



PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

Proposed Change of Use from Public House (Sui generis) to Children's Day Care Centre and Nursery (Class E)

at:

**The Ham Brewery Tap, 4-6 Ham Street, Richmond,
TW10 7HT**

Heritage Statement

Written and prepared by Planning By Design for

Client: Ms J. Ntumba

1. Heritage Impact

1.1 The NPPF sets out the government's planning policies for England. The NPPF confirms that the purpose of the planning system is to contribute to achieving sustainable development and that local planning authorities should approach decisions in a positive and creative way. Whilst the NPPF is not part of the statutory development plan it is a material consideration of significant weight in the planning balance.

1.2 The legal requirement for listed buildings and for conservation areas is established by the Planning (Listed Buildings and Conservation Areas) Act 1990. It requires that the planning authority has a special regard for preserving the listed building and preserving or enhancing the appearance of a conservation area. The House of Lords in the South Lakeland case decided that the 'statutorily desirable object of preserving the character of appearance of an area is achieved either by a positive contribution to preservation or by development which leaves character or appearance unharmed, that is to say, preserved.' There is no requirement in law to positively enhance a conservation area. Decision-making policies in the National Planning Policy Framework and in the local development plan are also to be applied, but they cannot directly conflict with or avoid the obligatory consideration in these statutory provisions.

1.3 At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraphs 11-14). The purpose of this Statement is to assess whether possible future development of the application site is capable of meeting the test of sustainable development as regards its impact on the historic environment.

1.4 Paragraph 197 of the National Planning Policy Framework (NPPF) requires local planning authorities to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, and the desirability of new development making a positive contribution to local character and distinctiveness. This states that: '197. In determining applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c. the desirability of new development making a positive contribution to local character and distinctiveness.'

1.5. Paragraph 199 of the National Planning Policy Framework states, 'When considering the impact of a proposed development on the significance of a designated heritage asset,

great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)...

- 1.6. Paragraph 200 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...'
- 1.7. Paragraphs 201 and 202 of the National Planning Policy Framework make a distinction between proposals that will lead to '...substantial harm to (or total loss of significance of)...' a designated heritage asset (paragraph 201) and proposals which will cause '...less than substantial harm...' (paragraph 202).
- 1.8. Significance is the concept that underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework as, 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting'.

2. Ham Common Conservation Area

2.1. Ham Common conservation area is centred on Ham Common green, which lies between Petersham and Kingston. It is contained by Richmond Park to the East, Ham House estate to the North and the suburban development of Kingston to the South. It adjoins a number of other conservation areas to the North and East.

2.2. History and Development

The development of Ham Common dates from at least the 17th century, associated with the building of Ham House and the laying out of its landscape. The history of this area is also linked with the enclosure of Richmond Park by King Charles I. A number of 18th-century mansions were built here by the wealthy, attracted by this picturesque setting and the prestigious location. St Andrew's Church (listed grade II) was built in 1831. Gradual development around the green continued through the 19th and 20th centuries

2.3. Character

The conservation area is a distinctive historic settlement centred on the remarkable green of Ham Common. There are important views out from the green to the surrounding parkland setting, contributing to its exceptional rural character and providing an important green backdrop to those buildings which fringe the green. Historically Ham Common plays an important strategic role as part of the wider formal landscape of Ham House and Richmond Park. There are important views along the Great South Avenue towards Ham House and along

Ham Gate Avenue towards Richmond Park. The conservation area can be divided into a number of distinct character areas, but unified by their relationship to the green and landscape setting

3. Ham House Conservation Area

3.1. Ham House conservation area is focused on the estate of Ham House, situated on the South bank of the River Thames and contained by the settlements of Ham and Petersham to the South and East. It adjoins a number of other conservation areas to the North, East and South.

3.2. History and Development

Ham House (listed grade I and scheduled ancient monument) was first built in 1610 for Sir Thomas Vavasour and its formal gardens then laid out. The house was substantially altered in the later 17th century. At this time the house became renowned as the meeting place of the CABAL or the chief ministers to the Court of King Charles II. The gradual development of Ham Street dates from the 18th, 19th and 20th centuries. Here a number of fine 18th century houses were built benefiting from the picturesque setting and this prestigious location, also a number of modest cottages likely to have been built to house the staff of those larger houses. A large estate of houses and flats was built in the 1960s on former river meadows immediately to the West. This area is recognised as being of archaeological importance.

3.3. Character

The conservation area is focused on the remarkable Ham House and its estate, an exceptionally fine example of a 17th century country house and grounds in a distinctive rural setting by the River Thames. In recognition of the historical and scenic importance of Ham House, its grounds and riverside setting, this estate is listed grade II* on the Register of Historic Parks and Gardens.

3.4. Ham House is highly visible from Richmond Hill and from both banks of the river. It is one of the strategic landmarks of the Borough and plays an important role as part of the wider formal landscape of Ham Common, Richmond Park and Twickenham riverside. This has been accentuated by 18th century landscape architects who have planted formal avenues to visually link Ham House with the surrounding landscape and landmark buildings such as Marble Hill. Ham House's relationship with the river is an intimate one with floodwater serving as a reminder of the continued dominance of the natural landscape in Ham.

3.5. Ham Street runs North to South from the riverbank and Ham House to Ham Common. It contains an eclectic collection of buildings including a group of elegant 18th century listed mansions of The Manor House, Beaufort House and Newman House, with their

enclosing high brick walls and mature gardens, and also a number of terraced cottages and almshouses on smaller scale. Wiggins and Pointer Cottages is a secluded distinctive and largely unspoilt group of simple Victorian terraced cottages built off at right angles to the street.

3.6. The resulting mix of styles and traditional materials gives texture and interest to this street. Those gaps between the houses and groups of houses provide glimpses of the wider backdrop of trees and green space, a landscape setting which contributes to the distinctive rural character of this area.

4. Conclusion

4.1. In summary, the proposed change of use from a vacant derelict public house to a nursery will not have any external changes to the property. Therefore, there will be no impacts on the conservation area. The proposed development will have careful design internally to make the existing building suitable for nursery care. It is therefore considered that the level of harm caused by the proposals on the conservation area would not be substantial. The proposed use would retain the character of the conservation area and it would not detract from the main characteristics of the conservation area which will preserve and enhance heritage assets.