Hill Street, giving this part of Hill Street a more monumental character than is apparent elsewhere nearby.

- 4.24 Further south along Hill Street, the townscape is smaller and finer grained, including mainly late eighteenth and nineteenth century houses. Along Ormond Street, the south side of the street comprises elegant eighteenth-century houses opposite the cinema buildings, giving this aspect of the Odeon’s setting as an intimate, residential character.
- 4.25 At the rear, in Castle Yard, the setting is generally unattractive, and is formed by the back of the Richmond Hill Health Club, the back of buildings on Hill Street and an area of surface car parking. The building that forms the application site is a post war addition to the conservation area and replace other buildings to the rear of Hill Street which were of a substantive footprint and, as shown, on the aerial image, were significant in their own scale and appearance.

Figure 4.2 Odeon Cinema facade to Hill Street.



Figure 4.3 Odeon Cinema, Lobby.



Conservation Area: Central Richmond

4.26 The Site is within the Central Richmond Conservation Area (“the CA”) The CA was first designated in 1969 and has been extended repeatedly, most recently in 2005. It covers a large area in the historic centre of Richmond associated with the medieval Royal Manor and the Tudor-period Shene. Subsequently, the area was on an important coaching route to London over Richmond Bridge.

4.27 The Central Richmond Conservation Area has both architectural and historical interest. Its architectural interest lies in its well preserved ensemble of eighteenth, nineteenth and twentieth century commercial buildings and houses that together form a very coherent and attractive whole. Several of its public buildings, notably the former town hall, are of architectural interest, and it also contains many important listed buildings including fine eighteenth houses and the church. The CA also has historical significance for preserving the historic centre of Richmond and the associations with the coaching route to London over Richmond Bridge.

4.28 The setting of the CA makes a positive contribution to its significance, in particular locating it firmly in relation to the river and to other nearby areas of historic townscape.

4.29 The Site has been identified as a detracting feature within the Central Richmond Conservation Area and as such does not contribute to its significance. There is scope to improve the Site, and therefore to enhance this aspect of the CA.

4.30 The Central Richmond, Richmond Green and Riverside Conservation Area Analysis (“the CAA”) and The Central Richmond, Richmond Green and Riverside Conservation Area Statement (the “CAS” are both undated, but appear to have been adopted in the early 2000s as they refer to the 1999 UDP.

4.31 The CAS describes the character of the Central Richmond CA as

The area has repeatedly been redeveloped although the original street pattern survives. Most of the 18th century buildings of George Street, the Quadrant and Sheen Road were replaced piecemeal by mid to late 19th and early 20th century commercial architecture providing shops for the needs of the expanded local community after the arrival of the railway.

This is mainly a commercial shopping area and the townscape is noteworthy for its variety, with a consistently high quality and many exuberant individual buildings. There are also residential areas of mainly terraced development.

Building heights vary from two to five storeys and roof treatments vary. In general, the greatest virtue and benefit of the existing townscape is that no one building dominates and that the larger buildings do not spoil the appearance of the centre. The area is threaded by several small lanes leading into the historic Richmond

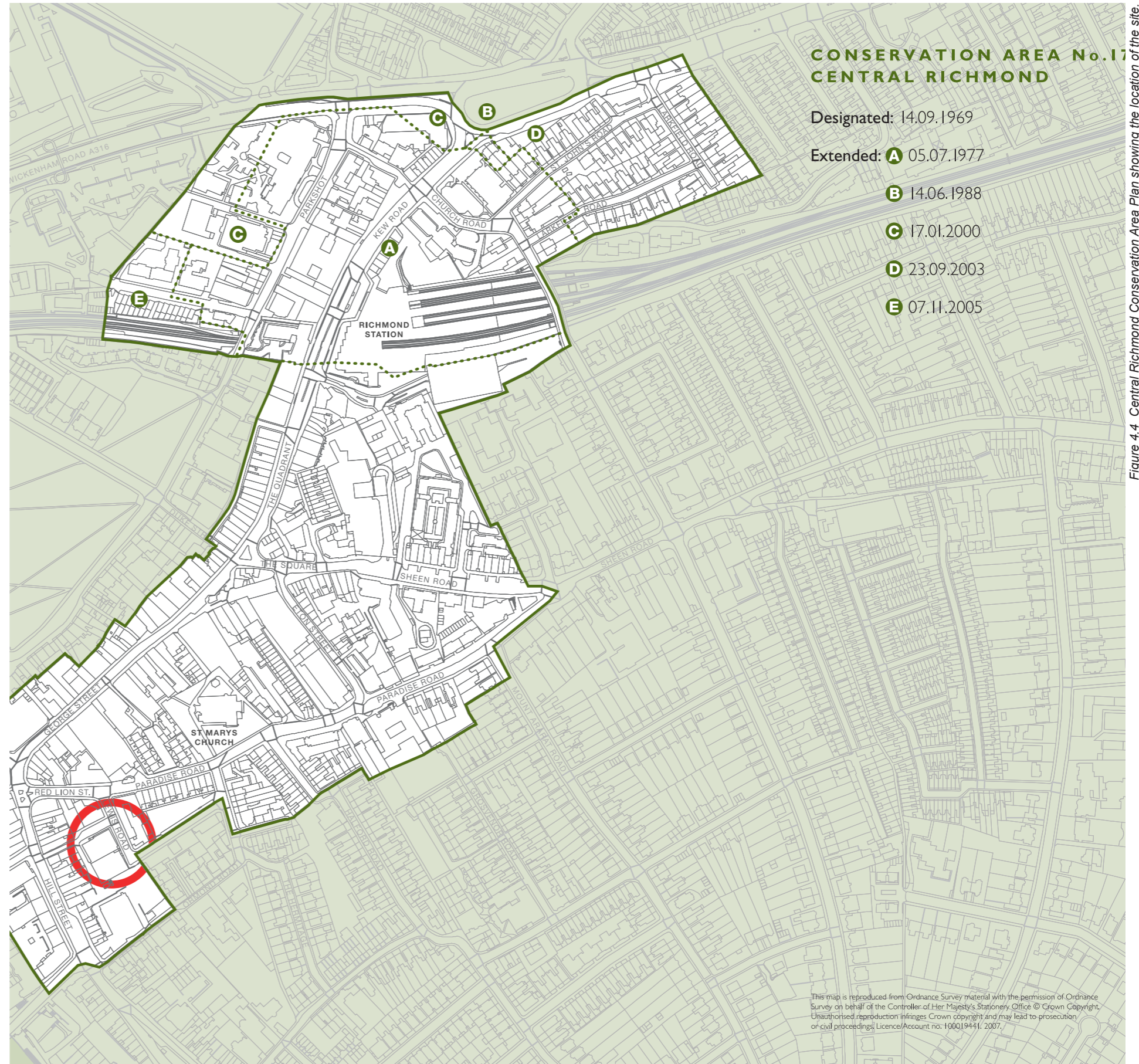


Figure 4.4 Central Richmond Conservation Area Plan showing the location of the site.

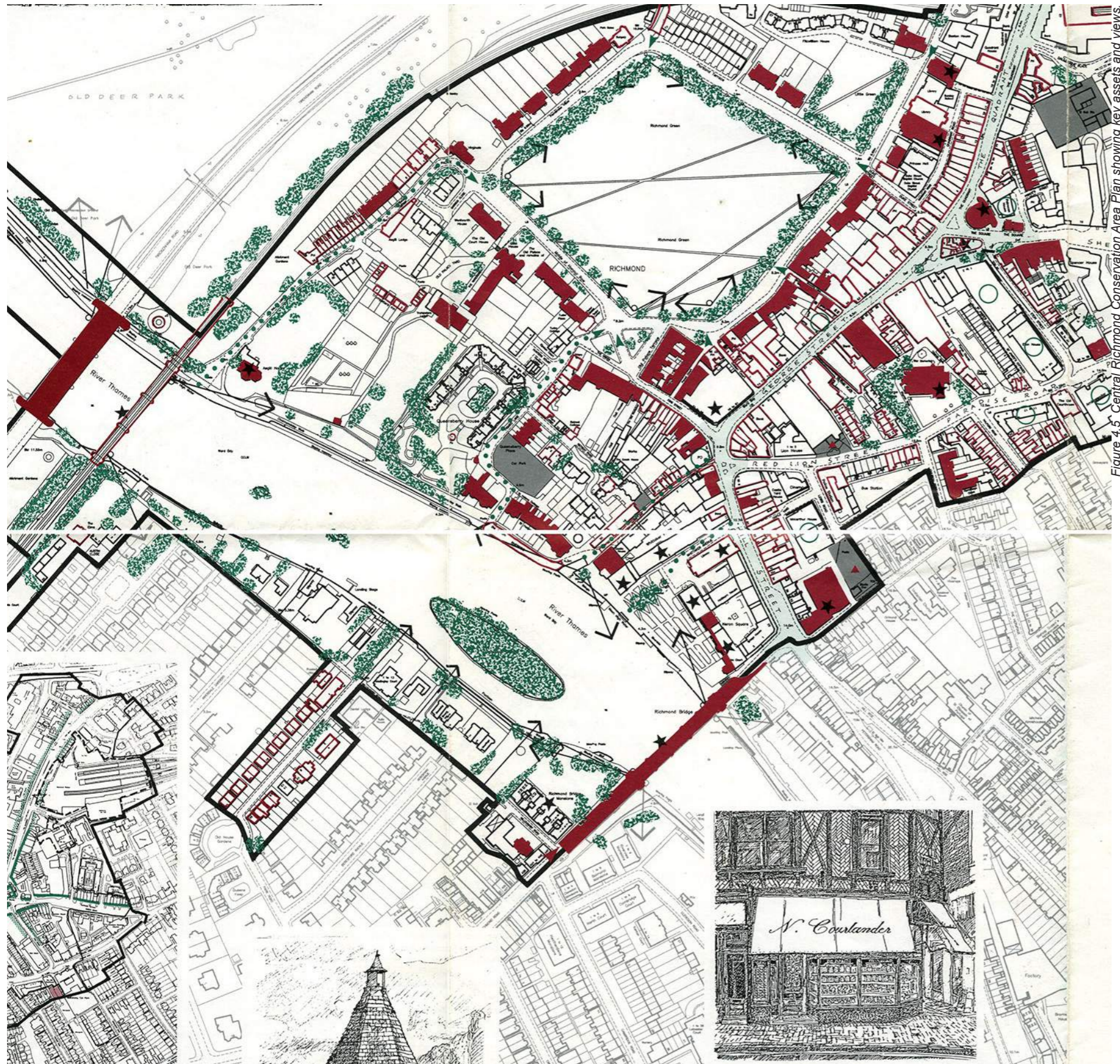


Figure 4.5 Central Richmond Conservation Area Plan showing key assets and views.

that lies behind the 19th century commercial redevelopment. These lanes, Brewer's Lane, Golden Court, Waterloo Place, Church Court, Victoria Place, Mitre Court and the Market Passage, provide refuge from traffic and are spaces of a more intimate nature.

- 4.32 The Site is located in the south western part of the CA in an area of mainly commercial development. Hill Street and Red Lion Street are busy shopping streets with a mix of nineteenth and twentieth century buildings. These are generally three and four storeys in a mix of styles.
- 4.33 Notable buildings in the CA near the Site include the neo-Renaissance former Town Hall and the neo-Classical former Nat West bank on Hill Street. The Hill Street frontages of the 1980s development at Richmond Riverside designed by noted twentieth-century architect Quinlan Terry on the west side of Hill Street are an attractive piece of neo-Georgian architecture that is sympathetic to the surviving nineteenth-century buildings nearby. The recent Sandal House at 3 Wakefield Road adjacent to Castle Yard is an attractive addition to the CA.
- 4.34 The CAS describes Castle Yard as "a rather nondescript space with the modern Castle Yard House dominating the street and the blocked up windows of the cinema annex providing an uninviting façade, though there is an important view through to the Old Town Hall".
- 4.35 The Site, which is seen along Lewis Road and from Red Lion Street, is an unattractive and overly modernistic element in the CA with dark tinted glass and dark brick. It is identified as an Eyesore Building in the Central Richmond, Richmond Green and Riverside Conservation Area Analysis.
- 4.36 The unlisted Odeon on the corner of Lewis Road and Red Lion Street is also a detracting feature with its blank windows and metal clad façade.
- 4.37 The setting of the part of the CA near the Site is mainly comprised of other similar development, all of it within other conservation areas including the Richmond Green Conservation Area to the north, the Richmond Riverside Conservation Area to the west, and the Richmond Hill Conservation Area to the south. The river itself is also an important part of the setting of the CA nearest to the Site.
- 4.38 There are views towards the river along Whittaker Avenue and on the approach to Richmond Bridge, and small pockets of greenery are also present nearby at St Mary Magdalene church and the Unitarian church. These contribute to the CA.
- 4.39 The Conservation Area Analysis identifies key views, but these are along the river and looking over Richmond Green, and so not include the Site.

Conservation Area: Richmond Hill

4.40 The Site is adjacent to one corner of the Richmond Hill Conservation area (“the RHCA”). The RHCA was designated in 1969 and subsequently extended, most recently in 1977 (Figure 2.6). It is a large conservation area that, with the exception of a very small area near the Site, is entirely located to the south of Richmond Bridge and includes Richmond Bridge, the Terraces, Petersham Meadow and Commons, and Twickenham Riverside.

4.41 The Richmond Hill Conservation Area has architectural interest for its areas of fine 18th and 19th suburban housing and for its relationship to the river. The open spaces are important for creating vistas and views along the river. It also has some historical interest as part of the development of Richmond and Petersham in the 18th and 19th centuries.

4.42 The Richmond Hill Conservation Area Analysis identifies character areas within the RHCA. The Site is adjacent to Character Area 5, the Vineyards, which is described as:

A residential enclave of dense grain close to the town centre. Mainly two storey, yellow stock brick houses with slate roofs. There are some C18 buildings. Characterised by narrow streets with trees mainly in private gardens. The Church of St Elizabeth of Portugal is a local landmark.

4.43 The parts of this character area closest to the Site include the fine 18th century houses on Ormond Road, the early 19th century houses on Ormond Avenue (some listed, some Buildings of Townscape Merit), and the Unitarian church. This is a tightly enclosed area of townscape, and only the rear gardens of the end houses on Ormond Avenue, which back onto Wakefield Road, have any meaningful interaction with the Site.

4.44 Much of the rest of the RHCA is comprised of large open spaces along the river with good views, attractive walks and more dispersed historic buildings and residential areas.

4.45 The setting of the RHCA is largely comprised of suburban development mainly dating to the 19th and early 20th centuries. On the north, near the Site, its setting is comprised of the commercial development in the town centre. The Richmond Hill Conservation Area Analysis identifies key views in the RHCA including looking both ways on Hill Street from near the Odeon and the junction with the Richmond Bridge approach (see Figure 2.8).

4.46 The Analysis also identifies problems and pressures on the RHCA, including “Ormond Road: poor view into car park by Odeon cinema” which refers to part of the Site. There is, therefore, an opportunity to improve the setting of this part of the RHCA with improvements to the Site.

4.47 The portion of the RHCA nearest to the Site makes only a relatively

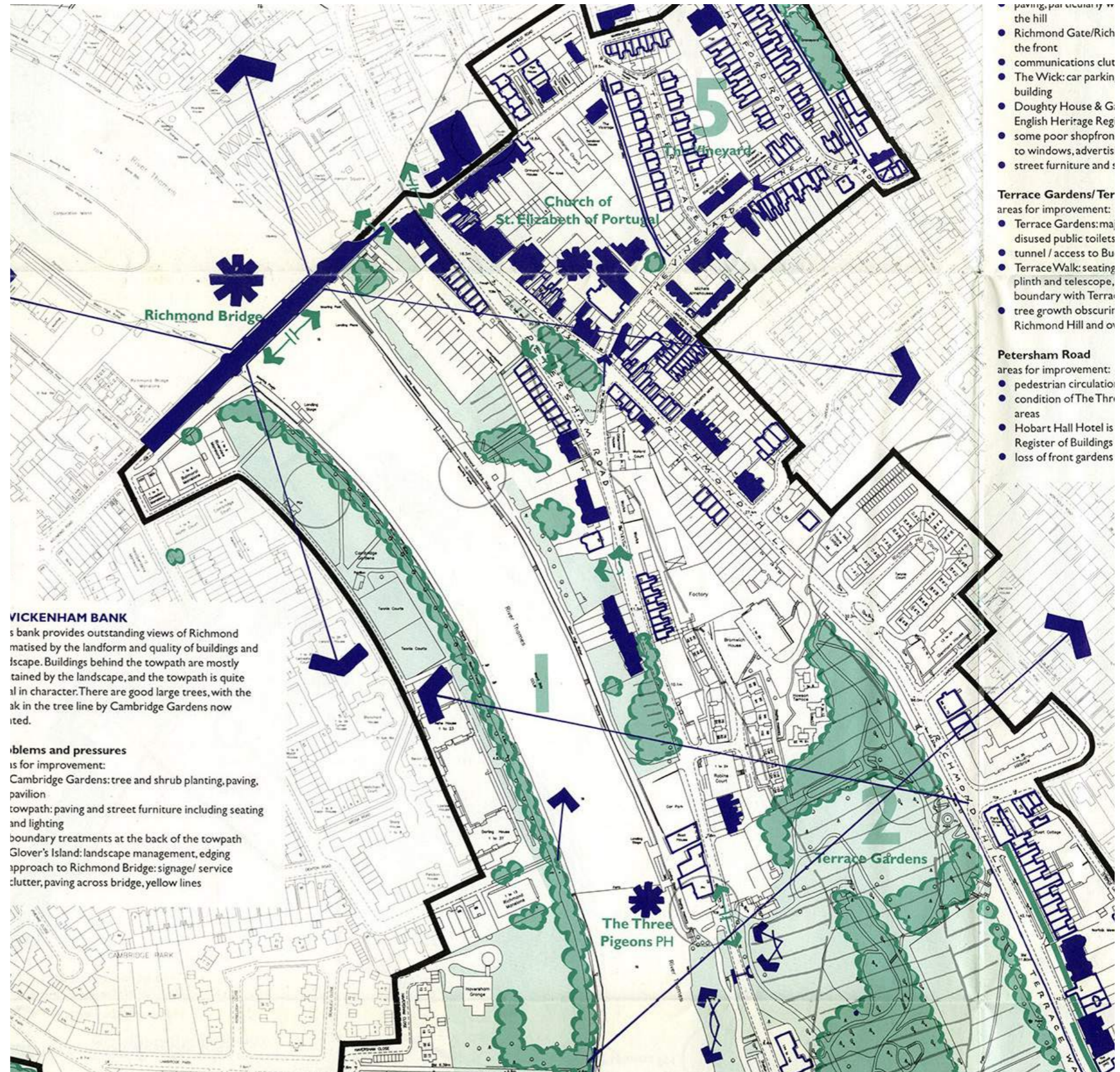


Figure 4.6 Richmond Hill Conservation Area showing key assets and views.

Building of Townscape Merit: Nos 8, 10, and 16-34 (even) Hill Street

- 4.49 Nos 8, 10, and 16-34 (even) Hill Street have some limited aesthetic and historical significance as early 19th century houses later converted to shops and as fragments of an older townscape. This interest is limited by the degree of alteration to these buildings.
- 4.50 Nos 8, 10 and 16-34 (even) Hill Street are three storey terraced early-mid nineteenth century buildings with later shopfronts.
- 4.51 No 8 Hill Street is stock brick, two bays with sash windows. No 10 Hill Street is rendered and is one bay with Italianate style casement windows on its upper floors (Figure 4.7).
- 4.52 No 16 Hill Street is red brick and is much altered with modern casement windows. No 18 Hill Street is stock brick, two bays with modern casement windows and appears to have been rebuilt in the 20th century. No 20 Hill Street is three storeys, painted brick and was probably built as a shop with a large first floor window (Figure 4.8).
- 4.53 Nos 22-34 Hill Street form a group. They are three storey, two bay terraced early-mid nineteenth century houses in stock brick (some painted) with a storey band and later shopfronts. They were probably built at the same time, but piecemeal subsequent alterations makes the group less coherent. (Figure 4.9).
- 4.54 Their setting within the commercial centre of Richmond makes a positive contribution to this significance.
- 4.55 The Site currently makes only a limited neutral contribution to the setting of these buildings, most notably where it is seen between Nos 20 and 22.
- 4.56 The setting of Nos 8, 10 and 16-34 (even) Hill Street is urban and commercial, with other listed and unlisted shops and commercial buildings including Nos 3, 5 and 12-14 Hill Street, the former Town Hall, the Richmond Riverside complex, and the former House of Fraser building all prominent. The very busy Hill Street is also an important feature of their setting.
- 4.57 There are glimpsed views of the Site along Castle Yard in the gap between Nos 20 and 22 Hill Street (Figure 4.10).



Figure 4.7 Nos. 8 & 10 Hill Street.



Figure 4.8 Nos. 16, 18 and 20 Hill Street.



Figure 4.9 Nos. 22 to 34 Hill Street.



Figure 4.10 The site seen along Castle Yard near nos. 20 and 22 Hill Street

Building of Townscape Merit: The Old Police Station

- 4.58 The Old Police Station has some limited aesthetic and historical significance as an inter war police station now converted to residential use. It is an attractive building and contributes to the wider townscape as a former civic building, although its significance is limited by the extent of later alteration and the change of use.
- 4.59 Its setting within the commercial centre of Richmond makes a positive contribution to this significance, but the setting also contains several detracting features including the unlisted Odeon on Hill Street, the bus station of Wakefield Street and the Site itself on Lewis Street.
- 4.60 The Site currently makes a negative contribution to the significance of the Old Police Station.
- 4.61 The Old Police Station (No 8 Red Lion Street and Nos 20-24 even Lewis Road) was built in 1922 as a police station with what appears to have been attached accommodation. It was rebuilt behind retained façades as a mixed use development c.2016-17 under consents first granted in 2014 (13/4739/FUL). In its present form, it is two storeys and a mansard, red brick in a neo-Georgian style. It has a 5 bay façade to Red Lion Street with two bay windows (Figure 4.11). To Lewis Road, it comprises a row of terraced cottages with an arch through to additional accommodation in an inner courtyard (Figure 4.12). There is a further modern extension at the rear along Lewis Road and Wakefield Road.
- 4.62 The setting of the Old Police Station is busy and urban. It includes the busy Red Lion Street with mainly 1930s shops and flats, the unlisted Odeon and the bus station on Wakefield Road. The Site forms part of the setting of the Old Police Station along Lewis Street, which is also heavily used by buses.



Figure 4.11 The Old Police Station from Red Lion Street.



Figure 4.12 The Old Police Station along Lewis Road including the site.

Building of Townscape Merit: The former Town Hall

- 4.63 The former Town Hall has aesthetic interest as a striking piece of late Victorian civic architecture that makes an important contribution to the street scene, and it also has historical and communal interest for its place in the development of Richmond as an increasingly important suburb in the late Victorian period. It continues to have some communal interest for its use as a museum and library.
- 4.64 The setting of the former Town Hall makes a generally positive contribution to its significance, locating within the commercial centre of the town.
- 4.65 The former Town Hall on Hill Street was built in 1891-93 to designs by W J Ansell in a mixed “Elizabethan Renaissance” style. It was badly damaged in World War II and was restored and remodelled to designs by Gordon Jeeves in 1952. It was subsequently significantly altered internally and converted to other uses in the 1980s including restaurant and the Richmond Museum and Central Library to designs by Quinlan Terry as part of the Richmond Riverside project.
- 4.66 Built of red brick with Bath stone dressings, it three storeys to Hill Street and Whittaker Street (Figure 4.13), with a slight lower two storey and mansard roofed portion to the rear facing the river (Figure 4.14). The main façade and entrance faced Whittaker Street with an arched entrance. The façade to Hill Street has turreted bay windows and a pilaster screen on the first and second floors.
- 4.67 Its setting is busy and urban to Hill Street, with the monumental neo-Georgian Richmond Riverside complex to the left an important part of its setting. The other buildings to Hill Street are generally smaller and commercial in character, with Hill Street itself a very busy feature. Whittaker Street is quieter, as is the courtyard at the rear, and the Whittaker House and the river are important parts of this aspect of its setting.
- 4.68 There are views to the former Town Hall down Castle Yard from Lewis Street the look past the Site (Figure 4.15).



Figure 4.13 Former Town Hall, Hill Street facade



Figure 4.14 Former Town Hall, facade to Whittaker Street and the rear courtyard.

Figure 4.15 Former Town Hall seen looking down Castle Yard past the site.





5. Assessment of Application Proposals

- 5.1 The heritage legal and planning policy relevant to the consideration of the application proposals set out in Appendix A of this report. This legal and policy context includes the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF as well as regional and local policy for the historic environment.
- 5.2 In accordance with paragraph 194 of the NPPF, the significance of the designated and non-designated heritage assets that may be affected by the application proposals have been set out in Section 3 of this report.
- 5.3 The NPPF requires local planning authorities to identify and assess significance of a heritage asset that may be affected by the proposals (paragraph 195). They should take the assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.
- 5.4 Account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability, and the desirability of the new development making a positive contribution to local character and distinctiveness (paragraph 197).
- 5.5 When considering the impact of proposals on the significance of designated heritage assets, the NPPF requires (paragraphs 199) that great weight should be given to their conservation and the more important the asset, the greater the weight should be. This is consistent with recent high court judgements (Barnwell Manor, Forge Fields) where great weight should be attached to the statutory duty.
- 5.6 Where a development proposal causes harm to the significance of designated heritage assets, this should either be treated as less than substantial (paragraph 202), or substantial (paragraph 201). In determining the level of harm, the relative significance of the element affected should be taken into account (paragraph 200). Furthermore, local planning authorities are also encouraged to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. According to paragraph 206, proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.
- 5.7 Paragraph 203 of the NPPF concerns the effect of an application on the significance of a non-designated heritage asset and should be taken into account when considering development proposals

with a balanced judgement being required to have regard to the scale of any harm or loss against the significance of the asset.

The Proposals

- 5.8 The proposals include the remodelling of No 2 Castle Yard, including improvements to its façades and two additional stories. The proposed works to the existing building have been informed by a detailed understanding of the surrounding context as well as the understanding of the significance of the surrounding heritage assets. These proposals seek to make best of a well located and accessible site through the provision of office accommodation as well as the refurbishment of the existing building to upgrade the

existing office accommodation.

- 5.9 As the Site is located within the Central Richmond Conservation Area, there will be direct impacts on the CA from changes to the Site.
- 5.10 There will be indirect impacts on heritage assets immediately adjacent to the Site through changes to their setting. The assets potentially affected include Nos 12-14 Hill Street (Grade II), the Odeon Cinema (Grade II), the Richmond Hill Conservation Area, and the non-designated buildings of townscape merit on Hill Street and Red Lion Street/Lewis Street.



Impact of Application Proposals

Direct Impacts

- 5.11 The Site in its present form detracts from the Central Richmond Conservation Area as a result of its poor local environment and the general additions that have been made over the years (which includes signage).
- 5.12 The proposals to reclad the façade and alter the glazing at 2 Castle Yard to make the building more attractive and less hostile will be an improvement and will be beneficial to the CA by altering this detracting element. The package of works have been designed to work with the existing building structure and to enhance the appearance of the building. This includes the loss of the existing roof plant rooms and equipment to facilitate improvements to the overall appearance of the building. This will ensure that there is an improved response to the conservation area. Further, the design of the roof top extension has been carefully considered and is a direct response to the host building, utilising a similar architectural language so that the roof top addition appears as a contextual response to the host building. The upper floors have also been set back through the installation of a horizontal plinth over the bay windows which creates a different plane to the lower stories and subtly differentiates the original building and its extension.
- 5.13 The proposals also deliver accessibility enhancements to the building through the provision of a DDA compliant ramp. Further, there will also be public realm improvements arising from new street trees as well as the improved relationship between the building and the surrounding area. This will reverse the many years of change that the existing building has undergone and will reinvigorate and improve the environmental quality of the surrounding area.
- 5.14 The proposed improvements to the public realm will also be beneficial to the conservation area as the present condition of the Site is poor and detracting feature with considerable scope for change.

Impact on the Central Richmond Conservation Area

- 5.15 The character and appearance of the Central Richmond Conservation Area is set out in section 4 of this report. This included the consideration of the key asset plans prepared by the Council which set out key views, detracting and positive elements found within the conservation area. In this regard, it must be noted that there are no key views identified which involved the site. Instead, views are focussed on other parts of the conservation area and these would be unaffected by the proposed development.
- 5.16 The additional height has been generated through an understanding of the change that the surrounding area has undergone. The historic

plans and images illustrate that this part of the conservation area has always been occupied by development of a significant scale, with buildings of large footprint and increased scale. It is not the typical backland development site where developed is subservient to that which lines the key historic routes through the areas. Instead, development behind the historic frontages is designed to have a 'destination feel' to increase their legibility in the townscape and the conservation area. These proposals reinforce that characteristic that seeks to revitalise a building that has suffered from consequential small changes which have, collectively detracted from the original building. The resultant building is one that responds to the key characteristics of the conservation area and seeks to better reveal its character and appearance.

- 5.17 The application proposals are therefore considered to preserve and enhance the character and appearance of the Central Richmond Conservation Area through a development which better reveals its significance.

Indirect Impacts

- 5.18 In immediate views around Castle Yard, the proposed works including the alterations to the façades at 2 Castle Yard and the construction of an attractive new building on what is now an eyesore car park will be beneficial to the setting of nearby heritage assets.
- 5.19 Those assets that open onto Castle Yard and so have an immediate setting relationship with the Site include the Odeon Cinema (Grade II), the Richmond Hill Conservation Area, the Old Police Station (Building of Townscape Merit), and nos. 20-34 Hill Street (Buildings of Townscape Merit). In each case, the improvements to the Site will improve the setting of these assets, which will benefit their aesthetic significance in particular.

Odeon Cinema (grade II)

- 5.20 The significance of the Odeon Cinema is derived from its interior with it being one of the few remaining scenic cinemas which remain. As such, this particular element of significance would not be affected by the proposed development. There would be views of the proposed development from the rear of the cinema where the exterior of the listed building is more utilitarian and makes much lesser contribution to significance. The historic development section illustrates that, historically, there were buildings of a large footprint and scale to the rear of the Cinema which these proposals maintain. Further, the proposals will revitalise a tired and poor quality building to improve its appearance and its contribution that it makes to the setting of the Odeon Cinema. As a result, there will be slight improvements to the setting of the listed building as a result of the enhancements to the existing building.



5.21 The application proposals will preserve the significance of the grade II listed Odeon cinema and there is an opportunity for enhancement arising from the positive change taking place within the setting of the listed building.

Richmond Hill Conservation Area

5.22 Section 4 sets out the character and appearance of the Richmond Hill Conservation Area and identifies the key views and key components (whether they be negative or positive contributors). At the outset, it must be noted that the proposals will not affect any of the identified key views through the conservation area.

5.23 The application proposals will be largely obscured by interposing development and the character and appearance of the conservation area will be preserved.

The Old Police Station (Building of Townscape Merit)

5.24 The Old Police Station is immediately to the east of the site, on the opposite side of Lewis Road. The application proposals would have a positive impact on the setting of the building of townscape merit through change which improves the appearance of the existing building which will have a consequential improvement on the surrounding townscape. The proposals will also have a positive impact on the legibility and activity within the area. The proposals are therefore considered to enhance the contribution made by the site to the significance (via setting) of the Building of Townscape Merit).

Nos. 20-34 Hill Street (Buildings of Townscape Merit)

5.25 Nos. 20 to 34 Hill Street are to the west of the site, and line Hill Street as a key element within the conservation area. The street network is tight and any views of the buildings of townscape merit are oblique and show the terrace in its entirety. There would be a glimpsed view looking along Castle Yard towards the site. In such a view, the positive enhancements to the host building would be discernible and would improve the relationship of the building to these buildings of townscape merit. As has been illustrated by the historic development section, there has always been development of a large footprint and scale to rear of the historic street pattern. These proposals will significantly improve this relationship with a building that enhances its immediate setting and improves the relationship with those surrounding it.

5.26 The application proposals will, as a minimum, preserve the significance of these buildings of townscape merit through positive change within their setting. There is an opportunity for enhancement as a result of the local environmental improvements.

Former Town Hall (Building of Townscape Merit)

5.27 The former Town Hall is to the west of the site, on the opposite side of Hill Street. The building is best appreciated from the small alleyway to Castle Yard which allows for a view directly towards the front elevation of the building. There will be an awareness of the proposed development in such views, but the key element of interest, the former Town Hall, would remain discernible and the proposals would not be seen in any backdrop. The application proposals would therefore preserve its significance.

Considerations against Legislation and Policy

Statutory Duties

5.28 The Planning (Listed Buildings and Conservation Areas) Act 1990 place a duty upon the decision maker in determining applications to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

5.29 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the decision maker in determining applications for planning permission to have special regard to the desirability of preserving the character and appearance of conservation areas.

5.30 This statement has identified the significance of the designated and non-designated heritage assets which could be affected by the application proposals and concludes that the application proposals will preserve the character and appearance of the Central Richmond Conservation Area and will preserve the significance of the surrounding listed buildings. There is also an opportunity for enhancement through the positive change to the external appearance.

NPPF (revised 2021)

5.31 The significance of the heritage assets (both designated and non-designated), as required by paragraph 194 of the NPPF, has been set out in Section 3 of this report. In accordance with paragraphs 199 of the NPPF, the application proposals will preserve the character and appearance of the Central Richmond Conservation Area and will preserve the significance of the surrounding listed buildings and Buildings of Townscape Merit. There is also the opportunity to enhance through the positive change to the exterior of the host building through a carefully designed scheme which reverses the many years of poor maintenance and change to the building.

5.32 The conservation of heritage assets has, in line with paragraph 199 of the NPPF, been given great weight and provides an opportunity for new development to better reveal the significance of the surrounding heritage assets (paragraph 206). Accordingly, the application proposals are in accordance with the NPPF.

London Plan (2021)

5.33 This statement demonstrates that the application proposals that could be affected have been identified and their significance assessed. The proposals will ensure that the heritage values of the surrounding area are preserved and will be enhanced through a carefully designed and high-quality scheme. The proposals are therefore in accordance with Policy HC.1 of the London Plan.

Local Policy

5.34 The proposals will enhance local character and design quality through a carefully designed scheme which responds to the local context (LP1). The Building heights of the local context have been analysed and the scheme directly responds to this by being a contextual response informed by the historic development of the area. This has included an understanding of the historic map regression as well as aerial photographs (LP2). Further, the proposals will preserve and enhance designated and non-designated heritage assets (LP3 & LP4). Key views and vistas will also be preserved.

Appendix A: Heritage Planning Policy Context

Legislation

Planning (Listed Building and Conservation Areas) Act 1990

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

According to Section 69 of the Act a Conservation Area is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

Section 69 further states that it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly. Adding, The Secretary of State may from time to time determine that any part of a local planning authority’s area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Further provisions are detailed in Section 74 of the Act.

Recent case law¹ has confirmed that Parliament’s intention in enacting Section 66 (1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means “to do no harm”. This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against

public benefits as required by national planning policy. This can also logically be applied to the statutory tests in respect of conservation areas. Similarly, it has also been proven that weight must also be given to heritage benefits.

National Planning Policy

National Planning Policy Framework (NPPF) July 2021

The National Planning Policy Framework (NPPF) was published on 20th of July 2021 and sets out the Government’s planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.

When determining Planning Applications, the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the ‘golden thread’ which is expected to run through the plan-making and decision-taking activities. It should be noted however, that this is expected to apply except where this conflicts with other policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets , as set out in paragraph 11 of the NPPF. Within section 12 of the NPPF, ‘Achieving well-designed places’, Paragraphs 126 to 136, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high-quality places. This section of the NPPF affirms the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 16, ‘Conserving and Enhancing the Historic Environment’, Paragraphs 189-208, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance .

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that

the conservation of the historic environment can bring;

- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 191 of the NPPF states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

In order to determine applications for development, Paragraph 194 of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting . Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 195, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraph 196 adds that where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraphs 199 to 204 consider the impact of a proposed development upon the significance of a heritage asset . Paragraph 199 emphasises that when a new development is proposed, great weight should be given to the asset’s conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

Paragraph 202 advises that where a development will cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 203 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. Adding, that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 204 stipulates that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to

¹ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) Historic England (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

ensure the new development will proceed after the loss has occurred.

In addition, Paragraph 206 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Adding, proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 207 importantly clarifies that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Adding, loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage (now Historic England) defined this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

National Guidance

Planning Practice Guidance (NPPG) 2019

Planning Practice Guidance (PPG) was introduced by the Government as a web-based resource on 6th March 2014 and is updated regularly, with the most recent update on 23rd July 2019. The PPG is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.

Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key

element of the heritage asset's special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The PPG makes clear that the delivery of development within the setting of heritage assets has the potential to make a positive contribution to, or better reveal, the significance of that asset.

Finally, the PPG provides in depth guidance on the importance of World Heritage Sites, why they are important and the contribution setting makes to their Outstanding Universal Value. The PPG also provides guidance on the approaches that should be taken to assess the impact of development on the Outstanding Universal Value of World Heritage Sites.

Historic England Guidance - Overview

On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), 'GPA1: Local Plan Making' (Published 25th March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015) and 'GPA3: The Setting of Heritage Assets' (December 2017).

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

In addition to these documents, Historic England has published several core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; 'HEAN1: Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)', 'HEAN2: Making Changes to Heritage Assets' (25th February 2016) and 'HEAN3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015). In addition to these 'HEAN4: Tall Buildings' (December 2015), 'HEA:#N7: Local Heritage Listing: Identifying and Conserving Local Heritage (Second Edition, January 2021)', 'HEAN10: Listed Buildings and Curtilage' (21st February 2018) and, 'HEAN12: Statements of Heritage

Significance' (October 2019). Collectively, these Advice Notes provide further information and guidance in respect of managing the historic environment and development within it.

Historic England Good Practice Advice Note 1 (GPA1): The Historic Environment in Local Plans (March 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to 'inform the nature of allocations so development responds and reflects local character'.

Further information is given relating to cumulative impact, 106 agreements, stating 'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.' It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

Historic England Good Practice Advice Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that 'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

Historic England Good Practice Advice Note (GPA3): The Setting of Heritage Assets (December 2017)

This is used to understand the surroundings of a heritage asset which may contribute to its significance. It aids practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG, once again advocating a stepped approach to assessment.

It amalgamates 'Seeing the History in the View' (2011) and 'Setting of Heritage Assets' (2015) forming one succinct document which focuses on the management of change within the setting of heritage assets.

The guidance is largely a continuation of the philosophy and approach of the previous documents, albeit now with a greater emphasis on the contribution that views to and from heritage assets make to their significance. It reaffirms that setting should be understood as the way in which an asset is experienced.

The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It identifies that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, as well as further weighing up the potential public benefits associated with the proposals. It clarifies that changes within the setting of a heritage asset may have positive or neutral effects.

It highlights that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using a '5-step process' in order to assess the potential impact of a proposed development on the setting and significance of a heritage asset, with this 5-step process similar to that utilised in earlier guidance:

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

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

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

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

Step 5: Make and document the decision and monitor outcomes

Historic England Advice Note 1 (HEAN1): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)

First published by English Heritage March 2011 as: Understanding Place: Conservation Area Designation, Appraisal and Management and republished as Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 2016, Historic England Advice Note 1 (HEA): Conservation Area

Appraisal, Designation and Management (Second Edition, February 2019) continues to support the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management.

This second edition updates the advice in light of the publication of the 2018 National Planning Policy Framework and gives more information on the relationship with local and neighbourhood plans and policies. It is also re-ordered, to underline the staged approach to the appraisal, designation and management of conservation areas, while continuing to offer advice on managing conservation areas so that the potential of historic areas worthy of protection is fully realised. It has also been updated to give more information on innovative ways of handling conservation appraisals, particularly community involvement beyond consultation, character assessment and digital presentation.

This document identifies different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;
- Those linked to a particular industry or individual with a particular local interest;
- Where an earlier, historically significant, layout is visible in the modern street pattern; Where a particular style of architecture or traditional building materials predominate; and
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, and often beneficial, and this document provides guidance in respect of managing change in a way that conserves and enhances conservation areas. It also identifies ways in which suitable areas can be identified for designation as new conservation areas or extensions to conservation areas through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations.

Historic England Advice Note 2 (HEAN2): Making Changes to Heritage Assets (February 2016)

The purpose of this document is to provide information in respect of the repair, restoration and alterations to heritage assets. It promotes guidance for both LPAs, consultants, owners, applicants and other interested parties in order to promote well-informed and collaborative conservation.

The best way to conserve a building is to keep it in use, or to find an appropriate new use. This document states that 'an unreasonable, inflexible approach will

prevent action that could give a building new life...A reasonable proportionate approach to owners' needs is therefore essential'. Whilst this is the case, the limits imposed by the significance of individual elements are an important consideration, especially when considering an asset's compatibility with Building Regulations and the Equality Act. As such, it is good practice for LPAs to consider imaginative ways of avoiding such conflict.

This document provides information relating to proposed change to a heritage asset, which are characterised as:

- Repair;
- Restoration;
- Addition and alteration, either singly or in combination; and
- Works for research alone.

Historic England Advice Note 3 (HEAN3): The Historic Environment and Site Allocations in Local Plans (October 2015)

This document provides information for those involved in the site allocation process, particularly when implementing historic environment legislation, relevant policy within the NPPF and related guidance found within the Planning Practice Guidance (PPG).

The inclusion of sites within a Local Plan can provide the opportunity to ensure that new development will avoid harming the significance of both designated and non-designated heritage assets, including effects on their setting. Furthermore, this document highlights the ways in which the process of site allocation may present opportunities to better reveal the historic environment. It sets out a five-step methodology which can assist in appropriate site selection:

Step 1: Identify which heritage assets are affected by the potential site allocation;

Step 2: Understand what contribution the site (in its current form) makes to the significance of heritage asset(s);

Step 3: Identify what impacts the allocation might have on that significance;

Step 4: Consider maximising enhancements and avoiding harm; and

Step 5: Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness.

Historic England Advice Note 4 (HEAN4): Tall Buildings (December 2015)

This document updates and supersedes 'Guidance on Tall Buildings' (2007) previously published by English Heritage and CABE. The 2007 guidance provided an explanation as to the approaches that the two organisations take when evaluating tall buildings proposals.

Due to their size and widespread visibility tall buildings can significantly affect the

character, appearance and identity of towns and cities. When positioned within the right locations and designed to a high standard they can provide excellent examples of architecture and make a positive contribution to the townscape and urban life of an area. Tall buildings situated within the wrong area and/or not well-designed, however, can harm the valuable qualities of a place.

Historic England notes that the definition of a 'tall building' is informed by the surrounding townscape. For example, a ten-storey structure within neighbourhood of two-storey buildings is thought of as a tall building by comparison, whereas the same building proposed within the built-up city centre may not.

As previously discussed, Paragraph 193 of the NPPF makes clear that 'great weight' is attached to the conservation of designated heritage assets, including their settings and, furthermore, the design policies found in Paragraphs 124 to 132 reference the importance of good design which responds to local character and history, as well as the importance of integrating new buildings into the historic environment.

This document endorses the plan-led approach included within the NPPF which encourages LPAs to identify locations where tall buildings could be acceptable and generally consider the scope for tall buildings when producing Local Plans. This document outlines the advantages of including tall building policies within Local Plans.

In terms of planning applications, it advocates discussing proposals with the LPA and Historic England at an early stage, in accordance with Paragraphs 39-46 of the NPPF. Furthermore, a clear and concise checklist of application documents is included.

The following design criterion is provided in order to assist applicants in design development:

- Architectural quality;
- Sustainable design and construction;
- Credibility of the design;
- Contribution to public space and facilities;
- Consideration of the impact on the local environments (and particularly at ground level); and
- Provision of a well-designed inclusive environment.

Furthermore, it is essential that a scheme of high quality will have a positive relationship with the following:

- Topography;
- Character of place;
- Heritage assets and their settings;

- Height and scale of development (immediate, intermediate and town-or-city-wide);
- Urban grain and streetscape;
- Open spaces;
- Rivers and waterways;
- Important views including prospects and panoramas; and
- The impact on skyline.

Historic England Advice Note 7 (HEAN7): Local Heritage Listing: Identifying and Conserving Local Heritage (Second Edition, January 2021)

First published by English Heritage in 2012 under the title 'Good Practice Guide for Local Heritage Listing', HEA7: Local Heritage Listing: Identifying and Conserving Local Heritage supersedes the first edition of the published guidance; Historic England Advice Note 7: Local Heritage Listing (2016), reflecting the changes made to the Planning Practice Guidance in 2019.

The updated advice seeks to support communities and local authorities in the introduction of a local heritage list in their area or for those wishing to make changes to an existing list which may have already been adopted. It observes the value of a local heritage list and seeks to adopt a consistent and accountable approach to the identification and management of heritage assets at a local level.

Historic England notes that inclusion on a local heritage list based on sound evidence and criteria delivers a consistent and accountable way of recognising non-designated heritage assets, no matter how they are identified, to the benefits of good planning for the area and of owners, developers and others wishing to understand local context fully. By providing clear and up-to-date information, backed by policy set out in the NPPF (2019), a local heritage list which has been available on the website of a local planning authority and via the Historic Environment Record (HER) provides clarity on the location and identification of non-designated heritage assets.

Regarding the identification of non-designated heritage assets, Historic England builds on the guidance set out in Planning Practice Guidance (2019) in defining a non-designated heritage asset, highlighting that they can be identified in several ways, including:

- Local Heritage Lists;
- Local and Neighbourhood Plans;
- Conservation Area Appraisals and Reviews;
- Decision-making on planning applications.

Whilst the advice notes that planning protections for non-designated heritage

assets are not as strong as those for designated heritage assets, it highlights that they are still important, referring to the importance of paragraph 197 of the NPPF (2019), which requires local planning authorities to take into account the desirability of sustaining and enhancing the significance of such heritage assets.

This document draws on good practice across the country in developing a new local heritage list or making improvements to an existing one. Importantly, this advice should be seen as a starting point. In order to remain flexible enough to respond to local needs, decisions on the ways in which assets are identified, and the system adopted for managing the local heritage list, are matters for local planning authorities and their communities. This advice does, however, set out methods for setting up and managing a local list to provide ideas on how this might be done, including providing a clear criterion setting commonly applied selection criteria for assessing the suitability of assets for inclusion in a local heritage list.

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5 and is currently in the process of being updated. Nevertheless, it remains relevant to the current policy regime in that emphasis is placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (paragraph 25).

Strategic Policy

The London Plan 2021

The new London Plan was adopted in March 2021. The Plan forms part of the strategic Development Plan and sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. It replaces all previous versions of the London Plan.

The concept of Good Growth, growth that is socially and economically inclusive and environmentally sustainable, underpins the new London Plan 2021, ensuring that it is focused on 'sustainable development' for future generations.

Policy D1 'London's form, character and capacity for growth' places a duty on the London Boroughs to define an area's character at a local level in order to understand its capacity for growth. Policy D1 states that a Borough's area

assessment should cover the urban form and structure the area (for example the existing townscape qualities including building height and density), as well as the historical evolution and the identification of heritage assets, including an assessment of their significance and contribution to local character. Assessments should also identify important views and landmarks.

Policy D3 'Optimising site capacity through the design-led approach' seeks every new development to make the most efficient use of land by optimising its capacity, through a 'design-led approach'. A design-led approach to optimising site capacity should be based on an evaluation of the site's attributes, its surrounding context and its capacity for growth to determine the appropriate form of development for that specific site. Good design and good planning are intrinsically linked, with the form and character of London's buildings and spaces must be appropriate for their location, fit for purpose, respond to changing needs of Londoners, be inclusive and make the best use of the finite supply of land. Development should be designed to respond to the special characteristics of its locality, which could include a predominant architectural styles/building material; architectural rhythm; distribution of building forms and heights; and heritage, architectural or cultural value. In specific regard to heritage, Policy D3 states development should 'respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character'.

Policy D9 'Tall Buildings' states that Development Plans at a local level should define what is considered a tall building for specific localities, though it is noted that this should not be less than 6 storeys, or 18 metres measured from ground to the floor level of the uppermost storey. It states that boroughs should determine if there are locations where tall buildings may be an appropriate form of development. This process should include engagement with neighbouring boroughs that may be affected by such developments. Additionally, any future development proposal for a tall building should address its potential visual impacts, including long-range, mid-range and immediate views from the surrounding streets. The Plan requires tall buildings to reinforce hierarchy of the local and wider context, aiding legibility and wayfinding with the locality, whilst the materials and architectural quality should be of an exemplary standard to ensure that the appearance and architectural integrity of the building is maintained through its lifespan. Proposals should take account of and avoid harm to, the significance of London's heritage assets and their settings. Proposals resulting in harm will require clear and convincing justification, demonstrating that alternatives have been explored and that there are clear public benefits that outweigh that harm. The cumulative impacts of proposed, consented and planned tall buildings within an area must also be considered when assessing a tall building proposal.

Chapter 7 of the Plan sets out the relevant policies concerning development within the historic environment, stating that the built environment, combined with its historic landscapes, provides a unique sense of place within the city, whilst layers of architectural history provide an environment that is of local, national and international value. The Plan seeks to identify and promote sensitive management of London's heritage assets, in tandem with the promotion of the highest standards of architecture, maintaining the blend of old and new that

contributes to the city's unique character. Policy HC1: 'Heritage conservation and growth' states:

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
 1. setting out a clear vision that recognises and embeds the role of heritage in place-making
 2. utilising the heritage significance of a site or area in the planning and design process
 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
 4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

4London is home to four UNESCO World Heritage Sites, being among the most important cultural heritage sites in the world, standing as key features of London's identity as a 'world city'. The Plan seeks to protect, conserve World Heritage Sites to promote and transmit their Outstanding Universal Value on to future generations. Policy HC2 'World Heritage Sites' states:

- A. Boroughs with World Heritage Sites, and those that are neighbours to authorities with World Heritage Sites, should include policies in their Development Plans that conserve, promote, actively protect and interpret the Outstanding Universal Value of World Heritage Sites, which includes the authenticity and integrity of their attributes and their management.
- B. Development proposals in World Heritage Sites and their settings, including any buffer zones, should conserve, promote and enhance their Outstanding Universal Value, including the authenticity, integrity and significance of their attributes, and support their management and protection. In particular, they should not compromise the ability to appreciate their Outstanding Universal Value, or the authenticity and integrity of their attributes.
- C. Development proposals with the potential to affect World Heritage Sites or their settings should be supported by Heritage Impact Assessments. Where development proposals may contribute to a cumulative impact on a World Heritage Site or its setting, this should be clearly illustrated and assessed in the Heritage Impact Assessment.
- D. Up-to-date World Heritage Site Management Plans should be used to inform the plan-making process, and when considering planning applications, appropriate weight should be given to implementing the provisions of the World Heritage Site Management Plan.

Policy HC3 'Strategic and Local Views' concerns the protection of viewpoints within the city, recognising the significant contribution views make to the image and character of London at the strategic level, with the Mayor seeking to protect the composition and character of these views. Policy HC3 specifically states:

- A. Strategic Views include significant buildings, urban landscapes or riverscapes that help to define London at a strategic level. They are seen from places that are publicly-accessible and well-used. The Mayor has designated a list of Strategic Views (Table 7.1) that he will keep under review. Development proposals must be assessed for their impact on a designated view if they fall within the foreground, middle ground or background of that view.
- B. Within the designated views, the Mayor will identify landmarks that make aesthetic, historic, cultural or other contributions to the view and which assist the viewer's understanding and enjoyment of the view.
- C. The Mayor will also identify Strategically-Important Landmarks in the views that make a very significant contribution to the image of London at the strategic level or provide a significant cultural orientation point. He will seek to protect vistas towards Strategically-Important Landmarks by designating landmark viewing corridors and wider setting consultation areas. These elements together form a Protected Vista. Each element of the vista will

require a level of management appropriate to its potential impact on the viewer's ability to recognise and appreciate the Strategically-Important Landmark. These and other views are also subject to wider assessment beyond the Protected Vista.

- D. The Mayor will also identify and protect aspects of views that contribute to a viewer's ability to recognise and appreciate a World Heritage Site's authenticity, integrity, and attributes of Outstanding Universal Value. This includes the identification of Protected Silhouettes of key features in a World Heritage Site.
- E. The Mayor has prepared Supplementary Planning Guidance on the management of the designated views – the London View Management Framework Supplementary Planning Guidance (LVMF SPG). The Mayor will, when necessary, review this guidance.
- F. Boroughs should include all designated views, including the protected vistas, in their Local Plans and work with relevant land owners to ensure there is inclusive public access to the viewing location, and that the view foreground, middle ground and background are effectively managed in accordance with the LVMF SPG.
- G. Boroughs should clearly identify local views in their Local Plans and strategies. Boroughs are advised to use the principles of Policy HC4 London View Management Framework for the designation and management of local views. Where a local view crosses borough boundaries, the relevant boroughs should work collaboratively to designate and manage the view.

Essentially the London Plan 2021 seeks to celebrate London's rich history, ensuring the character of an area underpins how it will grow and develop in the future. The Plan encourages the enhancement of the historic environment and looks favourably upon proposals which seek to maintain the significance and setting of the city's heritage assets.

Local Plan Policy

Adopted Local Plan

The Local Plan was adopted in July 2018 and provides the policies and guidance for the development of the Borough. The following policies are relevant to this application:

Policy LP1 – Local Character and Design Quality;

Policy LP2 – Building Heights;

Policy LP3 – Designated Heritage Assets;

Policy LP4 – Non-Designated Heritage Assets;

Policy LP5 – Views and vistas

A Draft Local Plan is being prepared although is at the early stages of

adoption.

Appendix B: Heritage Asset Plan

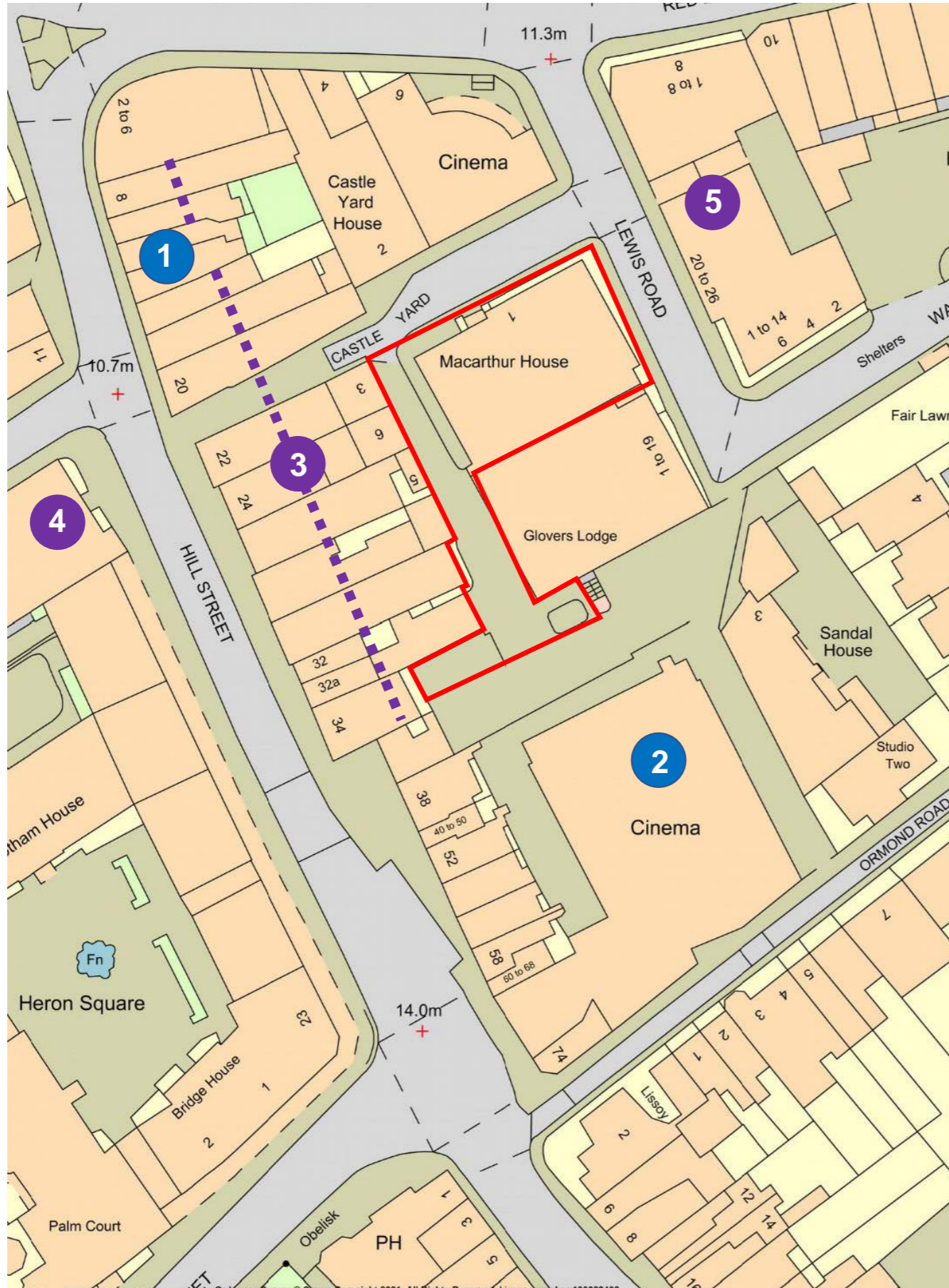


Table 2.1: Listed buildings potentially affected by the proposals

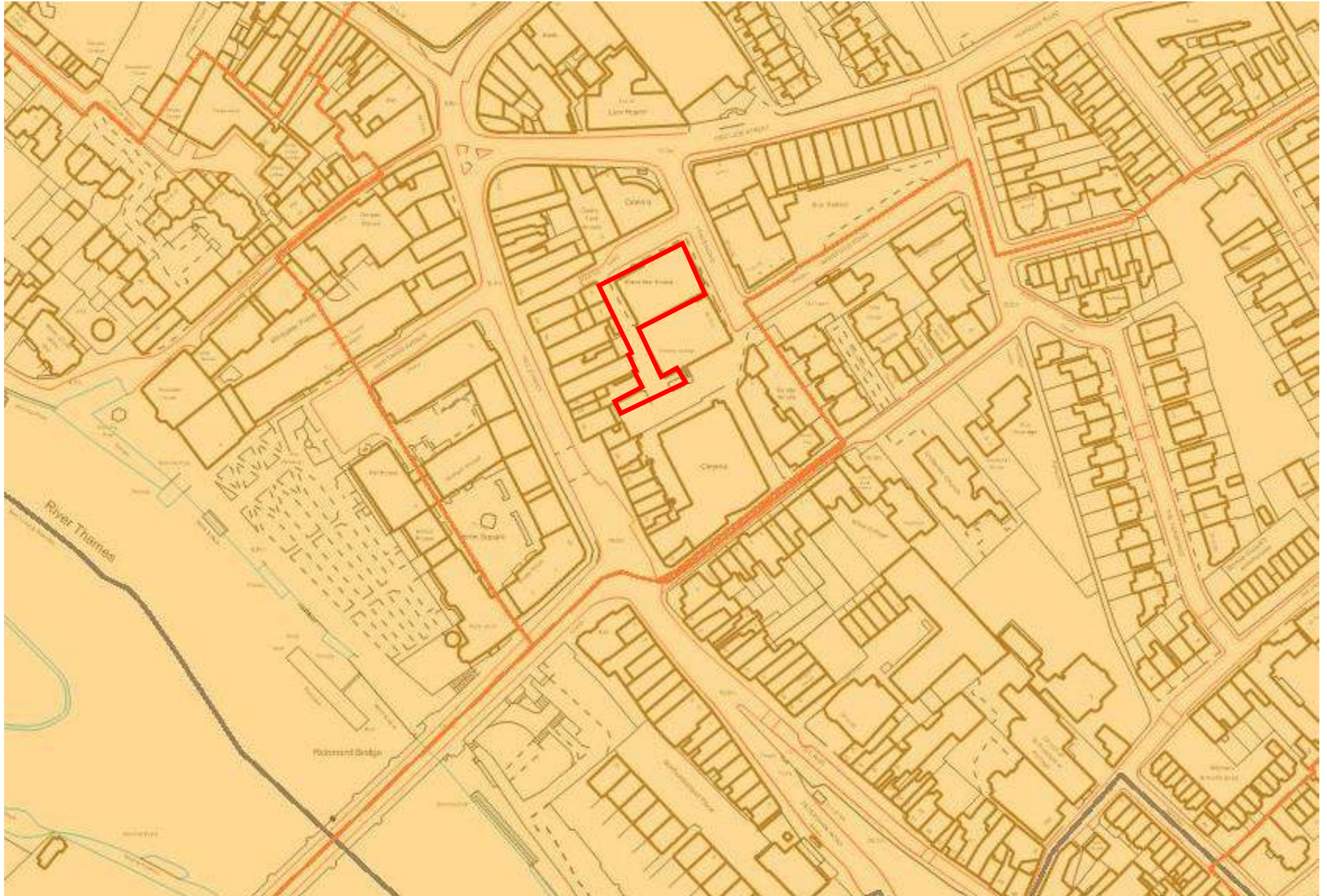
Key	Name, Address	Grade
1	12, 14 Hill Street	II
2	Odeon Cinema, Hill Street	II

Table 2.2: Conservation Areas potentially affected by the proposals

Key	Name, Address	Date of Designation
A	Central Richmond	1969
B	Richmond Hill	1969

Table 2.3: Non-designated Heritage Assets potentially affected by the proposals

Key	Name, Address
3	Nos 8, 10 and 16-34 (even) Hill Street
4	Former Town Hall on Hill Street
5	Old Police Station (No 8 Red Lion Street and Nos 20-24 even Lewis Road)



Appendix C: List Descriptions

15/12/2021, 11:25

12 AND 14, HILL STREET, Non Civil Parish - 1357710 | Historic England

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1357710**

Date first listed: **25-Jun-1983**

Statutory Address 1: **12 AND 14, HILL STREET**

Location

Statutory Address: **12 AND 14, HILL STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Greater London Authority**

District: **Richmond upon Thames (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 17781 74724**

Details

1. 5028 HILL STREET (east side)

Nos 12 and 14 TQ 1774 NE 20A/61

II

2. Early C19, altered; 3 storeys. Three windows. Tiled roof with parapet. Brick facade. First floor windows have semi-elliptical gauged arches and the central second floor window is blind. Modern shop fronts. Upper storey also altered.

Listing NGR: TQ1777974723

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: **205473**

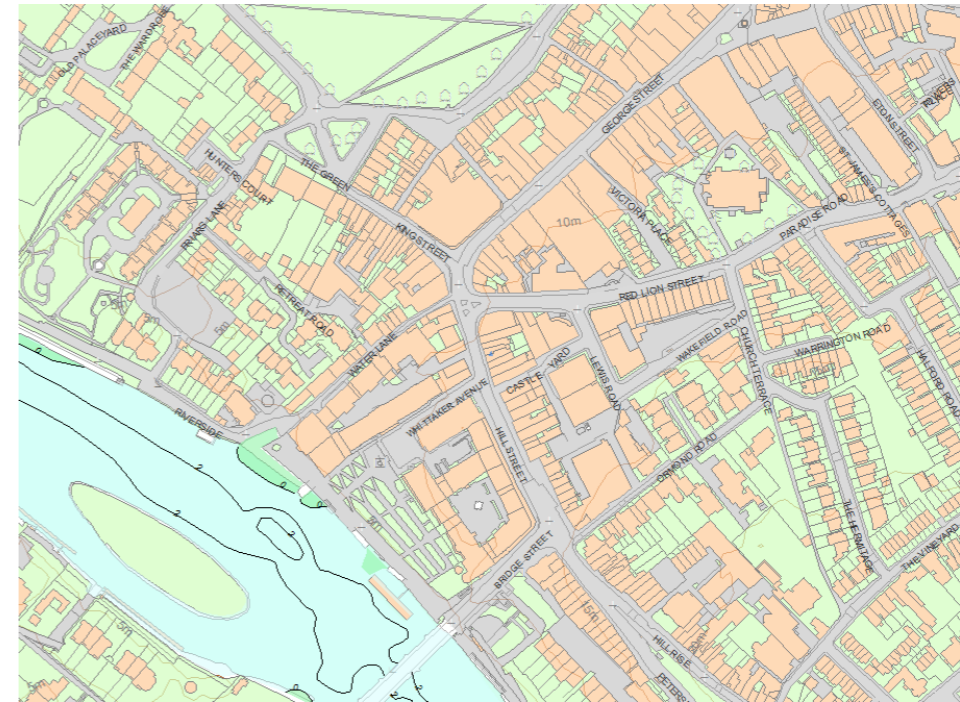
Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

15/12/2021, 11:25

12 AND 14, HILL STREET, Non Civil Parish - 1357710 | Historic England



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 15-Dec-2021 at 11:11:23.

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End of official list entry

15/12/2021, 11:26

Odeon Cinema, Non Civil Parish - 1254263 | Historic England

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1254263**

Date first listed: **26-Mar-1990**

Statutory Address 1: **Odeon Cinema, Hill Street**

Location

Statutory Address: **Odeon Cinema, Hill Street**

The building or site itself may lie within the boundary of more than one authority.

County: **Greater London Authority**

District: **Richmond upon Thames (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 17847 74632**

Details

TQ 1774 NE 204/101

HILL STREET Odeon Cinema

GV II Cinema. 1930 by Julian Leathart and W.R.Grainger. Steel frame clad in brick with faience front. Plan of double-height auditorium with balcony at right angles to street reached via series of long narrow foyers, with offices over entrance foyer.

Three-storey, three-bay front in Art Deco style. Later C20 entrance doors. Art Deco chevrons to metal glazing of windows, which are set in recessed three-bay central feature articulated by giant order of piers with Ionic Art Deco capitals separating coloured panels with lion's mask features. This central feature is flanked by stepped bands which run beneath raised dentilled cornice; coved parapet with bead and reel beneath Art Deco cornice.

Interior: entrance foyer has piers with Mayan-style friezes and Art Deco Ionic capitals to scroll brackets and decorative cornice surrounding D-shaped ceiling; scrolled Spanish-style architraves to doorways. Other foyers have panelled Spanish-style doors, good original light fittings, moulded corning and scrolled Spanish-style plasterwork to architraves and wall brackets. Auditorium retains 'atmospheric' proscenium surround of a Spanish courtyard with seven elaborate metal grilles to centre, aediculed openings to sides and loggias with pantiles along auditorium walls; coffered ceiling with original lights.

One of only three surviving 'atmospheric' interiors in Britain, the others being The Academy, Brixton, and The Rainbow Theatre, Finsbury Park (q.v.).

Listing NGR: TQ1784774632

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: **437710**

Legacy System: **LBS**

Sources

Books and journals

Atwell, D, Cathedral of the Movies: A History of British Cinemas and their Audiences, (1980), 78-80

Legal

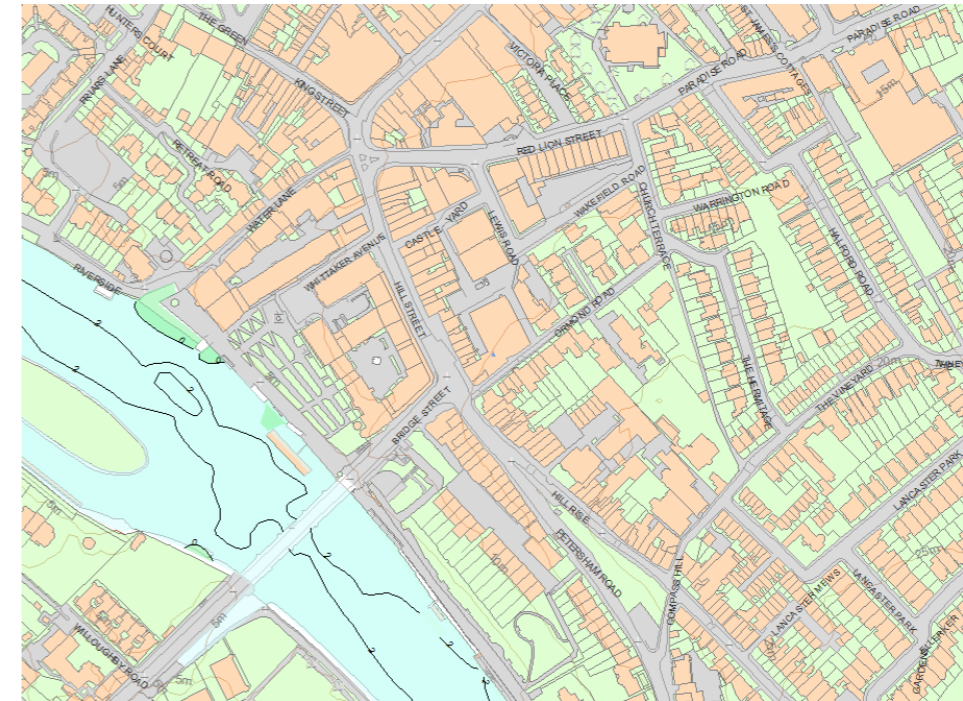
<https://historicengland.org.uk/listing/the-list/list-entry/1254263?section=official-listing>

1/2

15/12/2021, 11:26

Odeon Cinema, Non Civil Parish - 1254263 | Historic England

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Map

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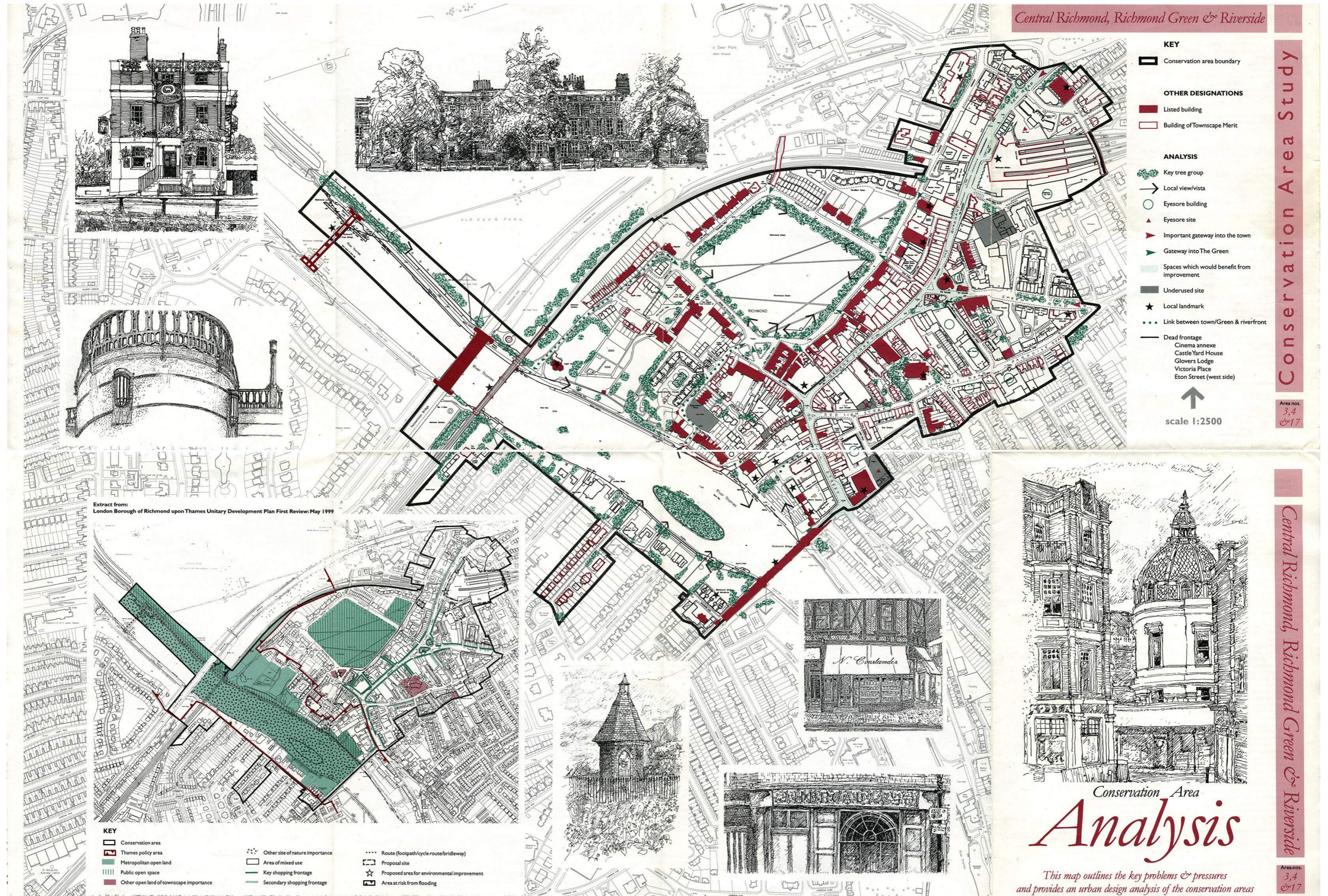
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2/2

Appendix D: Central Richmond Conservation Area Asset Appraisal



Appendix E: Richmond Hill Conservation Area Asset Appraisal



3rd Floor
News Building
3 London Bridge Street
London
SE1 9SG

1st Floor
1 Canon Harnett Court
Wolverton Mill
Milton Keynes
MK12 5NF

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