



# Heritage Statement

---

9 The Green  
Richmond  
TW9 1PU

November 2023 | Project Ref 08800A

Michael  
Rogers  
FOR SALE/  
TO LET  
020 8332 7788  
www.michaelrogers.co.uk



Project Number: 08800A  
File Origin: C:\Users\Chris Griffiths\HCUK Group\8501-9000 - Documents\8701-8800\08800 - 9 The Green Richmond\HER\Reports\2023.11.08 - 9 The Green, Richmond\_Heritage Statement\_v3

*No text or imagery within this report has been generated by Artificial Intelligence (AI)*

## Contents

<b>1. Introduction .....</b>	<b>4</b>
<b>2. Relevant Planning Policy Framework.....</b>	<b>9</b>
<b>3. Background and Development.....</b>	<b>15</b>
<b>4. Statement of Significance.....</b>	<b>36</b>
<b>5. Heritage Impact Assessment.....</b>	<b>43</b>
<b>6. Conclusions .....</b>	<b>47</b>

## Appendices

- App. 1 Scale of Harm table (HCUK, 2019)**
- App. 2 Proposed Scheme Details (Ridge & Partners LLP)**

## Figures

- Fig. 1 Bird's eye view of the Site**
- Fig. 2 Heritage Asset Map**
- Fig. 3 The Site viewed from the west**
- Fig. 4 Map of Richmond Green Conservation Area**
- Fig. 5 John Rocque's Map of 1746**
- Fig. 6 Entrance piers to front steps of No. 9**
- Fig. 7 Sash window to lower ground floor (front) detail**
- Fig. 8 Staircase detail (first floor landing)**
- Fig. 9 Staircase newel post detail**
- Fig. 10 Staircase – ground to first floor flight**
- Fig. 11 Front (north elevation)**
- Fig. 12 1893-97 OS Map**
- Fig. 13 1910 Lloyd George Domesday Plan**

- Fig. 14 1910-13 OS Map**
- Fig. 15 1933 OS Map**
- Fig. 16 1959 OS Map**
- Fig. 17 Edwardian era bay window to right hand ground reception room**
- Fig. 18 Part enclosed columnar screen to entrance hallway**
- Fig. 19 Columnar screen to left hand reception room**
- Fig. 20 Servery alcove to south wall of left-hand reception room**
- Fig. 21 Typical window shuttering detail**
- Fig. 22 Raised and fielded panelled doors at first floor level**
- Fig. 23 Typical store cupboard detail**
- Fig. 24 Recesses to rear wall flanking windows**
- Fig. 25 Moulded skirting and dado detailing**
- Fig. 26 Cornicing to front first floor reception room**
- Fig. 27 Second floor right hand rear reception room**
- Fig. 28 Mid-Victorian fireplace**
- Fig. 29 Attic room fireplace**
- Fig. 30 Basement stair with original riven York stone floor**
- Fig. 31 Typical late 18<sup>th</sup> century sash windows**
- Fig. 32 Jib door at second floor level**
- Fig. 33 Evidence of hand sawn timbers to roof structure**
- Fig. 34 Rear elevation**
- Fig. 35 Modern partition to ground floor left hand reception room**

# 1. Introduction

- 1.1** This Heritage Statement has been prepared by HCUK Group on behalf of the owners of the No. 9, The Green, Richmond, TW9 1PU, henceforth referred to as the 'Site'. The location of the Site is identified in **Figures 1 & 2**. The determining authority is the London Borough of Richmond Upon Thames (LBRUT).
- 1.2** The property comprises a large three storey (plus basement and attic rooms) town house (**Figure 3**) and is grade II listed along with No. 8. The houses were partly re-built in the mid-18<sup>th</sup> century (though probably incorporating earlier buildings) and fronted in brown brick to appear as a symmetrical pair, although No. 9 is significantly larger than No.8. The Site lies within the Richmond Green Conservation Area, first designated in 1969 (**Figure 4**).
- 1.3** No. 9 is currently in use as a solicitors' office, the present owners being former partners in the firm, and the proposal includes a change of use to residential to create a single-family dwelling with associated minor alterations to plan form. As this assessment will show, the mid-18<sup>th</sup> century plan form survives largely intact, though with some Edwardian era alterations at ground level. Much of the contemporary detailing of the Georgian house also survives, including timber panelling, plasterwork, staircase joinery and external joinery.



Figure 1: Bird's eye view of the Site from the northwest. Source: Google Maps (accessed 17/08/2023). The Subject building is outlined in yellow.



Figure 2: Heritage Asset Map with Site location (9 The Green) outlined in red.



Figure 3: Nos.8 & 9 The Green viewed from the west

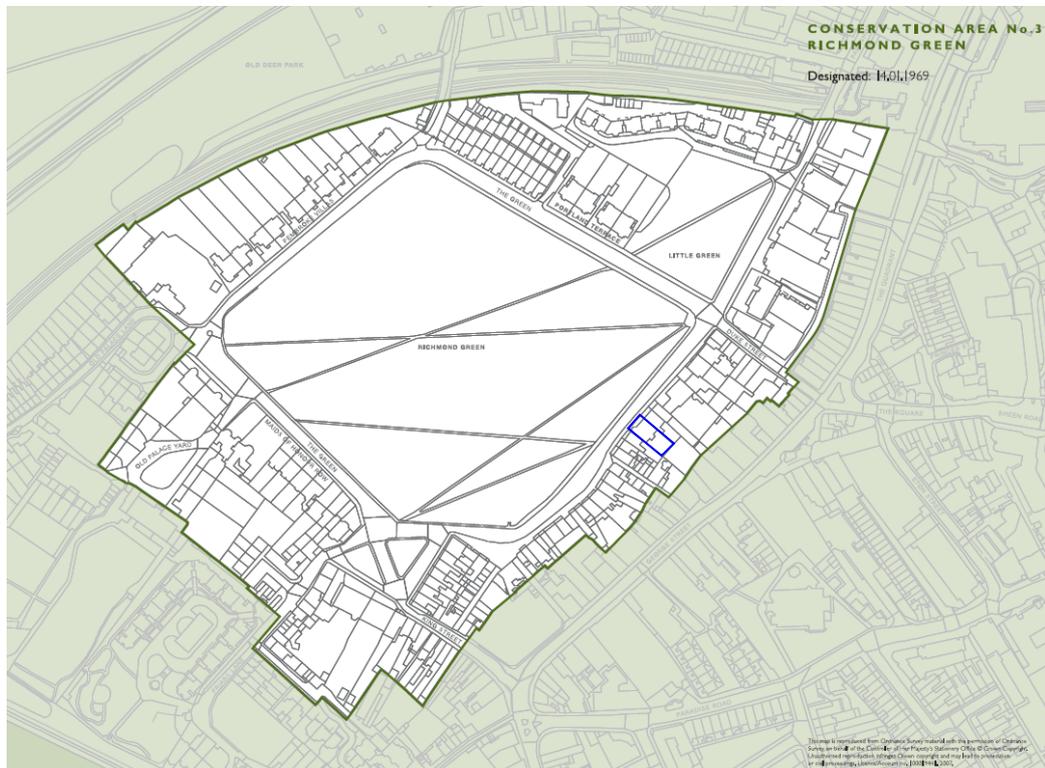


Figure 4: Map of Richmond Green Conservation Area. The Site is outlined in blue. Source: LBRUT Richmond Green Conservation Area Statement (March 2014)

## The Context

- 1.4** The proposals for conversion of the existing office premises to a single-family residence have been assessed in light of the provisions of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2023 and local planning policy and guidance.
- 1.5** The proposed change of use and associated internal alterations (no significant external changes are proposed) are described in detail and discussed in Section 5 of this report. The proposals have been developed with a view to better revealing and celebrating the high architectural interest of this listed building.

## Purpose of this Statement

- 1.6** The purpose of this document is to provide sufficient information to allow the Council to understand the effects of the proposed change of use and associated works of alteration upon the historic built environment in order to gauge their suitability in heritage terms. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised.
- 1.7** In compliance with paragraph 194 of the National Planning Policy Framework this report describes the significance of any heritage assets which have the potential to be affected by the proposed scheme. It also assesses the capacity of these assets to absorb change.
- 1.8** The heritage assets considered likely to be affected have been observed and assessed by the author following a site visit made in January 2023. These assets comprise the listed building itself (Nos. 8-9 The Green) and the Richmond Green Conservation Area. The preparation of this report has also been informed by archival and desk-based research.
- 1.9** An assessment of the below ground archaeological potential of the Site lies outside the scope of this report. The Historic Environment Record has nevertheless been consulted via the Heritage Gateway website and other online datasets and

resources have provided background information on the site and surrounding assets, they are referenced within the following text where relevant.

- 1.10** This report should be read in conjunction with the full drawn submission prepared by Ridge & Partners LLP.

## 2. Relevant Planning Policy Framework

### Legislation and National Planning Policy

- 2.1** Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 require the decision maker to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.<sup>1</sup> The presumption will plainly be lessened if the harm is less than substantial within the meaning in the National Planning Policy Framework (NPPF) as is explained further below.
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas. The meaning and effect of these duties have been considered by the courts in cases since the legislation came into effect, including the Court of Appeal decision in relation to South Oxfordshire DC v SSE & J Donaldson (March 1991, CO/1440/89). The Court found that section 72 requires attention to be directed to the effect on the conservation area as a whole rather than on particular parts of it.
- 2.1** In the present instance, the Site falls entirely within the Richmond Green Conservation Area. As such the duty under Section 72(1) is engaged.
- 2.2** For the purposes of this statement, preservation equates to an absence of harm.<sup>2</sup> Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.<sup>3</sup>
- 2.3** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF – 2023) as being made up of four main constituents: architectural, historical, archaeological and artistic interest. The assessments of

---

<sup>1</sup> Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137.

<sup>2</sup> South Lakeland v SSE [1992] 2 AC 141.

<sup>3</sup> Conservation Principles, 2008, paragraph 84.

heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

**2.4** Paragraph 197 of the NPPF underlines the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation,<sup>4</sup> and reiterates the well-established concept that new development can make a positive contribution to local character and distinctiveness.

**2.5** Paragraph 195 indicates that harm should be avoided or minimised and that which remains requires clear and convincing justification (Paragraph 200).

**2.6** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

*"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*

**2.7** The NPPF requires the impact on the significance of designated heritage assets<sup>5</sup> to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.<sup>6</sup> The Scale of Harm is tabulated at **Appendix 1**.

**2.8** Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.<sup>7</sup> Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-

<sup>4</sup> *Conservation* (for heritage policy) is defined in Annex 2 of the NPPF as: "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

<sup>5</sup> The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

<sup>6</sup> *Bedford Borough Council v SSCLG and Nuon UK Limited* [2013] EWHC 4344 (Admin).

<sup>7</sup> The balancing exercise was the subject of discussion in *City and Country Bramshill v CC SLG and others* [2021] EWCA, Civ 320.

018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

*"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."*

**2.9** Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

**2.10** According to paragraph 206 local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

## Local Policy

**2.11** The London Plan was formally adopted on 2<sup>nd</sup> March 2021. The following heritage related policy is relevant:

*Policy HC1 - Heritage Conservation and Growth*

*C - Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.*

## LBRUT Local Plan

**2.12** The LBRUT Local Plan was adopted in July 2018. Relevant policies to this application are included below.

**2.13** **LP1 Local Character and Design Quality:** The Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.

**LP3 Designated Heritage Assets:** The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced, will be conserved and enhanced by the following means:

- "1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.*
- 2. Resist the demolition in whole, or in part, of listed building. Consent for demolition of Grade II listed buildings will only be granted in exceptional circumstances and for Grade II\* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset.*
- 3. Resist the change of use of listed buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.*
- 4. Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within listed buildings, and resist the removal or modification of features that are both*

*internally and externally of architectural importance or that contribute to the significance of the asset.*

*5. Demolitions (in whole or in part), alterations, extensions and any other modifications to listed buildings should be based on an accurate understanding of the significance of the heritage asset.*

*6. Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.*

*7. Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.*

*8. Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.*

*9. Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.*

*C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area."*

## Guidance Documents

**2.14** The Richmond Green Conservation Area Study (January 2001) has been taken into consideration in the preparation of this assessment.

### National Planning Practice Guidance (NPPG)

**2.15** The National Planning Practice Guidance (NPPG; ref: 18a-018-20190723; updated July 2019) provides advice on enhancing and conserving the historic environment in accordance with the NPPF.

**2.16** NPPG notes that public benefits can be heritage based for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. The guidance goes on to note that examples of heritage based public benefits include:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- Reducing or removing risks to a heritage asset; and
- Securing the optimum viable use of a heritage asset in support of its long-term conservation.

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

**2.17** This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

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

## 3. Background and Development

### Historic Development – Richmond Green

**3.1** The south west side of The Green was the site of a royal palace from the Middle Ages until Henry II's Tudor Palace was destroyed in the 17<sup>th</sup> century. Remnants of Tudor buildings survive in Old Palace Yard at the Gate House and the Wardrobe. The royal connection led to the development of substantial houses on the south east side of The Green and, after it had been demolished, on the site of the palace itself. Development spread to the north in the 18<sup>th</sup> and 19<sup>th</sup> century (**Figure 5**) reflecting Richmond's status as a fashionable address and there has been some postwar building.



Figure 5: John Rocque's Map of 1746 with the Site location circled in red.

## The Site

- 3.2** No. 9 The Green (formerly Greenside) is also known as Onslow House,<sup>8</sup> having been the London residence of Lord Onslow on and off from the 18<sup>th</sup> century up until the late 19<sup>th</sup> century. Onslow House was reputedly built in 1710 by Lord Onslow and much of the material used was second hand having been brought across Richmond Green from the site of the then demolished Palace of Shene built by Queen Elizabeth I. The first Baronet Onslow was created in 1674 (Sir Arthur) and raised to baron in 1716 (Richard Onslow – 1<sup>st</sup> Baron (1654-1717)), and then earl in 1801 (George Onslow, 1st Earl (1731–1814)<sup>9</sup>).
- 3.3** The property has been residential since its construction and after the death of Lord Onslow in 1717 was occupied by William Stanley and then Richard Price, a coal merchant in 1718 and then to his son William Price.
- 3.4** In 1742 the property passed to Abraham Cropp and was succeeded in 1745 by his son Richard, who held the property for 55 years and then passed the house to John Whitmore, George Henckel, who was his cousin and Francis Gosling.
- 3.5** The 1<sup>st</sup> Earl Onslow, a politician lived at the house from before 1800. He was succeeded in 1814 by Sir William Twysden.<sup>10</sup>
- 3.6** Newspaper records suggest that the Onslow family no longer owned No. 9 by 1885 when a T Meadows Clarke was resident.<sup>11</sup> However, Meadows Clarke may have taken a long lease. What is certain is that in 1910 the owner and occupier was a Mr G O Richards. The Lloyd George Domesday affirms that Mr Richards paid £2000 for the property in July 1906.<sup>12</sup>

<sup>8</sup> Onslow is a tiny hamlet in Shropshire, where Onslow Hall (so called) remains, though it has been rebuilt times. The main family seat is Clandon Park in Surrey. Lord Onslow's family still own, live on and manage the historic Clandon estate.

<sup>9</sup> Tradition has it that George III created the Earldom at Richmond Green, with George Onslow receiving the news from a first-floor window of No. 9, The Green.

<sup>10</sup> Other occupants were: 1866- Robert Smith (solicitor), 1885- Thomas Meadows Clarke (Dental surgeon), 1899- George Oliver Richards (Dental surgeon), 1904- Hugh Tifford Campbell. 1922- James Alex. McGowan.

<sup>11</sup> St James's Gazette, 5<sup>th</sup> September 1885. British Newspaper Archive.

<sup>12</sup> <https://www.thegenealogist.co.uk/>

**3.7** When the Onslow family relinquished ownership is somewhat uncertain, but the retained name of Onslow House on the front gate piers is certainly of historic interest (**Figure 6**).



*Figure 6: Entrance piers to the front steps of No. 9, also known as Onslow House*



*Figure 7: Sash windows to the front lower ground floor opening have very thick glazing bars with traditional mouldings typical of the first decades of the 18<sup>th</sup> century*

**3.8** The building's origins would seem to back to the early 1700s. The thick glazing bar sash windows to the east half of the front basement attest to this (**Figure 7**), as

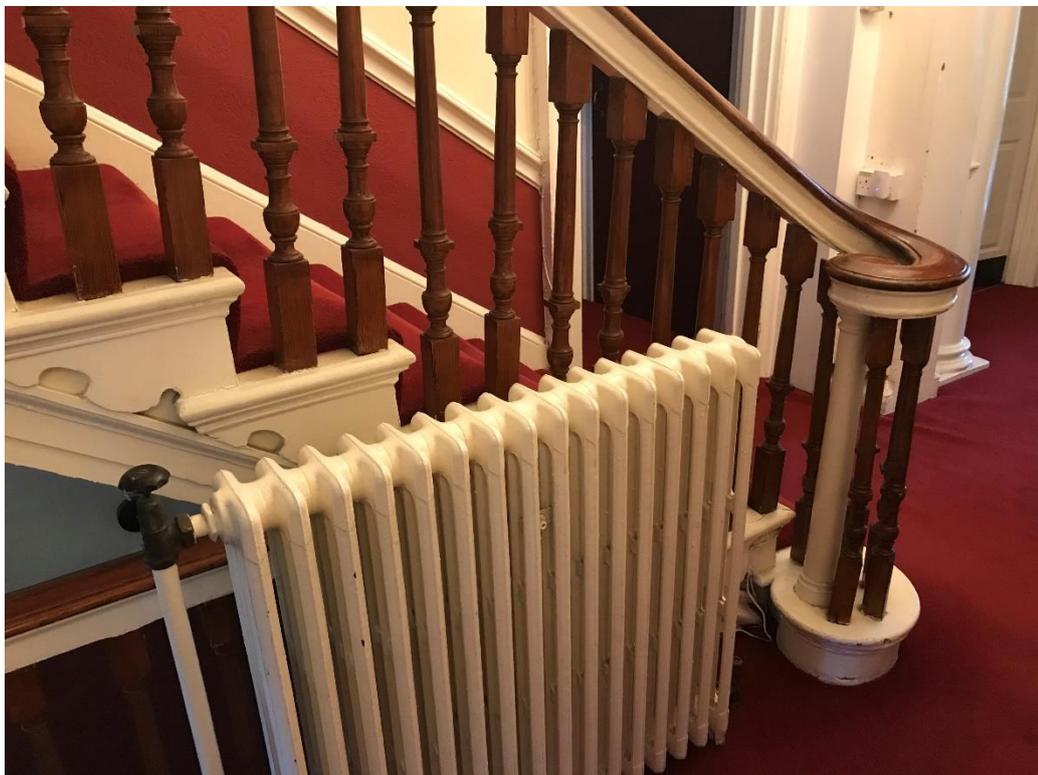
does the main dog-leg staircase (**Figures 8–10**), which is of 1720s provenance and rather more substantial than what would have been typical by the mid 18<sup>th</sup> century. John Rocque’s Map of 1746 (**Figure 5**) seems to indicate that the house always formed part of a terrace, with a larger detached house in the location of No. 5, more or less in the middle of the run between Duke Street and Brewers Lane.



*Figure 8: Staircase detail (first floor landing)*



*Figure 9: Staircase newel post detail of paired Tuscan columns*



*Figure 10: Staircase – ground to first floor flight*

**3.9** Much of the rest of the house was enlarged and refurbished in the second half of the 18<sup>th</sup> century (c. 1760-70), judging from the new frontage which presents Nos. 8 and 9 as one harmonious composition, 8 bays wide, with a pediment to the centre above the four slightly advanced central bays (**Figure 11**). This architectural conceit cleverly disguises the fact that No. 9 is a much larger double fronted house of five bays with a central entrance door and gothic fanlight (the pointed arch glazing bars to the fanlight suggest a date c. 1760).



*Figure 11: Front (north elevation)*

**3.10** No. 8 is only 3 bays, but the right-hand entrance door creates the illusion of a symmetrical pair of houses. The canted bay window to the right-hand pair of bays to No. 9 further conceals the double fronted-ness of the house. This feature was added between 1910 and 1913, so is a properly Edwardian detail (**Figures 13 and 14**).

**3.11** The grand status of the house is attested to by the large rear garden which formed part of the property up until it was sold in 1954 and converted to use as offices for a legal firm and the garden squared off at the back (**Figure 16**).



Figure 12: 1893-97 OS Map. Reproduced with the permission of the National Library of Scotland

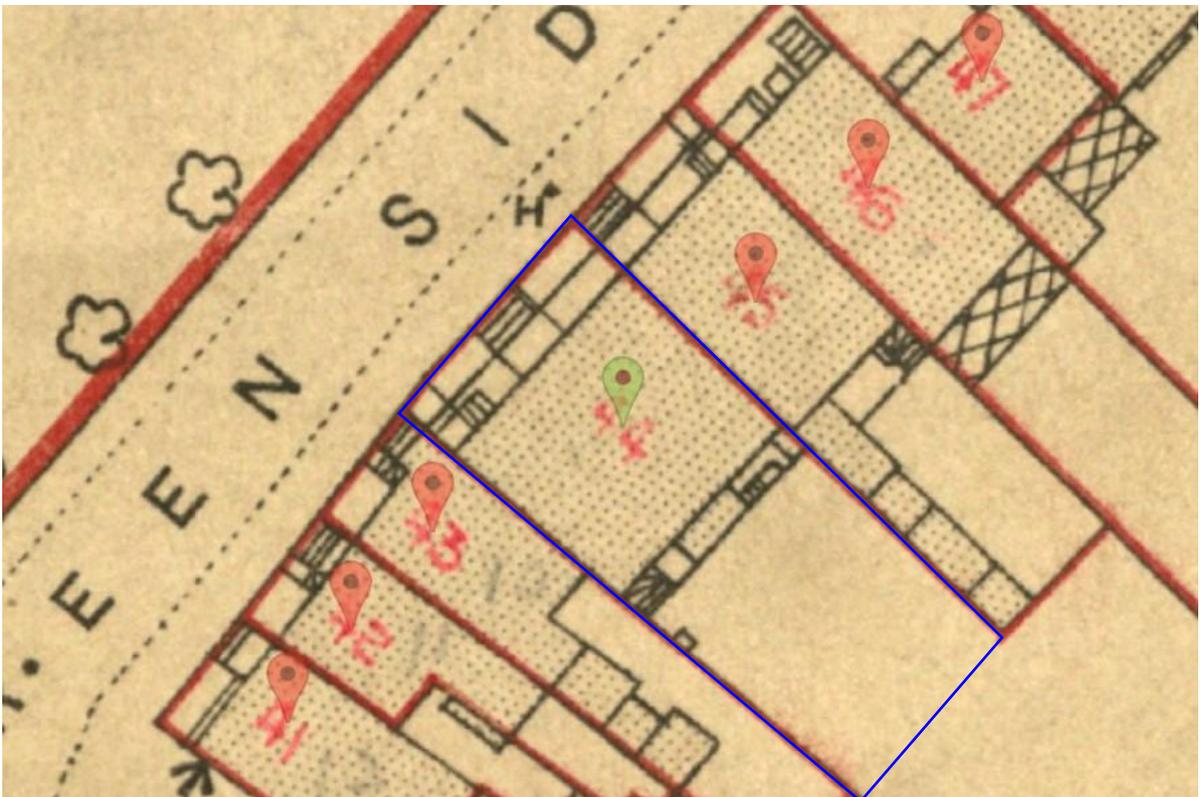


Figure 13: 1910 Lloyd George Domesday Plan. Source: <https://www.thegenealogist.co.uk/>

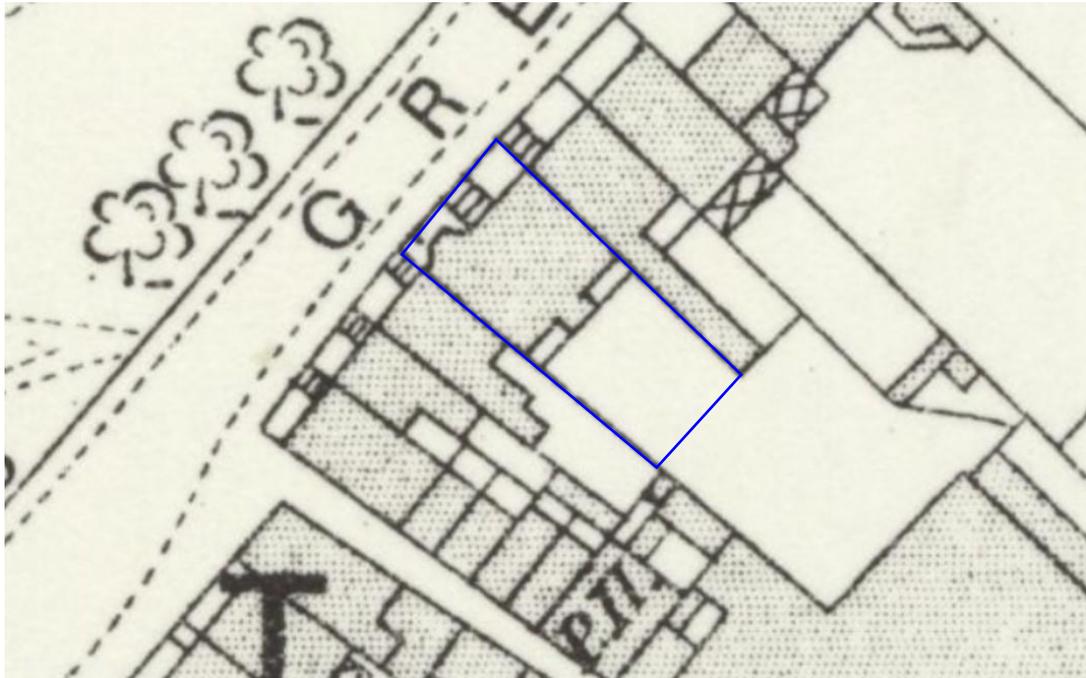


Figure 14: 1910-13 OS Map. Reproduced with the permission of the National Library of Scotland

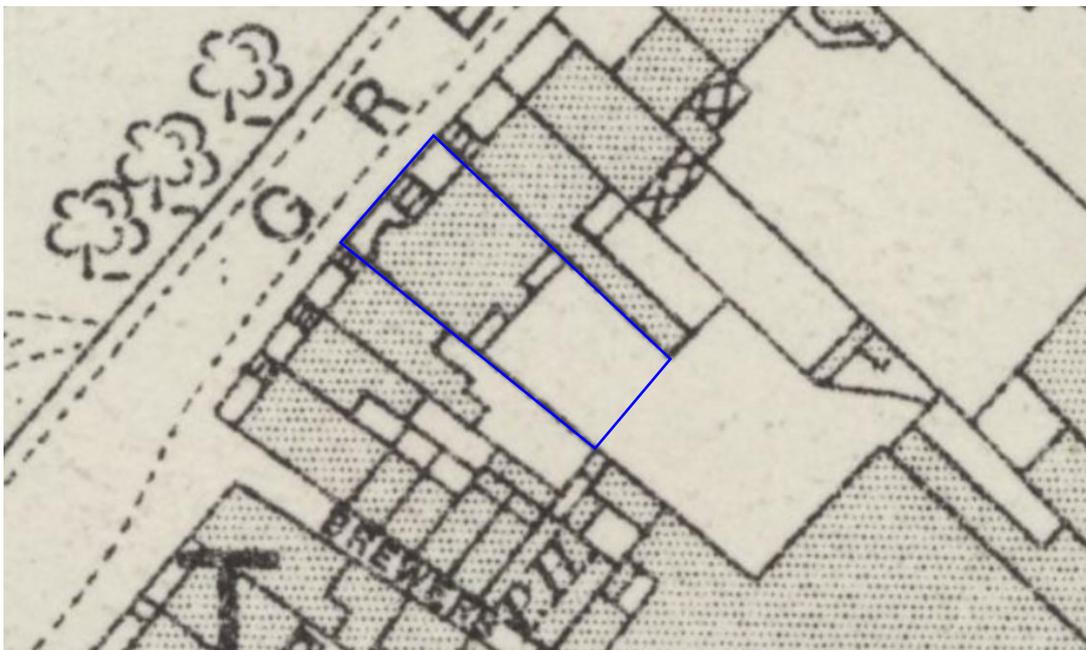


Figure 15: 1933 OS Map. Reproduced with the permission of the National Library of Scotland



Figure 16: 1959 OS Map. Reproduced with the permission of the National Library of Scotland

**3.12** To the interior, the wall which encloses the right-hand reception room on the east side (adjacent to entrance hall) evidently dates from 1910-13. The corning to this wall matches that of the bay window (**Figure 17**). The partition also encloses the two attached (three quarter) Roman Doric columns which once formed an open screen that was part of a grand entrance hall arrangement (**Figure 18**). The latter was almost certainly introduced as part of the 1760-70 re-ordering of the original townhouse. A similar columnar screen was introduced to the left-hand front room at the same time, with servery alcove to the south wall (**Figures 19 and 20**).



Figure 17: Edwardian era bay window to right hand ground floor reception room with contemporary partition



*Figure 18: Part enclosed columnar screen to entrance hallway*



*Figure 19: Columnar screen to left hand reception room*



*Figure 20: Servery alcove to south wall of left-hand reception room*

**3.13** The historic plan form of the 18<sup>th</sup> century house survives remarkably intact to all the floors, and notable features of the interior include:

- Window shutters – throughout (**Figure 21**);
- The main staircase. A traditional London quasi-dog leg with open string, carved tread ends, and two turned balusters per tread. The staircase exhibits characteristic joinery and detailing of the 1720s with a broad ramped handrail of toad backed profile and matching dado with paired Tuscan columns to the newel posts.

- Raised and fielded panelled doors, largely found throughout the building (**Figure 22**), and plain panelled doors to original cupboards (**Figure 23**) some of which are integrated into the rear wall and alongside chimney breasts
- Square headed recesses flanking windows on the south wall, probably for accommodating shelving or bookcases (**Figure 24**);
- Moulded skirting boards, dado and picture rails (ground, first and second floors – **Figure 25**);
- Good quality, deeply moulded plasterwork cornicing to ground and first floors (**Figure 26**). The second floor and attic rooms evidently never had cornicing (**Figure 27**);
- Fireplaces and chimneypieces throughout, mostly Victorian with glazed tiling and decorative grates and reveals (**Figure 28**), including retained grates in the attic (**Figure 29**);
- Areas of riven York stone paving to the basement (**Figure 30**);
- Historic sash window joinery with a high proportion of cylinder / crown glass retained (**Figure 31**);
- Evidence of jib doors and concealed entrances / communication doors between bedrooms at second floor level, reinforcing the legible hierarchy and function of rooms to the original house and its descending order of architectural enrichment (**Figure 32**); and
- Exposed 18<sup>th</sup> century carpentry to the roof structure, with evidence of lath and plaster ceilings (**Figure 33**). Original floorboards no doubt survive in many areas, though concealed by carpet.



*Figure 21: Typical window shuttering to a rear window. Shutters remain to almost all the windows in the house*



*Figure 22: Raised and fielded panelled doors at first floor level*



*Figure 23: Typical store cupboard detail to recess flanking a chimney breast*



*Figure 24: Squared recesses in lath and plaster flanking a window in the south wall at second floor level*



Figure 25: Moulded skirting, dado detail (left - ground floor) and picture rail / cornicing (right - first floor) typically found throughout the house



Figure 26: Good quality cornicing with cabled moulding at first floor level (left hand reception room)



Figure 27: Second floor – right hand rear room. Note original recessed alcoves and absence of cornicing / picture rail at this level.



Figure 28: mid-Victorian fireplace to front left hand reception room



*Figure 29: Attic room fireplace with original coal grate*



*Figure 30: Basement stair with original riven York stone floor retained throughout*



*Figure 31: Typical late 18<sup>th</sup> century sash window detail to first floor left hand reception room. A high proportion of mouth blown cylinder / crown glass appears to survive within these historic window frames.*



*Figure 32: Jib door at second floor level*



*Figure 33: Evidence of hand sawn timbers to ties of the M-shaped roof at attic level. The timbers were previously underdrawn by a lath and plaster ceiling with the rooms originally serving as quarters for domestic staff.*

**3.14** Taken together the building possesses a high level of significance through the above identified features, all of which contribute greatly to the building's innate architectural value and historic interest (see Section 4 for details with reference to the four categories of heritage interest). The intactness and completeness of the house is particularly noteworthy and externally the building is also very little altered. As such it is a fine example of a mid-late 18<sup>th</sup> century grand London townhouse, including a largely unaltered rear elevation (**Figure 34**).



*Figure 34: Rear elevation of No. 9 The Green*

**3.15** In terms of the building's 20<sup>th</sup> century history, the house was adapted for use as solicitors' offices in 1954 by Calvert Smith and Sutcliffe, and remained the principal offices for this legal firm until the business was sold in 2017. Before it was purchase by Calvert Smith and Sutcliffe part of the house was used as a private dental surgery, with the remainder of the house serving as a residence. The current solicitors' firm within the building (Moore Barlow) are tenants and do not own the building. The fact of continued use by the same firm for many years has resulted in the building remaining practically unaltered altered part from the partition to the ground floor left hand reception room to create a clerical office for the receptionist (**Figure 35**).



*Figure 35: Late 20<sup>th</sup> century partition to ground floor left hand reception room installed to create a receptionist's office and front of house reception desk.*

## 4. Statement of Significance

- 4.1** The determination of the significance of the relevant heritage assets is based on statutory designation and/or professional judgement against the four headings of 'interest' identified within the NPPF / NPPG: architectural, historical, archaeological, and artistic interest. In addition to its physical presence the significance of a heritage asset can also be derived from its setting.
- 4.2** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objective, which includes the conservation of heritage assets, and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets.
- 4.3** Change is only considered to be harmful if it erodes an asset's significance. Understanding the significance of any heritage asset affected (paragraph 194 of the NPPF) is therefore fundamental to understanding the scope for and acceptability of change.

### Nos. 8-9 The Green

- 4.4** No. 9, The Green, Richmond was added to the National Heritage List for England on 10<sup>th</sup> January 1950 along with No. 8. The property was then still a private residence (see Section 3 for details). The statutory list description provides the following particulars:

*"Mid C18 pair in brown brick. Three storeys with basement and attic. In all, 8 windows wide of which the central 4 bays set forward beneath a brick pediment, to sides of which are 2 dormers. Round window in pediment, to each property a timber doorcase with hoods on console brackets occurring on third and sixth window bays. No 9 has a ground floor canted bay. Interior not seen."*

- 4.5** This cursory description is for the purpose of identification only and belies the interest of No. 9 at last on account of its well-preserved interior and surviving historic plan form. With reference to the four categories of interest defined by the NPPG, the significance of No. 9, The Green can be described as follows.

- 4.6 Architectural Interest:** Heritage significance derives from the architectural interest of the building as a well-preserved example of an early 18<sup>th</sup> century house that was adapted and modernised in the period between 1760 and 1780. No. 9 in particular is a large higher status urban dwelling of the period, with surviving contemporary interiors and well proportioned and detailed front and rear elevations. The deep front light wells, enclosed by wrought and cast-iron railings attest to the building's high social rank and addition of a canted bay window in the 1910-13 period adds a further layer of architectural interest to the external elevation, although this feature does disrupt the original symmetry of the street frontage.
- 4.7** The interior of No. 9 is of a high quality and very well preserved with the historic layout clearly legible, of double pile plan with a central hallway and rear staircase aligned on the main axis. The front rooms to the first floor comprise a large reception room to the left of three bays width, with an adjoining sitting room of two bays to the right. Ornamental features of interest remain principally at ground and first floor levels in the form of moulded cornices and good quality skirtings, dados and picture rails throughout. Fireplaces, some of which are original, survive throughout the building in most rooms.
- 4.8** At first floor level a small store room was introduced between the front and rear right hand room, and which provides an opportunity to insert an en-suite bathroom without disrupting the existing plan form. At second floor level original store rooms between the front bedrooms offer the opportunity to adapt for the same purpose, with no alteration to plan form required and with draining potentially accommodated within the floor space, depending on the direction of the floor joists.
- 4.9** The removal of modern insertions at ground floor level to create a fire lobby at the entrance and main reception desk with separate office would reinstate the late 18<sup>th</sup> century plan form and provide appreciable enhancement of the building's architectural interest – see **Figures 18** and **35**.
- 4.10** The main staircase is a particularly good feature of the interior and appears to be a remnant of the early 18<sup>th</sup> century layout, judging from its robust detailing which includes an open string with two turned balusters per tread, carved tread ends, a ramped handrail of toad-backed profile, matching dado and paired Tuscan columns to the newel posts (**Figures 8–10**).

- 4.11** At second floor and attic level the degree of ornamentation and architectural interest reduces commensurately with the hierarchy of the spaces and simpler fireplaces remain in the domestic quarters originally occupied by domestic servants and staff (**Figure 29**).
- 4.12** Historic window joinery survives to the majority of window openings and a high proportion of the original mouth blown / hand drawn glass remains intact. Where historic fabric and finishes survive evidential values will be retained enabling a detailed ongoing understanding of past construction techniques, materials and methods from the 18<sup>th</sup> century.
- 4.13** **Historical Interest:** The building's historical value derives from its distinctive typology as a purpose-built townhouse, seemingly adapted from an earlier arrangement of terraced houses, with No. 9 providing a relatively unaltered example of a higher status residence of the mid-Georgian period.
- 4.14** The houses, and No. 9 in particular, have illustrative historic interest providing a direct link to the past development of this area in the early 1700s. There is associative interest on account of the building's adaptation and occupancy by the Barons and subsequently Earls of Onslow from the late 18<sup>th</sup> to the mid-late 19<sup>th</sup> century.
- 4.15** Internally the buildings have illustrative historic interest pertaining to domestic history and provision at this period, the retention of chimney stacks and fireplaces gives evidence, for example, of the means for heating such houses and the function of different rooms, such as the kitchen which would originally have been in the basement (front right room), entertaining rooms, bedrooms and possibly bathrooms.
- 4.16** As detailing varies through the buildings, they reflect social hierarchy with greatest detailing at principal floors and simpler forms and ornament, or lack of, at lowest and highest levels. This illustration of a social system, evidenced by census data on the building's occupants over the course of its history, is an important element of historic interest. In view of the building's preservation as an interconnected office building this understanding of the plan form and associated fabric remains pertinent in the present day.

- 4.17 Archaeological Interest:** Where physical evidence remains of changes to the building, and in the surviving historic fabric, there is some archaeological or evidential interest that retains potential for detailed understanding of the development of the property over time.
- 4.18 Artistic Interest:** The ornamental plasterwork and carved stonework to the fireplaces is of some artistic value and interest. The inherent craftsmanship of the original construction also has some artistic merit.

#### *Setting and Contribution to Significance*

- 4.19** The building's setting comprises adjacent stretch of The Green and Richmond Green itself to the north, which predates the building, and the fine collected of terraced late 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> century houses adjoining to the north east / south west. Nos. 10-12 Richmond Green to the south west are grade II\* and particularly good examples of houses from that period. The building's own domestic curtilage includes paved light wells to the front enclosed by good quality iron railings and a sizeable rear garden (though much smaller than it was prior to 1954). The setting makes an important contribution to significance, having been established before the house was built in the 1700s, and is illustrative of the long and varied history of Richmond Green. The immediate context has altered comparatively little since the building was erected. The setting thus provides an important lens through which the listed building can be seen, appreciated and understood.

## Richmond Green Conservation Area

- 4.20** Richmond Green Conservation Area was designated in January 1969 and most recently amended to its present extent in 2005 (**Figure 4**).

#### Character and Appearance

- 4.21** The main central part of the conservation area is a large level open space with uninterrupted views across its wide expanse. The mature landscape is complimented by the quality of the paths and perimeter planting. It is a fine example of an early urban green with a feeling of formal elegance and provides a fittingly grand setting for the houses that surround it. Little built form intrudes into the sky above the surrounding buildings emphasising the inward looking, almost isolated feel of the space.

- 4.22** The south east side consists mainly of good examples of late 17<sup>th</sup> and early 18<sup>th</sup> century terraces of brown and red brick townhouses complete with front basement areas, railings and entrance steps directly abutting the pavement. The southwest frontage is less uniform but the buildings, which tend to be larger, are of an equally high quality. The earlier buildings closer to the Palace retain front gardens behind railings and walls.
- 4.23** The north west side was not fully developed to its current form until the mid 19<sup>th</sup> century. Fronting The Green is a fine group of five symmetrical pairs of large pedimented mid 19<sup>th</sup> century villas.
- 4.24** The north east side of the green contains the most recent buildings including a 1960s development by Manning & Clamp, on the site of the former vicarage, which respects the scale of adjacent housing. This part of The Green is completed by two pairs of 19<sup>th</sup> century Italianate villas.
- 4.25** The scale of the development surrounding The Green is predominantly two and three storeys. Properties have tiled roofs, some with small dormer windows behind parapets or eaves cornices. Varying numbers of bays, bay widths and changes in roof and window levels accentuate the individuality of each building within the whole pattern.
- 4.26** Narrow alleyways leading to George Street in the town centre and to the river provide contrast to the openness of The Green and glimpses outside the area emphasise the relationship with both river and town.
- 4.27** The Green is complemented by smaller spaces of a more intimate nature including the area in front of Old Palace Terrace and Little Green. The former has the character of a small intimate urban square. The Little Green is less formal than The Green and has a more intimate feel. It has had this title since at least the 18<sup>th</sup> century. The character of the surrounding architecture is of contrasting styles with fine 18<sup>th</sup> century houses on the north side, and the Richmond Theatre,

## Significance

- 4.28** The following statement of significance summarises the important qualities of the Richmond Green Conservation Area with reference to the four categories of interest defined by the NPPG.

- 4.29 Architectural interest:** The Richmond Green Conservation Area is of exceptional architectural interest, comprising a fine early urban green which Nikolaus Pevsner in 'The Buildings of England' describes as "*one of the most beautiful urban greens surviving anywhere in England*". It is surrounded by substantial houses of exceptionally high quality and is of greater historic importance due to its connections with the long since demolished royal palace and the Old Deer Park. The Green provides a large public open space, an important recreational asset which is a pleasant visual contrast to the dense urban fabric of the town centre.
- 4.30** Many individual houses and terraced dwellings are grade I and II\* listed and the presence of more than 70 listed buildings attests to the conservation area's high architectural value.
- 4.31 Historical interest:** The Richmond Green Conservation Area has a high level of historical significance owing to its prominence from the late medieval period as a place of Royal patronage, including a venue for jousting, and site of Richmond Palace built for Henry VII. Richmond Palace was the home of Henry VIII before he acquired Hampton Court from Cardinal Wolsey in 1529. In 1625 Charles I brought his court here to escape the plague in London and by the early 18<sup>th</sup> century these had become the homes of "*minor nobility, diplomats, and court hangers-on*". As many notable historic figures are associated with the conservation area as past residents.
- 4.32** The Green has a long history of hosting sporting events: from the 16<sup>th</sup> century onwards tournaments and archery contests have taken place on the Green, while cricket matches have been played since the mid-18<sup>th</sup> century, continuing to the present day.
- 4.33 Artistic interest:** This derives from artistic elements incorporated in the design of many of the houses in the conservation area, with examples of architectural sculpture in stone, stucco and terracotta. Decorative elements, including joinery, stained glass, cast metalwork and also leadwork also comprise elements of artistic interest which cumulative add interest to the conservation area as a whole. Many houses retain details of artistic interest internally such as carved panelling, decorative plasterwork, metalwork and other ornamentation that offers further aesthetic interest.

- 4.34** **Archaeological interest:** The conservation area includes part of the Tier 1 Archaeological Priority Area which includes comprises the site of Richmond Palace. Tier 1 is a defined area which is known, or strongly suspected, to contain a heritage asset of national importance (a Scheduled Monument or equivalent); or is otherwise of very high archaeological sensitivity.
- 4.35** The remainder of the conservation area falls within the Tier 2 Archaeological Priority Area of Richmond Town. Tier 2 indicates that the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest. Planning decisions are expected to make a balanced judgement for non-designated assets considered of less than national importance in respect of the scale of any harm and the significance of the asset. The below ground archaeological potential of the Site and conservation area as a whole lies outside the scope of this report, though evidently the archaeological value and potential of the conservation area as a whole is very high.

#### Contribution of the Site to Significance

- 4.36** The Site makes a notably positive contribution to the special character and appearance of the heritage asset as part of Nos. 8-9 The Green. This listed building is one of many key elements of the local townscape but forms part of a particularly well-preserved group of 18<sup>th</sup> century houses on the south eastern side of The Green and is an integral element of that group's townscape value and architectural interest. The Site forms part of an important backdrop to east and south facing views across Richmond Green, and more so in a winter context when trees are not in leaf. These are key views within the conservation area.

## 5. Heritage Impact Assessment

**5.1** This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Steps 2, 3, 4, & 5 of GPA2, which has a close connection with Step 1. This chapter should be read in conjunction with the preceding chapter.

### Summary of the Proposals

**5.2** The proposals involve a non-intrusive re-ordering of the of the property to create a single-family residence with modern partitions and lobbies removed to restore the late 18<sup>th</sup> century plan form of the house to a notable degree at ground floor level. The proposals are illustrated at **Appendix 2**.

**5.3** The impact of each element of the scheme is assessed in turn below with a summary of the overall impact on the building's special interest and heritage significance thereafter.

### Assessment of Impact

**5.4** With reference to **Appendix 1**, along with the most important considerations relating to the impact of the proposals on the setting of the heritage assets discussed within this Statement (which include, location and siting, form and appearance, effects and permanence<sup>13</sup>), value-based judgements on the impact of the proposals on significance have been set out below.

### Impact on the significance of No. 9 The Green

**5.5** The reversion of the building to domestic use is considered a heritage benefit in principle because this reinforces the character and history of the building as a purpose-built residence of singular quality and status commensurate with its enviable position overlooking Richmond Green and with a good-sized rear garden.

---

<sup>13</sup> Historic England's guidance on setting GPA3

- 5.6** The associated internal alterations include the removal of partitions and fire separation lobby to the entrance that will fully reveal interesting architectural detail, including Roman Doric columns *in-antis*. The appreciation of original volumes and proportion of the principal front reception room at ground level will also be greatly enhanced. This will yield a further appreciable heritage benefit.
- 5.7** In terms of modernisation of the living accommodation to create bathrooms, kitchen, adequate ventilation and insulation to the roof covering, the existing plan form has not been eroded in order to achieve this and the associated upgrade in habitable quality of the building. These new elements will be introduced sympathetically in order to minimise any impact on the historic fabric and to ensure that the long-term sustainability of the dwelling is both realistic and consistent with the building's proper conservation. No changes to the building's external joinery are proposed, besides general refurbishment and traditional repair as necessary.
- 5.8** Should any harm be identified on account of minor alterations / interventions needed to create plumbing and service runs, it is submitted that the level of harm would be at a very low level (i.e., less than substantial 'low', with reference to **Appendix 1**). Such harm, if any, is likely to be decisively outweighed by the heritage benefits of the proposal noted in paragraphs 5.5 and 5.6 above by way of an internal heritage balance.<sup>14</sup>
- 5.9** Further opportunities to enhance the listed building that would secure heritage benefit include removal of the cement mortar to the property and re-pointing in a suitable natural hydraulic lime. This pointing finish would be flush with the face of the brickwork and brush stippled to compact the face and slightly expose the aggregate.

## Summary of effects

- 5.10** The proposed scheme of conversion and adaptation to form a single-family residence will preserve the listed building for the purposes of the decision maker's duty under Sections 16(2) and 66(1) of the Act.

---

<sup>14</sup> R (Palmer) v Herefordshire Council [2016] EWCA Civ 1061 established that where proposed development would affect a listed building or its settings in different ways, some positive and some negative, the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building or its setting.

- 5.11** The restoration of plan form within the original town house and provision of the historic residential use to all parts of the building, as well as external works of restoration would have a significant beneficial impact on the listed building's significance. Upgrading the building's insulation, notably to the roof, would improve the building's sustainability and in turn enhance its long-term conservation without significant loss of historic fabric or erosion of the heritage values identified in Section 4.
- 5.12** The identified heritage benefits of the scheme are substantive and would decisively outweigh any potential low level of less than substantial harm that may arise from the introduction of new servicing to form bathrooms, ventilation, new pipework and central heating system. By way of internal heritage balance there would be no residual harm resulting from the proposals presented in this pre-application enquiry.
- 5.13** In summary, there would be no erosion of the building's significance which would be sustained in compliance with paragraph 197 of the NPPF. Accordingly, Paragraphs 201-202 of the NPPF are not engaged and there would be preservation for the purposes of the decision maker's duty under Sections 16(2) and 66(1) of the Act. The Scale of Harm tabulated at **Appendix 1** does not apply.

#### Effect on Richmond Green Conservation Area

- 5.14** Architectural interest: The proposed development will enhance the architectural interest of the Richmond Green Conservation Area, with the identified listed building preserved in its external appearance and returned to residential use in keeping with its original function and design intent. The new residential use would be secured without any harmful effects to the architectural or historic interest of any individual heritage assets.
- 5.15** Historical interest: This will be entirely preserved by the proposed internal and associated minor external alterations to the grade II listed house.
- 5.16** Artistic interest: This element of interest will be entirely preserved by the proposal.
- 5.17** Archaeological interest: The below ground archaeological potential of the Site lies outside the scope of this report and is unlikely to be affected by the proposed scheme of development.

**5.18** The effect of the proposal on the conservation area’s significance would be beneficial as a result of the building’s enhanced appearance due to the external repairs of the brickwork, notably the repointing in hydraulic lime mortar.

**5.19** Accordingly, there is preservation for the purpose of the decision maker’s duty under Section 72(1) of the Act. Paragraphs 201-202 of the NPPF are not engaged and the proposed scheme is considered compliant with local policy. The scale of harm table included in **Appendix 1** therefore does not apply.

### Summary of effects on Heritage Significance

**5.20** In summary the Proposed Development will cause no residual harm to any heritage assets, designated or otherwise. Paragraphs 201-203 of the NPPF are not engaged. There is no harm for the purposes of paragraphs 199-200 of the NPPF or for the exercise of the statutory duty under sections 16(2), 66(1) and 72(1) of the Act. There would be no conflict with any local or regional policies relating to built heritage.

## 6. Conclusions

- 6.1** This Heritage Statement has been prepared by HCUK Group on behalf of the owner in relation to the proposed change of use and associated works of alteration at the Site. The Site comprises a grade II listed town house within the Richmond Green Conservation Area.
- 6.2** This report provides sufficient information on relevant assets in order for the local planning authority to gauge the suitability of proposed development in heritage terms, in compliance with paragraphs 194 and 195 of the NPPF. This document provides an overview of the historic development of the Site and its surroundings, a proportionate assessment of the significance of potentially affected heritage assets and an appraisal of the effects of the proposed scheme.
- 6.3** Alterations are proposed to the interior of the house to restore the building to a single-family dwelling. The associated changes will not be visible from any publicly accessible areas, though any external re-pointing would have a visible and material beneficial effect on the building's special interest as well as appearance of the conservation area. The historic plan form to the house will be restored. The proposed scheme is illustrated at **Appendix 2**.
- 6.4** Further to the detailed assessment undertaken in Section 5 of this Report, it is concluded that the proposals will preserve the architectural and historic of the subject grade II listed property, with no residual harm resulting. There will be notable enhancement of the building's long-term conservation as a result of the creation of a sustainable beneficial use and associated improvements to thermal efficiency. The provision of a residential use is in itself a heritage benefit that will reinforce the building's historic and architectural values. The group value of the listed building as a whole, comprising Nos. 8 & 9 Richmond Green, would be preserved in respect to the Section 16(2) and 66(1) statutory duties.
- 6.5** The significance of Richmond Green Conservation Area will be preserved for the reasons set out in Section 5 and for the purpose of the decision maker's duty under Section 72(1) of the 1990 Act. There will be no harm to any heritage assets (designated or otherwise) and paragraphs 201-203 of the NPPF are therefore not engaged.

- 6.6** The Proposed Development complies with all local and regional policies relating to the historic environment and the Council is invited to consider the proposals favourably in compliance with paragraph 206 of the NPPF.

# Appendix 1

## *Scale of Harm (HCUK, 2019)*

The table below has been worked up by HCUK Group (2019) based on current policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It draws on various recent appeal decisions and reflects the increasing importance being put on the contribution of setting to significance and the need to create a greater level of clarity within the finding of less than substantial harm (see the NPPF, paragraphs 200-202). This has been proving more and more necessary and the table below goes some way to reflect the most recent updates (2019) to the guidance set out within the NPPG<sup>15</sup>

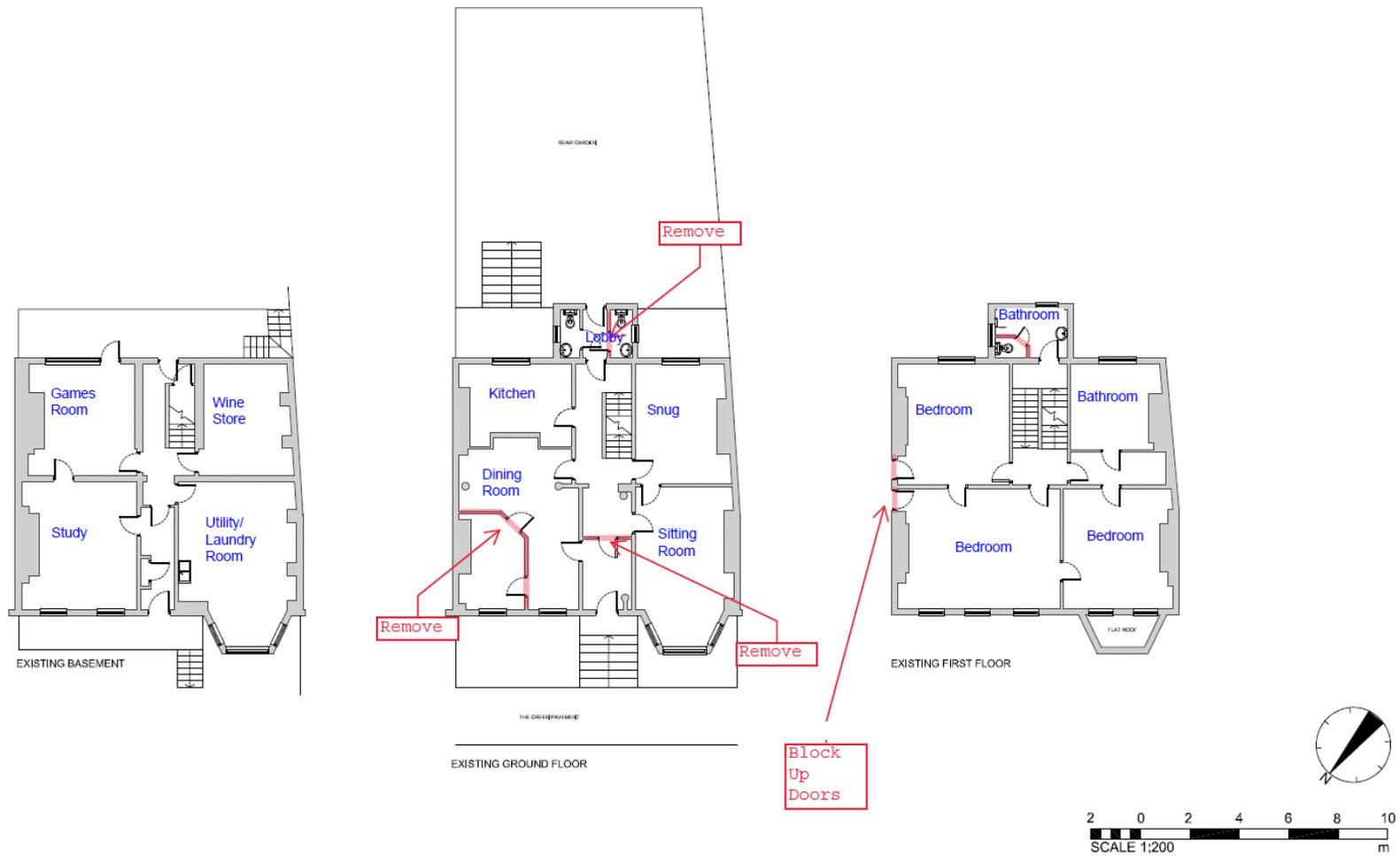
<b>Scale of Harm</b>	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK Group, 2019

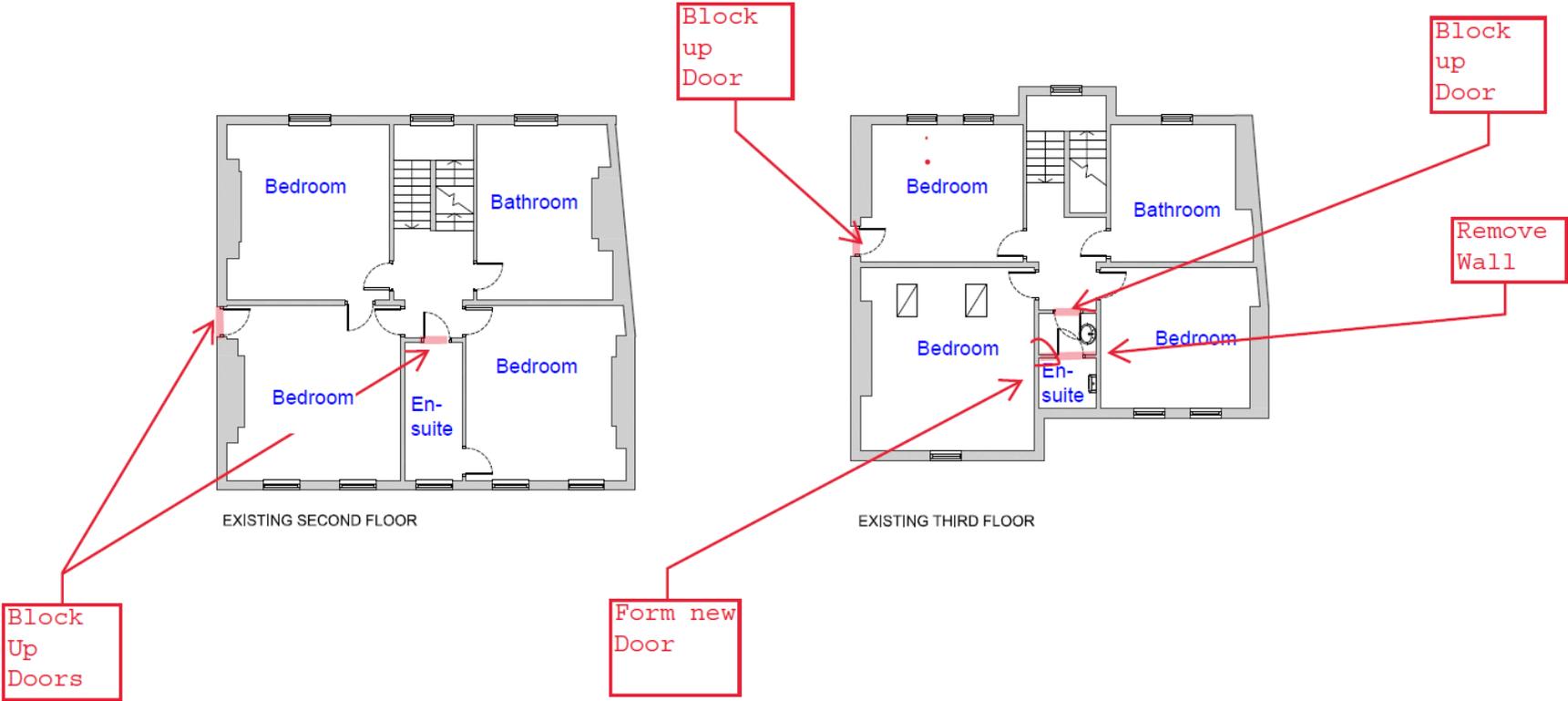
<sup>15</sup> See NPPG 2019. Section: 'How can the possibility of harm to a heritage asset be assessed?'. Paragraph 3, under this heading notes that '*within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*'

# Appendix 2

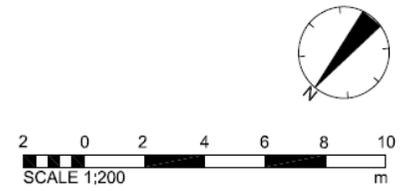
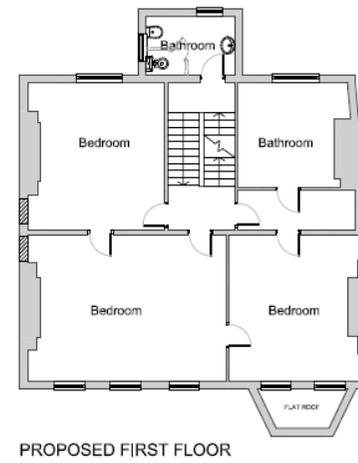
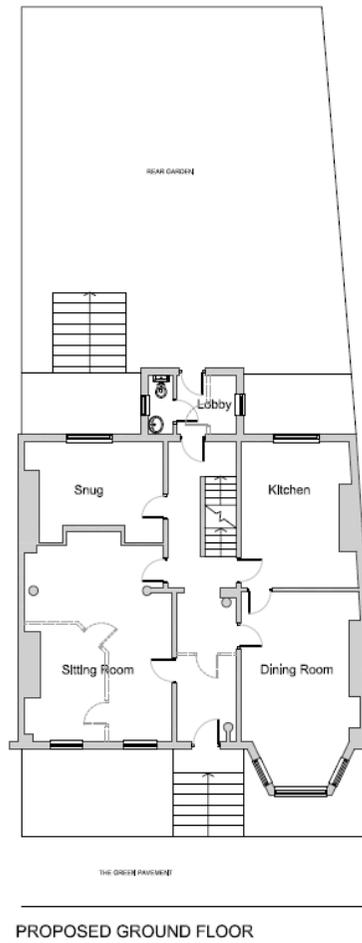
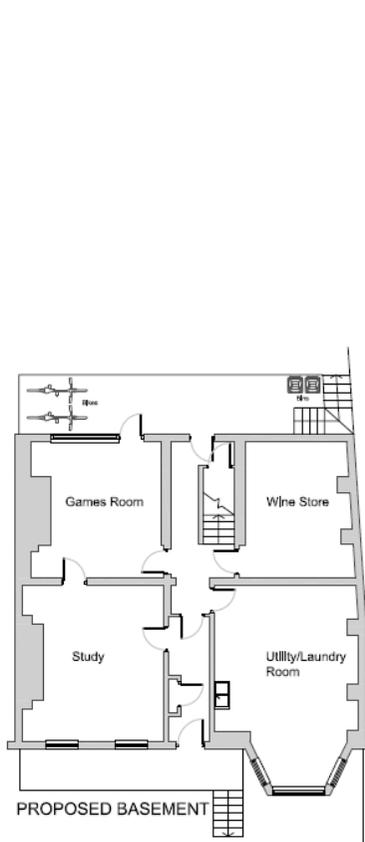
## Proposed Scheme Details (Ridge & Partners)

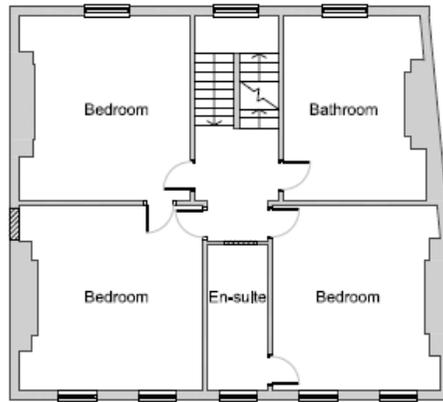


Existing basement ground and first floor with proposed changes indicated

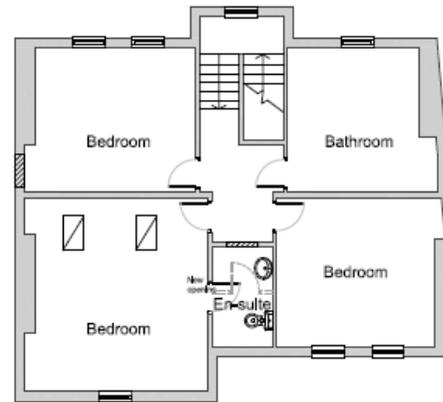


Existing first and second floor with proposed changes indicated





PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR

## *Standard Sources*

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

[www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)

<http://magic.defra.gov.uk>

[www.history.ac.uk/victoria-county-history](http://www.history.ac.uk/victoria-county-history)

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2023

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)