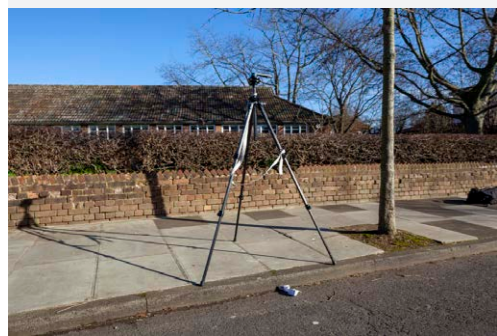




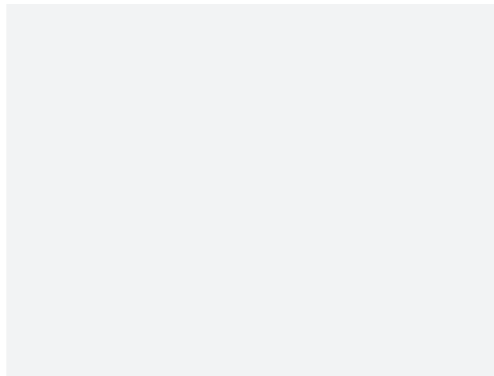
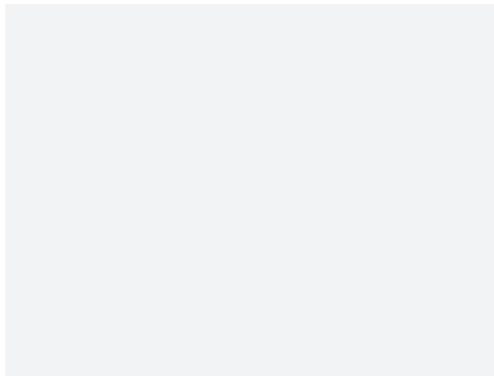
24.5 Top row:
VP13 Sandy Lane & Ham Street, looking south-west
VP14 Ham Street, Grey Court School, looking west
VP15 Ham Street, Grey Court School, looking west



24.6 Second row:
VP16 Richmond Hill, looking south-west
VP17 Wiggins Lane
VP18 Woodville Road and Wiggins Lane



24.7 Third row:
VP19 Back Lane
VP20 St Richard's CE Primary School
VP21 Ashburnham Road, between Mowbray Rd. & Sheridan Rd.



24.8 Fourth row:
VP22 Woodville Road, looking south-west

Appendix 2. Listed Building Descriptions

- | | | | |
|---|--|--|--|
| <p>1. Ham House</p> <p>Statutory address: Ham House, Richmond Grade: I List UID: 1080832 Date first listed: 10th January 1950</p> <p><i>1610 and 1672-1675. Important Jacobean Mansion, 3 storey brick. Originally H-plan. North (river) front with entrance mainly original. Space between wings on south front built in 1672-1675, when hipped roof and modillion cornice were substituted for original gables. Full- height splayed bays were also added to the ends of the wings on the north front, and niches with lead busts inserted along this front at the first floor. Very fine and sumptuous unspoilt interior with furniture fittings etc. Historical Associations. "Cabal Room". Originally built for Sir Thomas VaVasour. Date 1610 carved on door. Passed to Elizabeth Murray, who became Countess of Dysart and later Duchess of Lauderdale, and who was responsible for the late C17 alterations. Has since remained in the Dysart family. Approached from Petersham and Ham along fine avenues of trees through park. Side walls to forecourt decorated with busts in niches.</i></p> | <p>3. Forecourt of Ham House</p> <p>Statutory address: Ham House, Richmond Grade: II List UID: 1192685 Date first listed: 25th June 1983</p> <p><i>1775. John Bacon RA. Coade stone figure of Father Thames. Nude male figure, bearded and wreathed, reclining on rock, while pouring water from vessel under his arm.</i></p> | <p>6. Ice House</p> <p>Statutory address: Ham House, Richmond Grade: II List UID: 1358079 Date first listed: 25th June 1983</p> <p><i>Probably C18. Rendered brick. Domed cylinder with access passage to west. Fine "headerbond" brickwork visible inside, which is lit by tiny oculi.</i></p> | <p><i>Square headed windows and doors, with gauged brick. Two light windows with wooden mullions and transoms. Moulded cornice to eaves. North elevation has central advanced wing, stucco quoins and similar windows.</i></p> |
| <p>2. Entrance, Gates and Railings of Forecourt to Ham House</p> <p>Statutory address: Ham House, Richmond Grade: II List UID: 1358078 Date first listed: 25th June 1983</p> <p><i>Railings with stone piers at intervals supporting 12 Coade Stone pineapples, signed Coade and Sealy 1800. To either side of main entrance to Ham House. Ironwork of entrance gates C17. Very simple.</i></p> | <p>4. Garden Walls and Gate-piers to south of House</p> <p>Statutory address: Ham House, Richmond Grade: II List UID: 1080833 Date first listed: 25th June 1983</p> <p><i>Later C17 or early to mid C18. Three pairs of gatepiers. Rusticated stone, topped by vases. The largest at end of garden to south of house, others to east and west of garden.</i></p> | <p>7. Service Yard Entrance to West of House</p> <p>Statutory address: Ham House, Richmond Grade: II List UID: 1358096 Date first listed: 10th January 1950</p> <p><i>Probably later C17. Two lodges with gatepiers between. Plum brick with red dressings, tiled hipped roof. Each 2 windows wide with central door. Single storeyed. Windows 2-light, with timber mullions and transoms. Cornice to eaves. Later extensions to outer sides of each. Pair of fine rubbed brick rusticated gatepiers between, with portland stone bases, cornices and pineapples.</i></p> | <p>9. Manor House</p> <p>Grade: II* List UID: 1358099 Date first listed: 10th January 1950</p> |
| <p>5. Ham House Stables</p> <p>Statutory address: Ham House, Richmond Grade: II List UID: 1080790 Date first listed: 10th January 1950</p> <p><i>Built in 1610 as stable block to Ham House and enlarged at rear in 1787. A 3-part range of buildings: the flanking wings being single storey beneath a tiled pitched roof and a central 2-storey carriage entrance/gatehouse. The Ham Street frontage all in red brick with lighter red brick dressings. Centre crowned by small ogee-domed cupola.</i></p> | <p>8. Tea Room</p> <p>Statutory address: Ham House, Richmond Grade: II List UID: 1192746 Date first listed: 25th June 1983</p> <p><i>Probably later C17. Former orangery and laundry, now tearoom. Long red brick building, tiled hipped roof. Six double doors wide on south facade with windows between.</i></p> | <p>10. Stables to Manor House</p> <p>Grade: II List UID: 1080792 Date first listed: 2nd September 1952</p> <p><i>Early to mid C18, 3-storey building with attic. Brown brick and red dressings. Principal part, 5 windows wide with pedimented entrance porch with Doric columns and pilasters: a modillion cornice with a pediment containing an oculus above the central 3-window bays. To the rear and extending either side modern or reconstructed wings designed in keeping with the principal part. Garden front door has a porch with bowed hood, possibly modern.</i></p> <p><i>Range of brick built parapeted 2-storey stables, set along Ham Street to north of house. Wing at either end projecting towards the house.</i></p> | <p>11. Beaufort House</p> <p>Statutory address: Ham Street, Richmond Grade: II List UID: 1080788 Date first listed: 25th June 1983</p> <p><i>C18. Brick. Three storeys. Five windows wide. Covered way to front door which has a Doric porch. Garden front</i></p> |

- and side walls are of earlier brick and the garden front has a rusticated door surround with pediment.*
- 12. Beaufort Cottages**
- Statutory address: Ham Common, Richmond
Grade: II
List UID: 1080789
Date first listed: 10th January 1950
- C18. Contemporary with Beaufort House. Attached to the north of Beaufort House a 2-storey brick stable wing now in residential use.*
- 13. Boundary Wall to Beaufort House**
- Statutory address: Ham Street, Richmond
Grade: II
List UID: 1080791
Date first listed: 25th June 1983
- C18 red brick. Westward extension incorporates quoined gatepiers with pineapple finials.*
- 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
- C18 red brick. In part finished with cogged cornice, skewed course and brick on-edge coping and with quoined buttresses.*
- 15. Orford Hall St. Michaels Convent**
- Statutory address: Ham Common, Richmond
Grade: II
List UID: 1080828
Date first listed: 10th January 1950
- IEarly C18. Main Block: 3-storeys; 5 windows; brown brick, red dressings. Later Wings: to left C18. Three storeys and to right early C19. Two storeys. To right of this large C20 wing, of no interest.
- 16 & 17. Avenue Cottage(s)**
- Statutory address: Ham Common, Richmond
Grade: II
List UID: 1080826 [&] 1192609
Date first listed: 10th January 1950
- C17 origins. Gable later. Forms a pair with Avenue Lodge Cottage which stand either side of its avenue leading to Ham House. Two storeys. Brick built with tiled roof and brick modillion cornice table to eaves. Three windows wide with central window and hooded entrance set in advanced bay with Dutch gable. Oak roof inside.*
- 18. Avenue Lodge**
- Statutory address: Ham Common, Richmond
Grade: II
List UID: 1358073
Date first listed: 25th June 1983
- C18 or C19 house. Two storeys, 5 windows. Rendered with wide eaves and slate roof. Entrance on west side.*
- 19. Ensleigh Lodge**
- Statutory address: Ham Common, Richmond
Grade: II
List UID: 1358076
Date first listed: 25th June 1983
- Circa 1800. Three storeys. Two windows. With slightly recessed wings of one storey and one window wide sweeping up to parapet of centre element. Wing windows each with fluted stucco tympanum.*
- 20. Gordon House**
- Statutory address: Ham Common, Richmond
Grade: II
List UID: 1192647
Date first listed: 10th January 1950
- C18 or C19. Brick built house. Two storeys. Five windows. With central 3 window bay slightly advanced and pedimented. Flat porch with Tuscan columns. The sides of the house have 3 window splayed bays. First floor Venetian window on south side.*
- 21. Newman House**
- Statutory address: Ham Common, Richmond
Grade: II
List UID: 1358075
Date first listed: 25th June 1950
- Late C18. Three storeys, five windows. Brown brick with parapet above cornice. Slate roof. Central pedimented porch. The childhood house of Cardinal Newman.*
- 22. Selby House**
- Statutory address: Ham Common, Richmond
Grade: II
List UID: 1358075
Date first listed: 25th June 1983
- Early C18. Refaced and altered C19. Three storeys. Five windows. Brick. Stucco band at first floor window level. Early C19 flat porch with thin columns. Ground floor windows arched, upper square headed. Flush framed sash windows retaining glazing bars.*
- 23. The Little House**
- Statutory address: Ham Common, Richmond
Grade: II
List UID: 1080831
Date first listed: 25th June 1983
- C18 house. Two storeys and basement. Three windows wide. Brick. Stucco front to street. C19 2-storey porch on left flank. Modern wing to right of back is not of special interest.*
- 1. Registered Park and Garden Ham House**
- Grade: II*
List UID: 1000282
Date first listed: 1st October 1987
- Ham House comprises a seventeenth century park and garden, with later eighteenth and nineteenth century alterations surrounding the seventeenth century Ham House. The grounds were restored during the late twentieth century to illustrate the original early modern pleasure garden encompassed by surrounding parkland and 'alley-ways' to the south and east. The listing description summary is produced below, and the full list description may be accessed here: <https://historicengland.org.uk/listing/the-list/list-entry/1000282?section=official-list-entry>
- Gardens and pleasure grounds attached to a C17 house. The grounds were restored in late C17 style in 1975-6.*

Appendix 3. Heritage and Townscape Addendum Note



HAM CLOSE ESTATE, RICHMOND UPON THAMES

Initial Heritage and Townscape Addendum Note

Prepared by Savills Heritage and Townscape for Hill Residential
January 2022



Project

Ham Close Estate, Richmond Upon Thames

Client

Hill Residential

Job Number

490199

File Origin

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Prepared by

DR ADELEH HAGHGOO, PHD, MPLAN, MRTPI, MRSA
SENIOR CONSULTANT

Signed:



Checked by

HENRY RYDE, BA (HONS), MSC
DIRECTOR

Signed:



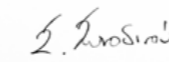
EDWARD LEE, BA (HONS), MSC
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Signed:



SYLVIA SYNODINO, BA (HONS), DIPARCH, MA UD
ASSOCIATE

Signed:



Disclaimer

Assumptions and Limitations

This report is compiled using primary and secondary information derived from a variety of sources, only some of which have been directly examined. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

25.01.2022



Contents

| | | |
|---|--|---|
| 1 | Introduction | 5 |
| 2 | Heritage Context for assessment | 6 |
| 3 | Views Study for additional/suggested views | 8 |

1. Introduction

- 1.1 Savills Heritage and Townscape (hereafter 'the consultants') produced a heritage and townscape note (issued in December 2021) to support pre-application discussions on behalf of Hill Residential (hereafter 'the applicant') outlining the key heritage, townscape and visual considerations for the redevelopment of the site of Ham Close, in the London Borough of Richmond (LBR) Upon Thames (hereafter 'the proposed development'). This report is an addendum to the heritage and townscape note issued to the council in December 2021. Figure 1.1 illustrates the approximate site boundary.
- 1.2 This addendum note has been prepared in response to the LBR's Scoping Opinion (6th of January), and specifically to section 5.5.1 of the Scoping opinion (Built Heritage, Townscape and Visual). This addendum identifies the relevant heritage context to be considered for the final HTVIA assessment in Chapter 2, and Chapter 3 presents a views study addressing the comments on page 29 of the scoping report, where requests for additional views have been made. The views study was conducted using the emerging designs and identifying selected candidate viewpoints for assessments with a 3D model imported into the Vu.City platform. Four of the suggested views in the Scoping Opinion are proposed by the consultants to be included in the HTVIA, with the remainder scoped out.
- 1.3 The consultants are collaborating with BPTW (hereafter 'the architects') for the residential phase and WR-AP (hereafter 'the architects') for the community centre and Richmond Maker Lab facility, through the design development process by providing design feedback from a heritage, townscape and visual impact perspective. This is done in an iterative manner, using historical research, site analysis and 3D computer models of the proposed development within its existing and emerging context.
- 1.4 This note is provided to aid discussions with London Borough of Richmond Upon Thames and finalise the selection of viewpoints to be assessed, as well as the proposed render and wireline split. The final output of the consultants' work will be a Heritage, Townscape and Visual Impact Assessment (HTVIA), which will form part of the Environmental Statement (ES).



Figure 1.1: Aerial photograph showing the location of the site, outlined in red.

Ham Close Estate, Richmond Upon Thames

2. Heritage Context for assessment

| Heritage asset | List Number | Grade | Reason For Scoping Out |
|------------------------------------|-------------|-------|---|
| Langham House | | II | Distance. Site does not form part of asset's setting. Intervening built form. |
| 1-18 Langham House Close | | II* | Vegetated boundary and intervening built form; lack of intervisibility. |
| 19-24 Langham House Close | | II* | Vegetated boundary and intervening built form; lack of intervisibility. |
| 25-30 Langham House Close | | II* | Vegetated boundary and intervening built form; lack of intervisibility. |
| The Cassel Hospital | | II | Distance. Site does not form part of asset's setting. Intervening built form. |
| Fox House, gate and railings | | II | Distance. Site does not form part of asset's setting. Intervening built form. |
| The Cottage | | II | Distance. Site does not form part of asset's setting. Intervening built form. |
| Hardwicke House | | II | Distance. Site does not form part of asset's setting. Intervening built form. |
| South Lodge | | II | Distance. Site does not form part of asset's setting. Intervening built form. |
| Stafford Cottages | | II | Distance. Site does not form part of asset's setting. Intervening built form. |
| The New Inn Public House | | II | Distance. Site does not form part of asset's setting. Intervening built form. |
| Sudbrook Lodge | | II* | Distance. Site does not form part of asset's setting. Intervening built form. |
| Cottage to Sudbrook Lodge and Wall | | II | Distance. Site does not form part of asset's setting. Intervening built form. |

Figure 2.1: Table presenting the heritage assets that are scoped out from the final assessments.

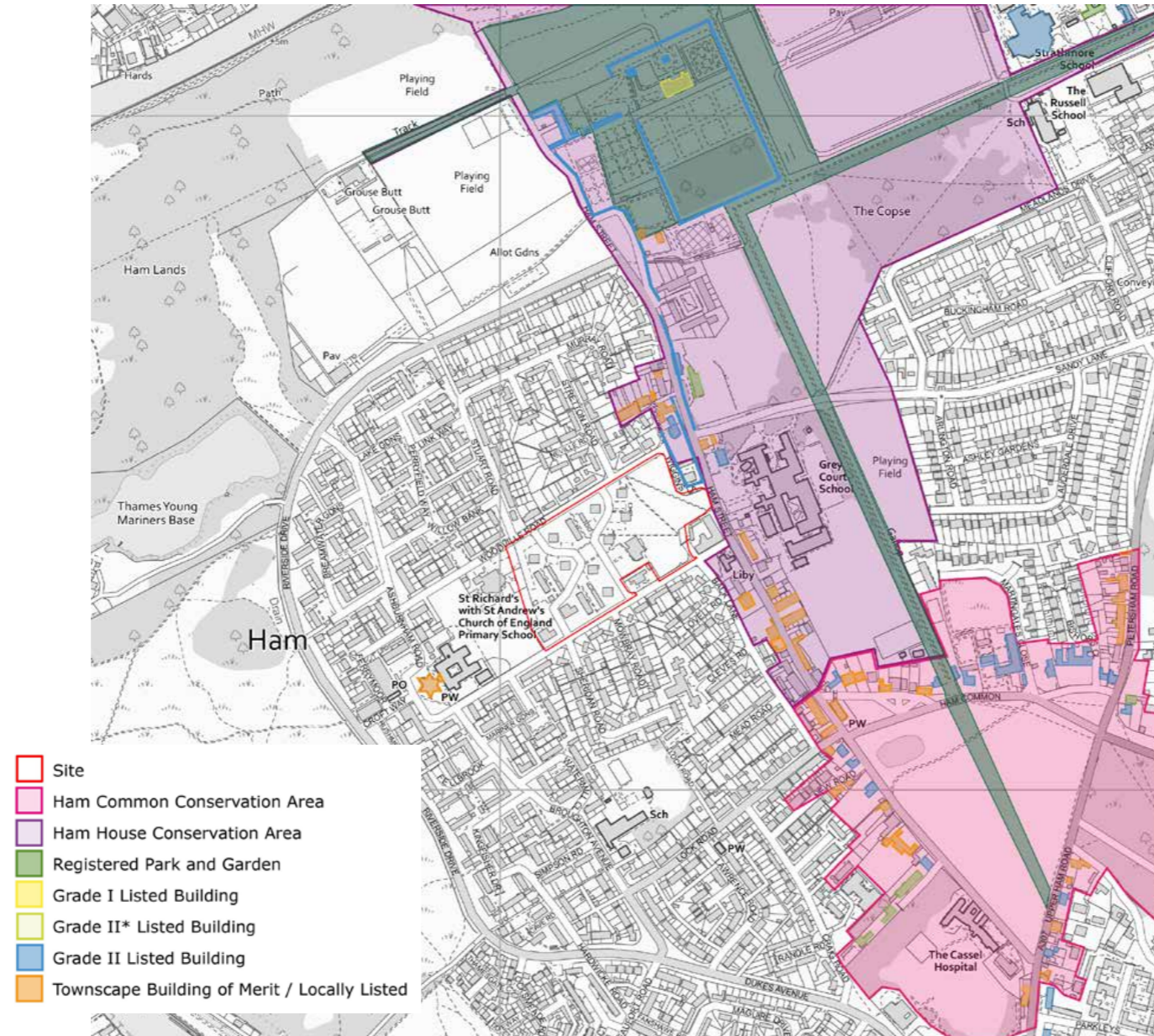


Figure 2.2: Map illustrating the heritage assets around the site.

| Heritage asset | List Number | Grade |
|--|--------------|-------------------------------|
| Ham House | 1080832 | I |
| Entrance, Gates and Railings of Forecourt to Ham House | 1358078 | II |
| Forecourt of Ham House | 1192685 | II |
| Garden Walls and Gatepiers to south of House | 1080833 | II |
| Ham House Stables | 1080790 | II |
| Ice House | 1358079 | II |
| Service Yard Entrance to Ham House | 1358096 | II |
| Tea Room | 1192746 | II |
| Manor House | 1358099 | II* |
| Stables to Manor House | 1080792 | II |
| Beaufort House | 1080788 | II |
| Beaufort Cottages | 1080789 | II |
| Boundary Wall to Beaufort House | 1080791 | II |
| Boundary Wall on East Side of Ham Street between Ham House Stables and the Manor House | 1358098 | II |
| Orford Hall St. Michaels Convent | 1080828 | II |
| Avenue Cottage | 1080826 | II |
| Avenue Cottage | 1192609 | II |
| Avenue Lodge | 1358073 | II |
| Ensleigh Lodge | 1358076 | II |
| Newman House | 1358097 | II |
| Gordon House | 1192647 | II |
| Selby House | 1358075 | II |
| The Little House | 1080831 | |
| Ham House Conservation Area | - | Conservation Area |
| Ham Common Conservation Area | - | Conservation Area |
| Ham House | 1000282 | Registered Park and Garden |
| St. Richard's Church | 09/00001/BTM | Non-designated heritage asset |

Figure 2.3: Table 1 presenting the heritage assets for assessment in the final ES HTVIA.

| | | |
|---------------------------------------|------------------------------|-------------------------------|
| Old Ham Lodge | 83/02188/BTM | Non-designated heritage asset |
| The Garden House | 83/02186/BTM | Non-designated heritage asset |
| 209 Ham Street | 83/02099/BTM | Non-designated heritage asset |
| 1-5 Wiggins Cottages | 83/-----/BTM | Non-designated heritage asset |
| 1-6 Pointers Cottages | 83/-----/BTM | Non-designated heritage asset |
| 199 Ham Street | 83/02088/BTM | Non-designated heritage asset |
| 52 Ham Street and The Royal Oak | 83/02186/BTM 83/02186/BTM | Non-designated heritage asset |
| Tollemarke Almshouses | 83/-----/BTM | Non-designated heritage asset |
| 40-46 Ham Street | 83/-----/BTM | Non-designated heritage asset |
| 1-18 Evelyn Road | 04/-----/BTM 83/-----/BTM | Non-designated heritage asset |
| Stokes House and Bench House | 83/02237/BTM 09/0008/BTM | Non-designated heritage asset |
| 12-38 Ham Street | 83/-----/BTM | Non-designated heritage asset |
| Catholic Church of St. Thomas Aquinas | 83/02244/BTM | Non-designated heritage asset |
| 1-9 Ham Street | 83/-----/BTM | Non-designated heritage asset |
| 1 Lock Road | 83/02326/BTM | Non-designated heritage asset |
| 26 Ham Common | 83/02231/BTM | Non-designated heritage asset |
| 22 Ham Common | 09/00004/BTM | Non-designated heritage asset |
| Phoenix Cottage | 83/02195/BTM | Non-designated heritage asset |
| 1-7 New Ham Road | 83/-----/BTM | Non-designated heritage asset |
| Flax Cottage | 83/02567/BTM | Non-designated heritage asset |
| 45-49 Ham Common | 83/-----/BTM | Non-designated heritage asset |
| Vine Cottage | 83/02189/BTM | Non-designated heritage asset |
| Watergate | 12/00028/BTM | Non-designated heritage asset |
| Pond House | 12/00027/BTM | Non-designated heritage asset |

Figure 2.4: Table 1 continued.

3. Views Study for additional/suggested views

3.1 A Views Study has been prepared for the current designs proposed for the site, following the Scoping Opinion issued by LBR on the 6th of January 2022. The objective of this study is to identify which, if any, of the proposed additional views in the Scoping Opinion should be included in the HTVIA.

3.2 The ZTV image at figure 3.1 illustrates a height and visibility spectrum within a 500m radius of the site. This division is based on the visibility of different sections/ heights of the proposed building. It should be noted that due to limitation of VUCITY, the current ZTV does not reflect occlusion from trees and surrounding landscape of the site, which in many cases will reduce the visibility towards the proposed development. The VUCITY ZTV has been used as guidance and the final selection has been based on site visits and VUCITY studies of specific viewpoints.

3.3 The map at figure 3.2 shows the proposed candidate viewpoints for visual impact assessment which was initially suggested in the scoping report and the Heritage and Townscape Note (December 2022). This map extends to a maximum distance of 1.5km (King Henry the VIII Mound) from the centre of the site. The map also illustrates the designated and non-designated heritage assets within a 500m radius of the site. These viewpoints have been selected by the consultants to represent 'maximum exposure/ maximum conjunction'. Maximum exposure means that it should not be possible to find potential alternative viewpoints which allow a more open viewpoint of the proposed development. Maximum conjunction refers to the intention of showing the proposed development together with important elements of the surrounding townscape, including the setting of nearby heritage assets. The viewpoint map has also been included as part of the scoping report that was submitted for the proposed development.

3.4 The table and the map at figures 3.3 and 3.4, presents the suggested viewpoints in the Scoping Report and Heritage and Townscape Note (December 2022), shown as numbers, and the additional viewpoints requested in the Scoping Opinion (January 2022) by LBR, shown as letters, respectively.



Figure 3.1: Bird's eye view of the proposed development in VU.CITY. The proposed buildings are highlighted in light pink.

- 3.5 The views are illustrated in the following pages, each showing the existing condition of the view represented in an extracted Vu.City model-shot and an extracted Vu.City model-shot of the proposed condition, both matching the same position marked on the map.
- 3.6 The views are presented as large model-shots of the existing and proposed condition in winter time (trees without leaf), showing the site at its most visible. In addition the views also show small model-shot / thumbnails of the proposed development in summer condition (trees with leaf) where available the model-shots are replaced with the summertime existing images taken during initial site visit. For ease in reading and understanding the model-shots, the proposed building is highlighted in light pink.
- 3.7 In this instance, the risk and limitation of using VUCITY as a tool, is that the trees density and numbers are not very accurate. In the case of this study, there are certain views (e.g. View F and Views J1-J12) where the tree coverage is not shown to a realistic extend, giving the impression of increased visibility, where there is likely to be minimal or no visibility. The AVRs in the HTVIA will show a true representation of the existing and proposed effects of the proposed development.
- 3.7 For reference, all views are also accompanied by thumbnail location maps. This is done so that the exact view location can be identified and the view replicated by a professional photographer and a surveyor to produce verified views and Accurate Visual Representations (AVRs) for the HTVIA.

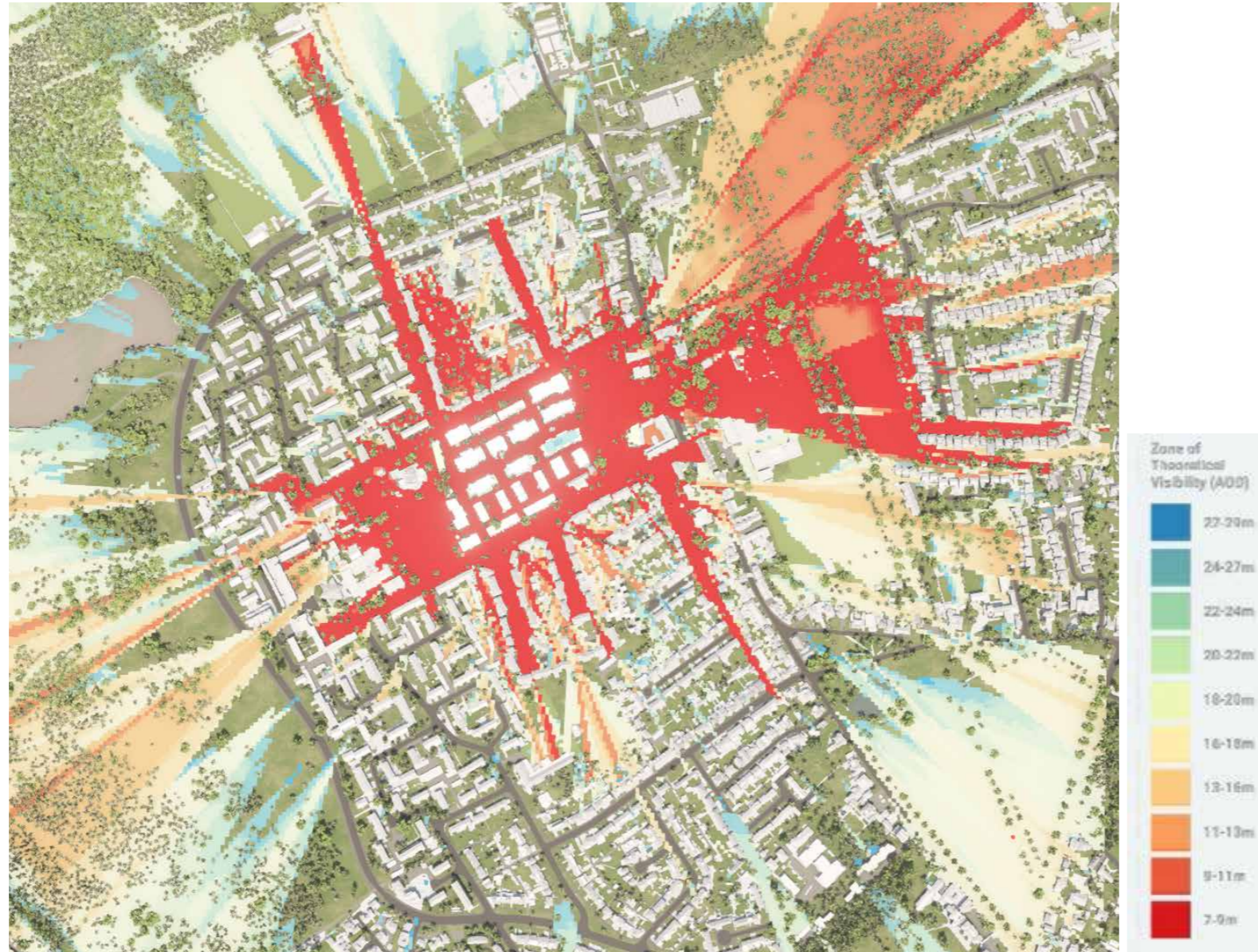


Figure 3.2: ZTV conducted in VUCITY. The VUCITY ZTV does not account for occlusions by trees. It can be used as an aid but is not accurate enough for a views study to be based solely on.

Ham Close Estate, Richmond Upon Thames

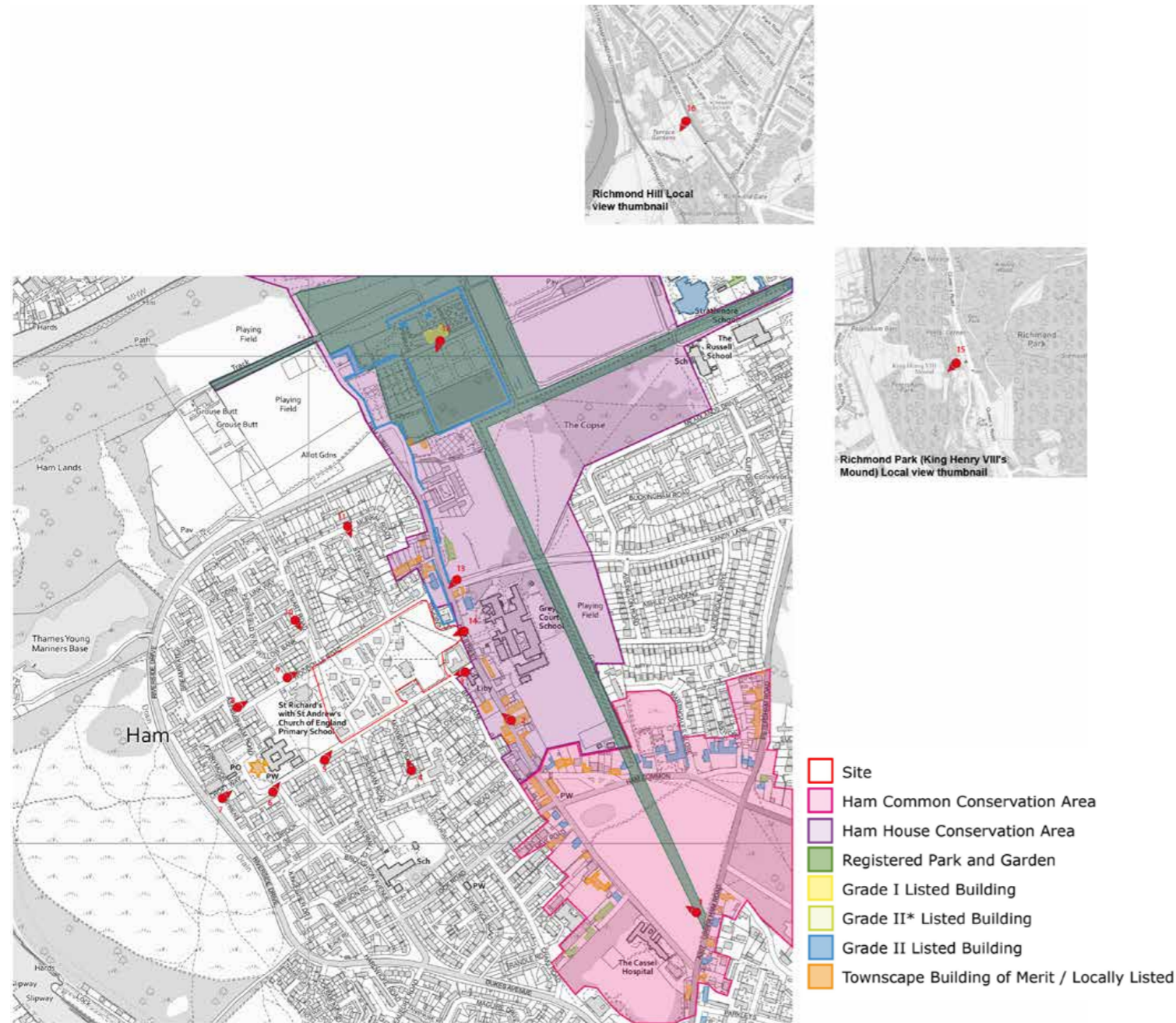


Figure 3.3: Views map included in the scoping report and the Heritage and Townscape Note (December 2021), showing 16 viewpoints proposed as part of the initial set.

| Comments by the officers regarding additional views | Relevant reference on the views map |
|---|-------------------------------------|
| Viewpoint from the cluster of LBs around the Manor House & stables a little further up Ham Street. | View C |
| From the school OOLTI to the west of the site; and representative view from Woodville & Ashburnham Roads. | Views E and I |
| Couple of additional ones which may be beneficial in terms of assessing impact on heritage assets - to be agreed with LPA - Beaufort House and the Algernon Tollemache Almshouses | Views D, E, G |
| From the road adjacent to the Palm Centre and Ham House stables. | Views A and B |
| A number of key view corridors are defined both close into the site and from further afield. It may be worth checking to ensure these are comprehensive and sufficiently account for vistas around the site (e.g. it might be appropriate to seek an additional view assessment further north on Ham Street, the northern equivalent of the long view denoted by the View 1 arrow in Appendix 2). | Views A-J12 |
| Metropolitan Open Land at Grey Court | View F |
| From Ham House vista | Kinetic Views J1-J12 |
| Back Lane - looking towards the community centre | View H |

Figure 3.4: Table presenting the suggested/additional views according to the comments received by the officers. The letters in this table shows the viewson the map at figure 3.4.

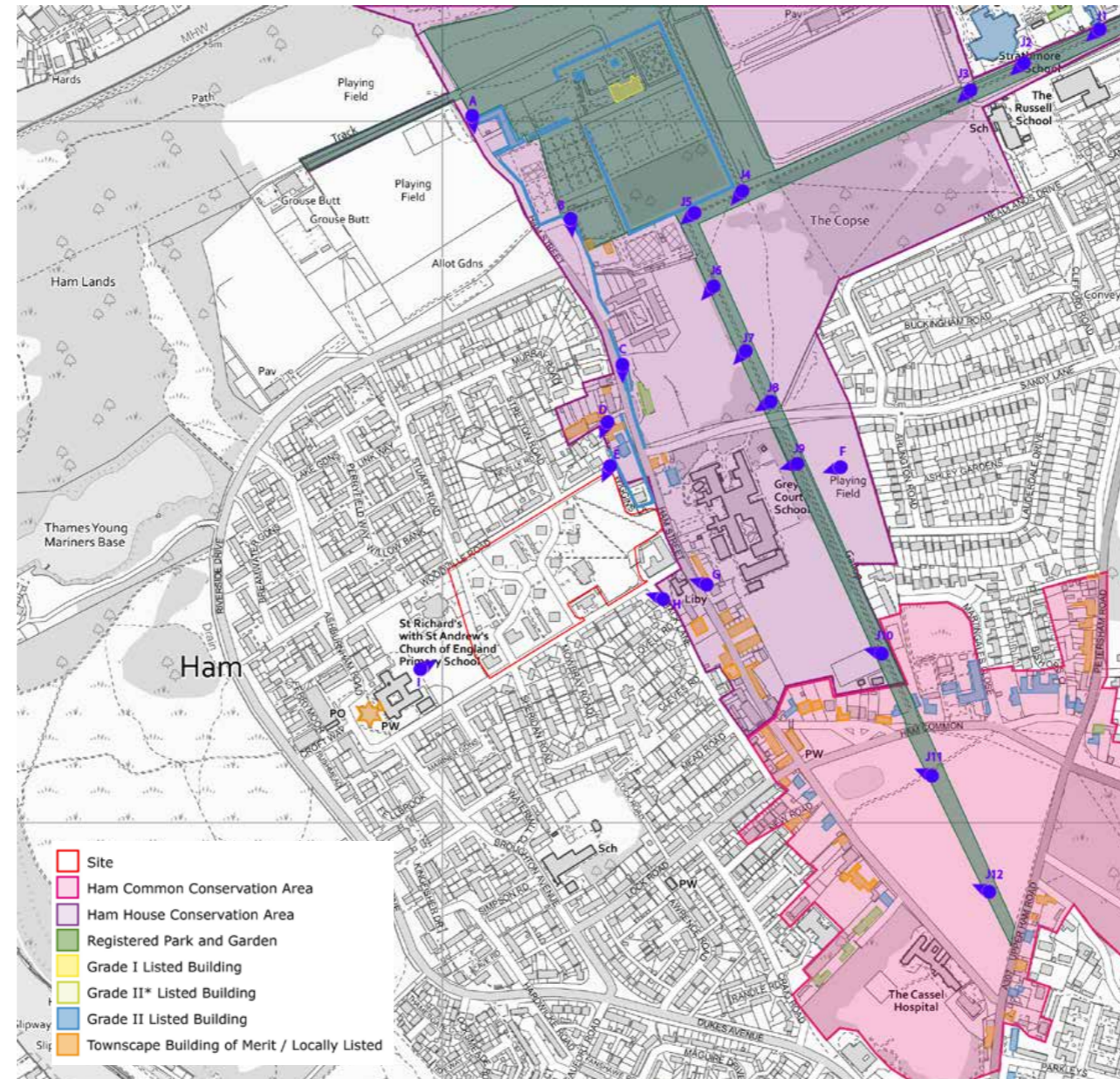


Figure 3.5: Views map with the viewpoints suggested by the London Borough of Richmond Scoping Opinion. Views A- J12 reflect views specifically identified in the Scoping Opinion. Views J1-J12 represent a kinetic views study along the two identified vistas of Ham House.

Ham Close Estate, Richmond Upon Thames

View A - EXISTING: Ham House Stables, Ham Street, looking south-west



Summertime condition



Winter condition

Viewpoint map



View A - PROPOSED: Ham House Stables, Ham Street, looking south-west



Winter condition

Location of model illustrated with red arrow owing to occlusion.



Summertime condition

Due to minimal Visibility, distance to the site and occlusion by built structures and landscape features this view is scoped out

V.A

Ham Close Estate, Richmond Upon Thames

View B - EXISTING: Road adjacent to the Palm Centre and Ham Street, looking south-west



Summertime condition



Winter condition

Viewpoint map



View B - PROPOSED: Road adjacent to the Palm Centre and Ham Street, looking south-west



Summertime condition

Due to no Visibility,
distance to the site
this view is scoped
out

Winter condition

Location of model illustrated with red arrow owing to occlusion.

V.B

Ham Close Estate, Richmond Upon Thames

View C - EXISTING: Ham Street, looking south-west



Summertime condition



Winter condition

Viewpoint map



View C - PROPOSED: Ham Street, looking south-west



Summertime condition

Due to no Visibility,
distance to the site
this view is scoped
out

Winter condition

Location of model illustrated with red arrow owing to occlusion.

V.C

Ham Close Estate, Richmond Upon Thames

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



Summertime condition



Winter condition

Viewpoint map



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



Winter condition



Summertime condition

This view will be included within the main set, as view 17

V.D

Ham Close Estate, Richmond Upon Thames

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

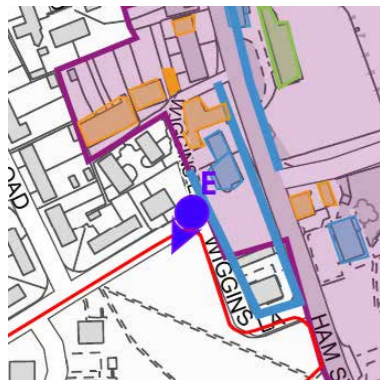


Summertime condition



Winter condition

Viewpoint map



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



Winter condition



Summertime condition

This view will be included within the main set, as view 18

V.E

Ham Close Estate, Richmond Upon Thames

View F - EXISTING: Grey Court School's playing fields, looking west

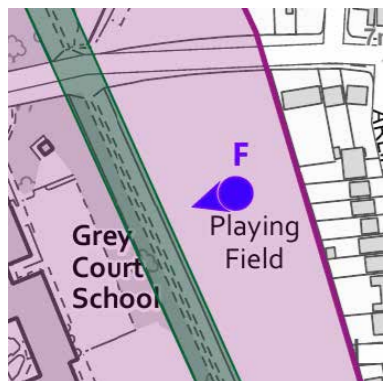


Summertime condition



Winter condition

Viewpoint map



View F - PROPOSED: Grey Court School's playing fields, looking west



Winter condition

Location of model illustrated with red arrow owing to occlusion.



Summertime condition

Due to minimal Visibility, distance to the site and occlusion by built structures and landscape features this view is scoped out

V.F

Ham Close Estate, Richmond Upon Thames

View G - EXISTING: Ham Street (The Algernon Tollemache Almshouses), looking north-west

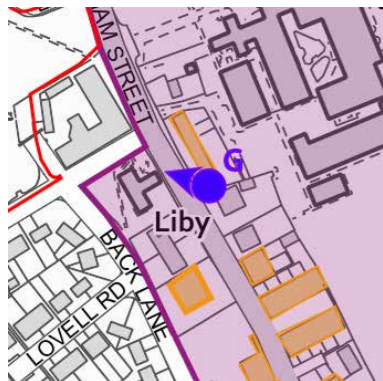


Summertime condition



Winter condition

Viewpoint map



View G - PROPOSED: Ham Street (The Algernon Tollemache Almshouses), looking north-west



Summertime condition

Due to minimal visibility, this view is scoped out

Winter condition

Location of model illustrated with red arrow owing to occlusion.

V.G

Ham Close Estate, Richmond Upon Thames

View H - EXISTING: Back Lane, looking north-west

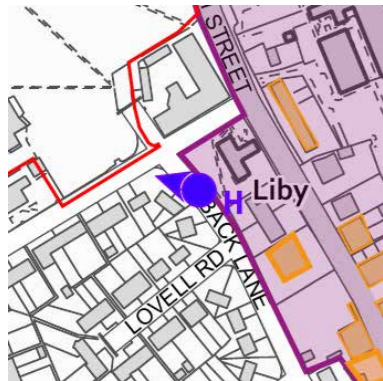


Summertime condition



Winter condition

Viewpoint map



View H - PROPOSED: Back Lane, looking north-west



Winter condition



Summertime condition

This view will be included within the main set, as view 19

V.H

Ham Close Estate, Richmond Upon Thames

View I - EXISTING: St Richard's CE primary School grounds, looking east

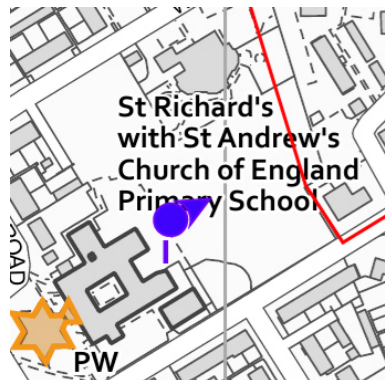


Summertime condition

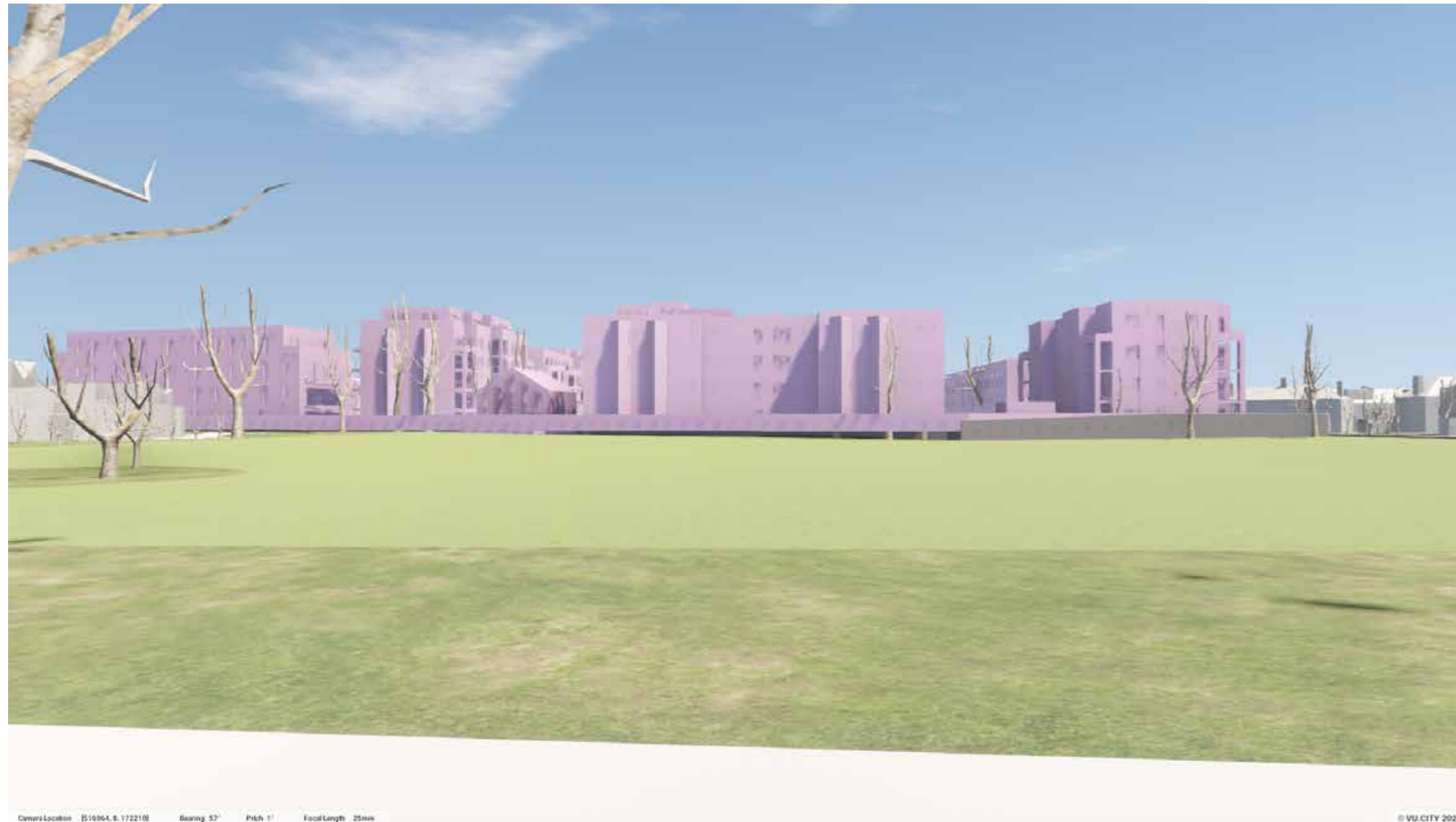


Winter condition

Viewpoint map



View I - PROPOSED: St Richard's CE primary School grounds, looking east



Winter condition



Summertime condition

This view will be included within the main set, as view 20.

V.I

Ham Close Estate, Richmond Upon Thames

Kinetic Views Study of the Ham House local Vistas

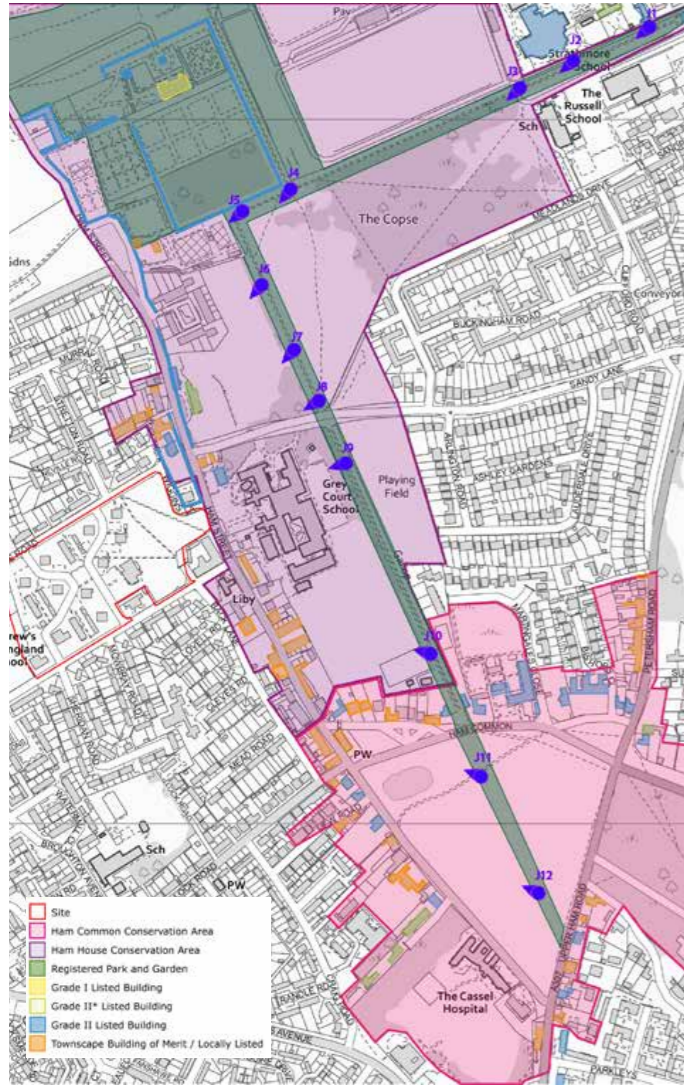


Figure 3.7: Aerial Image of the Site and surrounding indication the two local vistas of Ham House. Views J1-J12 represents a kinetic views study on the two vistas. Ham Close development site is outlined in red. As it is evident from the above figure the pathways on these two vistas are narrow and are heavily shaped by the plants, mature trees and hedges/vegetation, thus the views along these pathways are very limited and are occluded by their landscape features.

Ham Close Estate, Richmond Upon Thames

View J1 - EXISTING: Ham House Vista

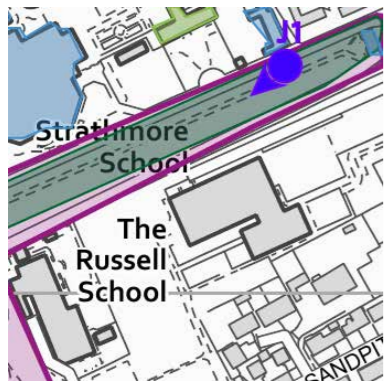


Summertime condition



Winter condition

Viewpoint map



View J1 - PROPOSED: Ham House Vista



Winter condition



Summertime condition

Due to no visibility,
distance to the site
this view is scoped
out

V.J1

Ham Close Estate, Richmond Upon Thames

View J2 - EXISTING: Ham House Vista

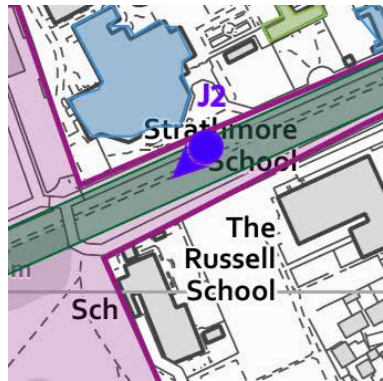


Summertime condition



Winter condition

Viewpoint map



View J2 - PROPOSED: Ham House Vista



Winter condition



Summertime condition

Due to no visibility,
distance to the site
this view is scoped
out

V.J2

Ham Close Estate, Richmond Upon Thames

View J3 - EXISTING: Ham House Vista

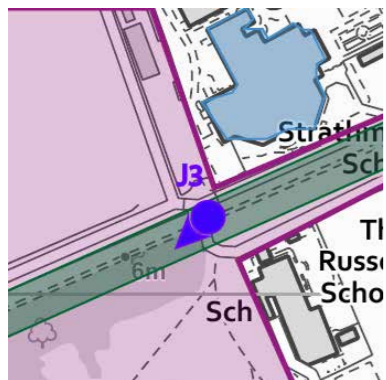


Summertime condition



Winter condition

Viewpoint map



View J3 - PROPOSED: Ham House Vista



Winter condition



Summertime condition

Due to no visibility,
distance to the site
this view is scoped
out

V.J3

Ham Close Estate, Richmond Upon Thames

View J4 - EXISTING: Ham House Vista

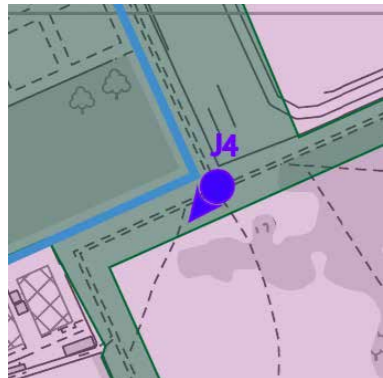


Summertime condition



Winter condition

Viewpoint map



View J4 - PROPOSED: Ham House Vista



Winter condition



Summertime condition

Due to no visibility,
distance to the site
this view is scoped
out

V.J4

Ham Close Estate, Richmond Upon Thames

View J5 - EXISTING: Ham House Vista



Summertime condition



Winter condition

Viewpoint map



View J5 - PROPOSED: Ham House Vista



Winter condition



Summertime condition

Due to no visibility,
distance to the site
this view is scoped
out

V.J5

Ham Close Estate, Richmond Upon Thames

View J6 - EXISTING: Ham House Vista

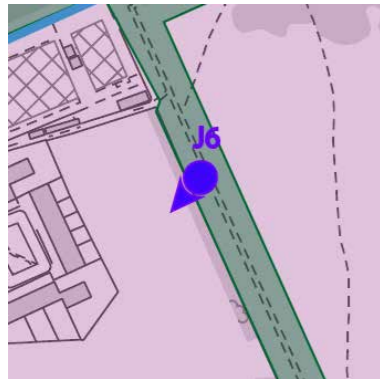


Summertime condition



Winter condition

Viewpoint map



View J6 - PROPOSED: Ham House Vista



Winter condition

Location of model illustrated with red arrow owing to occlusion.



Summertime condition

Due to minimal visibility, distance to the site and occlusion by built structures and landscape features this view is scoped out

V.J6

Ham Close Estate, Richmond Upon Thames

View J7 - EXISTING: Ham House Vista



Summertime condition



Winter condition

Viewpoint map



View J7 - PROPOSED: Ham House Vista



Winter condition

Location of model illustrated with red arrow owing to occlusion.



Summertime condition

Due to minimal visibility, distance to the site and occlusion by built structures and landscape features this view is scoped out

V.J7

Ham Close Estate, Richmond Upon Thames

View J8 - EXISTING: Ham House Vista

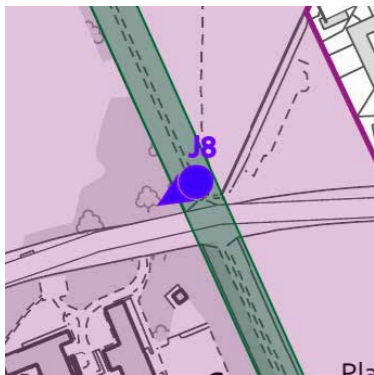


Summertime condition



Winter condition

Viewpoint map



View J8 - PROPOSED: Ham House Vista



Winter condition

Location of model illustrated with red arrow owing to occlusion.



Summertime condition

Due to minimal visibility, distance to the site and occlusion by built structures and landscape features this view is scoped out

V.J8

Ham Close Estate, Richmond Upon Thames

View J9 - EXISTING: Ham House Vista

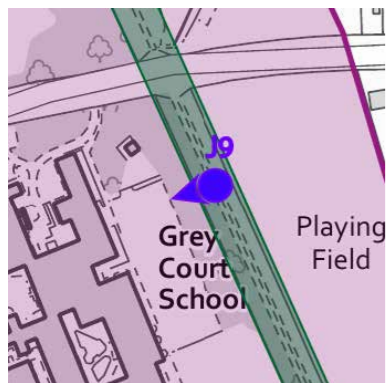


Summertime condition



Winter condition

Viewpoint map



View J9 - PROPOSED: Ham House Vista



Winter condition



Summertime condition

Due to minimal visibility, distance to the site and occlusion by built structures and landscape features this view is scoped out

V.J9

Ham Close Estate, Richmond Upon Thames

View J10 - EXISTING: Ham House Vista



Summertime condition



Winter condition

Viewpoint map



View J10 - PROPOSED: Ham House Vista



Winter condition

Location of model illustrated with red arrow owing to occlusion.



Summertime condition

Due to no visibility,
distance to the site
this view is scoped
out

V.J10

Ham Close Estate, Richmond Upon Thames

View J11 - EXISTING: Ham House Vista, Ham Common

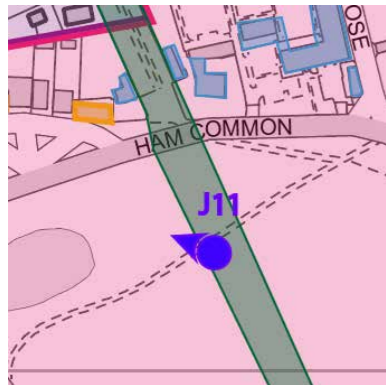


Summertime condition



Winter condition

Viewpoint map



View J11 - PROPOSED: Ham House Vista, Ham Common



Winter condition

Location of model illustrated with red arrow owing to occlusion.



Summertime condition

Due to no visibility,
distance to the site
this view is scoped
out

V.J11

Ham Close Estate, Richmond Upon Thames

View J12 - EXISTING: Ham House Vista, Ham Common

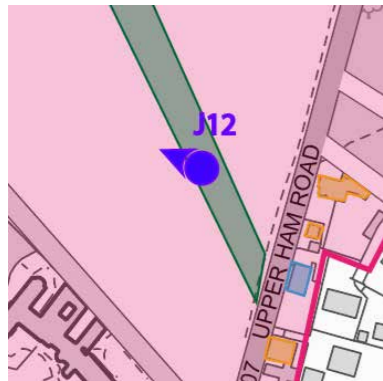


Summertime condition



Winter condition

Viewpoint map



View J12 - PROPOSED: Ham House Vista, Ham Common



Winter condition

Location of model illustrated with red arrow owing to occlusion.



Summertime condition

There is an alternative view from this location which gives better exposure to the site, that is View 1 within the main views set.

V.J12

The 16 viewpoints included in the initial preliminary set of views are listed below:

- View 1:** Ham Common, looking north-west. - [Wireline](#)
- View 2:** Ham Street & Evelyn Road, looking north-west. - [Wireline](#)
- View 3:** Ashburnham Road, Ham Library, looking west. - [Render](#)
- View 4:** Mowbray Road, looking north. - [Render](#)
- View 5:** Ashburnham Road, Ham Children's Centre, looking north-east. - [Render](#)
- View 6:** Ashburnham Road & Broughton Avenue, looking north-east. - [Wireline](#)
- View 7:** Croft Way & Rushmead, looking east. - [Wireline](#)
- View 8:** Woodville Road, looking north-east. - [Wireline](#)
- View 9:** Woodville Road, looking north-east. - [Render](#)
- View 10:** Stuart Road, looking south. - [Render](#)
- View 11:** Murray Road & Stretton Road, looking south. - [Wireline](#)
- View 12:** Ham House Garden, looking south-west. - [Wireline](#)
- View 13:** Sandy Lane & Ham Street, looking south-west. - [Wireline](#)
- View 14:** Ham Street, Grey Court School, looking west. - [Render](#)
- View 15:** Richmond Park View (King Henry VIII's Mound), looking south-west. - [Wireline](#)
- View 16:** Richmond Hill, looking south-west. - [Wireline](#)

As mentioned before, this study has considered the location of all the additional/suggested views in chapter 3. The views study presented in chapter 3 was based on the latest iteration of the 3D model in VUCITY. It is evident that there is a very limited scope/no visibility in most of the views suggested by the local authorities. The justification for scoping out these views is presented in table 3.8. From Views A-J12 (suggested views by the officers at LBR) only views **D, E, H** and **I** will be included in the main list presented above, which will be assessed later in ES HTVIA. Therefore the total number of proposed views to be included within the assessment chapter of the ES HTVIA report is **20**. The **four** additional views include:

- View 17:** Wiggins Lane, in front of No.1, looking south-west (View D of the suggested views). - [Wireline](#)
- View 18:** Woodville Road and Wiggins Lane, looking south-west (View E of the suggested views). - [Render](#)
- View 19:** Back Lane, looking north-west (View H of the suggested views). - [Render](#)
- View 20:** St Richard's CE primary School grounds, looking East (View I of the suggested views). - [Render](#) (Access to viewpoint 20 will depend on the visualisers gaining the right permits, as this is not a publicly accessible location).

Preliminary visual observations:

Following the assessment of the Vu.City images/model-shots from the selected viewpoint locations presented in this section, it is our preliminary observations that:

- the visual effects and changes on medium and long range/distance views (1, 2, 7, 12, 15, and 16) are likely to be minimal;
- the visual effects and changes are very localized and mainly limited to locations that directly face the site (in particular for short range views 3, 4, 5, 9, 10, 11, 13 and 14, 17, 18, 19, 20);
- where visible, the iterative process of the design, which takes surrounding heritage, townscape and visual effects into consideration, will mitigate against any adverse effects through further detailing and refinement of the architecture and materiality.

| Comments by the officers regarding additional views | Relevant reference on the views map | Further comments and Reasons for scoping out |
|---|-------------------------------------|--|
| Viewpoint from the cluster of LBs around the Manor House & stables a little further up Ham Street. | View C | This view is scoped out. From the Vu.City model-shots in this study it is evident that there is no to minimal visibility from this cluster on Ham Street. Thus due to limited visibility this view is scoped out. |
| From the school OOLTI to the west of the site; and representative view from Woodville & Ashburnham Roads. | Views E and I | Both will remain within the main views set. |
| Couple of additional ones which may be beneficial in terms of assessing impact on heritage assets – to be agreed with LPA – Beaufort House and the Algernon Tollemache Almshouses | Views D, E, G | View E will remain in the main set. View D and G are scoped out as there is a minimal visibility also there are other alternative views which give better exposure to the surrounding townscape of the site (in this case views 3 and 13). Please see the relevant Vu.City model-shot |
| From the road adjacent to the Palm Centre and Ham House stables. | Views A and B | Both views are scoped out due to minimal/no visibility |
| A number of key view corridors are defined both close into the site and from further afield. It may be worth checking to ensure these are comprehensive and sufficiently account for vistas around the site (e.g. it might be appropriate to seek an additional view assessment further north on Ham Street, the northern equivalent of the long view denoted by the View 1 arrow in Appendix 2). | Views A-J12 | |
| Metropolitan Open Land at Grey Court | View F | Will remain |
| From Ham House vista | Views J1-J12 | Please refer to the kinetic views J1-J12 these views are scoped out as there is no visibility to very limited visibility. |
| Back Lane – looking towards the community centre | View H | Will remain in the main set |

Figure 3.8: Table presenting justification and further comments regarding scoping out or including the suggested views.

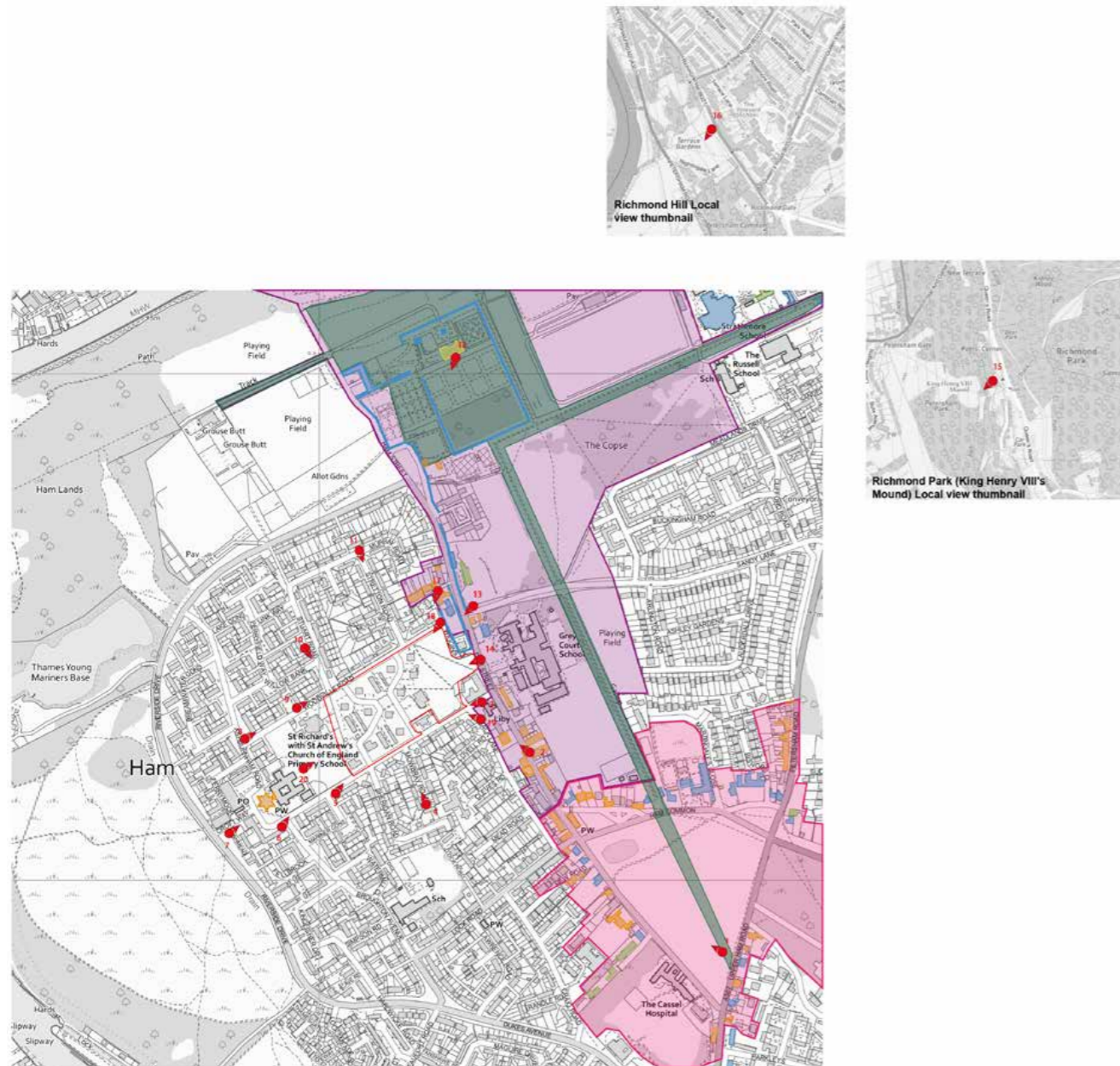


Figure 3.9: Final views map proposed for the HTVIA, including the initial 16 viewpoints (included in the scoping report) as well as the 4 additional viewpoints suggested by LBR (Views 17, 18, 19 and 20).

