

The Site's emerging context

6.32 Figure 6.27 illustrates the cumulative schemes considered in this report are as following:

1. 1-1C King Street, 2-4 Water Lane, The Embankment and River Wall, Water Lane, Wharf Lane and The Diamond Jubilee Gardens, Twickenham; Planning Reference: 21/2758/FUL, Pending Determination, approximate distance to Ham Close: 1.23 kilometres;
2. St Johns and Amyand House Strafford Road, Twickenham; Planning Reference: 18/4266/FUL, Granted 15/05/2019, approximate distance to Ham Close: 1.42 kilometres;
3. Old Station Forecourt Railway Approach, Twickenham; Planning Reference: 19/3616/FUL, Granted 03/03/2021, approximate distance to Ham Close: 1.58 kilometres;
4. Land at Junction of A316 and Langhorn Drive and Richmond College Site (Including Craneford Way East Playing Fields And Marsh Farm Lane) Egerton Road Twickenham; Planning Reference: 15/3038/OUT, 19/2517/RES, Approved 16/08/2016, approximate distance to Ham Close: 2.50 kilometres;
5. Ryde House 391 Richmond Road, Twickenham; Planning Reference: 16/2777/FUL, Granted 21/09/2017, approximate distance to Ham Close: 2.07 kilometres;
6. Lockcorp House, 75 Norcutt Road, Twickenham; Planning Reference: 17/1033/FUL, Appeal Allowed 23/05/2018, approximate distance to Ham Close: 2 kilometres;
7. SA 17 St Michaels Convent, 56 Ham Common, Ham Richmond; Planning Reference: 16/3553/LBC, Granted 24/04/2018, approximate distance to Ham Close: 671.69 metres;
8. SA 16 Cassel Hospital, Ham Common, Ham; Planning Reference: No Planning Application submitted, approximate distance to Ham Close: 784.76 meters;
9. SA 8 St Mary's University, Strawberry Hill; Planning Reference: No Planning Application submitted, approximate distance to Ham Close: 1.28 kilometres;
10. SA 5 Telephone Exchange, Teddington; Planning Reference: No Planning Application submitted, approximate distance to Ham Close: 1.52 kilometres;
11. SA6 Teddington Delivery Office, Teddington; Planning Reference: No Planning Application submitted, approximate distance to Ham Close: 1.37 kilometres;
12. SA 7 Strathmore Centre, Strathmore Road, Teddington; Planning Reference: 20/0539/FUL, Pending Determination, approximate distance to Ham Close: 2.05 kilometres.














-  Ham Close
-  1. 1-1C King Street, 2-4 Wate...
-  2. Saint Johns & Amyand Ho...
-  3. Old Station Forecourt, Rail...
-  4. Land At Junction Of A316 ...
-  5. Ryde House 391, Richmon...
-  6. Lockcorp House, 75 Norcu...
-  7. SA 17 St Michaels Conven...
-  8. SA 16 Cassel Hospital, Ha...
-  9. SA 8 St Mary's University, ...
-  10. SA 5 Telephone Exchang...
-  11. SA 6 Teddington Delivery...
-  12. SA 7 Strathmore Centre, ...



Figure 6.27: A map illustrating the allocated sites near Ham Close. Source: Greengage.

6.33 This section also considers the built heritage receptors around the Site (within 500 meter radius), including conservation areas, listed buildings, registered parks and gardens and non-designated heritage assets, such as locally listed/buildings of townscape merit. The receptors provided here are based on the methodology presented in section 3.0, which is not repeated here.

6.34 A heritage asset may be defined as a building, monument, site, place, area or landscape positively identified as having a degree of importance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing). The NPPF defines the importance of a heritage asset as “The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance (or importance) derives not only from a heritage asset’s physical presence, but also from its setting.” The NPPF definition largely correlates with the interests identified by Historic England in their Historic England Advice Note 12 (October 2019).

6.35 Change, including development, can sustain, enhance or better reveal the importance of an asset as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of setting to the historic importance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by virtue of their scale, proportion, height, massing, alignment and use of materials (section 8 of this report has assessed the effects of the Proposed Development on the selected heritage receptors, this section presents the baseline condition of the Site and its surrounding heritage context).

Scoping

6.36 In accordance with Step 1 of the methodology recommended by Historic England’s guidance (GPA 3), some designated heritage assets within the wider environs of the Site have been scoped out of this assessment as they would not be affected by the Proposed Development, in terms of material changes or changes to their setting and importance. This has been based on the distance of the asset from the Site; the asset’s location, scale and orientation, and the nature, extent and scale of intervening built form, vegetation and topography between the asset and the Site.

6.37 Following a site walkover and assessment utilising modern and historic mapping, aerial photography, Google Earth, and the National Heritage List to identify designated above ground heritage assets located within 500m of the Site boundary, a number of heritage assets have been scoped out of this assessment due to distance and lack of inter-visibility with the Site. Assets scoped out are summarised at table 6.1. Those assets that are scoped in are presented in table 6.2 and are discussed in this part.

Table 6.1: Heritage assets scoped out of the assessment.

Heritage asset	List Number	Grade	Reason For Scoping Out
Langham House	1080830	II	Distance. Site does not form part of asset’s setting. Intervening built form.
1-18 Langham House Close	1033380	II*	Vegetated boundary and intervening built form; lack of intervisibility.
19-24 Langham House Close	1033381	II*	Vegetated boundary and intervening built form; lack of intervisibility.
25-30 Langham House Close	1051027	II*	Vegetated boundary and intervening built form; lack of intervisibility.
The Cassel Hospital	1080829	II	Distance. Site does not form part of asset’s setting. Intervening built form.
Fox House, gate and railings	1261977	II	Distance. Site does not form part of asset’s setting. Intervening built form.
The Cottage	1192638	II	Distance. Site does not form part of asset’s setting. Intervening built form.
Hardwicke House	1358074	II	Distance. Site does not form part of asset’s setting. Intervening built form.
South Lodge	1286520	II	Distance. Site does not form part of asset’s setting. Intervening built form.
Stafford Cottages	119629	II	Distance. Site does not form part of asset’s setting. Intervening built form.
The New Inn Public House	1080827	II	Distance. Site does not form part of asset’s setting. Intervening built form.
Sudbrook Lodge	1253016	II*	Distance. Site does not form part of asset’s setting. Intervening built form.
Cottage to Sudbrook Lodge and Wall	1261978	II	Distance. Site does not form part of asset’s setting. Intervening built form.

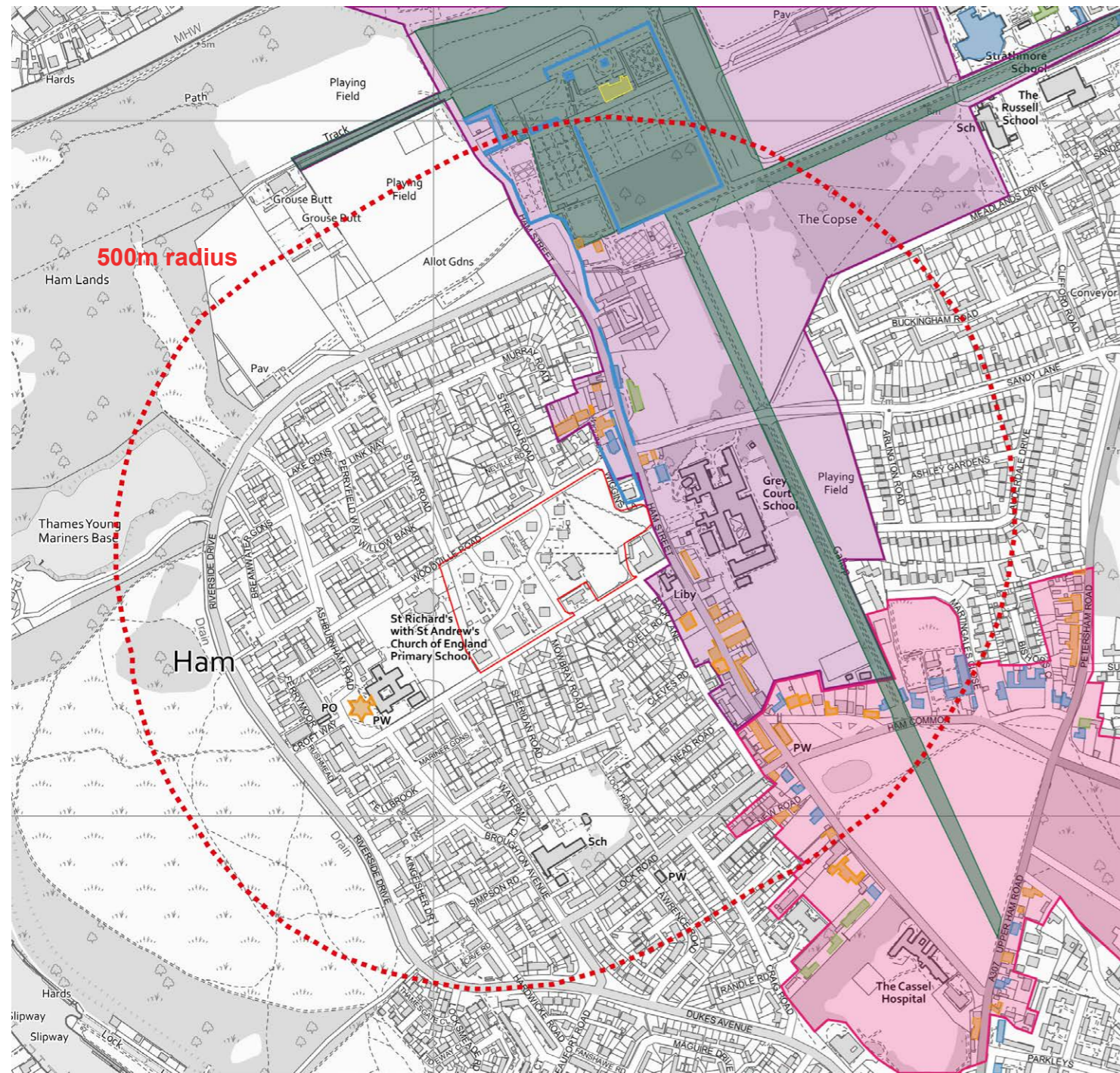


Figure 6.28: A map illustrating the heritage assets around the Site (500m radius).

- Site
- Ham Common Conservation Area
- Ham House Conservation Area
- Registered Park and Garden
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building
- Townscape Building of Merit / Locally Listed

Table 6.2: Heritage receptors selected for assessment.

Figure 7.1 reference	Heritage asset	Address	List Number	Grade	Conservation Area	Significance
1	Ham House	Ham, Richmond	1080832	I	Ham House	
2	Entrance, Gates and Railings of Forecourt to Ham House	Ham, Richmond	1358078	II	Ham House	
3	Forecourt of Ham House	Ham, Richmond	1192685	II	Ham House	
4	Garden Walls and Gatepiers to south of House	Ham, Richmond	1080833	II	Ham House	
5	Ham House Stables	Ham, Richmond	1080790	II	Ham House	
6	Ice House	Ham, Richmond	1358079	II	Ham House	
7	Service Yard Entrance to Ham House	Ham, Richmond	1358096	II	Ham House	
8	Tea Room	Ham, Richmond	1192746	II	Ham House	
9	Manor House	Ham, Richmond	1358099	II*	Ham House	
10	Stables to Manor House	Ham Street, Richmond	1080792	II	Ham House	
11	Beaufort House	Ham Street, Richmond	1080788	II	Ham House	
12	Beaufort Cottages	Ham Street, Richmond	1080789	II	Ham House	
13	Boundary Wall to Beaufort House	Ham Street, Richmond	1080791	II	Ham House	
14	Boundary Wall on East Side of Ham Street between Ham House Stables and the Manor House	Ham Street, Richmond	1358098	II	Ham House	
15	Orford Hall St. Michaels Convent	Ham Common, Richmond	1080828	II	Ham Common	
16	Avenue Cottage	Ham Common, Richmond	1080826	II	Ham Common	
17	Avenue Cottage	Ham Common, Richmond	1192609	II	Ham Common	
18	Avenue Lodge	Ham Common, Richmond	1358073	II	Ham Common	
19	Ensleigh Lodge	Ham Common, Richmond	1358076	II	Ham Common	
20	Newman House	Ham Street, Richmond	1358097	II	Ham Common	
21	Gordon House	Ham Common, Richmond	1192647	II	Ham Common	
22	Selby House	Ham Common, Richmond	1358075	II	Ham Common	
23	The Little House	Ham Common, Richmond	1080831	II	Ham Common	
1	Ham House Conservation Area	--	-	Conservation Area	""	
2	Ham Common Conservation Area	--	-	Conservation Area	""	
1	Ham House	Ham, Richmond	1000282	Registered Park and Garden	Ham House	

Table 6.2 (Contd.): Heritage receptors selected for assessment.

1	St. Richard's Church	Ashburnham Road, Ham, Richmond	09/00001 /BTM	Non-designated heritage asset	Not in conservation area	
2	Old Ham Lodge	Ham Street, Richmond	83/02188 /BTM	Non-designated heritage asset	Ham House	
3	The Garden House	Ham Street, Richmond	83/02186 /BTM	Non-designated heritage asset	Ham House	
4	209 Ham Street	Ham Street, Richmond	83/02099 /BTM	Non-designated heritage asset	Ham House	
5	1-5 Wiggins Cottages	Wiggins Lane, Richmond	83/---- /BTM	Non-designated heritage asset	Ham House	
6	1-6 Pointers Cottages	Wiggins Lane, Richmond	83/---- /BTM	Non-designated heritage asset	Ham House	
7	199 Ham Street	Ham Street, Richmond	83/02088 /BTM	Non-designated heritage asset	Ham House	
8	52 Ham Street and The Royal Oak	Ham Street, Richmond	83/02186 /BTM 83/02186 /BTM	Non-designated heritage asset	Ham House	
9	Tollemarke Almshouses	Ham Street, Richmond	83/---- /BTM	Non-designated heritage asset	Ham House	
10	40-46 Ham Street	Ham Street, Richmond	83/---- /BTM	Non-designated heritage asset	Ham House	
11	1-18 Evelyn Road	Evelyn Road, Ham Street, Richmond	04/---- /BTM 83/---- /BTM	Non-designated heritage asset	Ham House	
12	Stokes House and Bench House	Ham Street, Richmond	83/02237 /BTM 09/0008/ BTM	Non-designated heritage asset	Ham House	
13	12-38 Ham Street	Ham Street, Richmond	83/---- /BTM	Non-designated heritage asset	Ham House	
14	Catholic Church of St. Thomas Aquinas	Ham Common, Richmond	83/02244 /BTM	Non-designated heritage asset	Ham Common	
15	1-9 Ham Street	Ham Street, Richmond	83/---- /BTM	Non-designated heritage asset	Ham Common	
16	1 Lock Road	Lock Road, Richmond	83/02326 /BTM	Non-designated heritage asset	Ham Common	
17	26 Ham Common	Ham Common, Richmond	83/02231 /BTM	Non-designated heritage asset	Ham Common	
18	22 Ham Common	Lock Road, Richmond	09/00004 /BTM	Non-designated heritage asset	Ham Common	
19	Phoenix Cottage	Lock Road, Richmond	83/02195 /BTM	Non-designated heritage asset	Ham Common	
20	1-7 New Ham Road	New Ham Road, Richmond	83/---- /BTM	Non-designated heritage asset	Ham Common	
21	Flax Cottage	Ham Common, Richmond	83/02567 /BTM	Non-designated heritage asset	Ham Common	
22	45-49 Ham Common	Ham Common, Richmond	83/---- /BTM	Non-designated heritage asset	Ham Common	
23	Vine Cottage	Ham Common, Richmond	83/02189 /BTM	Non-designated heritage asset	Ham Common	
24	Watergate	Ham Common, Richmond	12/00028 /BTM	Non-designated heritage asset	Ham Common	
25	Pond House	Ham Common, Richmond	12/00027 /BTM	Non-designated heritage asset	Ham Common	

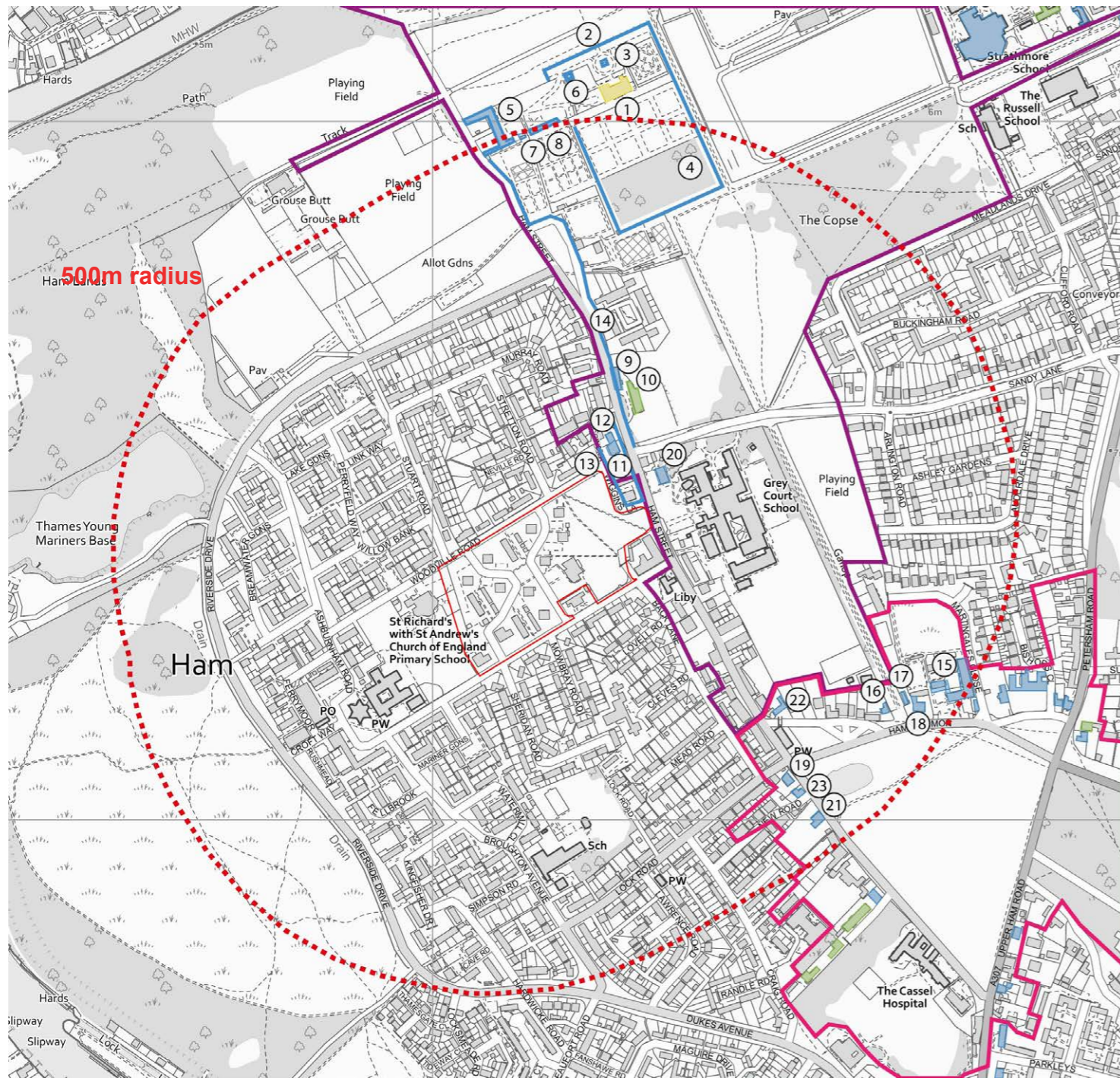


Figure 6.29: A map illustrating the listed buildings and structures around the Site (500m radius). Numbers 1-23 indicate the listed buildings scoped in for assessment.

- Site
- Ham Common Conservation Area
- Ham House Conservation Area
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

1. Ham House

Statutory address: Ham House, Richmond
 Grade: I
 List UID: 1080832
 Date first listed: 10th January 1950

Importance of receptor

6.38 Ham House (see figure 6.30) constitutes an early seventeenth century building, chiefly constructed from red brick with limestone ashlar dressings, constructed either for Thomas VaVasour or William Murray in 1610. The house was originally built to an 'H-plan' although it was augmented with a number of extensions between 1672 and 1675. The defining architectural elements of the building include the arcaded ground floor entrance, mullion windows, chimney stacks and wall niches. Ham House was assigned Grade I listing status in 1950 with no subsequent amendments or alterations to this. Within this report, Ham House as well as its associated listed structures will be discussed separately from the Ham House Conservation Area and registered park and garden. Within, or situated marginally outside of, the grounds of Ham House are a number of statutory listed buildings and structures, all designated Grade II, these include: Ham House Stables; Tea Room; Ice House; Ham House Forecourt and three separately listed garden and boundary walls. All of these were statutory listed, or amended, in 1983 and represent the seventeenth and later eighteenth century development of the grounds of the building.

6.39 The architectural interest of Ham House is attributed to a number of factors, notably the craftsmanship and detail evident on both the interior and exterior of the building as a product of its various phases of seventeenth century development. The ground floor arcade and mullion windows lining the principal elevations are excellent examples of popular seventeenth century architecture, coupled with the chimney stacks and niches inset into the elevations. Although there were later additions to the building, Ham House is also a nationally significant example of H-Plan Jacobean House which is still discernible in its current form, with relatively few buildings of this type so well preserved on a national level. In addition, Ham House is an early example of an H-Plan house, with the majority of these having been constructed in the latter 1600s and early eighteenth century.

6.40 The idea of an H-Plan house built upon the idea of the single pile plan, and was typically employed on buildings of a grander scale. The later seventeenth century wings also mark the building out as a noteworthy example of a house constructed to a square pile plan. The Tea Room and Stables within the grounds of the building are of equal architectural merit, with the latter a well preserved example of a seventeenth century gatehouse and stable adorned with an ogee cupola and bell gable. The Tea Room, formerly an orangery and laundry is of a markedly similar style to Ham House and, owing to the well preserved nature of the fabric, can also be considered a nationally important example of a building from this date. The seventeenth century boundary walls and gates which cover a total of three statutory listings factor into the overall architectural interest through their plan form in relation to the house, indicative of seventeenth century landscaping and building techniques.

6.41 As outlined there are a number of later eighteenth century constructions within the setting of Ham House, including an Ice House and the forecourt of Ham House. The Ice House can be considered of architectural interest as a nationally important building typology, typically associated with grand houses and indicative of seventeenth century building techniques through their plan form and materials. The forecourt was laid out to the designs of John Bacon in 1775 and is of architectural interest for the craftsmanship employed in the landscaping and design of the central statue, as well as the visual and contextual relationship it shares with the main house.

6.42 The historic interest of Ham House derives from its evidential value owing to the well preserved nature the house, outbuildings and grounds. Factoring in the later extensions, both to the house and grounds, Ham House is an excellent example of an early seventeenth century house in the Jacobean style and survivals of this type are rare on a national level. The associated ancillary structures within the grounds of the house, particularly the orangery and stables, are also of evidential value, illustrating the seventeenth century scale of the grounds and social values-activities that resulted in their construction, particularly the orangery, indicative of emerging popular culture during the latter seventeenth century. Overall Ham House and its associated structures are of a high level of historic interest for the evidential value of the fabric and the ways in which the structures relate to one another.

6.43 Ham House also highlights a particularly important period in English social-political history. The house has had a long association with notable historic figures such as Thomas Vavasour, William Murray, Elizabeth Murray, of historical significance as courtiers and gentry figures, who were all responsible for the construction and augmentation of the house seen today. During the English Civil War and the following interregnum period, Elizabeth Murray, operating from Ham House, was famed for retaining good relations with Lord Protector Oliver Cromwell while dispatching secret Royalist correspondence to France. As such the long term association with the Dysart and Tollemarke families factors into the overall historic interest.

Contribution of setting to heritage importance

6.44 Ham House retains a highly intact immediate and extended setting owing to the well preserved nature of the house, associated structures and grounds as well as the overall scale of these when combined. As such, the setting of the house and structures, as well as the way they interrelate, very much informs the overall heritage importance of the building through a shared historic, architectural and landscape context. Despite the topography and scale of the grounds surrounding the house, as well as its ancillary structures, making the setting a largely self-contained one, the extended setting of the buildings can also be said to contribute to the overall heritage importance, forming one element of the Ham House Conservation Area which extends significantly to the south incorporating a number of late seventeenth and early eighteenth century buildings lining Ham Road with both the Manor House and Beaufort House forming an essential part of the wider historic-architectural context with both having been constructed in the seventeenth or eighteenth centuries. However, beyond this Ham House can be said to derive less importance from the setting around Ham Common and the site itself, with the latter having no contextual interrelation with the Ham House and the former principally concerned with the village setting around the common. The Site is located within the wider setting of Ham House, but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.45 As a Grade I listed building the overall sensitivity to change of Ham House is considered to be **high**.



Figure 6.30: Ham House. Source: Historic England website.

2. Entrance, Gates and Railings of Forecourt to Ham House

Statutory address: Ham House, Richmond
 Grade: II
 List UID: 1358078
 Date first listed: 25th June 1983

Importance of receptor

6.46 The garden walls and gate piers to Ham House (see figure 6.31) relate to the seventeenth and nineteenth century phases of development of the grounds, indicating the original boundaries and northern entrance to the forecourt. The ornamental pineapples are a nineteenth century decorative feature.

6.47 It is the plan form and craftsmanship of the walls and gate piers that contributes to their architectural interest. The simplistic seventeenth century railings and nineteenth century pineapple decoration represent a blend of the architectural styles of these respective periods.

6.48 The historic interest of the gates and railings relates to the illustrative role, evidenced through the phases of development on display, of these assets in evidencing the development of the grounds of Ham House over time; their well-preserved fabric further enhancing this.

Contribution of setting to heritage importance

6.49 It is the immediate setting that contributes to the heritage importance of these heritage assets as they interrelate solely with the house and encompassing grounds of which they form a component part and there is no existing intervisibility between the Site. The Site does not contribute to its heritage significance.

Sensitivity

6.50 Although Grade II listed, as they are an intrinsic component to the legibility of Ham House, the overall sensitivity to change of these assets is considered to be **medium**.



Figure 6.31: Entrance, gates and railings of Forecourt to Ham House. Source: Historic England website.

3. Forecourt of Ham House

Statutory address: Ham House, Richmond
 Grade: II
 List UID: 1192685
 Date first listed: 25th June 1983

Importance of receptor

6.51 The forecourt of Ham House (see figure 6.32) is a decorative garden feature representing the eighteenth century phase of development of Ham House and the surrounding grounds. The design craftsmanship of the forecourt is the factor that contributes principally to its architectural interest. The sculpting of Father Thames is both contextual to the position of Ham House and culturally significant on a national level. The historic interest of the gates and railings relates to the illustrative role of the asset in evidencing the development of the grounds of Ham House over time; their well-preserved fabric further enhancing this.

Contribution of setting to heritage importance

6.52 It is the immediate and extended setting that contributes to the heritage importance of this heritage asset, as it largely relates to the house and encompassing grounds of which it forms a component part. The presence of Father Thames does also culturally tie the sculpture to the extended riverside setting. The Site is located within the wider setting of Ham House, but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.53 Although Grade II listed, the Forecourt forms an intrinsic component to the architectural-historic setting and legibility of Ham House. As such its overall sensitivity to change of is considered to be **medium**.



Figure 6.32: Forecourt of Ham House. Source: Historic England website.

4. Garden Walls and Gate-piers to south of House

Statutory address: Ham House, Richmond
 Grade: II
 List UID: 1080833
 Date first listed: 25th June 1983

Importance of receptor

6.54 The southern garden walls and gate piers to Ham House (see figure 6.33) relate to the seventeenth and eighteenth century phases of development of the grounds, indicating the original boundaries. The ornamental vases emphasise their relationship with the 'ornamental' pleasure garden. It is the plan form and craftsmanship of the walls and gate

piers that contributes to their architectural interest. The topped vases represent an intertwining with the ornamental nature of the original seventeenth to eighteenth century pleasure garden.

6.55 The historic interest of the gates and railings relates to the illustrative role, evidenced through the phases of development on display, of these assets in evidencing the development of the grounds of Ham House over time; their well-preserved fabric further enhancing this.

Contribution of setting to heritage importance

6.56 It is the immediate setting that contributes to the heritage importance of these heritage assets as they interrelate solely with the house and encompassing grounds of which they form a component part. The Site is located within the wider setting of Ham House, but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.57 Although Grade II listed, the walls and piers form an intrinsic part of the architectural-historic setting and subsequent legibility of Ham House. As such their overall sensitivity to change of is considered to be **medium**.



Figure 6.33: Garden Walls and Gate-piers to south of House. Source: Google 2022.

5. Ham House Stables

Statutory address: Ham House, Richmond
Grade: II
List UID: 1080790
Date first listed: 10th January 1950

Importance of receptor

6.58 The Ham House Stables (see figure 6.34) was first assigned Grade II listing status in 1950, with no further

amendments or alterations to this since. The seventeenth century building, constructed in 1610 and later extended in 1787 was constructed in red brick with lighter brick dressings, totaling two and a half storeys in height.

6.59 The architectural interest of the stable block relates to it being, both through its plan form and decoration, a well preserved example of a seventeenth century gatehouse and stable adorned with an ogee cupola and bell gable. The building is overall indicative of seventeenth century architectural styles. The seventeenth stable block and gatehouse owes its historic interest to its illustrative role within the wider setting of the house, as well as its self-evidential value through its well preserved fabric.

Contribution of setting to heritage importance

6.60 It is the immediate setting that contributes to the heritage importance of the stables, as it interrelates solely with the house and encompassing grounds of which it forms a component part, alongside its physical relationship with Ham Street directly to the west. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.61 Although Grade II listed, the stable block forms an intrinsic component to the architectural-historic setting and legibility of Ham House. As such its overall sensitivity to change of is considered to be **medium**.



Figure 6.34: Ham House Stables. Source: Historic England website.

6. Ice House

Statutory address: Ham House, Richmond
Grade: II
List UID: 1358079
Date first listed: 25th June 1983

Importance of receptor

6.62 The Ice House (see figure 6.35) was first assigned Grade II listing status in 1983, with no further amendments or alterations to this since. The Ice House represents one of the many service ancillary facilities integrated with the grounds of the house during the eighteenth century. It is the plan form and design aesthetic of the Ice House that contributes to its architectural interest. A large number of ice houses exist nationally, however the headerbond brickwork and oculi enhance the special interest of this heritage asset.

6.63 The historic interest of the Ice House relates to the illustrative role, evidenced through the typology and date of the ancillary structure, of the asset in evidencing the development of the grounds of Ham House over time; their well-preserved fabric further enhancing this.

Contribution of setting to heritage importance

6.64 It is the immediate setting that contributes to the heritage importance of the heritage asset, as it interrelates solely with the house and encompassing grounds of which it forms a component part. The Site is located within the wider setting of this asset, but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.65 Although Grade II listed, the Ice House forms an intrinsic component to the architectural-historic setting and legibility of Ham House. As such its overall sensitivity to change of is considered to be **medium**.



Figure 6.35: Ice House. Source: Historic England website.

7. Service Yard Entrance to West of House

Statutory address: Ham House, Richmond
Grade: II
List UID: 1358096
Date first listed: 10th January 1950

Importance of receptor

6.66 The Service Yard Entrance to Ham House (see figure 6.36) was first assigned Grade II listing status in 1950, with no further amendments or alterations to this since. The seventeenth century lodges and gate-piers, in a similar manner to the main house, were constructed from red brick with the timber mullions and transoms indicative of seventeenth century architectural styles.

6.67 It is the plan form and design aesthetic of the Service Yard that contributes to its architectural interest. The lodge buildings and gate-piers exemplify the typologies and layouts to which the staff serving the manor at the time would have been accustomed, with the later extensions adding impressive decorative features that enhance this special interest.

6.68 The respective phases of development of these structures, namely as seventeenth century buildings with later nineteenth century extensions, on display is the factor that contributes to their architectural interest: evidencing the development of the grounds of Ham House over time; their well-preserved fabric further enhancing this.

Contribution of setting to heritage importance

6.69 It is the immediate setting that contributes to the heritage importance of the heritage asset, as it interrelates solely with the house and encompassing grounds of which it forms a component part. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.70 Although Grade II listed, this building forms an intrinsic component to the architectural-historic setting and legibility of Ham House. As such its overall sensitivity to change of is considered to be **medium**.



Figure 6.36: Service Yard Entrance to West of House. Source: Historic England website.

8. Tea Room

Statutory address: Ham House, Richmond
 Grade: II
 List UID: 1192746
 Date first listed: 25th June 1983

Importance of receptor

6.71 The Tea Room (see figure 6.37), originally and orangery and laundry, was first assigned Grade II listing status in 1983, with no further amendments or alterations to this since. The seventeenth century building is similar in design and appearance to the house, with ashlar stone dressings and principally constructed from red brick.

6.72 The architectural interest of the Tea Room is attributed to its plan form and design, having originally served as an orangery and laundry. The long rectangular block is broken at repeating intervals with doorways and mullion window openings to allow for a plentiful supply of light and give the building a linear and uniform appearance. Nationally, the building stands as an impressive early example of an orangery.

6.73 The seventeenth century Tea Room owes its historic interest to its cultural association and well preserved fabric. The former exemplified in the building being illustrative of popular horticultural socio-cultural trends, as an early example of an 'exotic' orangery. The well-preserved fabric further enhancing the special historic interest.

Contribution of setting to heritage importance

6.74 It is the immediate setting that contributes to the heritage importance of the Tea Room, as it interrelates solely with the house and encompassing grounds of which it forms a component part. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.75 Although Grade II listed, the Tea Room forms an intrinsic component to the architectural-historic setting and legibility of Ham House. As such its overall sensitivity to change of is considered to be **medium**.



Figure 6.37: Tea Room. Source: Historic England website.

9. Manor House
 Grade: II*
 List UID: 1358099
 Date first listed: 10th January 1950

10. Stables to Manor House
 Grade: II
 List UID: 1080792
 Date first listed: 2nd September 1952

Importance of receptor

6.76 The Manor House (see figure 6.38) and stables were assigned statutory listing status at separate intervals between 1950 and 1952, with no amendments to their status since this date. Although principally having been constructed in the eighteenth century, the Grade II* listed Manor House is considered to have seventeenth century origins evidenced by prior archaeological investigations. The stable block is of a later eighteenth century date. The Manor House seen today is an example of a grand eighteenth century manor constructed in the classical style, evidenced by the Doric columns, pilasters and surmounting pediment. The Grade II listed stables incorporate a similar architectural style. Modelled on classical symmetrical proportions, the two storey stable is lined with Diocletian windows and surmounting cornice.

6.77 The architectural interest of the Manor House stems from it being an excellent example of an originally rural manor house that exemplifies the popular architecture of eighteenth century England. The design and subsequent craftsmanship, as well as plan form, of the building are all indicative of the eighteenth-nineteenth century classical style that dominated national architecture during this period. Although subject to later extensions the principal wing was designed to adhere to classical proportions of symmetry, with a triglyph pediment surmounting the principal façade and a Doric porchway. The sash windows and cornice are also indicative features of this architectural style. In relation to the Grade II listed stable block, the factors that contribute to the overall architectural interest are similar in nature, with the block laid out in an entirely symmetrical fashion and fenestrated with features indicative of the classical style such as the Diocletian windows fronting a number of elevations.

6.78 There are a number of factors contributing to the overall historic interest of the Manor House. While the building has been subject to a number of later extensions, it retains a strong evidential value owing to the well preserved nature of the fabric, particularly on the principal elevations. As such the building still illustrates well the popular socio-cultural styles of eighteenth century England. Furthermore, as one of the chronologically oldest buildings within the area, alongside Ham House, the Manor House is one of the earliest physical markers of built development within Ham. The building also has a long term association with the architect Giles Gilbert Scott who resided at the Manor House for a number of years.

Contribution of setting to heritage importance

6.79 The extent to which the heritage importance of the Manor House is reflected within its setting is mixed. The nature of the building means that it would always have occupied a private setting and this is reflected through it being clearly delineated from its surroundings by the boundary wall and stable block that front Ham Road, as well as it directly backing onto the grounds of Ham House to the east. The historic setting surrounding the building is reflected through the proximity of Beaufort House, Beaufort Cottages and Newman House to the south, all of which share an historic-architectural context within the immediate setting as eighteenth century buildings. However, the presence of sporadic later low-medium rise twentieth century infill development does somewhat reduce the overall legibility of the immediate and extended setting. The stable block has a greater presence as a feature of the streetscape owing to its position in relation to the Manor House and can also be said to inform and draw a mixed level of heritage importance from its setting. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.80 As a Grade II* listed building, with a related Grade II ancillary structure, the overall sensitivity to change of these assets is considered to be **high and medium** respectively.



Figure 6.38: Manor House. Source: Historic England website.

11. Beaufort House

Statutory address: Ham Street, Richmond
 Grade: II
 List UID: 1080788
 Date first listed: 25th June 1983

Importance of receptor

6.81 Beaufort House (see figure 6.39) comprises an eighteenth century manor. The house is of three storey height, with a symmetrical frontage and façade. Each storey is defined by sash windows of a different scale and shape. The principal elevation is has been decorated in the classical style, with a triangular pediment central window above a wider Doric porch. Beaufort House was designated Grade II listing status in 1983 with no subsequent amendments.

6.82 Selby House can be considered of architectural interest for the design aesthetic employed in its construction and plan form. The building is emblematic of eighteenth century Georgian architecture, with a symmetrical frontage, brick material palette as well as decoration, and sash windows, laid in diminishing scale from ground floor to upper storey. The central classical pedimeted window and Doric porch further heighten this aspect of its special interest.

6.83 Beaufort House, as outlined within the listing, dates to the eighteenth century. Alongside its counterparts lining Ham Street, examples including the Manor House to the north and Selby House to the south, Beaufort House is a good representative example of the earliest phases of built development within the area, indicative of the evolution of the built environment from the seventeenth century onward. In tandem with the adjoining stable wing,

the building is well preserved, specifically in relation to the street facing façade, which contributes to its special architectural interest and heightens its historic value.

Contribution of setting to heritage importance

6.84 In a similar sense to the neighbouring Newman House, Beaufort House can be said to derive, and inform, heritage importance from its immediate surroundings. The historic built environment context surrounding the building is reflected through the proximity of Newman House, the attached Beaufort Cottages and the Manor House to the north, all of which share an historic-architectural context within the immediate setting as eighteenth century buildings. Interspersed sporadically throughout the area are later low-medium rise twentieth century infill developments that somewhat reduce the overall legibility of the immediate and extended setting. The Site is located within the immediate and wider setting of this asset but does not contribute to its heritage significance.

Sensitivity

6.85 Although a Grade II listed building, the exceptional architectural qualities and well preserved building fabric render the overall sensitivity to change of Beaufort house is considered to be **medium**.



Figure 6.39: Beaufort House. Source: Historic England website.

12. Beaufort Cottages

Statutory address: Ham Common, Richmond
 Grade: II
 List UID: 1080789
 Date first listed: 10th January 1950

Importance of receptor

6.86 Beaufort Cottages (see figures 6.40), now in separate use, comprise an ex-stable wing ancillary to the Beaufort House, constructed of stock brick and two storey height. The buildings are rectangular in plan, with double sets of triple-grouped sash windows. Beaufort Cottages were designated Grade II listing status in 1950 with no further amendments.

6.87 Beaufort Cottages derive their architectural interest from their typology and design. Although now converted for residential use, they remain a distinct example of an ancillary stable wing, akin to a suburban mews buildings, with the stables originally situated at ground floor level with servants accommodation above.

Contribution of setting to heritage importance

6.88 Alongside Beaufort House, the ex-stable wing cottages date to the eighteenth century. As a group with the house and a number of other buildings lining Ham Street, the cottages stand as good examples of the earliest phases of built development within the area, indicative of the evolution of the built environment from the seventeenth century onward. As with a number of its counterpart Beaufort House, the cottages are well preserved, allowing them to retain their historic legibility as an original stable wing. The Site is located within the immediate and wider setting of this asset but does not contribute to its heritage significance.

Sensitivity

6.89 Although a Grade II listed building, the exceptional architectural qualities and well preserved building fabric render the overall sensitivity to change of Beaufort house is considered to be **medium**.



Figure 6.40: Beaufort Cottages. Source: Historic England website.

13. Boundary Wall to Beaufort House

Statutory address: Ham Street, Richmond
 Grade: II
 List UID: 1080791
 Date first listed: 25th June 1983

Importance of receptor

6.90 The boundary wall (see figure 6.41) was first assigned Grade II listing status in 1983, with no further amendments or alterations to this since. The heritage asset relates to the eighteenth century phase of development of the house and grounds, indicating the original boundaries.

6.91 It is the plan form and craftsmanship of the walls and gate piers that contributes to their architectural interest. The decorative pineapple finials and pedimented doorway emphasise the grandiose nature of the entrance, the pineapple being a characteristic decorative feature of nineteenth century boundaries and entrances.

6.92 The historic interest of the wall relates to the illustrative role of the asset in evidencing the development of Beaufort House, with which they share a constructional context; their well-preserved fabric further enhancing this.

Contribution of setting to heritage importance

6.93 The setting of the boundary walls can be viewed concurrently with that of Beaufort House, owing to their close proximity and shared context. Their historic relationship with the house means that their heritage

importance is largely self-contained and associated with the adjacent manor. The Site is located within the immediate and wider setting of this asset but does not contribute to its heritage significance.

Sensitivity

6.94 As a Grade II listed building the overall sensitivity to change of Beaufort house is considered to be **medium**.



Figure 6.41: Boundary Wall to Beaufort House. Source: Google 2022.

14. Boundary Wall on East Side of Ham Street between Ham House Stables and the Manor House

Statutory address: Ham House, Richmond
Grade: II
List UID: 1358098
Date first listed: 25th June 1983

Importance of receptor

6.95 The boundary wall (see figure 6.42) was first assigned Grade II listing status in 1983, with no further amendments or alterations to this since. The heritage asset relates to the eighteenth century phase of development of the house and grounds, indicating the original boundaries. It is the plan form and craftsmanship of the walls and gate piers that contributes to their architectural interest. They stand as some of the earliest boundary markers to the house, and the red brick employed in their construction relates to the general material palette employed throughout the house and grounds.

6.96 The historic interest of the wall relates to the illustrative role of the asset in evidencing the development of the grounds

of Ham House over time; their well-preserved fabric further enhancing this. The wall also relates to the adjacent Ham Street, adjoined to a number of the buildings and giving it its historic streamlined appearance.

Contribution of setting to heritage importance

6.97 It is the immediate setting and extended setting to the south that contributes to the heritage importance of the boundary wall, as it relates to the development of the house and grounds; further defining the linear appearance of the street to the south, further attached to a number of buildings lining it. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.98 As a Grade II listed building the overall sensitivity to change of the boundary wall is considered to be **medium**.



Figure 6.42: Boundary Wall on East Side of Ham Street between Ham House Stables and the Manor House. Source: Historic England website.

15. Orford Hall St. Michaels Convent

Statutory address: Ham Common, Richmond
Grade: II
List UID: 1080828
Date first listed: 10th January 1950

Importance of receptor

6.99 Orford Hall St. Michaels Convent (see figure 6.43) is an eighteenth century building with later nineteenth century flanking wings. The building was constructed of brick, is of three storey height, with a symmetrical frontage and façade. The ground floor protrudes, with a Tuscan Doric porchway. Orford Hall St, Michaels Convent was designated Grade II listing status in 1950 with no subsequent amendments.

6.100 Orford Hall St. Michaels Convent can be considered of architectural interest for the design aesthetic employed in its construction and plan form. The building is emblematic of eighteenth and nineteenth century architectural styles, with a symmetrical frontage, brick material palette and sash windows, the central window being more decorative in nature, encased in a patterned darker red brick.

6.101 Orford Hall St. Michaels Convent can be considered of historic interest for a number of reasons. Generally, the building stands as a highly well preserved eighteenth century house, illustrative of the early development of Ham. However, the building has an important historic association with the development of the area during the early modern period, being situated on the site of an earlier convent.

Contribution of setting to heritage importance

6.102 Situated to the north of Ham Common, the building both derives importance from, and informs the surrounding historic built context. Alongside Avenue Lodge and Hardwicke House that immediately border the building, it is both the immediate and extended setting of the common to the south, east and west that informs the significance of this heritage asset. The built environment within this overall setting is punctuated by buildings of a similar date, the architectural typologies and shared context of which allow the historic environment to read legibly. The surrounding historic landscape at the foot of Ham House to the north and the common to the south also define the wider setting. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.103 As a Grade II listed building the overall sensitivity to change of this heritage asset is considered to be **medium**.



Figure 6.43: Orford Hall St. Michaels Convent. Source: Historic England website.

16 & 17. Avenue Cottage(s)

Statutory address: Ham Common, Richmond
Grade: II
List UID: 1080826 [&] 1192609
Date first listed: 10th January 1950

Importance of receptors

6.104 Both Avenue Cottages (see figure 6.44) were constructed during the seventeenth century, with both having subsequent later additions. The scale and plan form of these buildings, evidenced through their smaller dimensions and decoration, is more in keeping with lodge house typologies and seventeenth century vernacular. The Avenue Cottage[s] were assigned Grade II listing status in 1950 with no subsequent amendments since designation.

6.105 Both Avenue Cottages can be considered of architectural interest for the design aesthetic employed in their construction and plan form. Both buildings are rare surviving examples of seventeenth century architecture surrounding the common and associated with Ham House: their dimensions, as well as constructional materials, namely the upper storey timber framing assist in reinforcing this special interest.

6.106 The historic interest of the Avenue Cottages is derived from them being extremely early examples of built development,

associated with the adjacent seventeenth century avenue and pleasure garden, as well as to a lesser extent the common to the south. The important historic association with the development of the area during the early modern period and their well-preserved original features, namely the oak roofing, heightens their evidential historic interest.

Contribution of setting to heritage importance

6.107 The Avenue Cottage[s] form an intrinsic part of the northern setting, namely in the form of the Avenue, a remnant section of the original seventeenth century access-way to Ham House, to which they served as gate lodges. It is this immediate setting, along with their paired value, that most significantly informs their heritage importance. The extended common setting to the south could also be said to make a contribution, with the boundaries of the original avenue continuing southward across the common. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.108 As Grade II listed buildings, the overall sensitivity to change of these heritage assets is considered to be **medium**.



Figure 6.44: Avenue Cottages. Source: Google 2022.

18. Avenue Lodge

Statutory address: Ham Common, Richmond
Grade: II
List UID: 1358073
Date first listed: 25th June 1983

Importance of receptor

6.109 Avenue Lodge (see figure 6.45) is a two storey eighteenth or nineteenth century villa-type house, faced in render with French windows and shallow pitched Welsh slate roof. The building was assigned Grade II listing status in 1983 with no subsequent amendments since designation.

6.110 Avenue Lodge can be considered of architectural interest for the design aesthetic employed in its construction and plan form. The building is emblematic of eighteenth and nineteenth century architectural styles, with a rendered frontage, shallow pitch roof and sash windows. The building has a large and sprawling plan form, with a wing extending into the grounds to the north.

6.111 The historic interest of Avenue Lodge is derived from the building being a well preserved eighteenth century house, illustrative of the early development of Ham. The building has an important historic association with the development of the area during the early modern period, being situated on, and named after the adjoining 'avenue' which leads up to Ham House and the encompassing grounds.

Contribution of setting to heritage importance

6.112 Situated to the north of Ham Common, the building both derives importance from, and informs the surrounding historic built context. Concurrently with Orford Hall and Hardwicke House that immediately border the building, it is both the immediate and extended setting of the common to the south, east and west that informs the significance of this heritage asset. The built environment within this overall setting is punctuated by buildings of a similar date, the architectural typologies and shared context of which allow the historic environment to read legibly. The surrounding historic landscape at the foot of Ham House to the north and the common to the south also define the wider setting. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.113 As a Grade II listed building the overall sensitivity to change of this heritage asset is considered to be **medium**.



Figure 6.45: Avenue Lodge. Source: Google 2022.

19. Ensleigh Lodge

Statutory address: Ham Common, Richmond
Grade: II
List UID: 1358076
Date first listed: 25th June 1983

Importance of receptor

6.114 Ensleigh Lodge (see figure 6.46) is a very early nineteenth century building, constructed in exactly 1800. The principal façade is of an unusual design. The central block is characteristic of late Georgian architecture, with sash windows, stock brick and fanlight door. Branching this are smaller flanking wings tailored to resemble a giant convex gable with inset windows. The building was assigned Grade II listing status in 1983 with no subsequent amendments.

6.115 Ensleigh Lodge can be considered of architectural interest for its highly unique design, and more generally for it being a characteristic example of Georgian architectural plan form. As noted, set aside from the principal block two flanking wings with decorated window openings that ascend into a gable formation. The decoration above the windows at all levels further heightens this special interest.

6.116 Constructed at the turn of the century, Ensleigh Lodge is a noteworthy example of one of the many late eighteenth and early nineteenth century upper middle class dwellings constructed around Ham Common, indicative of the evolution of the built environment seen today from the seventeenth century onward. The well preserved nature of the building fabric, specifically in relation to the principal frontage which foremost contributes to its special architectural interest, heightens its historic value.

Contribution of setting to heritage importance

6.117 It is the immediate and extended setting of Ham Common to the east and south, as well as that of Ham Street to the north that informs the significance of this heritage asset. The built environment within this setting is punctuated by buildings of a similar date and architectural typology that allow the historic environment to read legibly. With the focal point being the common and the encompassing built environment, the extended setting to the west contributes little, defined largely by later infill. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.118 As a Grade II listed building the overall sensitivity to change of this heritage asset is considered to be **medium**.



Figure 6.46: Ensleigh Lodge.

20. Newman House

Statutory address: Ham Common, Richmond
 Grade: II
 List UID: 1358075
 Date first listed: 25th June 1950

Importance of receptor

6.119 Newman House (see figure 6.47) is a late eighteenth century manor, constructed in London stock brick with a symmetrical façade. The house is of three storey height, punctuated by sash windows and surmounting dentil cornice. The ground floor is adorned with a central Tuscan Doric pedimented porch. Newman House was designated Grade II listing status in 1950 with one amendment to this in 1983.

6.120 Newman House derives its architectural interest from the classical design aesthetic employed in its construction and plan form. The building is emblematic of eighteenth and nineteenth century architectural, with a symmetrical frontage, brick material palette and sash windows, laid in diminishing scale from ground floor to upper storey. The dentil cornice and Doric porchway further heighten this aspect of the overall special interest.

6.121 As outlined within the listing, Newman House dates to the eighteenth century. As such, in tandem with a number of other buildings lining Ham Street, Newman House is a good representative example of the earliest phases of built development within the area, indicative of the evolution of the built environment from the seventeenth century onward. As with a number of its counterparts, the building is well preserved, specifically in relation to the street facing façade, which contributes to its special architectural interest and heightens its historic value. Newman House also has an historic association with Cardinal Newman who was born there.

Contribution of setting to heritage importance

6.122 Newman House can be said to derive, and inform, heritage importance from its surroundings. The historic setting surrounding the building is reflected through the proximity of Beaufort House, Beaufort Cottages and the Manor House to the north, all of which share an historic-architectural context within the immediate setting as eighteenth century buildings. Interspersed sporadically throughout the area are later low-medium rise twentieth

century infill developments that somewhat reduce the overall legibility of the immediate and extended setting. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.123 The exceptional qualities and architectural-historic merit of this Grade II listed building renders the overall sensitivity to change **medium**.



Figure 6.47: Newman House. Source: Google 2022.

21. Gordon House

Statutory address: Ham Common, Richmond
 Grade: II
 List UID: 1192647
 Date first listed: 10th January 1950

Importance of receptor

6.124 Gordon House (see figure 6.48) was constructed during the eighteenth or nineteenth centuries, and is an excellent example of a house built in the classical style. The building is of two storey height with a symmetrical façade, sash windows dentil cornice and triangular pediment. Gordon House was assigned Grade II listing status in 1950 with no subsequent amendments.

6.125 The architectural interest of the Little House is derived from its plan form and the overall design aesthetic employed. As outlined, Gordon House is an example of a classical style manor building. The building was constructed with an entirely symmetrical façade, adorned with a central Tuscan

Doric porch and flanking sash windows. The centre of the building is surmounted by a triangular pediment with inset circular window and dentil cornice.

6.126 Gordon House dates to the eighteenth or early nineteenth century, as such, among a number of other buildings lining Ham Common and Ham Street, represents one of the earliest phases of built development within the area, indicative of the evolution of the built environment from the seventeenth century onward. The well preserved nature of the building fabric, specifically in relation to the street facing façade contributes to its special architectural interest, heightening its historic value.

Contribution of setting to heritage importance

6.127 It is the immediate and extended setting of Ham Common to the east and south that informs the significance of this heritage asset. The built environment within this setting is punctuated by buildings of a similar date, evidenced through such buildings as the Little House to the immediate north, and architectural typology that allows the historic environment to read legibly. With the focal point being the common and the encompassing built environment, the extended setting to the west contributes little, defined largely by later infill. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.128 As a Grade II listed building the overall sensitivity to change of this heritage asset is considered to be **medium**.



Figure 6.48: Gordon House. Source: Google 2022.

22. Selby House

Statutory address: Ham Common, Richmond
 Grade: II
 List UID: 1358075
 Date first listed: 25th June 1983

Importance of receptor

6.129 Selby House (see figure 6.49) is an early eighteenth century manor, refaced and altered during the nineteenth century. The house is of three storey height, with a symmetrical frontage and façade. Each storey is defined by sash windows of a different scale and shape. Selby House was designated Grade II listing status in 1983 with no subsequent amendments.

6.130 Selby House can be considered of architectural interest is derived for design aesthetic employed in its construction and plan form. The building is emblematic of eighteenth and nineteenth century architectural styles, with a symmetrical frontage, brick material palette and sash windows, laid in diminishing scale from ground floor to upper storey. Flat and semi-circular brick decorated lintels line the windows at all storeys.

6.131 Selby House dates at earliest to the eighteenth, with later nineteenth century modifications. Subsequently, among a number of other buildings lining Ham Common and Ham Street, Selby House is a good representative example of the earliest phases of built development within the area, indicative of the evolution of the built environment from the seventeenth century onward. As with a number of its counterparts, the building is well preserved, specifically in relation to the street facing façade, which contributes to its special architectural interest and heightens its historic value.

Contribution of setting to heritage importance

6.132 It is the immediate and extended setting of Ham Common to the east and south that informs the significance of this heritage asset. The built environment within this setting is punctuated by buildings of a similar date, one example being Gordon House to the immediate south, and architectural typology that allow the historic environment to read legibly. With the focal point being the common and the encompassing built environment, the extended setting to the west contributes little, defined largely by later infill. The Site is located within the wider setting of this asset but

does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.133 As a Grade II listed building the overall sensitivity to change of this heritage asset is considered to be **medium**.



Figure 6.49: Selby House. Source: Google 2022.

23. The Little House

Statutory address: Ham Common, Richmond
 Grade: II
 List UID: 1080831
 Date first listed: 25th June 1983

Importance of receptor

6.134 The Little House (see figure 6.50) is an eighteenth century upper-middle class dwelling, of three window width, characteristic in design of Georgian architecture, with a London stock brick house flanking a stucco façade. The building is adorned with sash windows and, upon construction, would have been symmetrical in plan. The Little House was assigned Grade II listing status in 1983 with no subsequent amendments.

6.135 The architectural interest of the Little House is derived from its plan form and the material palette employed in its construction. The house is emblematic of Georgian architecture, with the original elevations symmetrical in nature, lined with sash windows. The building was

constructed utilising a combination of brick and stucco, both typical materials employed in the construction of such houses during the Georgian period.

6.136 Dating to the eighteenth century, The Little House represents one of the earliest buildings constructed around Ham Common, indicative of the evolution of the built environment seen today from the seventeenth century onward. The well preserved nature of the building fabric, specifically in relation to the principal eastern and southern frontages which foremost contributes to its special architectural interest, heightens its historic value.

Contribution of setting to heritage importance

6.137 It is the immediate and extended setting of Ham Common to the east and south that informs the significance of this heritage asset. The built environment within this setting is punctuated by buildings of a similar date, one example being Gordon House to the immediate south, and architectural typology that allow the historic environment to read legibly. With the focal point being the common and the encompassing built environment, the extended setting to the west contributes little, defined largely by later infill. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, due to the distance and minimal visual interrelationship between the two.

Sensitivity

6.138 As a Grade II listed building the overall sensitivity to change of this heritage asset is considered to be **medium**.



Figure 6.50: Little House. Source: Google 2022.

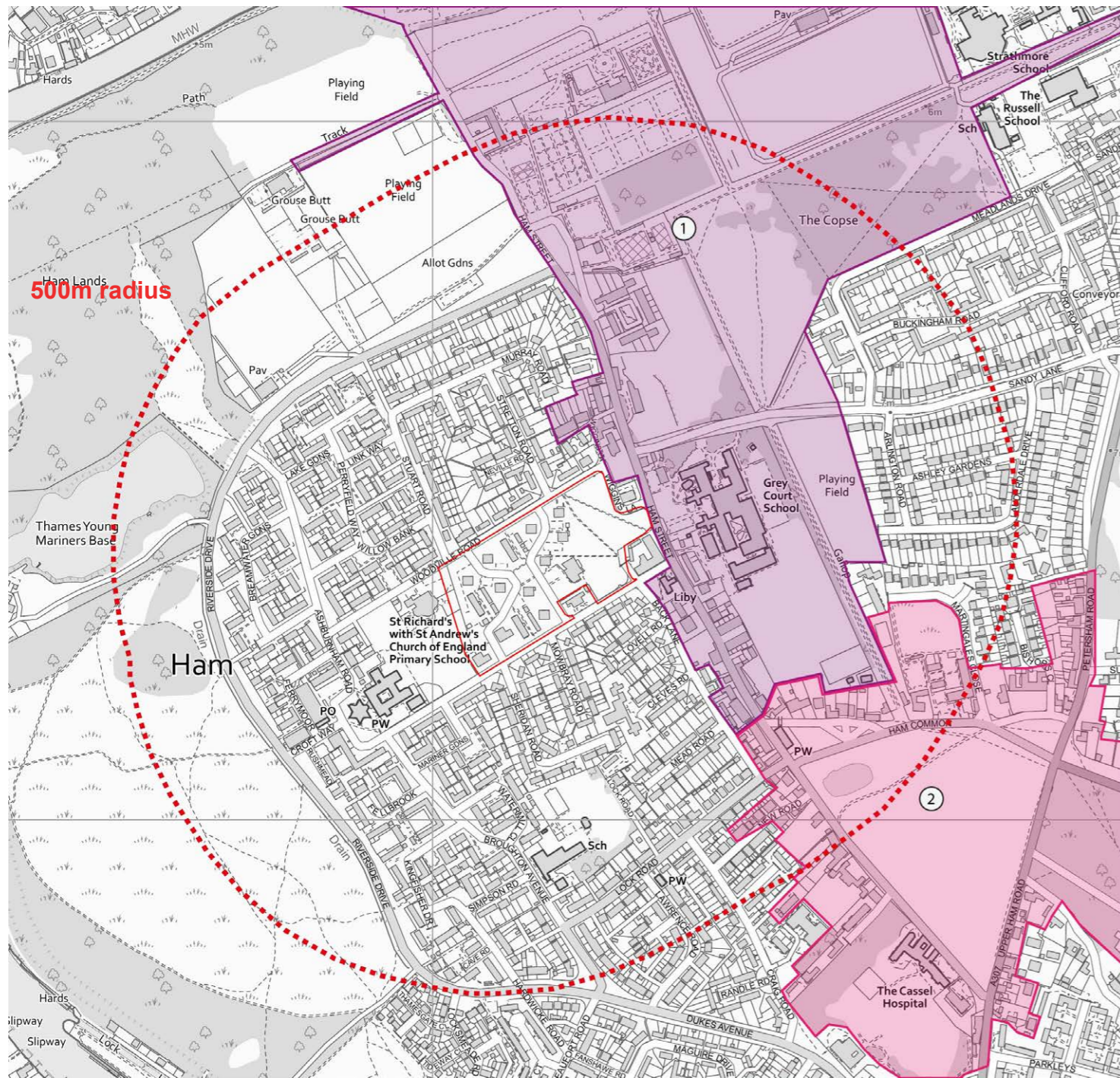


Figure 6.51: Map illustrating the Conservation Areas for the assessment (within 500m radius of the Site). Number 1-2 indicate those for assessment.

- Site
- Ham Common Conservation Area
- Ham House Conservation Area

1. Ham House Conservation Area

Importance of receptor

6.139 The Ham House Conservation Area (see figures 6.52 - 6.53) was initially designated in 1975, but later extended to the south and west in 1982 and 2007. Factoring in these later extensions the boundaries of the conservation area encompass the Grade I listed Ham House, associated seventeenth-nineteenth century structures as well as the grounds of the house. To the west the conservation area includes a section of the original 'avenue' that formed part of the original Ham House landscape, and south of this a cluster of eighteenth century mansion buildings and later terraces are incorporated; the latter being noted as townscape buildings of merit. The southern portion of the conservation area includes further examples of these terraced developments, as well as the southern avenue of Ham House.

6.140 The Ham House Conservation Area is of both architectural and landscape interest, principally relating to the special interest of the house, associated structures and grounds. Ham House is a well preserved seventeenth century country house, the craftsmanship of the façade and plan form indicative of the seventeenth century Jacobean style. The buildings contained within the grounds are of architectural interest for their plan form and features which interrelate with the house, or are indicative of later phases of development, an example of the latter being the ice house. The eighteenth century mansion buildings that form a central cluster within the conservation area, namely Newman House and Beaufort House, are of architectural interest for their plan form and layout, evidential of eighteenth and nineteenth century architectural styles. The majority of the remaining buildings, namely later terraces, contribute to the special interest of the area by illustrating the popular architectural styles of the later nineteenth and early twentieth centuries.

6.141 The historic interest of the Ham House Conservation Area is attributable to a number of factors. As assessed separately, Ham House is of evidential value for the well preserved nature the house, outbuildings and grounds and they are is an excellent examples of seventeenth-nineteenth century architecture, evidential of the social-cultural contexts of the respective centuries. Immediately surrounding the house, further extending to the south, east and west, the gardens seen today contribute to the overall historic interest of the conservation area, evidencing of its

phases of development. The kitchen garden, symmetrical garden directly to the south and forecourt to the north are all evident of the seventeenth-early eighteenth century formal pleasure garden, in contrast to the irregular landscape gardens to the north and south lining Ham Avenues which are indicative of later landscape styles. Newman House and Beaufort House to the south, examples of eighteenth century mansion buildings contribute to the historic interest of the conservation area through the well preserved nature of their fabric, subsequently illustrative of the popular architecture styles during the eighteenth century. The terraces that characterise the conservation area to the south and west derive, and subsequently contribute to, the special interest through the way in which they illustrate the later development of the area and settlement patterns.

Contribution of setting to heritage importance

6.142 Owing to the area covered by the conservation area, the heritage importance it derives from its setting is varied. To the north-east the conservation area is bordered closely by a number of statutory designated heritage assets that share a similar historic-architectural interest with its features of special interest, examples being Avenue Lodge Farm Lodge, Gordon House and a number of buildings associated with the seventeenth and eighteenth century development of the area. This equally applies to the built environment contained within the Ham Common Conservation Area to the south, although contextually this relates little with the Ham House Conservation Area which historically shares less of a relationship with the neighbouring village, with the exception of the surviving portion of the southern avenue which bisects the neighbouring conservation area. The Ham House Conservation Area derives little interest from the immediate and extended settings to the east and west which are predominantly typified by low-medium rise houses of a later date and urban grain that do not overall inform its heritage importance. The Site is located within the immediate and wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.143 As a conservation area the overall sensitivity to change of this heritage asset is considered to be **medium**.



Figure 6.52: Ham Street, within Ham House Conservation Area.



Figure 6.53: Ham Street, within Ham House Conservation Area.

2. Ham Common Conservation Area

Importance of receptor

6.144 The Ham Common Conservation Area (see figures 6.54 - 6.55) was initially designated on the 14th January 1969, but was later extended a number of times in 1977, 1982 and 1992. The boundaries of the conservation area encompass Ham Common and a number of flanking buildings to the south, the majority of which have been assigned statutory listing or are considered to be townscape building of merit. To the north the west the boundaries terminate above the extensive forested section of Ham Common where they encompass the Grade II listed Park Gate House.

6.145 The special interest of the Ham Common Conservation Area is derived from both its architectural and landscape interest. Within the boundaries of the conservation area are a number of building typologies, evidential through their plan form and features, of the respective architectural phases of the area since the seventeenth century. Avenue Cottage and Avenue Lodge Cottage are rare, although somewhat altered, examples of seventeenth century vernacular architecture, with the most outstanding surviving features in relation to this being their timber frame roofs. The remaining buildings within the conservation area, both statutory listed or noted as townscape buildings of merit, are principally from the eighteenth and nineteenth centuries, constituting terraced developments or mansion buildings. Notable examples of the latter include Hardwicke House and Selby House, both of which were laid out to eighteenth century symmetrical proportions faced either in stucco or brick, of three storeys with other defining architectural elements of this period, namely the sash windows and cornices. The landscape interest of the conservation area relates to the surviving and well preserved section of common which interrelates with the layout of these buildings, around which the original village would come to be centred.

6.146 Although there has been a small number of archaeological investigations indicating prior settlement, the historic interest of the Ham Common Conservation Area relates to its development since the seventeenth century and the evidential value of the buildings contained within representing these phases of built development. The aforementioned Avenue Cottage and Avenue Lodge Cottage are the best representative examples of seventeenth century architecture within the conservation area, socially and culturally indicative, through their single

pile plan form, of early modern vernacular architecture evidenced and associated building materials. The later eighteenth and nineteenth century houses and terraces within the conservation area are of evidential value for illustrating the cultural propensity toward classical styles and proportions during these respective periods; the well preserved building fabric further contributing to this special interest. The common itself, which forms a focal point for the built environment and original village, also factors into this evidential value, illustrating the settlement pattern of the original village.

Contribution of setting to heritage importance

6.147 Alongside Ham House, Richmond Park and Ham Fields, Ham Common forms one of a number of undeveloped green spaces within the borough of Richmond that constitute both the immediate and extended setting within as well as surrounding the conservation area. The heritage importance it derives from these is varied owing to the differing historic-architectural contexts. Ham Fields, although now separated by later infill developments, originally formed the backdrop to the village and would have formed part of its landscape. This equally applies to the grounds of Ham House which originally bisected sections of the common, equally sharing an important landscape context. As such both of these can be said to inform the setting, particularly Ham House which also developed during the seventeenth century.

6.148 The contribution made by the extended setting is varied in nature: to the north a number of eighteenth to nineteenth century buildings still survive, forming part of the original village setting and subsequently illustrating a picture of the settlement pattern during the early modern period. To the east the setting is characterised by open space associated with Richmond Park and Ham House that contributes the 'open' nature of the conservation area. However, to the south and west modern low-medium rise housing developments, some of which area statutory listed cannot be said to inform the heritage importance of the Ham Common Conservation Area as they do not share an historic-architectural context with it and as such are clearly delineated. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.149 As a conservation area the overall sensitivity to change of this heritage asset is considered to be **medium**.



Figure 6.54: Ham Common, within Ham Common Conservation Area.



Figure 6.55: Ham Street, within Ham Common Conservation Area.

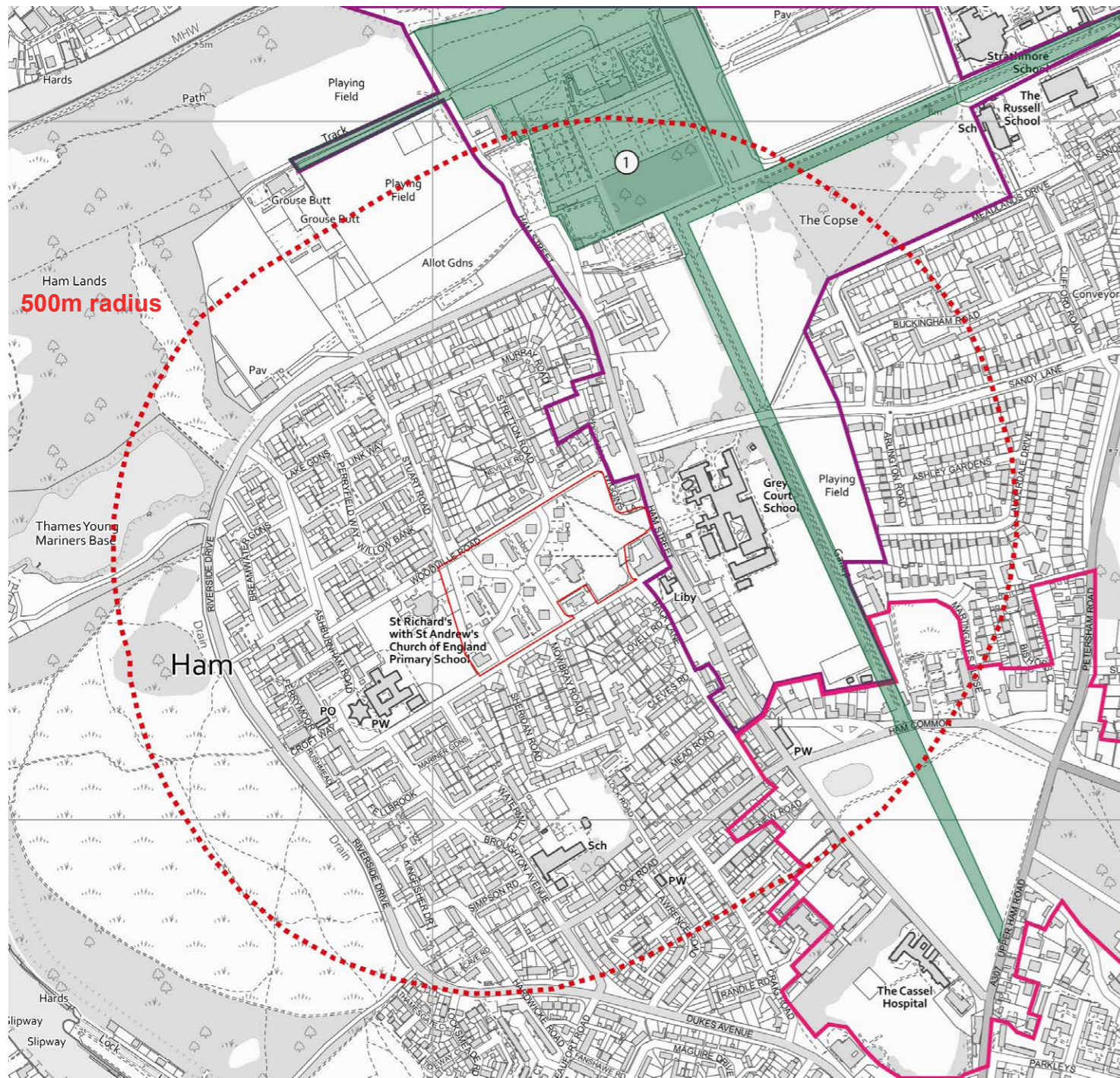


Figure 6.56: A map illustrating the only Registered Park and Garden for assessment.

- Site
- Ham Common Conservation Area
- Ham House Conservation Area
- Registered Park and Garden

1. Registered Park and Garden Ham House

Grade: II*
 List UID: 1000282
 Date first listed: 1st October 1987

Importance of receptor

6.150 Ham House is a registered park and garden (see figure 6.56) assigned Grade II* listing status in 1987 and comprises a twelve hectare landscape garden established on a piecemeal basis following the construction of Ham House in the seventeenth century. Ham House was acquired by the National Trust in 1948 and in subsequent years was extensively restored, resulting in the garden seen today. Although constituting a number of elements and sub-sections, Ham House comprises a large ornamental garden and adjoining polo club, approached from the west by an avenue of lime and chestnut trees. The garden is bounded to the west by Ham Road, to the east by a number of Grade II listed school buildings and to the north by the Thames.

6.151 The special interest of Ham House (Registered Park and Garden) relates to its long term association as a landscape feature of local and national importance. The technical innovation employed within the construction of the garden features, notably the forecourt and a number of the associated structures and landscape features such as the orangery and boundary walls, is illustrative of seventeenth to eighteenth century landscape and building construction techniques. The grounds overall incorporate and retain, following extensive twentieth century restorations, much of the landscape footprint they would have possessed during previous centuries.

6.152 Following extensive restorations, the gardens seen today retain landscape elements indicative of its respective phases of development which contribute to the overall evidential value of the garden. The kitchen garden, symmetrical garden directly to the south and forecourt to the north are all evident of the seventeenth-early eighteenth century formal pleasure garden, in contrast to the irregular landscape gardens to the north and south lining Ham Avenues which are indicative of later landscape styles. As with the house itself, the grounds additionally have a long term association with historically important figures, namely the Dysart and Tollemarche families who implemented a number of changes and landscape features following the establishment of the house and grounds at the start of the seventeenth century.

Contribution of setting to heritage importance

6.153 The immediate and extended setting surrounding the grounds of Ham House is highly varied owing to the acreage covered. A large number of open green space surround the grounds, interspersed with a combination of seventeenth to twentieth century houses of low-medium rise height. While the chronological age of Ham House means that it undoubtedly shares an important historical connection with the setting that surrounds it, particularly with the common that it bisects to the south and the land which forms the western approach, the heritage importance which Ham House derives is largely self-contained within its boundaries, specifically the way that it interrelates with Ham House and its associated structures which have informed the use of the grounds and surrounding land over time. As such, the setting of Ham House cannot be said to overly inform the heritage importance of the registered park and garden. In addition the setting of Ham House can be said to have been eroded somewhat by later built development, notably Grey Court School and the twentieth century Orangery development which abound it to the west. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.154 As a Grade II* registered park and garden the overall sensitivity to change of this heritage asset is considered to be **high**.

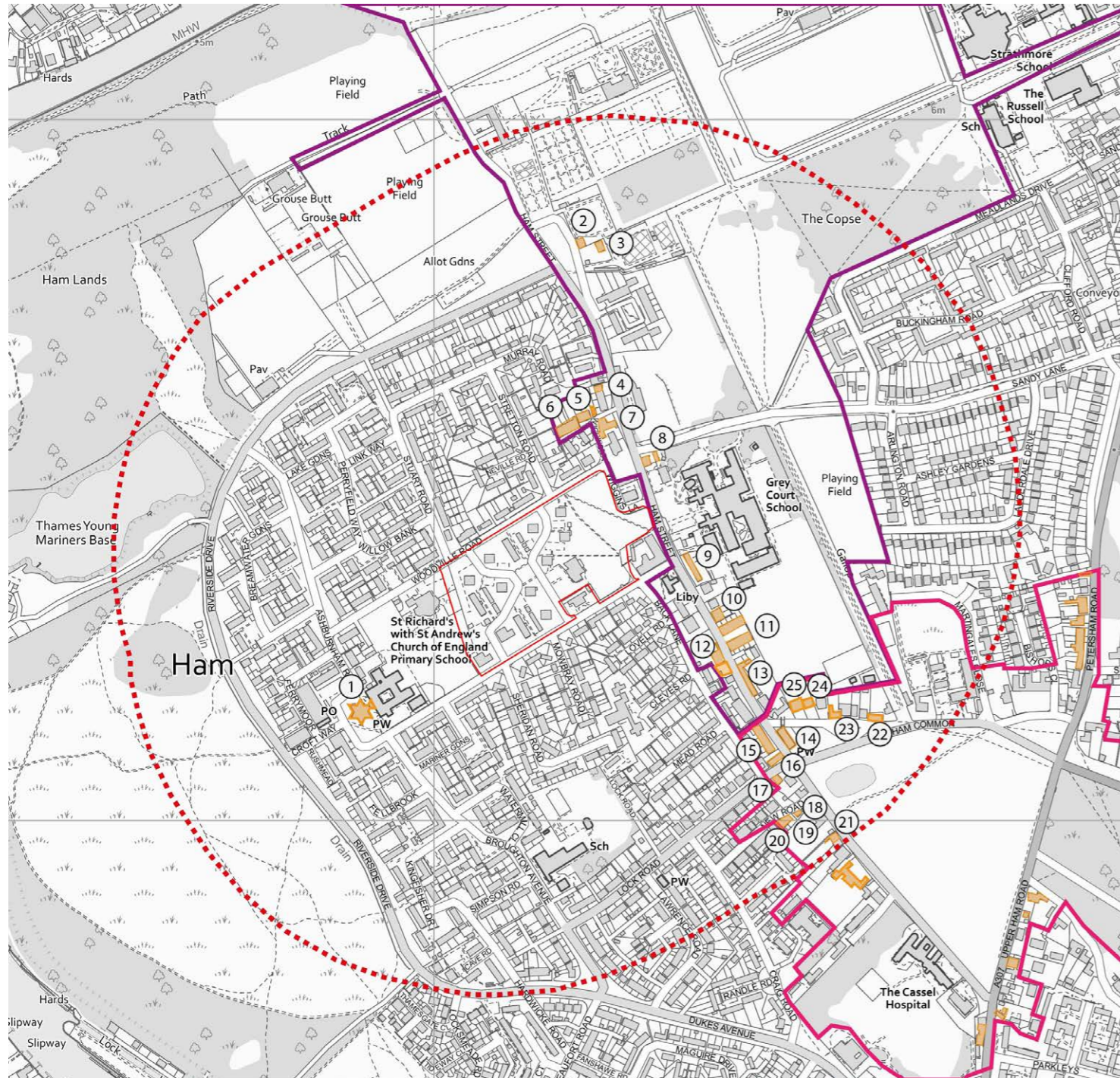


Figure 6.57: Map illustrating townscape building of merit/locally listed buildings around the Site. Numbers 1-25 indicate those buildings for assessment.

- Site
- Ham Common Conservation Area
- Ham House Conservation Area
- Townscape Building of Merit / Locally Listed

1. St. Richard's Church

Statutory address: Ashburnham Road, Ham
 Non-designated heritage asset
 Local list reference: 09/00001/BTM
 Date assigned: 10th July 2009

Importance of receptor

6.155 St. Richard's Church (see figure 6.58) was built to the designs of Covell Matthews and Partners between 1964 and 1965. The building is indicative of the modernist style, built to a star plan and representing the move away from traditional ecclesiastical fenestration and architectural plan form. St. Richard's Church was assigned status as a non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 2009.

6.156 The architectural interest of St. Richard's Church is derived from its plan form, style and material palette. The building represents a noteworthy example of a modernist church, with its star plan form accommodating a Lady Chapel, vestry and choir room indicative of traditional churches within a unique design. The church furthermore represents a unique employment of materials and decoration, surmounted by a pyramidal copper roof, patterned light openings and geometric fenestration.

6.157 Established in tandem with the Ham Close Estate and Wates Estate, ancillary to St. Richard's School, the church can be considered of historic evidential and illustrative value in evidencing the development of Ham during the mid-late twentieth century. As such St. Richard's Church represents an historic-architectural focal point of this extensive development.

Contribution of setting to heritage importance

6.158 The setting of St. Richard's could be considered to contribute to its local heritage importance. The immediate and extended setting of the building is characterised by the layout and built environment of the Wates and Ham Close Estates that were constructed alongside the church during the mid-late twentieth century; as such the building is communally intertwined with these and forms a central focal point alongside the school. The Site is located within the wider setting of this asset but does not contribute to its heritage significance.

Sensitivity

6.159 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.



Figure 6.58: St. Richard's Church.

2. Old Ham Lodge

Statutory address: Ham Street, Ham
 Non-designated heritage asset
 Local list reference: 83/02188/BTM
 Date assigned: 5th September 1983

Importance of receptor

6.160 Old Ham Lodge is a late nineteenth century building situated in close proximity to Ham House and its grounds. The lodge is of three storey height, principally constructed from brick, unsymmetrical in appearance with a weatherboarded southern elevation. Old Ham Lodge was assigned status as a non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 1983.

6.161 Old Ham Lodge may be considered of architectural interest as an example of late nineteenth century vernacular architecture and constructional materials. The extensive use of red brick, single pile rectangular plan form and window openings are the elements principally indicative of this. The boundary walls form a consistent frontage with those of Ham House and its grounds which line the road to the south.

6.162 The historic interest of the building stems from its historic-geographic association with Ham House, of which it forms part of the setting, in addition to the more general role of the building in illustrating the late nineteenth century rural-suburban character of Ham. In addition the fabric of Old Ham Lodge is well preserved, further enhancing its historic evidential value.

Contribution of setting to heritage importance

6.163 Old Ham Lodge forms a cohesive and legible part of the setting with Ham House, aligned with its boundary walls and largely rural-parkland setting. There has been little erosion of this overall landscape character either in the immediate or extended setting, as such Old Ham Lodge can be said to derive a certain heritage importance from its setting. The Site is located within the wider setting of this asset but does not contribute to its heritage significance.

Sensitivity

6.164 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.

3. The Garden House

Statutory address: Ham Street, Ham
 Non-designated heritage asset
 Local list reference: 83/02186/BTM
 Date assigned: 5th September 1983

Importance of receptor

6.165 Although subject to a number of development phases and extensions, The Garden House was constructed during the late nineteenth century, evident on Ordnance Survey mapping from 1890 onward. The Garden House was assigned status as a non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 1983. Of two and half storey height the building is indicative of late Victorian architecture, the steep gables, bays and mullion style windows all features characteristic of this architectural period.

6.166 The architectural interest of the Garden Lodge foremost derives from the elements of Victorian architecture employed in its appearance. This relates to the pointed gables, mullion style windows and bays, representing a

blend of mild gothic, Tudor and Jacobean architecture. Although numerous extended since construction during the late nineteenth century, the fabric and late Victorian legibility of The Garden House is still largely retained, lending it an overall evidential value. Concurrently on a general level, The Garden House illustrates the later built development in late nineteenth century Ham.

Contribution of setting to heritage importance

6.167 Both in its immediate and extended northern setting, The Garden House forms part of a cohesive setting with Ham House and Old Ham Lodge, aligned with its boundary walls and largely rural-parkland setting. This is from where it derives any heritage importance, with the setting to the south characterised principally by later twentieth century housing developments that do not inform its setting. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.168 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.

4. 209 Ham Street

Statutory address: Ham Street, Ham
 Non-designated heritage asset
 Local list reference: 83/02099/BTM
 Date assigned: 5th September 1983

Importance of receptor

6.169 209 Ham Street is a two storey house, constructed during the early twentieth century between 1910 and 1930. Although of a later date, the building is unique in its appearance, more indicative of early nineteenth century architecture, with sash windows and a weatherboarded upper storey and symmetrical frontage. 209 Ham Street was assigned status as a non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 1983.

6.170 As outlined 209 Ham Street is principally of architectural interest for its unique design and plan form. The white painted weatherboard and lower storey, alongside the sash windows, decorative shutters and symmetrical

design making it a contextually unique building in relation to its surrounding built environment. 209 Ham Street was constructed between 1910 and 1930 when the section of Ham in which it was situated was still largely rural. The building is subsequently illustrative of this period, the interest being further increased by the well preserved fabric of the exterior elevations.

Contribution of setting to heritage importance

6.171 It is the immediate setting that contributes most to the heritage importance of 209 Ham Street, with the Manor House to the east and Beaufort House comprising the surviving fragments of the original suburban-rural built environment. The distinct appearance of the building does give it a somewhat insular setting however. The extended setting contributes little, comprised largely of later twentieth century infill. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.172 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.

5. 1-5 Wiggins Cottages

Statutory address: Wiggins Lane, Ham
 Non-designated heritage asset
 Local list reference: 83/-----/BTM
 Date assigned: 5th September 1983 and 10th July 2009

Importance of receptor

6.173 Nos. 1-5 Wiggins Cottages (see figure 6.59) comprise a row of mid-late nineteenth century terraces constructed between 1840 and 1860. The cottages are two storeys in height with a shallow pitched slate roof, sash windows and porch-ways. Nos. 2-4 were assigned status as non-designated heritage assets, added to the list of Building[s] of Townscape Merit in 1983. No. 1 was added to this list on 10th July 2009.

6.174 The architectural interest of Wiggins Cottages stems from their contextual design and plan form. The buildings are characteristic of nineteenth century vernacular, with their narrow plan dimensions, sash windows, brick and

weatherboarded design highlighting them as buildings of this particular historic-architectural typology. Nos. 1-5 Wiggins Cottages can be considered of historic interest as well preserved remnant examples of the original semi-rural environment that defined Ham during the period in which they were constructed. The buildings play a subsequent illustrative role in evidencing the built development of the area during this time.

Contribution of setting to heritage importance

6.175 It is the immediate setting that contributes most to the heritage importance of these cottages, principally the shared contextual value they have in relation to the adjacent Pointers Cottages, through their design and appearance. In terms of shared historic context, Nos. 1-5 also derive a certain importance from the neighbouring Beaufort House and Manor House which defined their original built environment. The extended setting makes less of a contribution, largely punctuated by low-medium rise infill. The Site is located within the immediate and wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.176 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.



Figure 6.59: A view of Wiggins Cottages from Wiggins Lane.

6. 1-6 Pointers Cottages

Statutory address: Wiggins Lane, Ham
Non-designated heritage asset
Local list reference: 83/----/BTM
Date assigned: 5th September 1983

Importance of receptor

6.177 Nos. 1-6 Pointers Cottages constitute a row of mid-late nineteenth century terraces constructed between 1840 and 1860. The cottages are two storeys in height with a shallow pitched slate roof, sash windows and porch-ways. Nos. 1-6 were assigned status as non-designated heritage assets, added to the list of Building[s] of Townscape Merit in 1983.

6.178 In a similar nature to the adjacent Nos. 1-5 Wiggins Lane, the architectural interest of these buildings, stems from their contextual design and plan form. The buildings are characteristic of nineteenth century vernacular, with their narrow plan dimensions, sash windows, brick and weatherboarded design highlighting them as buildings of this particular historic-architectural typology.

6.179 Nos. 1-6 Pointers Cottages can be considered of historic interest as well preserved remnant examples of the original semi-rural environment that defined Ham during the period in which they were constructed. The buildings play a subsequent illustrative role in evidencing the built development of the area during this time.

Contribution of setting to heritage importance

6.180 It is the immediate setting that contributes most to the heritage importance of these cottages, principally the shared contextual value they have in relation to the adjacent Pointers Cottages, through their design and appearance. In terms of shared historic context, Nos. 1-6 also derive a certain importance from the neighbouring Beaufort House and Manor House which defined their original built environment. The extended setting makes less of a contribution, largely punctuated by low-medium rise infill. The Site is located within the immediate and wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.181 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.

7. 199 Ham Street

Statutory address: Ham Street, Ham
Non-designated heritage asset
Local list reference: 83/02088/BTM
Date assigned: 5th September 1983

Importance of receptor

6.182 No. 199 Ham Street is a late nineteenth century house with adjoining side extension and boundary wall. The principal building is constructed in red brick, with sash windows, brick frontage and of three storey height. The building is indicative of a nineteenth century upper middle class house. 199 Ham Street was assigned status as non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 1983.

6.183 199 Ham Street is a characteristic example, both through its plan form and design of a nineteenth century upper middle class house. With a red brick façade, inset sash windows, rectangular plan and canted bay windows the building is very similar in material and colour palette to the adjacent Beaufort House and Manor House. A large curved extension is attached to the northern portion of the building, not considered to overly contribute to its architectural interest.

6.184 No. 199 Ham Street can be considered of historic interest as well preserved surviving example of the original semi-rural environment that defined Ham during the late nineteenth century, when the original settlement comprised a blend of cottages and manor buildings. The buildings play a subsequent illustrative role in evidencing the built development of the area during this time.

Contribution of setting to heritage importance

6.185 199 Ham Street is highly similar to the adjacent Manor House and Beaufort House, employing an almost identical colour palette and design aesthetic. As such the immediate setting is the principal contributing factor that informs the heritage importance of the building. The building also shares a historic context with the adjacent Pointers and

Wiggins Cottages, deriving some importance from these. The extended setting makes less of a contribution, largely punctuated by low-medium rise infill in the form of the Ham Estate and Orangery housing developments. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.186 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.

8. 52 Ham Street [&] The Royal Oak

Statutory address: Ham Street, Ham
Non-designated heritage asset
Local list reference: 83/02186/BTM & 83/02186/BTM
Date assigned: 5th September 1983

Importance of receptor

6.187 No. 52 Ham Street and The Royal Oak constitute a group of mid-late nineteenth century buildings. The Royal Oak is of two storey height, originally two terraces later conjoined to form a public house. 52 Ham Street is a two storey narrow depth late nineteenth century house. Both buildings were assigned status as non-designated heritage assets, added to the list of Building[s] of Townscape Merit in 1983.

6.188 The Royal Oak can be considered of architectural interest for its unusual design, stemming from when the original buildings were merged during the late nineteenth century and refaced into a single façade to form a public house. This low sitting façade architecturally juxtaposes with the original Rhenish Helm style roof of the building[s] which it fronts. No. 52, when held against a number of its surrounding nineteenth century counterparts, can be considered of architectural interest for its characteristic symmetrical plan form and brick material palette.

6.189 The Royal Oak can derive a certain historic interest from the illustrative value of its respective phases of development, evident from the eclectic appearance of the building. Both the Royal Oak and No. 52 Ham Street can be considered of historic interest as well preserved surviving examples of the original semi-rural environment that defined Ham during the late nineteenth century, when

the original settlement comprised a blend of cottages and manor buildings. The buildings play a subsequent illustrative role in evidencing the built development of the area during this time.

Contribution of setting to heritage importance

6.190 The Royal Oak and No. 52 Ham Street form part of the linear eighteenth to nineteenth century streetscape that defines this section of Ham Street, lined on all sides by high brick walls and foliage. Newman House, Beaufort House and the Manor House are all visible at street level from this setting and form a coherent and legible historic built environment. It is this immediate setting that contributes most to the heritage importance of the buildings, with the extended setting punctuated by infill as well as low levels of inter-visibility reducing the visual impact of the extended built environment. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.191 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.

9. Tollemarche Almshouses

Statutory address: Ham Street, Ham
Non-designated heritage asset
Local list reference: 83/----/BTM
Date assigned: 5th September 1983

Importance of receptor

6.192 The Tollemarche Almshouses (see figure 6.60) are a group of late nineteenth century almshouses. The buildings have a distinct appearance, of single storey height and richly decorated with roam tiles, patterned gables and dentil window linings. The almshouses were assigned status as non-designated heritage assets, added to the list of Building[s] of Townscape Merit in 1983.

6.193 The architectural interest of the Tollemarche Almshouses can be attributed to the highly distinct design, especially so when the surrounding context is factored in. Forming a uniform consecutive row, the buildings convey a rich decorative architectural style, with arts and crafts elements

giving them an eclectic appearance. The frontages are defined by their mullion windows, decorated gables, Roman tile roof and boundary walls as well as the dentil style cornice above the windows.

6.194 The Tollemarche Almshouses derive their historic interest from a number of factors. Their historic association with Algernon Tollemarche is a contributor to the interest, having been founded in 1892 by his widow, Frances Louisa Tollemache, with an endowment of 16,000 pounds, the aim being to support three couples and three single residents. More generally, the almshouses can be considered of historic interest as a consecutive row of highly well preserved late nineteenth century buildings, heightening their evidential value.

Contribution of setting to heritage importance

6.195 Their distinct design and unique architectural-historic context gives the Tollemarche Almshouses a somewhat self-contained setting, with their heritage importance informed little by the surrounding built environment. A small amount importance may be derived from the extended setting to the south, purely through the association and shared historic context of the neighbouring late nineteenth century terraces. The Site is located within the immediate and wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.196 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.



Figure 6.60: A view of Tollemarche Almshouses from Ham Street.

10. 40-46 Ham Street

Statutory address: Ham Street, Ham
 Non-designated heritage asset
 Local list reference: 83/-----/BTM
 Date assigned: 5th September 1983

Importance of receptor

6.197 No. 40-46 Ham Street are a group of late nineteenth terraces. The buildings are two storeys in height, with sash windows surmounted by brick lintels, faced in white render with shallow pitch Welsh slate roofs. These terraces were assigned status as non-designated heritage assets, added to the list of Building[s] of Townscape Merit in 1983.

6.198 The architectural interest of Nos. 40-46 is owed to their characteristic nineteenth century design and plan form. The buildings are characteristic of nineteenth century vernacular, with their narrow plan dimensions, sash windows and roofing style, highlighting them as buildings of this particular historic-architectural typology. The historic interest of Nos. 40-46 derives from the terraces being well preserved remnant examples of the early suburban environment that defined this section of Ham during the period in which they were constructed, factoring in their shared context with the terraces to the south. The buildings play a subsequent illustrative role in evidencing the built development of the area during this time.

Contribution of setting to heritage importance

6.199 The immediate setting of the terraces to the south contributes most to their heritage importance, having been built at a similar time and style to the terraces lining Evelyn Road. As such this contributes to an historic environment coherency and legibility. The neighbouring Stokes House and Bench House also contribute to this, although to a lesser extent. The extended setting makes a mixed contribution largely punctuated by low-medium rise infill to the west, but a generally coherent historic built environment encompassing Ham Common to the south and Ham Street to the north. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.200 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.

11. 1-18 Evelyn Road

Statutory address: Ham Street, Ham
 Non-designated heritage asset
 Local list reference: 04/-----/BTM [&] 83/-----/BTM
 Date assigned: 5th September 1983 [&] 26th June 2006

Importance of receptor

6.201 No. 1-18 Evelyn Road are a group of parallel and uniform late nineteenth terraces. The buildings are two storeys in height, with sash windows surmounted by brick lintels, constructed primarily from London stock brick with shallow pitch Welsh slate roofs. These terraces were assigned status as non-designated heritage assets, added to the list of Building[s] of Townscape Merit at intervals, in 1983 and 2006.

6.202 Almost identical to Nos. 40-46 to the north, the architectural interest of Nos. 1-18 Evelyn Road is owed to their characteristic nineteenth century design and plan form. The buildings are characteristic of nineteenth century vernacular, with their narrow plan dimensions, sash windows and roofing style, highlighting them as buildings of this particular historic-architectural typology.

6.203 The historic interest of Nos. 1-18 Evelyn Road derives from the terraces being well preserved remnant examples of the early suburban environment that defined this section of Ham during the period in which they were constructed, factoring in their shared context with the terraces to the north. The buildings play a subsequent illustrative role in evidencing the built development of the area during this time.

Contribution of setting to heritage importance

6.204 It is the built environment to the north, namely the almost identical Nos. 40-46 that contributes most to the heritage importance of Nos. 1-18, having been built at a similar time and style to the terraces lining Evelyn Road. As such this contributes to an historic environment coherency and legibility. The neighbouring Stokes House and Bench House also contribute to this, although to a lesser

extent. The extended setting makes a mixed contribution largely punctuated by low-medium rise infill to the west, but a generally coherent nineteenth century historic built environment encompassing Ham Common to the south and Ham Street to the north. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.205 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.

12. Stokes House [&] Bench House

Statutory address: Ham Street, Ham
 Non-designated heritage asset
 Local list reference: 83/02237/BTM [&] 09/0008/BTM
 Date assigned: 5th September 1983 [&] 10th July 2009

Importance of receptor

6.206 Stokes House and Bench House are a set of attached mid-late nineteenth century manor houses, once collectively titled 'Stokes Hall'. The plan and appearance of these buildings is unsymmetrical, with both brick and different coloured renders applied on different elevations. Stokes House was assigned status as non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 1983 and Bench House was later added in 2009.

6.207 Both buildings can be considered of architectural interest for their typology, plan form and constructional materials. Among a number of buildings comprising the immediate and extended setting, Stokes House and Bench House are characteristic nineteenth century upper middle class dwellings. Their interest is further enhanced by their large and sprawling plan form, indicative of the two buildings being numerous augmented and later merged. The impressive northern canted bay evidences the craftsmanship employed in their design, alongside the sash windows, stucco render and slate roofs.

6.208 Stokes House and Bench House can be considered of historic interest as well preserved surviving examples of the original semi-rural environment that defined Ham during the late nineteenth century, when the original settlement comprised a blend of cottages and manor buildings. The

buildings play a subsequent illustrative role in evidencing the built development of the area during this time. Having been previously noted as a singular building, 'Stokes Hall', Stokes and Bench House also have a noteworthy self-contained architectural chronology.

Contribution of setting to heritage importance

6.209 It is the linear immediate and extended setting of Ham Street that informs the heritage importance of these two buildings, which is still evidential of the original settlement that lined this street, heading toward Ham House to the north and Ham Common to the south. The setting is interspersed with eighteenth and nineteenth century cottages and manors. The setting to the west contributes less, primarily defined by later twentieth century infill development. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.210 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.

13. 12-38 Ham Street

Statutory address: Ham Street, Ham
 Non-designated heritage asset
 Local list reference: 83/-----/BTM
 Date assigned: 5th September 1983

Importance of receptor

6.211 No. 12-38 Ham Street comprise a row of late nineteenth terraced houses. The buildings range between two and three storeys in height, faced principally in white render a painted brick with shallow pitch Welsh slate roofs. These terraces were assigned status as non-designated heritage assets, added to the list of Building[s] of Townscape Merit in 1983.

6.212 These buildings share an architectural context with the similar terraced groups to the north, with their special architectural interest principally owed to their characteristic nineteenth century design and plan form. The buildings are indicative of nineteenth century vernacular, with their

narrow plan dimensions, sash windows and roofing style, highlighting them as buildings of this particular historic-architectural typology.

6.213 The historic interest of these terraces derives from them being well preserved remnant examples of the early suburban environment that defined this section of Ham during the period in which they were constructed, factoring in their shared context with the terraces to the north. The buildings play a subsequent illustrative role in evidencing the built development of the area during this time.

Contribution of setting to heritage importance

6.214 It is the built environment to the north, namely the similar Nos. 40-46 and Evelyn Road housing cluster that contributes most to the heritage importance of Nos. 12-38, having been built at a similar time and style to the terraces to the north. As such this contributes to an historic environment coherency and legibility. The neighbouring Stokes House and Bench House also contribute to this, although to a lesser extent. The extended setting makes a mixed contribution largely punctuated by low-medium rise infill to the west, twentieth century housing lining the road to the south. Beyond this there is a generally coherent nineteenth century historic built environment encompassing Ham Common to the south and Ham Street to the north. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.215 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.

14. Catholic Church of St. Thomas Aquinas

Statutory address: Ham Street, Ham
 Non-designated heritage asset
 Local list reference: 83/02244/BTM
 Date assigned: 5th September 1983

Importance of receptor

6.216 The Catholic Church of St. Thomas Aquinas (see figure 6.61) was constructed during the 1880s, initially to serve as a school building. The church seen today, being a

combination of secular and ecclesiastical styles, is seen as a modest white brick structure with the fenestration and doorways constructed in a mild Gothic style. The Church of St. Thomas Aquinas was assigned status as a non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 1983.

6.217 The architectural interest of the Church of St. Thomas Aquinas can be attributed to a number of reasons. Having been both used as a school and church, the modest exterior of the building represents an architectural balance between the two uses; the doorways and fenestration indicative of ecclesiastical architecture, whereas the plan form of the building and overall scale are more indicative of a small institutional community structure.

6.218 The factors that contribute to the historic interest of the church are manifold. The original school building was constructed in part as a response to the criteria set by the Elementary Education Act passed 1870. Local residents raised funds to have a school building constructed with the aim of avoiding the establishment of a state controlled board school. As such the building represents a noteworthy aspect of local history. This is enhanced by the subsequent conversion of the building to a catholic church, the first mass being celebrated in 1968. Prior to the acquisition of the building Catholics had preciously attended worship in a temporary building located on the other side of the common. Cumulatively the church has strong socio-religious ties with the development of Ham during the late nineteenth century.

Contribution of setting to heritage importance

6.219 Although situated to the north-western periphery, the church can be said to form an important focal point within the common that comprises its immediate and extended setting; especially so given the historic socio-religious ties that the building interrelates with the setting, as well as the similar nineteenth century construction date shared with wider built environment. This is also echoed within the extended setting to the north, with the school and subsequent church likely to have served the nineteenth century residents of Ham. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.

Sensitivity

6.220 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be **low**.



Figure 6.61: Catholic Church of St. Thomas Aquinas.

15. 1-9 Ham Street

Statutory address: Lock Road, Ham
 Non-designated heritage asset
 Local list reference: 83/-----/BTM
 Date assigned: 5th September 1983

Importance of receptor

6.221 1-9 Ham Street are early Edwardian terraces houses with a distinct appearance in relation to their built environment context. The buildings are of two storey height, with highly decorated red brick elevations, defined by the stepped bay windows, keystones, pointed gables and decorative woodwork. Nos. 1-9 Ham Street were assigned status as a non-designated heritage assets, added to the list of Building[s] of Townscape Merit in 1983.

6.222 The architectural interest of these buildings is owed to their typology and the level of craftsmanship employed in their construction. As outlined, Nos. 1-9 were constructed during the early Edwardian period and, by comparison with a number of other buildings of this date within the Greater London area, are markedly similar in appearance;

<p>the decorative red brick, mild Gothic style gables and bay windows are all indicative of this.</p> <p>6.223 Although of a notably different appearance to their terraced counterparts to the north, the historic interest of these terraces derives from them being well preserved remnant examples of the early suburban environment that defined this section of Ham during the period in which they were constructed, factoring in their shared context with the terraces to the north. The buildings play a subsequent illustrative role in evidencing the built development of the area during this time.</p>	<p>6.227 The architectural interest of Nos. 1 Lock Road stems from its appearance and plan form. At time of construction the house was situated to the periphery of the village of Ham, adjacent of open fields and its almost rural farmhouse like appearance evidences this context. The building is faced in render, with a slate roof, although this is likely a later replacement. The roofline is highly distinct, of a pointed gambrel style formation.</p> <p>6.228 In relation to its surroundings, 1 Lock Road has a highly unique appearance. As outlined above, it is clear this relates to the almost rural context in which it was constructed. The building subsequently is an excellent example, further enhance by its well preserved exterior, of one of the late nineteenth century houses that defined the rural periphery of the village, prior to its subsequent growth.</p>	<p>rectangular plan form and sash windows. 26 Ham Common was assigned status as a non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 1983.</p> <p>6.232 The architectural interest of 26 Ham Common stems from its appearance and plan form, being characteristic of nineteenth century vernacular. The sash windows, narrow pitch roof, building depth and original adherence to symmetry evidence this and mark the building out as a component part of the wider nineteenth century built environment context.</p> <p>6.233 The historic interest of 26 Ham Common relates to the well preserved nature of the fabric and illustrative value of the building. 26 Ham Common is subsequently is an excellent example, further enhanced by its well preserved exterior, of one of the late nineteenth century houses that defined the rural periphery of the village, prior to its subsequent growth.</p>	<p>been an amalgamation of two earlier buildings. The house conforms to a cottage typology, with smaller proportions and window openings, faced in white render, of two storey height with a Roman tile roof. The building was assigned status as a non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 2009.</p> <p>6.237 The architectural interest of 22 Ham Common can be attributed to its unique appearance and typology. The building was constructed during the late nineteenth century when Ham was largely still a village aligned with the central common and fields beyond; as such No. 22 retains a legibility as one of the original cottage style buildings that interspersed the area. Its unusual double plan, despite its small cottage proportions, suggest it was merged with another adjacent building.</p> <p>6.238 The historic interest of this building relates to its context and evidential value of the surviving fabric. No. 22 is a good example, further enhanced by its well preserved exterior, of one of the late nineteenth century houses that defined the rural periphery of the village, prior to its subsequent growth.</p>
<p><u>Contribution of setting to heritage importance</u></p> <p>6.224 Although they form a focal point to the periphery of the common, it is the built environment to the north and east, namely the similar Nos. 40-46 and Evelyn Road housing cluster that contributes most to the heritage importance of Nos. 1-9, having been built at a similar time. The terraces relate less, in typology, to their Ham Common setting, although they do form part of its general historic built environment, contributing to its legibility. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.</p>	<p><u>Contribution of setting to heritage importance</u></p> <p>6.229 Although of a unique appearance and likely different context, 1 Lock Road forms part the highly legible immediate and extended eighteenth, nineteenth and early twentieth century setting that defines Ham Common and Ham Street. The building derives less importance from its western setting which is defined by later nineteenth and twentieth century residential development which infilled the previously rural setting. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.</p>	<p><u>Contribution of setting to heritage importance</u></p> <p>6.234 26 Ham Common forms part the highly legible immediate and extended eighteenth, nineteenth and early twentieth century setting that defines Ham Common and Ham Street. The building derives less importance from its western setting which is defined by later nineteenth and twentieth century residential development which infilled the previously rural setting. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.</p>	<p><u>Contribution of setting to heritage importance</u></p> <p>6.239 No. 22 Ham Common forms part of the highly legible immediate and extended eighteenth, nineteenth and early twentieth century setting that defines Ham Common and Ham Street. The building derives less importance from its western setting beyond the end of the conservation area and New Road which is defined by later nineteenth and twentieth century residential development which infilled the previously rural setting. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.</p>
<p><u>Sensitivity</u></p> <p>6.225 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be low.</p>	<p><u>Sensitivity</u></p> <p>6.230 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be low.</p>	<p><u>Sensitivity</u></p> <p>6.235 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be low.</p>	<p><u>Sensitivity</u></p> <p>6.240 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be low.</p>
<p>16. 1 Lock Road</p> <p>Statutory address: Lock Road, Ham Non-designated heritage asset Local list reference: 83/02326/BTM Date assigned: 5th September 1983</p> <p><u>Importance of receptor</u></p>	<p>17. 26 Ham Common</p> <p>Statutory address: Ham Common, Ham Non-designated heritage asset Local list reference: 83/02231/BTM Date assigned: 5th September 1983</p> <p><u>Importance of receptor</u></p>	<p>18. 22 Ham Common</p> <p>Statutory address: Ham Common, Ham Non-designated heritage asset Local list reference: 09/00004/BTM Date assigned: 10th July 2009</p> <p><u>Importance of receptor</u></p>	<p>19. Phoenix Cottage</p> <p>Statutory address: 1A New Road, Ham Non-designated heritage asset Local list reference: 83/02195/BTM Date assigned: 5th September 1983</p>
<p>6.226 1 Lock Road is a late nineteenth century house, with a distinct appearance in relation to its context. Of two and a half storey height, the building is closer to a cottage typology with narrower window openings and a narrower plan, with a steep pointed gambrel roof. 1 Lock Road was assigned status as a non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 1983.</p>	<p>6.231 26 Ham Common is a late nineteenth century house and a characteristic example of this type of architecture within the Ham area. The house is of two storey height, with a</p>	<p>6.236 22 Ham Common is a late nineteenth century house, the double pile plan suggesting that it was likely to have</p>	

<u>Importance of receptor</u>	<u>Sensitivity</u>	is also strongly coherent. These buildings derive less importance from their western setting beyond the end of the conservation area and New Road which is defined by later nineteenth and twentieth century residential development which infilled the previously rural setting. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.	<u>Contribution of setting to heritage importance</u>
6.241 Phoenix Cottage comprises a two storey London stock brick late nineteenth century house. The building principal block has a polygonal plan, with a single storey side wing attached. Phoenix Cottage has sash and bay windows, with a pedimented Doric pilaster porch, surmounted by a three-light transom light. Phoenix Cottage was assigned status as a non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 1983.	6.245 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be low . 20. 1-7 New Road Ham Statutory address: 1-7 New Road, Ham Non-designated heritage asset Local list reference: 83/----/BTM Date assigned: 5 th September 1983		6.254 Flax Cottage forms a focal point, alongside its early modern counterpart villas and manors, within the immediate and extended eighteenth, nineteenth and early twentieth century setting that punctuates Ham Common. The building derives less importance from its western and southern setting, which is defined by later nineteenth and twentieth century residential development which infilled the previously rural setting. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.
6.242 Phoenix Cottage derives its architectural interest from its unusual plan form, architectural decoration and plan form. The building, as judged from historic mapping, represents an amalgamation of two structures, a substantial portion of one being entirely demolished when they were merged. The architectural detailing evident on the porch, with its Doric pilaster supports and pediment top, alongside the accompanying transom lights, heightens this special interest.	6.246 Nos. 1-7 New Ham Road comprise a row of late nineteenth century cottages, arranged in a stepped layout. The buildings were constructed in yellow stock brick with red brick decoration with sash windows and a central archway entrance, surmounted by a first floor above. Nos. 1-7 New Ham Road were assigned status as non-designated heritage assets, added to the list of Building[s] of Townscape Merit in 1983.	6.250 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be low .	6.255 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be low .
6.243 The historic interest of this building relates to its context and evidential value of the surviving fabric. Alongside its surroundings, Phoenix Cottage represents a good example, further enhanced by its well preserved exterior, of one of the late nineteenth century houses that defined the rural periphery of the village, prior to its subsequent growth.	6.247 Nos. 1-7 share an architectural context with the various interspersed terraces to the north and east, with their special architectural interest principally owed to their characteristic nineteenth century design and plan form. The buildings are indicative of nineteenth century vernacular, with their narrow plan dimensions, sash windows and low pitched slate roofs, highlighting them as buildings of this particular historic-architectural typology. The central archway entrance marks this group out as a unique collective.	21. Flax Cottage Statutory address: Ham Common, Ham Non-designated heritage asset Local list reference: 83/02567/BTM Date assigned: 5 th September 1983	22. 45-49 Ham Common Statutory address: Ham Street, Ham Non-designated heritage asset Local list reference: 83/----/BTM Date assigned: 5 th September 1983
<u>Contribution of setting to heritage importance</u>	6.248 The historic interest of Nos. 1-7 is attributed to them being well preserved remnant examples of the early suburban environment that defined this section of Ham during the period in which they were constructed, factoring in their shared context with the terraces to the north and east. The buildings play a subsequent illustrative role in evidencing the built development of the area during this time. <u>Contribution of setting to heritage importance</u>	6.251 Flax Cottage constitutes a pair of conjoined nineteenth century houses, with the northern block symmetrical in plan, the façade defined by a central doorway with flanking canted bay and sash windows. The southernmost block is asymmetrical and square in plan, with a pyramidal roof. Flax Cottage was assigned status as a non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 1983. 6.252 As a product of the nineteenth century and several respective phases of development, the factors that contribute to the architectural interest of Flax Cottage are numerous. The rich detailing evident on both blocks in the form of quoins, canted bay and sash windows and stucco render mark them out as well crafted structures. Through their architectural footprints and varied appearances the plan form of both of the original buildings is still evident, heightening the overall interest.	6.256 No. 45-49 Ham Common comprise a row of five mid-late nineteenth century terraced houses. The buildings, although subject to some variation in roofline height, are all two storeys faced principally in patterned red brick or white render with shallow pitch Welsh slate roofs. These terraces were assigned status as non-designated heritage assets, added to the list of Building[s] of Townscape Merit in 1983.
6.244 With the adjacent nineteenth century cottages to the west, 24 Ham Common to the north, and No. 22 to the east, Phoenix Cottage does draw heritage importance from its immediate eighteenth and nineteenth century setting. Beyond this, the setting that defines Ham Common and Ham Street is also strongly coherent. The building derives less importance from its western setting beyond the end of the conservation area and New Road which is defined by later nineteenth and twentieth century residential development which infilled the previously rural setting. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.	6.249 Situated by Phoenix Cottage and No. 22 to the east, although of a different typology, the terraces draw a certain level of heritage importance from the immediate eighteenth and nineteenth century setting. Beyond this, the setting that defines Ham Common and Ham Street	6.253 The historic interest of Flax Cottage relates to its context and evidential value of the surviving fabric. The building, alongside Gordon House to the north and Forbes House to the south is a good example, further enhanced by its well preserved exterior, of one of the late nineteenth century houses that defines Ham Common and the wider conservation area.	6.257 These buildings share an architectural context with the similar terraced groups to the north, with their special architectural interest principally owed to their characteristic nineteenth century design and plan form. The buildings are indicative of nineteenth century vernacular, with their narrow plan dimensions, sash windows and roofing style, highlighting them as buildings of this particular historic-architectural typology. 6.258 The historic interest of these terraces derives from them being well preserved remnant examples of the early suburban environment that defined this section of Ham during the period in which they were constructed, factoring

<p>in their shared context with the terraces to the north lining Ham Street. The buildings play a subsequent illustrative role in evidencing the built development of the area during this time.</p>	<p>elaborate classical porch-way enhances the architectural impression of the building, indicative of an intended level of craftsmanship.</p>	<p>6.267 The architectural interest of this building stems from its typology. The square symmetrical plan form, pyramidal roof and other features, an example being the bay windows, are all indicative of late Victorian and early Edwardian architectural styles. Alongside the Pond House, Watergate is an excellent example of one of the later suburban homes that would come to encircle the common.</p>	<p>of extensions over time the building retains its original square plan, of two storey height with canted bay windows and pyramidal roof. The Pond House was assigned status as a non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 2012.</p>
<p><u>Contribution of setting to heritage importance</u></p> <p>6.259 It is the built environment to the north and west, namely the in the form of Nos 1-9 Ham Street and beyond Nos. 40-46 as well as the Evelyn Road housing cluster that contributes most to the heritage importance of Nos. 40-49, having been built at a similar time and style. As such this contributes to an historic environment coherency and legibility within the extended setting. More generally, as part of the immediate Ham Common setting, the built environment of which seen today dates principally eighteenth and nineteenth centuries, these buildings form an important component part. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.</p>	<p>6.263 Vine Cottage can be considered of historic interest for its evidential value, with the exception of a later north-eastern wing extension, the building survives well and is illustrative of the late nineteenth and early twentieth century suburban-rural character of Ham, when the area was largely defined by cottages, upper middle class dwellings and manor buildings.</p>	<p>6.268 Watergate can be considered of historic interest for its evidential value, with the exception of a later garage extension the building survives well and is illustrative of the late nineteenth and early twentieth century suburban-rural character of Ham, when the area was largely defined by cottages, upper middle class dwellings and manor buildings.</p>	<p>6.272 The architectural interest of this building stems from its typology. The square symmetrical plan form, pyramidal roof and other features, an example being the bay windows, are all indicative of late Victorian and early Edwardian architectural styles. The Pond House is an excellent example of one of the later suburban homes that would come to encircle the common. The Pond House can be considered of historic interest for its evidential value, with the exception of a later garage extension the building survives well and is illustrative of the late nineteenth and early twentieth century suburban-rural character of Ham, when the area was largely defined by cottages, upper middle class dwellings and manor buildings.</p>
<p><u>Sensitivity</u></p> <p>6.260 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be low.</p>	<p><u>Contribution of setting to heritage importance</u></p> <p>6.264 Vine Cottage, alongside the buildings lining this northern section of the common, forms a component part of an important group. In both appearance and scale, the buildings shares a contextual relationship with the upper-middle class dwellings lining this section of the road, forming an important focal point as part of the immediate and extended Ham Common Setting. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.</p>	<p><u>Contribution of setting to heritage importance</u></p> <p>6.269 The immediate setting to the east of the house is one of the contributing factors that informs the heritage importance of the building. As outlined, the building interrelates heavily with the adjacent Pond House, sharing an historic-architectural context. This equally applies to Pine Cottage and the terraces beyond. The extended setting, both to the south and north makes a similar contribution, with the majority of buildings here being of a similar date and historic illustrative value. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.</p>	<p><u>Contribution of setting of heritage importance</u></p> <p>6.273 The immediate setting to the east of the house is one of the contributing factors that informs the heritage importance of the building, with the Pond House sharing an historic-architectural context with the adjacent Watergate, Pine Cottage and terraces beyond. The extended setting, both to the south and north makes a similar contribution, with the majority of buildings here being of a similar date and historic illustrative value. The Site is located within the wider setting of this asset but does not contribute to its heritage significance, sharing no historic-architectural context pertinent to the significance of the asset.</p>
<p>23. Vine Cottage</p> <p>Statutory address: Ham Common, Ham Non-designated heritage asset Local list reference: 83/02189/BTM Date assigned: 5th September 1983</p>	<p>6.265 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be low.</p>	<p><u>Sensitivity</u></p> <p>6.270 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be low.</p>	<p><u>Sensitivity</u></p> <p>6.274 As a locally listed building and therefore a non-designated heritage asset, the sensitivity to change of this heritage receptor is considered to be low.</p>
<p><u>Importance of receptor</u></p> <p>6.261 Vine Cottage comprises a late nineteenth century rectangular plan house, extended to the north during the early twentieth century. The building was constructed to an L-plan, with an grandiose principal elevation with wide sash windows, Doric pilaster porch-way surmounted with a rectangular dentil cornice. Vine Cottage was added to the list of Building[s] of Townscape Merit in 1983.</p>	<p>24. Watergate</p> <p>Statutory address: Ham Common, Ham Non-designated heritage asset Local list reference: 12/00028/BTM Date assigned: 10th August 2012</p>	<p>25. Pond House</p> <p>Statutory address: Ham Common, Ham Non-designated heritage asset Local list reference: 12/00027/BTM Date assigned: 10th August 2012</p>	<p><u>Importance of receptor</u></p> <p>6.271 The Pond House was constructed during the late nineteenth or early twentieth century, at some point between 1890 and 1910. Although subject to a number</p>
<p>6.262 The architectural interest of this building stems from its typology and the level of craftsmanship employed in its construction. Although extended with a block to the north-east, the original 'L plan' and house footprint remains legible. The sweeping street facing elevation, broken by the</p>	<p><u>Importance of receptor</u></p> <p>6.266 Watergate was constructed during the late nineteenth or early twentieth century, at some point between 1890 and 1910. Although subject to an augmented western elevation in the form of the garage, Watergate retains its original square plan, of two storey height with canted bay windows and pyramidal roof. The building is almost identical in appearance to the neighbouring Pond House and was assigned status as a non-designated heritage asset, added to the list of Building[s] of Townscape Merit in 2012.</p>	<p><u>Importance of receptor</u></p> <p>6.271 The Pond House was constructed during the late nineteenth or early twentieth century, at some point between 1890 and 1910. Although subject to a number</p>	<p></p>

7. The Proposed Development

Introduction

7.1 This section offers a brief description of the Proposed Development, with particular emphasis on how townscape, heritage and visual-related considerations have informed the final design, as well as an independent assessment of the design quality proposed. To illustrate this, only a small selection of images and plans produced by BPTW architects for the residential buildings, WRAP architects for the community centre and Maker Labs, as well as landscape drawings and plans by Land Use Consultants (LUC) landscape architects are included. For a full description of the Proposed Development the reader is referred to Chapter 2 of the ES report Volume I: Proposed development and Site context, the Design and Access Statement (DAS) and the plans submitted as part of this planning application.

7.2 The Proposed Development is described as: *“Demolition of existing buildings on-site and phased mixed-use development comprising 452 residential homes (Class C3) up to six storeys; a Community/Leisure Facility (Class F2) of up to 3 storeys in height, a “Maker Labs” (sui generis) of up to 2 storeys together with basement car parking and site wide landscaping.”*

Massing, scale and form

7.3 The Proposed Development is divided into three phases; phase 1 (blocks A,B,W,D and the Maker Labs and the community centre), phase 2 (blocks M, N, O, T, U, V), and phase 3 (blocks C, E, F, G, H, I, J, K, L,P, Q, R, S). Overall the Proposed Development will feature 22 blocks in addition to the community centre and Maker Labs buildings (see figures 7.1). The Proposed Development will provide 452 residential homes.

7.4 The massing on these blocks are arranged to respond to the baseline condition, constraints and other sensitivities of the Site and its context, such as: the existing main sewer line and the existing areas of townscape importance to the immediate eastern and western sides of the Site. In addition these elements are designed and arranged for the following reasons: to reduce its impact on the surrounding

streets and buildings; to respond sensitively on the issue of height for the proposed buildings on Ashburnham Road and their impact on the existing Clinic; to reduce impact on the western edge and boundary where the proposed Maker Labs is located; and finally to reduce the impact of the proposed block on the eastern side where the Village Green is located. The maximum proposed height of six storeys is arranged for the central blocks (featuring a sixth storey set-back on blocks C, E, I, M, S, and V) located on the proposed linear park. Block R is proposed at a height of five storeys. Blocks A, B, D, H, J, N, O, T, U, and W will rise to four storeys. The houses on Ashburnham Road and Woodville Road rise to three storeys in height (Blocks F, G, K, L, P, Q).

7.5 Overall the arrangement of the proposed massing, height (see figure 7.2) and the proposed block’s orientation is based on best practice urban design with optimum separation distances between blocks, as well as the objective of creating a new green link through the centre of the Site and the proposed blocks to the Village Green. The intention of the design, massing, scale and form of the buildings is to improve the existing disparate orientation and poor urban design and public realm conditions of the existing blocks and Site, and make it to integrate better with its immediate and wider context.



Figure 7.1: Proposed massing. Source: BPTW.

Architecture/urban design

7.6 The architecture of all phases, is a response to the surrounding context of Ham Close including the setting of the heritage assets, as well as the existing residential blocks and townscape around the Site.

7.7 The design for the Proposed Development was based on a number of different concepts, including:

- Introducing distinctive landscape areas into the Proposed Development in order to bring more variety in to the scheme (proposed landscape areas include: Village Green, Green Link, Communal Garden, Private Gardens, and retaining Existing Park);
- Creating a pedestrian friendly and car free development, where ease of movement and open grain is prioritised;
- Adopting a design and architecture strategy based on developing character areas for the proposed homes and apartment buildings; (the character areas include: Ashburnham Road Area, Linear Park area (blocks C, E, I, R, S), Village Green (blocks M, O, U, V), and Woodville Road (blocks D, P, Q, T, W), Central Streets (blocks B, F, H, J, L & N);
- Façade design, articulation and overall architecture are proposed after a thorough study of the local vernacular architecture, local building materials, and local building typologies;
- Creating sense of safety, and sense of place
- Improving permeability, legibility and providing better accessible, and inclusive design, following secured by design principles
- Providing private amenity spaces

7.8 The design concepts and strategies have ensured the optimisation of the Site's strengths and maximising its potential for the residents and the local community.

Facade and articulation

7.9 The façades of the blocks have been designed to reflect the surrounding vernacular architecture (see figures 7.6-7.10). The proposed façade in all blocks feature: ordered fenestration; horizontal banding at different levels will be applied in order to make each floor more separated and more readable; formal architectural language; symmetric façades for in some of the blocks on Village Green area (blocks M, O, U, V); vertical window proportions; clear and legible entrances; variety of detailing such as brick (detailing) to highlight the roofline and windows; and a stepped design for all six storey blocks to reduced perceived massing. The details of the façade for each of the proposed character areas (see figure 7.3)are as following:

- Ashburnham Road: the blocks fronting Ashburnham Road include Blocks A (four storeys), G and K (three storeys). Block A will feature a symmetrical fenestration, horizontal banding, vertical window proportions, light multi buff stock brick, recessed panels and soldier course detailing. Blocks G and K are flat roofed houses, designed with multi buff brick, white brick at base with white brick banding and recessed brick stripe detailing.
- Woodville Road: the blocks fronting Woodville Road include Blocks W, D and T (four storeys) and Blocks P and Q (three storeys). Blocks W, D and T feature symmetrical fenestration with a centrally located entrance. These blocks will also feature horizontal banding, a simple roofline, light multi buff stock brick, white stock bricks on ground floors, recessed panels and soldier course detailing. Blocks P and Q feature houses in light Richmond blend brick façade, vaulted ceiling, white brick at the base with recessed brick stripe detailing, recessed panels and entrances, and white banding to separate ground floors from upper floors.
- Village Green: the blocks fronting the Village Green include Blocks V and M (six storeys set-back), and Blocks O and U (four storeys). These blocks are symmetric in design elements on their frontages. These buildings feature tall windows, inset balconies, large bays and windows to emphasise the scale as they overlook the green, detailing to the top of the windows with soldier courses, and horizontal banding. In order to highlight certain elements within the design, white stock brick is used on the ground floor of each block. Blocks O and M appear in light Richmond blend brick, olive yellow window frames and balconies with railings, and brick details such as soldier course on top of the windows. Blocks V and M feature light multi buff stock brick, white windows frames and balconies railing, a

recessed panel in the central and core bay of the building, and extruded stripes of brick detailing on top floors.

- Linear Park: blocks fronting the Linear Park include Blocks E, I, C and S, rising to six storeys with the top set-back, and Block R which rises to five storeys. Blocks I and E are adjacent and will feature similar building typology, a symmetrical and ordered fenestration with a central entrance and window detailing, white stock brick and extruded banding of brick detailing on the top (set-back) floors, soldier courses of brick detailing above the windows, Richmond blend brick façade for Block I and light multi buff stock brick for Block E. Blocks C and S are sister blocks and feature a similar building typology and a symmetrical façade design, with horizontal banding, varied window proportions with a more horizontal emphasis, Richmond blend brick and thick white banding. White stock brick is applied to the set-back floor for a lighter appearance. Block R is the only block within the masterplan that features large round bays, white stock brick, brick detailing and white banding to enhance the elevation.
- Central Streets: Blocks B, H, J&N, which are four storeys in height and Blocks L&F which are three storeys, are located within the central streets area. This area connects the Linear Park with perimeter blocks fronting Ashburnham Road. Blocks H and J feature mews houses, in white brick, slate roof, dormer windows, and recessed brick strip detail on their ground floors, as well as inset parking spaces. Blocks L and F feature houses with multi buff brick facades, flat roofs, off street parking, Juliet windows to first floor living rooms, and white recessed brick details on their ground floors.

7.10 In the case of the Maker Labs (see figure 7.9), the proposed building has been designed with a barn like pitch roof; a vertical charred timber façade; and horizontal charred timber areas close to the entrance. The scale and location of the building have been carefully considered to work with the immediate surroundings, as well as having a visual relationship with the green link through the Site.

7.11 The community centre (see figure 7.7) has been designed with setback loggia at the ground floor and will create a level access around the whole building. The proposed façades of this building feature: stack bonded brick coursing; stone coping and arched details; entrances wrapped around the ground floor of the building; a recessed western elevation; a recessed window looking into the activity hall on the eastern elevation; protruding fluted architectural reliefs; and a number of terraces on the top floor. Recessed windows are placed on some elevations in order to break up the massing of the building.

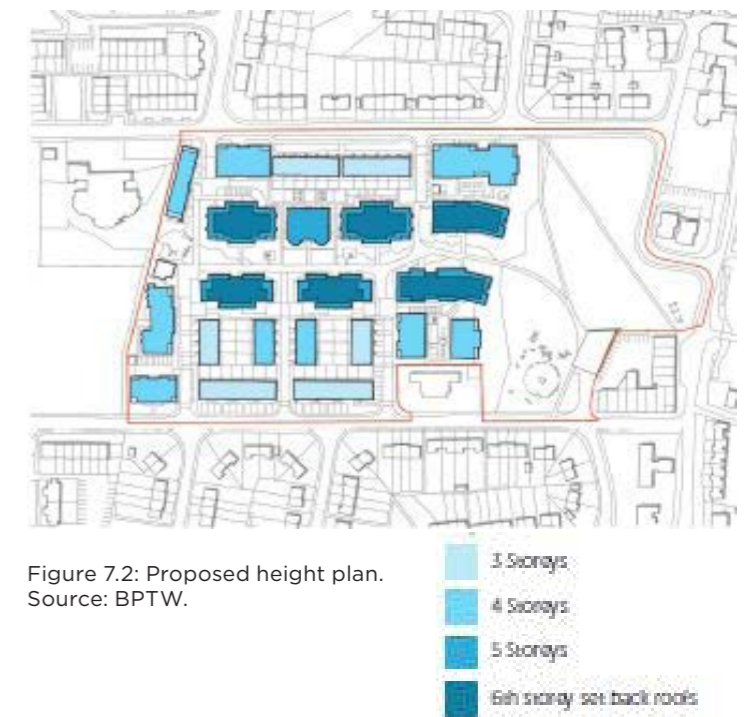


Figure 7.2: Proposed height plan. Source: BPTW.



Figure 7.3: Proposed character areas of master plan. Source: BPTW.

Materials

- 7.12 The building materials for the proposed residential blocks exhibit a range of different material palettes, primarily influenced by the surrounding context, including multi buff bricks, light stock brick, light Richmond blend brick, white bandings, olive and white coloured window frames, metal balustrades, and patterned screens inspired by patterns found at Ham House (see figure 7.4).
- 7.13 The proposed building materials for the Maker Labs building are charred timber, galvanised steel windows, barn door metal work and a zinc roof in black, clearly differentiating it from the residential blocks and identifying it as a focal point in the masterplan.
- 7.14 The building materials for the proposed community centre include Glass Reinforced Concrete (GRC), arched loggia panels, fluted GRC for the main entrance, reconstituted stone sills, a light stone façade for upper floors, and aluminium window frames. The architectural differentiation of this building to the residential blocks will also be apparent, and along with its positioning within the Site (to the far east of the Site) will provide a focal point for the wider community.



Figure 5.4: Proposed material application. Source: BPTW.

Landscaping

- 7.15 The landscape is one of the key elements of the design strategy, in order for the Site to integrate with the greener character of the surrounding context (see figures 7.5-7.10). The landscape's masterplan will provide a linear park that visually connects the Village Green through the centre of the scheme and to the green land on the immediate western side of the Site (outside its boundaries). This will also improve the biodiversity on the Site and create a green corridor for the fauna and flora of the area. In addition it aims to create communal courtyards for the future residents, as well as clearly separated private amenity spaces. The edge/ parameters of the Site will also be treated formally in order to increase the overall greening and in order to reduce the visual impact of the proposed buildings as seen from different locations within the surrounding streetscape and context.
- 7.16 The landscape masterplan also retains some parts of the existing landscape as well as some of the existing trees. It will enhance the pedestrian movement and will create play areas for children.



Figure 7.5: Proposed landscape masterplan. Source: BPTW.



Figure 7.6: Visualisation of Ham Close . Source: BPTW.



Figure 7.7: Visualisation of the community centre. Source: BPTW.

Assessment of design quality

- 7.17 The Proposed Development is the result of an iterative design process which took into account the sensitivity of the neighbouring streets close to the Site. The Proposed Development will improve the Site by applying varied scales and architectural styles of the buildings immediately surrounding the Site.
- 7.18 By placing the taller elements away from the street frontages located on the Site's edge and towards the centre of the Site, the proposed scheme will minimise any potential visual impacts as perceived from the surrounding areas. Each block has been designed efficiently to maximise the residential spaces and amenity. The Proposed Development will increase legibility within the Site and its immediate context, it will increase active frontages and a sense of security through natural surveillance and will provide a sense of enclosure along the streets, emulating the condition of the streets around the Site and consistent with good urban design practice.
- 7.19 It is also noted that the proposed design, the arrangement of the blocks, the use of different brick tonnage, and the proposed fenestration will reduce the perceived massing and scale of the Proposed Development including from views within the Site as well as outside the Site, as shown in section 8 (Visual Impact Assessment).
- 7.20 In the case of Maker Labs and the community centre, the proposed massing, scale and form are based on the notion of responding appropriately to their surrounding context as well the overall arrangement of the Proposed Development (residential homes). The design and massing of the buildings is carefully considered, and will provide important facilities to the future residents and wider community.
- 7.21 Overall, the massing and the height of the Proposed Development are sympathetic to the neighbouring buildings and residential streets, and are appropriate for a Site in this location (as shown in medium to close range views (views 1 -14 and 17-22) in section 8).
- 7.22 In summary the result is an elegant and distinct, yet simple design, which will greatly improve the existing condition on and around the Site (see figures 7.6- 7.10).



Figure 7.8: Visualisation of Ham Close. Source: BPTW.



Figure 7.9: Visualisation of Ham Close, view from linear park looking at Maker Labs. Source: BPTW.



Figure 7.10: Visualisation of Ham Close, a view of play space proposed within the linear park. Source: BPTW.

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8. Potential Impacts/effects

Effects During Demolition and construction

8.1 The Site for redevelopment covers 4.69 hectares, which currently accommodates 14 buildings. As set out in demolition and construction schedule included in the Construction Environmental Management Plan, main works including demolition of the existing buildings on the Site and construction works will begin in March 2023 and, in total, are expected to last till March 2030.

Potential effects of the Proposed Development

8.2 Works involved during the demolition and construction phases can have visual effects that can affect the setting of heritage assets, as well as the quality of the townscape and the visual amenity of people, though these are inherent in the construction of buildings. These works usually involve the use of heavy machinery and tall cranes, the erection of other infrastructure needed for construction, such as scaffolding, hoarding, mobile cranes, site lighting, temporary site offices and facilities, etc., as well as ground excavation and building of foundations, before the construction of the buildings themselves.

8.3 The assessment of the effects of demolition and construction is the same as that for the completed development and is based on extrapolating information from the AVRs presented in section 8.0 (Effects on visual receptors), which help visualise the likely effects of the demolition and construction process in terms of their visibility. Effects during demolition and construction are assumed to be temporary and short term. It is accepted that the condition on the Site is likely to change throughout the demolition and construction process. This assessment, therefore, focuses on the worst case scenario of the process, once construction has commenced and the cranes and other construction infrastructure are on site.

8.4 For the purpose of the assessment, their effects are more likely to be of an adverse nature in aesthetic terms of a visual effect, though, as mentioned above, this effect is temporary and unavoidable when undertaking works of this nature. The effects can also be neutral in cases where there is little or no visibility towards the Site. Table 8.1 summarises the effects for all the receptors.

Effects on views

8.5 In terms of views, the significance of effect as a result of the demolition and construction process is considered to be 'moderate' (significant) in significance and 'adverse' in nature for views 5,18,19,20,21 and 22. It is considered to be 'minor' (not significant) in significance and 'adverse' in nature for all other views. The effect is temporary in all cases.

Effects on townscape

8.6 In terms of townscape character areas, the significance of effect as a result of the demolition and construction process is considered to be 'moderate' (significant) in significance and 'adverse' in nature for TCA B. It is considered to be 'minor' (not significant) in significance and 'adverse' in nature for TCAs A ,C and 'negligible' (not significant) in significance and 'adverse' in nature for TCA D . The effect is temporary in all cases.

Effects on heritage

8.7 The effects attributable to demolition and construction for heritage receptors would be considered to be to be 'minor' (not significant) in significance and 'adverse' in nature for most receptors. The effect is temporary in all cases.

Potential cumulative effects

8.8 The effects as described above have the potential to be intensified by the combined effect of the Proposed Development and other schemes coming forward in the area. The cumulative schemes identified as part of this assessment are situated at a significant distance from the Site. It is unlikely that they will be experienced visually in combination with the proposed development. Given the distance between the schemes in relation to the Site and the likely lack of intervisibility, it is considered that the cumulative effect would stand at 'no effect' or remain as , temporary, and of a '**negligible**' significance (not significant) and **neutral** in nature.

Table 8.1: Summary of demolition and construction effects. Only 'moderate' or 'major' effects are considered significant in EIA terms.

Receptor – effects	Demolition and Construction effects (temporary & short term)
Heritage receptors (listed buildings)	
1. Ham House	Minor (not significant), adverse
2. Entrance, Gates and Railings of Forecourt to Ham House	Minor (not significant), adverse
3. Forecourt of Ham House	Minor (not significant), adverse
4. Garden Walls and Gate piers to south of House	Minor (not significant), adverse
5. Ham House Stables	Minor (not significant), adverse
6. Ice House	Minor (not significant), adverse
7. Service Yard Entrance to Ham House	Minor (not significant), adverse
8. Tea Room	Minor (not significant), adverse
9. Manor House	Minor (not significant), adverse
10. Stables to Manor House	Minor (not significant), adverse
11. Beaufort House	Minor – moderate (not significant), adverse
12. Beaufort Cottages	Minor (not significant), adverse
13. Boundary Wall to Beaufort House	Minor – moderate (not significant), adverse
14. Boundary Wall on East Side of Ham Street between Ham House Stables and the Manor House	Minor (not significant), adverse
15. Orford Hall St. Michaels Convent	Minor (not significant), adverse
16. Avenue Cottage	Minor (not significant), adverse
17. Avenue Cottage	Minor (not significant), adverse
18. Avenue Lodge	Minor (not significant), adverse
19. Ensleigh Lodge	Minor (not significant), adverse
20. Newman House	Minor – moderate (not significant), adverse
21. Gordon House	Minor (not significant), adverse
22. Selby House	Minor (not significant), adverse

Table 8.1 (Contd.): Summary of demolition and construction effects. Only 'moderate' or 'major' effects are considered significant in EIA terms.

23. The Little House	Minor (not significant), adverse
Heritage receptors (conservation areas)	
1. Ham House Conservation Area	Minor – moderate (not significant), adverse
2. Ham Common Conservation Area	Minor (not significant), adverse
Heritage receptors (Registered Park and Garden)	
1. Ham House	Minor (not significant), adverse
Heritage receptors (Non-designated heritage asset)	
1. St. Richard's Church	Minor – moderate (not significant), adverse
2. Old Ham Lodge	Negligible (not significant), adverse
3. The Garden House	Negligible (not significant), adverse
4. 209 Ham Street	Negligible (not significant), adverse
5. 1-5 Wiggins Cottages	Minor (not significant), adverse
6. 1-6 Pointers Cottages	Negligible (not significant), adverse
7. 199 Ham Street	Minor (not significant), adverse
8. 52 Ham Street and The Royal Oak	Minor (not significant), adverse
9. Tollemarche Almshouses	Minor (not significant), adverse
10. 40-46 Ham Street	Negligible (not significant), adverse
11. 1-18 Evelyn Road	Minor (not significant), adverse
12. Stokes House and Bench House	Minor (not significant), adverse
13. 12-38 Ham Street	Negligible (not significant), adverse
14. Catholic Church of St. Thomas Aquinas	Negligible (not significant), adverse
15. 1-9 Ham Street	Negligible (not significant), adverse
16. 1 Lock Road	Negligible (not significant), adverse
17. 26 Ham Common	Negligible (not significant), adverse
18. 22 Ham Common	Negligible (not significant), adverse

Table 8.1 (Contd.): Summary of demolition and construction effects. Only 'moderate' or 'major' effects are considered significant in EIA terms.

19. Phoenix Cottage	Negligible (not significant), adverse
20. 1-7 New Ham Road	Negligible (not significant), adverse
21. Flax Cottage	Minor (not significant), adverse
22. 45-49 Ham Common	Minor (not significant), adverse
23. Vine Cottage	Minor (not significant), adverse
24. Watergate	Negligible (not significant), adverse
25. Pond House	Minor (not significant), adverse
Townscape receptors	
Townscape character area A: Ham Lands and green environs	Minor (not significant), adverse
Townscape character area B: Mid-20 th century development	Moderate (significant), adverse
Townscape character area C: Ham House and Ham Common character area including the historic buildings and structures/areas to the east	Minor (not significant), adverse
Townscape character area D: Sandy Lane Residential	Negligible (not significant), adverse
Visual Receptors	
View 1: Ham Common, looking north-west.	Minor (not significant), adverse
View 2: Ham Street & Evelyn Road , looking north-west.	Negligible (not significant), adverse
View 3: Ashburnham Road, Ham Library, looking west.	Minor – moderate (not significant), adverse
View 4: Mowbray Road, looking north.	Minor – moderate (not significant), adverse
View 5: Ashburnham Road, Ham Children's Centre, looking north-east.	Moderate (significant), adverse
View 6: Ashburnham Road & Broughton Avenue, looking north-east.	Minor (not significant), adverse
View 7: Croft Way & Rushmead, looking east.	Minor (not significant), adverse
View 8: Woodville Road, looking north-east.	Minor – moderate (not significant), adverse
View 9: Woodville Road, looking north-east.	Minor – moderate (not significant), adverse

Table 8.1 (Contd.): Summary of demolition and construction effects. Only 'moderate' or 'major' effects are considered significant in EIA terms.

View 10: Stuart Road, looking south.	Minor – moderate (not significant), adverse
View 11: Murray Road & Stretton Road, looking south.	Minor – moderate (not significant), adverse
View 12: Ham House Garden, looking south-west.	No change (not significant), adverse
View 13: Sandy Lane & Ham Street, looking south-west.	Minor (not significant), adverse
View 14: Ham Street, Grey Court School, looking west.	Minor (not significant), adverse
View 15: Richmond Park View (King Henry VIII's Mound), looking south-west.	Minor (not significant), adverse
View 16: Richmond Hill, looking south-west.	Minor (not significant), adverse
View 17: Wiggins Lane, in front of No.1, looking south-west	Minor (not significant), adverse
View 18: Woodville Road and Wiggins Lane, looking south-west	Moderate (significant), adverse
View 19: Back Lane, looking north-west	Moderate (significant), adverse
View 20: St Richard's CE primary School grounds, looking East	Moderate (significant), adverse
View 21: Ashburnham Road (between Sheridan Road and Mowbray Road), looking west	Moderate (significant), adverse
View 22: Woodville Road and Stuart Road intersection, looking west	Moderate (significant), adverse

Effects on Visual Receptors

- 8.9 In order to assess the effects of the Proposed Development on the visual amenity of receptors (people experiencing the views), the consultants have selected 22 townscape viewpoint locations for assessment, based on the methodology as described in section 3.0. The selection of townscape viewpoint locations was informed by LBRuT local policies, as well as input from LBRuT's planning officers, and ultimately through the formal EIA scoping process. The 'scoping report', submitted to London Borough of Richmond Upon Thames in November 2021, along with a Heritage and Townscape note, which included a Vucity study of selected viewpoints (total viewpoints was 16). A scoping opinion by LBRuT was received in January 2022, which stated that a number of additional views had to be included. The consultants submitted a further Heritage and Townscape Note Addendum (Appendix 3) which illustrated all the requested views in Vucity. Following this study, some of the requested views were scoped out due to limited or no visibility of the Proposed Development and some were included, taking the total number of viewpoints to be assessed in the HTVIA to 22.
- 8.10 Those selected are not the only views which are likely to be affected by the Proposed Development, but represent a general spread of views which illustrate the urban relationships likely to arise between the Proposed Development and the surrounding townscape. The views chosen and assessed in this part of section 8.0 represent 'maximum exposure / maximum conjunction' of the Proposed Development in its context.
- 8.11 The consultants have assessed the visual effects of the Proposed Development on the local environment, making use of both the quantitative and the qualitative material as provided in the Accurate Visual Representations (AVRs, also known as verified views) presented in this section, which were produced by visualisation specialists Rockhunter.
- 8.12 Rockhunter's methodology for the production of AVRs is available at Appendix 1 of this HTVIA,
- 8.13 The written assessments include both objective and subjective commentary based on professional judgement. Each of the views is presented and assessed according to the consultancy's methodology as two images, as follows:
- An 'existing view' with a photograph of the baseline condition is always provided;
 - A 'proposed view' with an image of the Proposed Development within the view is always provided; it should be noted that there is no cumulative scheme in the surrounding townscape/context of the Site, therefore there is no cumulative view included in this ES-HTVIA report. A full list of cumulative sites within the wider vicinity of the Site is included in sections 3, and 6 of this report. In addition these sites are considered within the main volume of ES.
- 8.14 For the AVRs, the 'proposed' view is presented as a fully rendered photorealistic photomontage views are also AVRs with the Proposed Development depicted as presented in the 'proposed' view, and the depicted as purple wirelines.
- 8.15 All wirelines are depicted as solid lines where visible from the viewpoint location and as dotted lines where the Proposed Development or cumulative schemes (or part thereof) are occluded by built form in the foreground, and hence not visible.

Townscape views

- 8.16 The 22 views used for assessment are listed below, with their numbers corresponding to the viewpoints as shown in the map at figure 8.1. The following list includes those views suggested by the LBRuT's officers (including views 17, 18, 19, 20, 21 and 22).

View 1: Ham Common, looking north-west.

View 2: Ham Street & Evelyn Road, looking north-west.

View 3: Ashburnham Road, Ham Library, looking west.

View 4: Mowbray Road, looking north.

View 5: Ashburnham Road, Ham Children's Centre, looking north-east.

View 6: Ashburnham Road & Broughton Avenue, looking north-east.

View 7: Croft Way & Rushmead, looking east.

View 8: Woodville Road, looking north-east.

View 9: Woodville Road, looking north-east.

View 10: Stuart Road, looking south.

View 11: Murray Road & Stretton Road, looking south.

View 12: Ham House Garden, looking south-west.

View 13: Sandy Lane & Ham Street, looking south-west.

View 14: Ham Street, Grey Court School, looking west.

View 15: Richmond Park View (King Henry VIII's Mound), looking south-west.

View 16: Richmond Hill, looking south-west.

View 17: Wiggins Lane, in front of No.1, looking south-west

View 18: Woodville Road and Wiggins Lane, looking south-west

View 19: Back Lane, looking north-west

View 20: St Richard's CE primary School grounds, looking East

View 21: Ashburnham Road (between Sheridan Road and Mowbray Road), looking west

View 22: Woodville Road and Stuart Road intersection, looking west

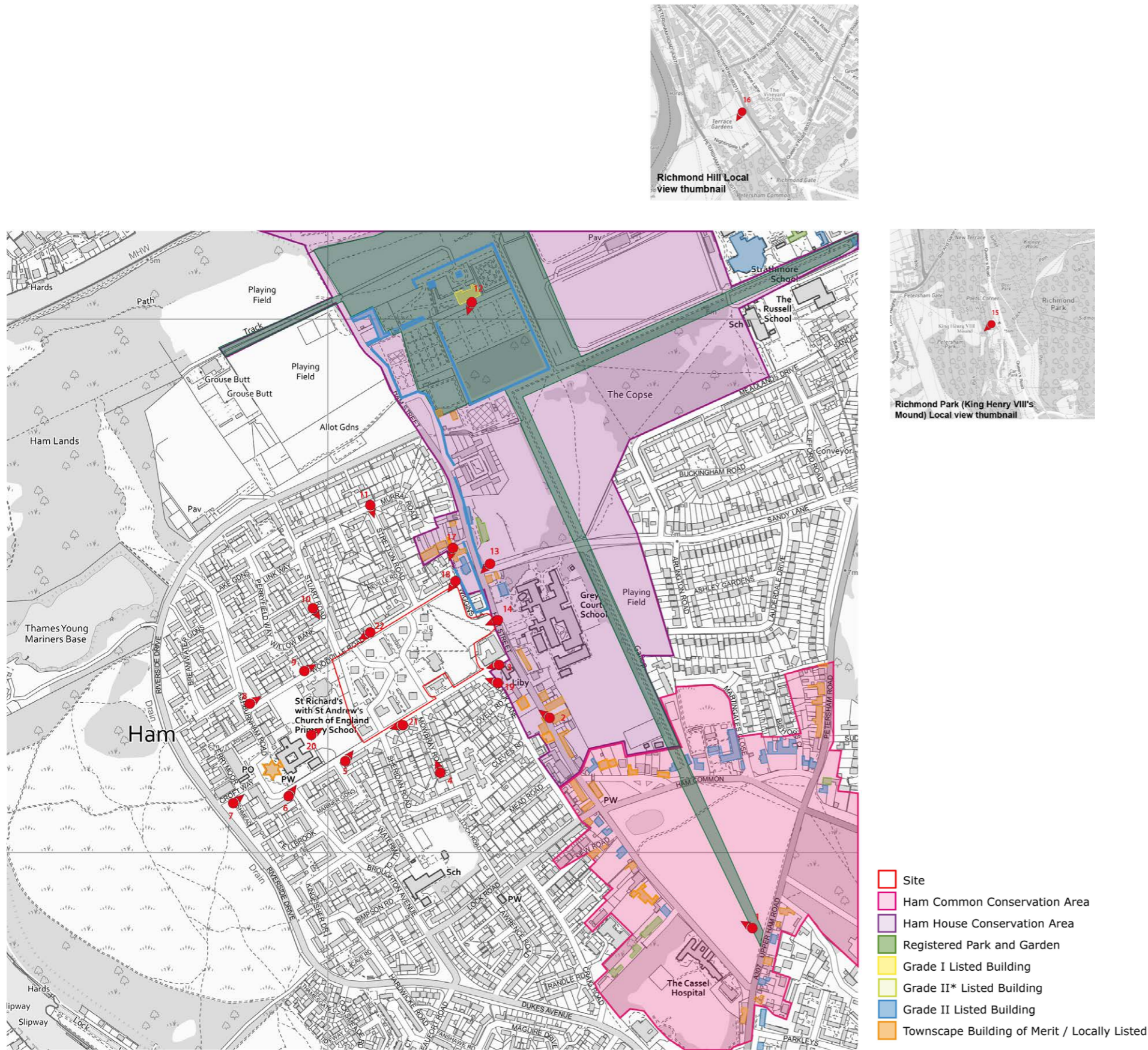


Figure 8.1: Proposed Townscape views map, showing the final 22 selected viewpoints.

Cumulative effect:

8.17 There are 12 cumulative sites that have been included in the scoping opinion (see the following list which also indicates the distances of these site to Ham Close). These sites are located at significant distances away from the Site (see figure 6.27). Due to the height of the Proposed Development primarily rising to a similar height as that of some of the taller existing blocks on the Site and the prevailing tree line in the immediate and wider area, it is unlikely that the Proposed Development will be experienced at the same time as any of these cumulative sites, other than in the cases of Views 15 and 16, which provide wider panoramas. In these instances and as shown in the Views Assessment section, the Proposed Development does not appear prominent, so provided the cumulative schemes that do come forward are of equally high quality and fit in well within their context, then the cumulative effect is likely to remain as identified by the Proposed Development effects in these two views: **minor to moderate** and **neutral**. The residual effect for the remaining views in the cumulative condition will therefore likely be **negligible** and **neutral** in nature.

8.18 The cumulative schemes considered are as the following list:

1. 1-1C King Street, 2-4 Water Lane, The Embankment and River Wall, Water Lane, Wharf Lane and The Diamond Jubilee Gardens, Twickenham; Planning Reference: 21/2758/FUL, Pending Determination, approximate distance to Ham Close: 1.23 kilometres;
2. St Johns and Amyand House Trafford Road, Twickenham; Planning Reference: 18/4266/FUL, Granted 15/05/2019, approximate distance to Ham Close: 1.42 kilometres;
3. Old Station Forecourt Railway Approach, Twickenham; Planning Reference: 19/3616/FUL, Granted 03/03/2021, approximate distance to Ham Close: 1.58 kilometres;
4. Land at Junction of A316 and Langhorn Drive and Richmond College Site (Including Cranford Way East Playing Fields And Marsh Farm Lane) Egerton Road Twickenham; Planning Reference: 15/3038/OUT, 19/2517/RES, Approved 16/08/2016, approximate distance to Ham Close: 2.50 kilometres;
5. Ryde House 391Richmond Road, Twickenham; Planning Reference: 16/2777/ FUL, Granted 21/09/2017, approximate distance to Ham Close: 2.07 kilometres;
6. Lockcorp House, 75 Norcutt Road, Twickenham; Planning Reference: 17/1033/ FUL, Appeal Allowed 23/05/2018, approximate distance to Ham Close: 2 kilometres;
7. SA 17 St Michaels Convent, 56 Ham Common, Ham Richmond; Planning Reference: 16/3553/LBC, Granted 24/04/2018, approximate distance to Ham Close: 671.69 metres;
8. SA 16 Cassel Hospital, Ham Common, Ham; Planning Reference: No Planning Application submitted, approximate distance to Ham Close: 784.76 meters;
9. SA 8 St Mary's University, Strawberry Hill; Planning Reference: No Planning Application submitted, approximate distance to Ham Close: 1.28 kilometres;
10. SA 5 Telephone Exchange, Teddington; Planning Reference: No Planning Application submitted, approximate distance to Ham Close: 1.52 kilometres;
11. SA6 Teddington Delivery Office, Teddington; Planning Reference: No Planning Application submitted, approximate distance to Ham Close: 1.37 kilometres;
12. SA 7 Strathmore Centre, Strathmore Road, Teddington; Planning Reference: 20/0539/FUL, Pending Determination, approximate distance to Ham Close: 2.05 kilometres.