



4.0

# HERITAGE ANALYSIS

4.1

# HERITAGE ANALYSIS INTRODUCTION

The following section on the Heritage Analysis incorporates advice by KM Heritage.

## ABOUT KM HERITAGE

KMHeritage provides advice, guidance and support on all aspects of development in the historic built environment. With a background in the private and public sectors, KMHeritage understands the needs and objectives of the various parties to the development process.

Experience in private sector architecture, in local government conservation and at English Heritage allows KMHeritage to offer broad insight, knowledge of processes and an expert understanding of historic buildings and areas. KMHeritage advises owners, developers, architects and surveyors, planners, conservation and design teams, public sector heritage bodies, amenity groups, regeneration agencies and all who have a stake in the historic built environment.

## HERITAGE COMMENTARY ON THE EXISTING BUILDING

Nos 50-56 Sheen Road are included as Buildings of Townscape Merit in the Council’s local list, and are located in the Sheen Road Conservation Area. There are a number of listed buildings nearby including Nos 34-46 and Nos 41-45 Sheen Road. In townscape terms 50-56 Sheen Road sits at an important junction of Sheen Road and Church Road, two key routes across this part of the borough.

The existing buildings have been in hotel use since at least the 1970s, with the present configuration that includes the extensions along Church Road and Sydney Road dating from the mid-late 1990s. The buildings facing Sheen Road retain a semblance of the original paired semi-detached villa appearance that they once possessed but change and adaptation for hotel use has diluted this character over time. Some aspects of the present appearance of the buildings is unfortunate; the extensive use of yellow pebbledash, the blankness of the elevation above the main entrance on Sheen Road, the awkwardness of the interstitial mansard treatment on both main road elevations are just some examples. It is clear that all that remains of the original villas is expressed in the Sheen Road elevations; internally and to the rear little remains of any mid-19th century appearance or fabric.



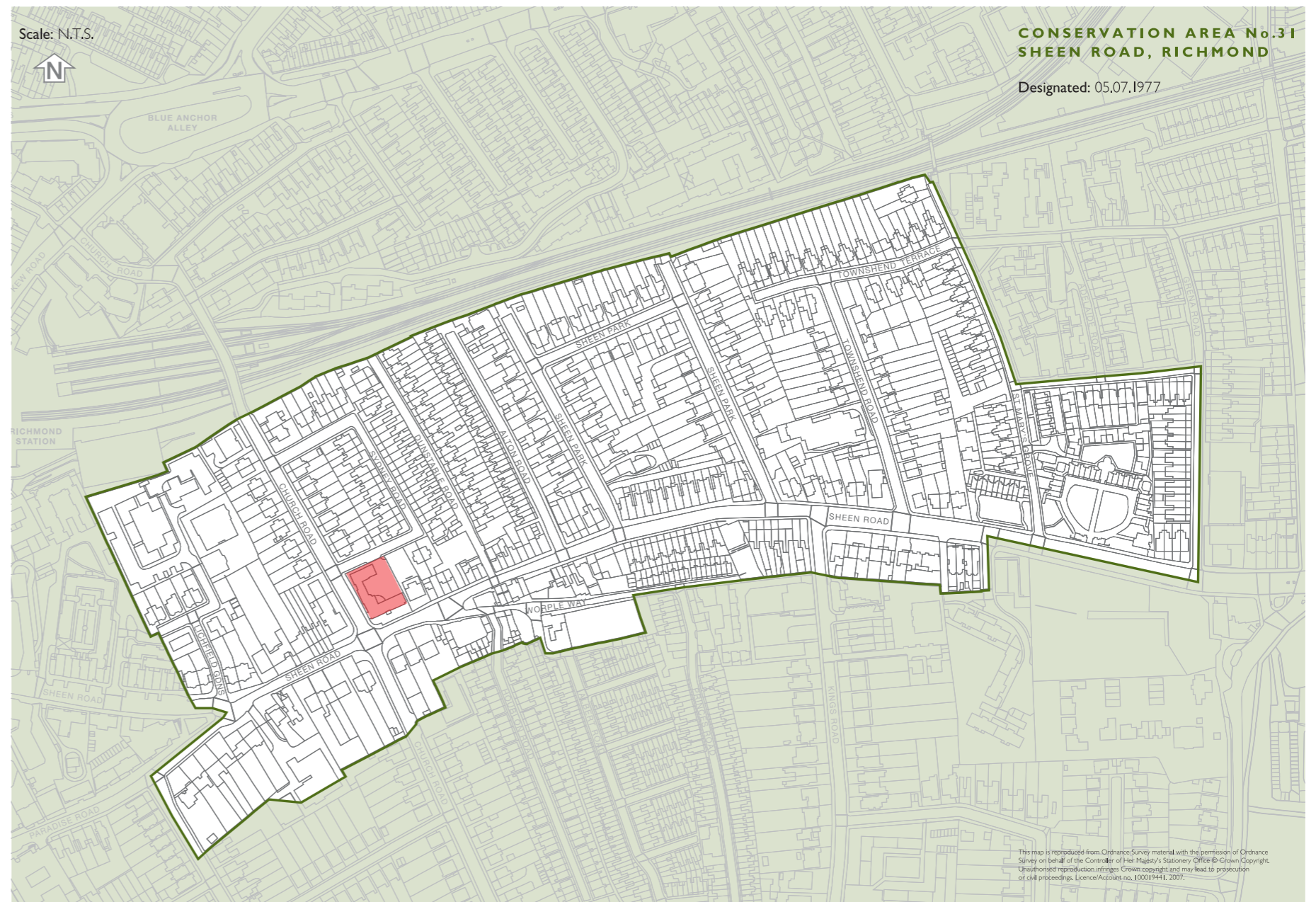
4.2

# CONSERVATION AREA

## 4.2.1 CONSERVATION AREA 31-SHEEN RD

The site is located within the Sheen Road Conservation Area which adjoins three other conservation areas to the South and West. Sheen Road is the historic route from Richmond to London.

The conservation area is characterised as having two distinct elements: the development along Sheen Road, which includes a large number of 18th and early to mid-19th century buildings; and the later 19th century residential streets of terraced and semi-detached house running up to the railway line north of Sheen Road. The prevailing building material is London stock brick with slate roofing. Painted brick and rendered finishes are also present.



Conservation Area 31 - Sheen Road, Richmond

■ Proposal Site



4.3

# CHARACTER STUDY

## SHEEN ROAD CONSERVATION AREA

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1  
40-46 Sheen Road  
Grade II Listed building



2  
32 Church Road  
Positive reference



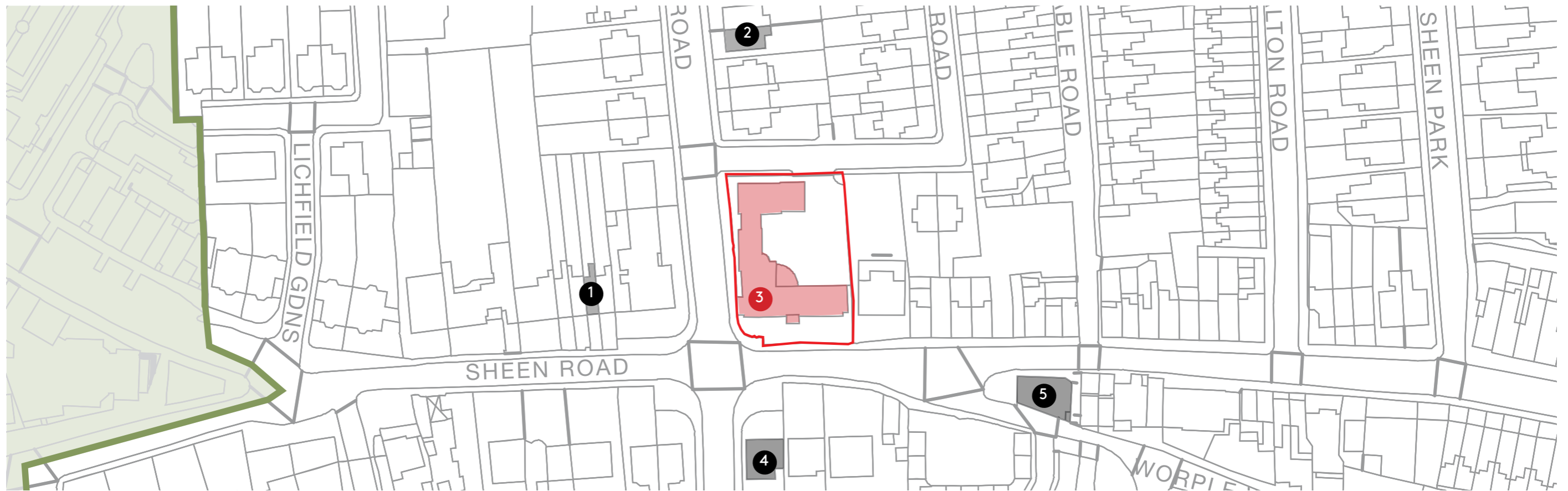
3  
Richmond Inn



4  
51 Sheen Road  
Positive reference



5  
Red Cow (17th century pub)  
Landmark

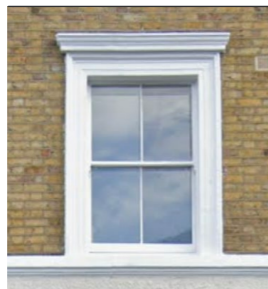


4.4

# EXISTING CONTEXT ANALYSIS

## SHEEN ROAD ANALYSIS

### DETAILING



Traditional window frame and horizontal cornice

2



32 Sheen Road



Shallow pitched roof

3



50-56 Sheen Road - BTM



Traditional roof cornice

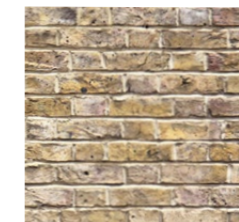


Traditional window frame and cornice

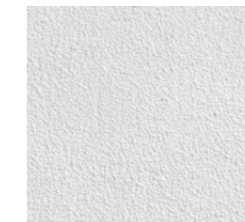
### MATERIALITY

Building elevations to Sheen Road are varied, however they consist predominantly of Georgian terraced mixed-use buildings and Victorian detached or semi-detached houses. The buildings have front facing brick facades punctured with redbrick framed sash windows. Shallow pitched roofs, typically finished with slate tiles, add to the character of the street scene.

The brickwork varies in colour from yellow to brown or red, but it is predominantly London stock brick. Some houses have a partly rendered finish starting from the basement level and others are completely rendered and painted white.



The majority of terrace buildings on Sheen Road have yellow stock brick.



Some houses have a white render finish to full height or only to ground floors.



Slate roof



Stone on window cills and parapet copings.



White painted timber window frames.



Black metal rain water pipes and hoppers.

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PHOTOGRAPHS OF EXISTING BUILDING

RICHMOND INN



1. North facing view of the building



2. Entrance to the building from Sheen Road



3. Church Road Elevation close up



4. View of courtyard from Sydney Road



5. View of the conservatory within the courtyard



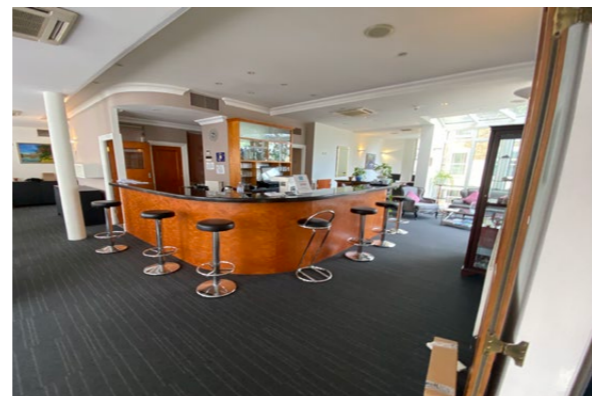
6. North-East facing view from the courtyard



4. View of 90s extension from Sydney Road



Floating bay on 90s extension



7. Internal view of the bar



8. Conservatory on Ground floor level



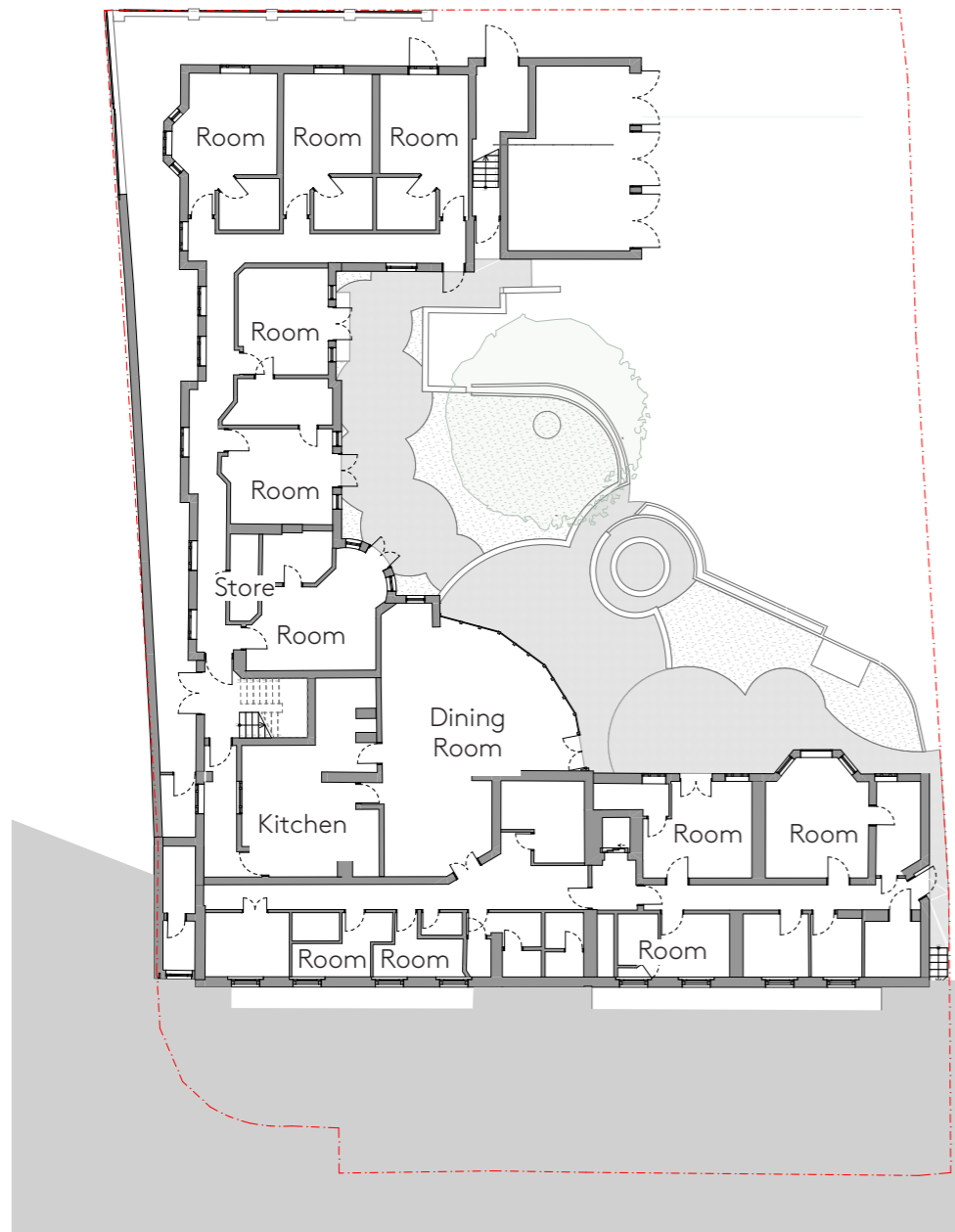
9. Conservatory on Lower Ground floor level



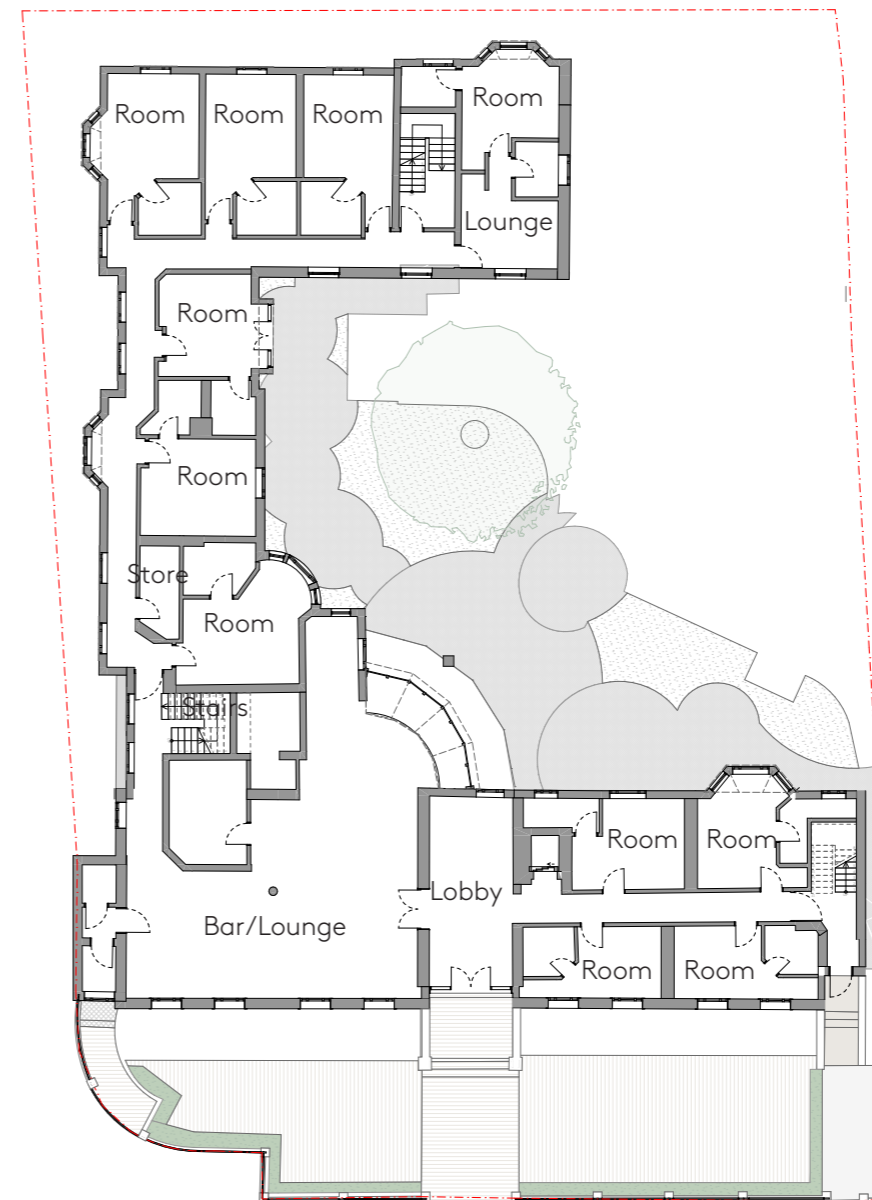
4.6

# EXISTING PLANS

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Existing Lower Ground Floor Plan



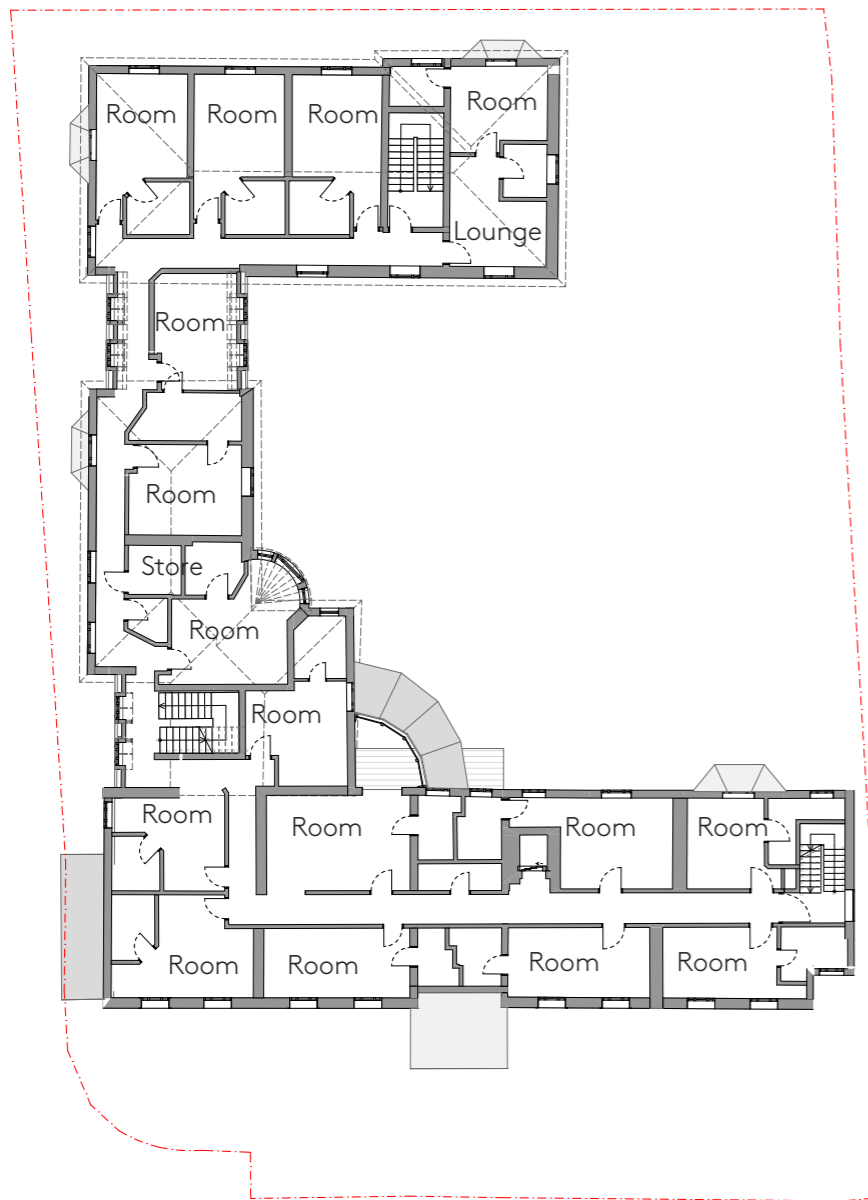
Existing Ground Floor Plan



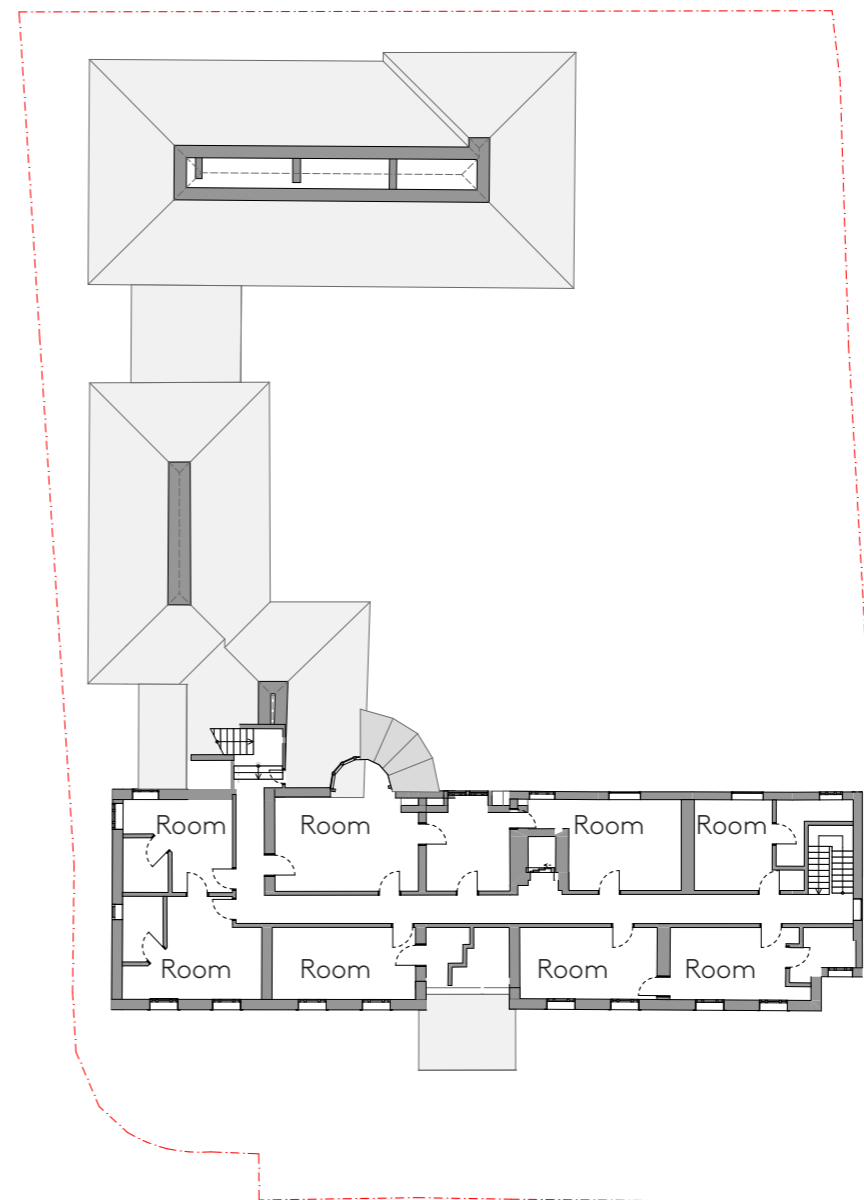
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# EXISTING PLANS

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Existing First Floor Plan



Existing Second Floor Plan





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# EXISTING ELEVATIONS

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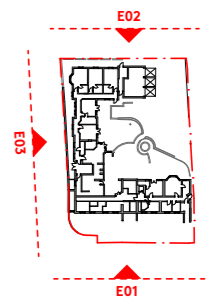
E02. Existing Sydney Road Elevation



E01. Existing Sheen Road Elevation



E03. Existing Church Road Elevation



4.8

# EXISTING BUILDING ANALYSIS

## SHEEN ROAD

### HORIZONTAL RHYTHM

The building has a clear horizontal arrangement, establishing a hierarchy by its floors and windows proportions.

Windows are horizontally aligned with each other all around the building.



### VERTICAL RHYTHM

There is a well-defined vertical rhythm of the building's window arrangement, the ratio of separation remains the same.



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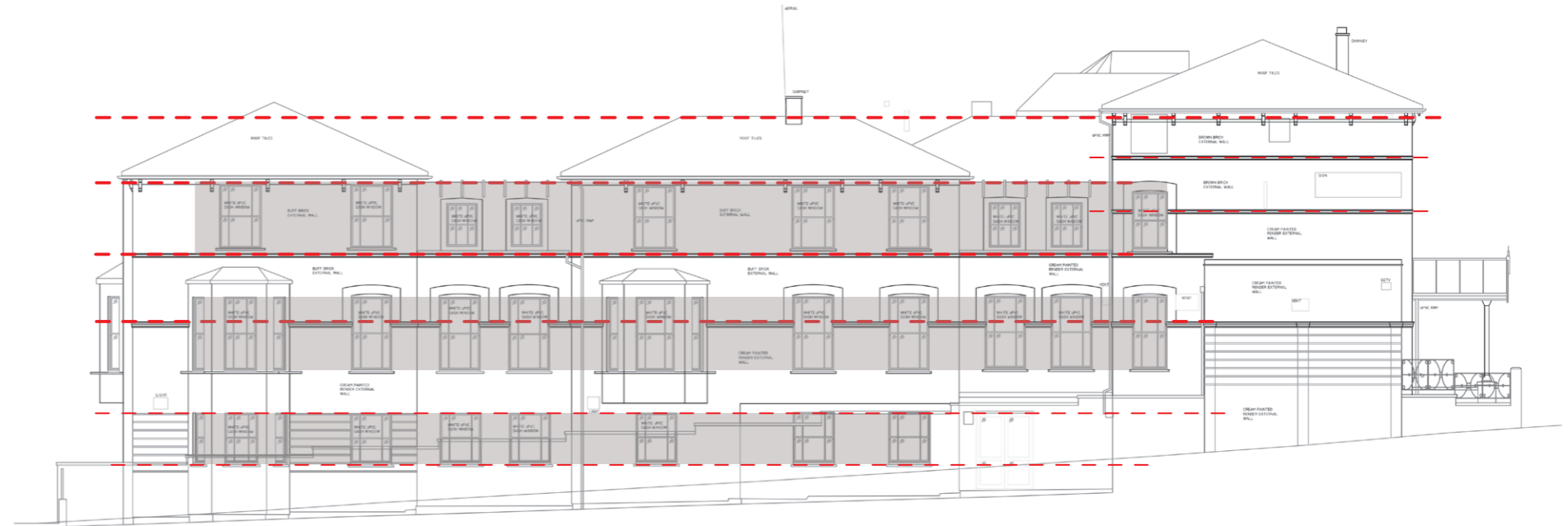
# EXISTING BUILDING ANALYSIS

## CHURCH ROAD

### HORIZONTAL RHYTHM

The building has a clear horizontal arrangement, establishing a hierarchy by its floors and windows proportions.

Windows are horizontally aligned with each other all around the building.



### VERTICAL RHYTHM

There is a well-defined vertical rhythm of the building split in 3 pavilions along Church Road.



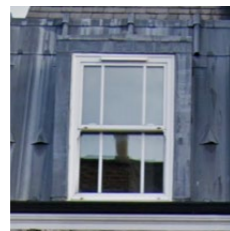
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# EXISTING BUILDING ANALYSIS

FRONT ELEVATION:      DETAILING

The existing façades showcase some decorative elements such as cornices, mouldings and different materials which together reinforce this horizontal hierarchy.

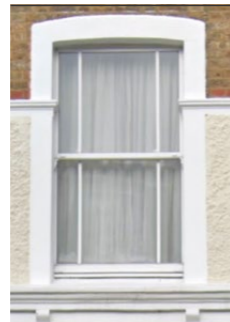
Traditional dormer



Traditional cornice



Traditional white sash Window with frame



MATERIALITY



Dark grey Zinc Roof



London Stock Brick



Pebble Dash Render



Ashlar Render

90S EXTENSION



# 4.9 HISTORICAL MAPS

1896



1913



1934-36



1960



1973-74



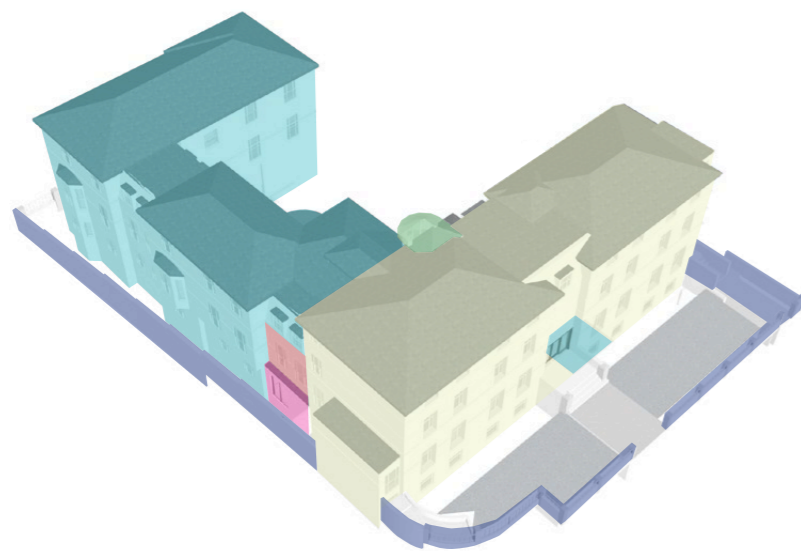
Richmond Inn Site



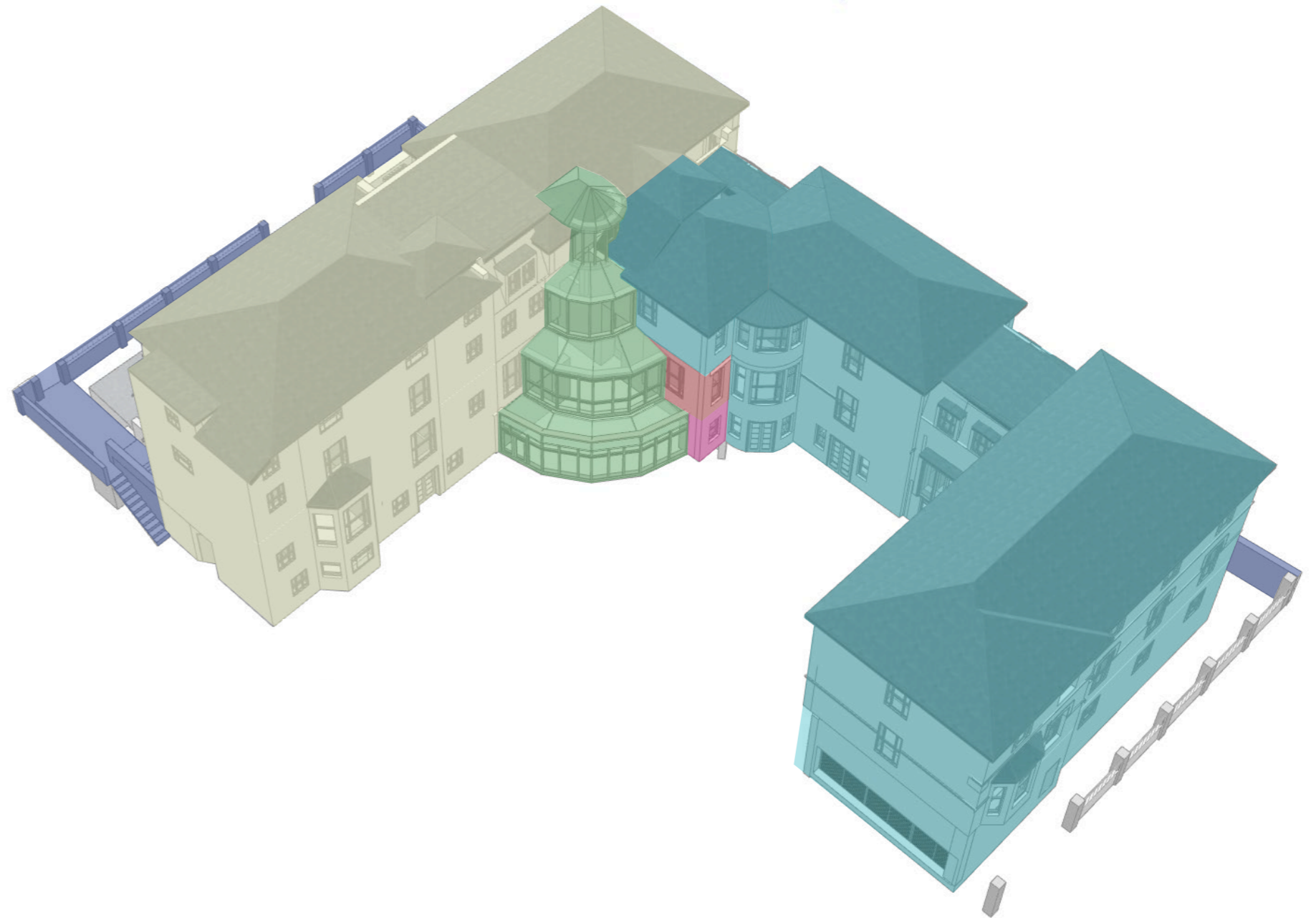
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# BUILDING'S HISTORY ANALYSIS

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South West Axo



North East Axo

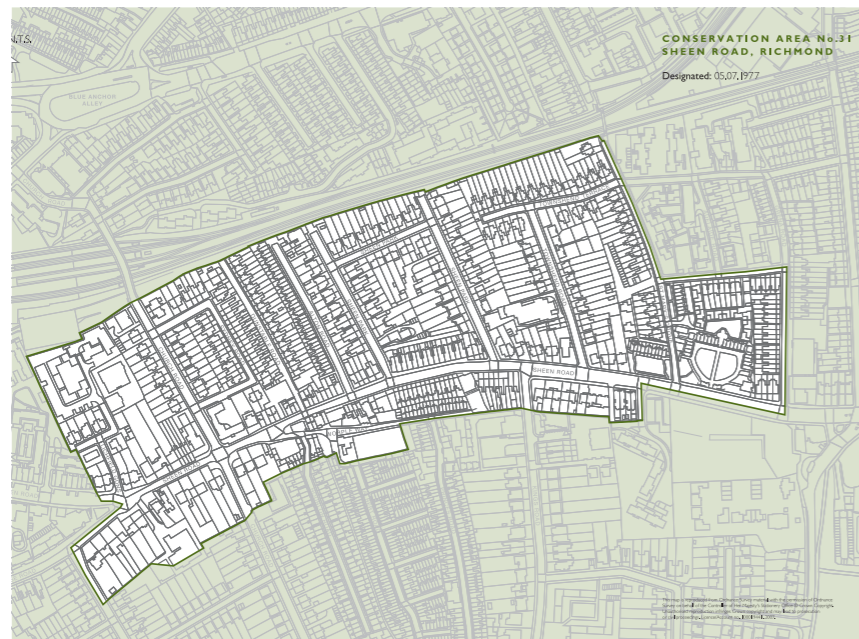
- Extent of the building prior 80/90s alterations
- 1981 - Single storey infill
- 1989 - Additional Storey infill
- 1996 - Part 3 and Part 4 Storey Extension
- 1999 - New Conservatory design (Planning amendment)
- 2014 - New front and side boundary, new external stairs



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# HERITAGE CONSIDERATIONS

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**1- CONSERVATION AREA:**

A well considered approach will have to be taken to ensure the building responds to and respects the character of the Sheen Road Conservation Area.

**2 - TRADITIONAL CHARACTER TO BE RETAINED:**

Design with a respectful approach to the building and the townscape by retaining the traditional character of the existing and its context.

**3 - NEED TO MITIGATE NEIGHBOURHOOD IMPACT:**

The proposal should respect the neighbouring buildings on Sheen Road and Church Street. Care will have to be taken to ensure that the amenity of neighbouring properties is respected in terms of views and daylight.



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# HERITAGE OPPORTUNITIES

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### 1 - LOCATION

The site is in a prominent location in the Conservation Area with excellent transport links.



### 2 - RESTORATION

Proposed restoration of the existing building by removing inappropriate later additions including the 1990 extensions on Church Road and Sydney Road, and including the 1999 conservatory extension to the BTM.



### 3 - CONNECTION

There is an opportunity to reconfigure the currently underused courtyard to provide high quality amenity and recreation space.

