

**Richmond College, Queen's Road,  
Richmond-upon-Thames TW10 6JP**

## **Heritage Statement**

**Heritage Significance, Impact Assessment & Justification Statement**

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Richmond College, Queen's Road, TW10 6JP – Heritage Statement

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## Contents

1.0.	Introduction.....	4
2.0.	Location and Heritage Context.....	7
2.4.	Immediate setting of subject site .....	9
2.5.	Richmond Hill Conservation Area.....	9
2.6.	St Matthias Conservation Area.....	10
2.7.	Statutorily listed buildings.....	11
2.8.	Locally listed buildings.....	11
2.9.	Registered parks and gardens .....	12
2.10.	Summary of Heritage Context .....	19
3.0.	History and Development of the Subject Site .....	20
3.1.	History until 16 <sup>th</sup> century.....	20
3.2.	16 <sup>th</sup> to 18 <sup>th</sup> century .....	20
3.3.	19 <sup>th</sup> century.....	22
3.4.	20 <sup>th</sup> century.....	32
3.5.	21 <sup>st</sup> century.....	47
4.0.	Description of the Subject Site As Existing – Exterior.....	48
4.1.	Overview.....	48
4.2.	Grounds .....	49
4.3.	Exterior of principal building .....	49
4.4.	Exterior of George House .....	50
4.5.	Exterior of ancillary buildings .....	50
5.0.	Description of the principal Richmond College building and the REd House – Interior.....	52
5.1.	Overview.....	52
5.2.	Interior of principal building.....	52
5.3.	Interior of George House (including its later extensions) .....	54
5.4.	Interior of later rear extensions to the principal building.....	54
5.5.	Interior of the Red House .....	55
6.0.	The Significance of the Subject Site.....	55
6.4.	Archaeological Interest.....	56
6.5.	Architectural and Artistic Interest .....	57
6.6.	Historic Interest .....	58

6.7.	Setting.....	58
6.8.	Summary of Significance .....	59
7.0.	Impact Assessment.....	60
7.5.	First pre-application advice .....	60
7.6.	Second pre-application advice .....	61
7.7.	Internal planform of main college building .....	62
7.8.	Internal historic fabric of main college building .....	64
7.9.	Internal architectural detailing, proportions, and materials of main college building .....	65
7.10.	External alterations to main college building.....	67
7.11.	The Red House.....	67
7.12.	Summary of impact .....	68
8.0.	Policy Compliance and Justification Statement.....	69
8.1.	Richmond-Upon-Thames Local Plan (2018) .....	69
8.2.	London Plan (2021).....	70
8.3.	The National Planning Policy Framework (December 2023).....	71
8.4.	National Planning Guidance (PPG) .....	73
9.0.	Conclusion .....	74
	Appendix 1: National Heritage List Description.....	76
	Appendix 2: Planning History .....	77
	Appendix 3: Description of Richmond College exterior with photographs.....	80
	Appendix 4: Description of Richmond College interior with photographs .....	81

## 1.0. INTRODUCTION

- 1.1. The subject site at Richmond College, Queen's Road, Richmond-upon-Thames, TW10 6JP, comprises an 1840s neo-Gothic building, seven other buildings dating from the 19<sup>th</sup> and 20<sup>th</sup> centuries, and landscaped gardens including a tennis court and two entrances addressing Queen's Road. The subject site is Grade II listed [*Appendix 1*]. It is mostly located within the Richmond Hill Conservation Area (character area 5), and it is partially located within the St Matthias Conservation Area.
- 1.2. This Heritage Statement has been produced to inform pre-application discussions and to accompany an application for Listed Building Consent. An initial pre-application meeting on site took place on 1<sup>st</sup> November (with written advice dated 30<sup>th</sup> November 2023), and a second pre-application meeting via video-link took place on 24<sup>th</sup> January. The proposals involve some internal alterations to the main college building (i.e. the principal 1840s building, the service wing at George House, and the later rear extensions) and the Red House. In addition, there are some very minor alterations to the exterior of the main college building. (The proposals also involve some internal alterations to buildings which are not within the curtilage of the site's Grade II listing.)
- 1.3. This Heritage Statement complies with the requirements of the National Planning Policy Framework, December 2023 (NPPF) and the online Planning Practice Guidance (PPG) in respect of heritage and design issues. No archaeological assessment has been undertaken as part of this report.
- 1.4. This Heritage Statement sets out:
  - An historical background of the building, the site and the surrounding area.
  - An analysis of the context of the site and the contribution it makes to the character and appearance and the settings of the two Conservation Areas, and the settings of any statutorily and locally listed buildings within close proximity of the subject site.
  - An appraisal of the historical significance of the subject site and its setting.
  - An assessment of the potential or actual impact of the proposed works upon the heritage significance of the subject site, the character and appearance and settings of the two Conservation Areas, and the settings of any other nearby heritage assets.
  - How the proposed works comply with relevant national, regional and local planning policies.
- 1.5. **Summary**
  - The subject site at Richmond College, Queen's Road, Richmond-upon-Thames, TW10 6JP, comprises an 1840s neo-Gothic building, seven other buildings dating from the 19<sup>th</sup> and 20<sup>th</sup> centuries, and landscaped gardens including a tennis court and two entrances addressing Queen's Road. The subject site is Grade II listed. It is mostly located within the Richmond Hill Conservation Area (character area 5), and it is partially located within the St Mathias Conservation Area.
  - An assessment of the significance of the subject site concludes that it possesses low to medium archaeological interest, medium to high architectural and artistic interest, and medium to high historic interest. The setting of the subject site is considered to be of medium significance.

- The proposed scheme would have a moderate and neutral impact on the heritage significance of the subject site. The proposals would have a negligible and neutral impact on the character and appearance of the Conservation Area, and no impact on the settings of any other nearby heritage assets.
- The proposed scheme has been informed by a detailed understanding of the heritage significance of the subject site. It would largely affect fabric and planform which is of low historic interest and/or which is within secondary parts of the building – and any harm resulting from the proposals would be no more than a low level of “less than substantial”.
- It is considered that any perceived detriment caused by the loss of planform and historic fabric at second floor level, would be counterbalanced by the proposed enhancements and by the non-heritage public benefits outlined in the planning assessment (authored by Savills, February 2024). The considerable enhancements offered by the proposals include the following, all of which would be to the principal 1840s college building:
  - Removal of the mezzanine floor (and stairs) to the south of the main entrance, thereby reinstating the full heights of the ceilings of the principal rooms at ground floor level, and facilitating a better appreciation of their original architectural features;
  - Removal of the modern boxing-in around the chimney breasts in the existing dining room and café at ground floor level – either revealing the original fire surrounds, or providing new historically correct fire surrounds;
  - Removal of the extractor fan and servery equipment to the existing dining room and café at ground floor level;
  - Removal of spiral stairs to the mezzanine floor to the ground floor rooms north of the main entrance, and removal of modern partition walling around original chimney breast and fireplace;
  - Removal of the glazed partitioning within the rooms at ground floor level to the north of the main entrance, thereby reinstating more of the historic form and appearance of that room;
  - Reinstatement of the original chapel-like planform of the former library within Edward Maufe’s 1930s rear extension, with the fireplace restored as a principal architectural feature;
  - Removal of the modern stud walling which forms the security office within the entrance hall, thereby reinstating the former 1930s appearance of the stairs;
  - Removal of glazed partitions around the front entrance, reinstating the original form and appearance of the entrance hall;
  - Better revealing the windows at the ends of the wings, so that they are located within new classrooms instead of forming end-stops to the corridors.

#### 1.6. **Authorship**

- **Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC - Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member of the Institute of Historic Building Conservation for over 25 years. Dorian is a committee member of The Society for the Protection of Ancient Buildings (“SPAB”), the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb Trust. He is currently a trustee of both the Dance and Drake Trusts and a scholar of SPAB. He is the Vice Chairman of the City Heritage Society (having previously been the Chairman), and a panel member of the City Conservation Area Advisory Committee.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage/Historic England, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He is a panel member of the John Betjeman Design Award and the City of London Heritage Award. He is also a Design Review Panel member of the Design Council, Design: South-West, Design-South East, and the London Boroughs of Lewisham, Wandsworth, Richmond-upon-Thames and Croydon. He was also formerly a Design Review Panel member of the London Borough of Islington. In addition, Dorian has also been involved with the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award along with a number of other public sector and commercial design awards.

- **Melisa Thomas** BA PGDL LPC MSc IHBC – Heritage Consultant. After graduating from her BA Hons. degree in English and History, Melisa pursued a career in the law while also working as a specialist guide, researcher and lecturer at Strawberry Hill House, Richmond-upon-Thames. She has since completed a Master's degree in the Conservation of the Historic Environment, and has been working for a number of years as a Heritage Consultant on complex cases (including Appeal work) involving heritage planning, design and townscape matters. Her specialist subjects include Georgian and Victorian house architecture, London history, and urban townscapes. Due to her background in the law, she keenly follows developments in the regulation of the historic environment through legislation, policies and case law.
- **Dr Daniel Cummins** MA (Oxon) MSc PhD IHBC – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oxford University and a doctorate from the University of Reading, where he specialised in ecclesiastical buildings and estates and had his work published in leading academic history journals.

Daniel has a Master's in the Conservation of the Historic Environment and provides independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients. He undertakes detailed historical research, significance statements, character appraisals, impact assessments and expert witness statements for new development projects, as well as for alterations and extensions which affect the fabric and settings of Listed Buildings and Locally Listed Buildings, the character and appearance of Conservation Areas, the outstanding universal value of World Heritage Sites, and all other types of heritage assets.

## 1.7. **Methodology**

This assessment has been carried out gathering desk-based and fieldwork data. Research sources included the Richmond Local Studies Library & Archive, the London Metropolitan Archives, Historic England Archives, the Surrey History Centre, Old Maps Online, the Layers of London website, British History Online, the RIBA Archives and Historic England's *London Borough of Richmond Archaeological Priority Areas Appraisal* (March 2022). In addition, the centenary publication, *Richmond College 1843-1943: A volume of commemorative essays written by old Richmond men* edited by Frank H. Cumbers, was

a very useful source of historical information. A site visit was carried out on 17<sup>th</sup> August 2023 when a review of the subject site was conducted by visual inspection. The building was analysed, as were the elements which contribute to its heritage significance. Consideration was then given to how the proposed works might affect that significance, and if and how there would be an impact on the character and appearance of the Richmond Hill Conservation Area and the St Matthias Conservation Area, and the settings of any other nearby heritage assets (i.e. the aforementioned two CAs, statutorily listed buildings, locally listed buildings, and registered parks and gardens).

## 2.0. LOCATION AND HERITAGE CONTEXT

2.1. The subject site is located on the west side of Queen's Road in Richmond Hill, which generally overlooks the River Thames to the west [Figure 1 & Figure 2]. The area is generally characterised by its large 19<sup>th</sup> century institutional buildings, its 19<sup>th</sup> century terraced houses, and by nearby parks and gardens.



Figure 1: The location of the subject site (outlined in red); nearby statutorily listed buildings (marked with “dropped pins”); and nearby registered parks and gardens (outlined in green).



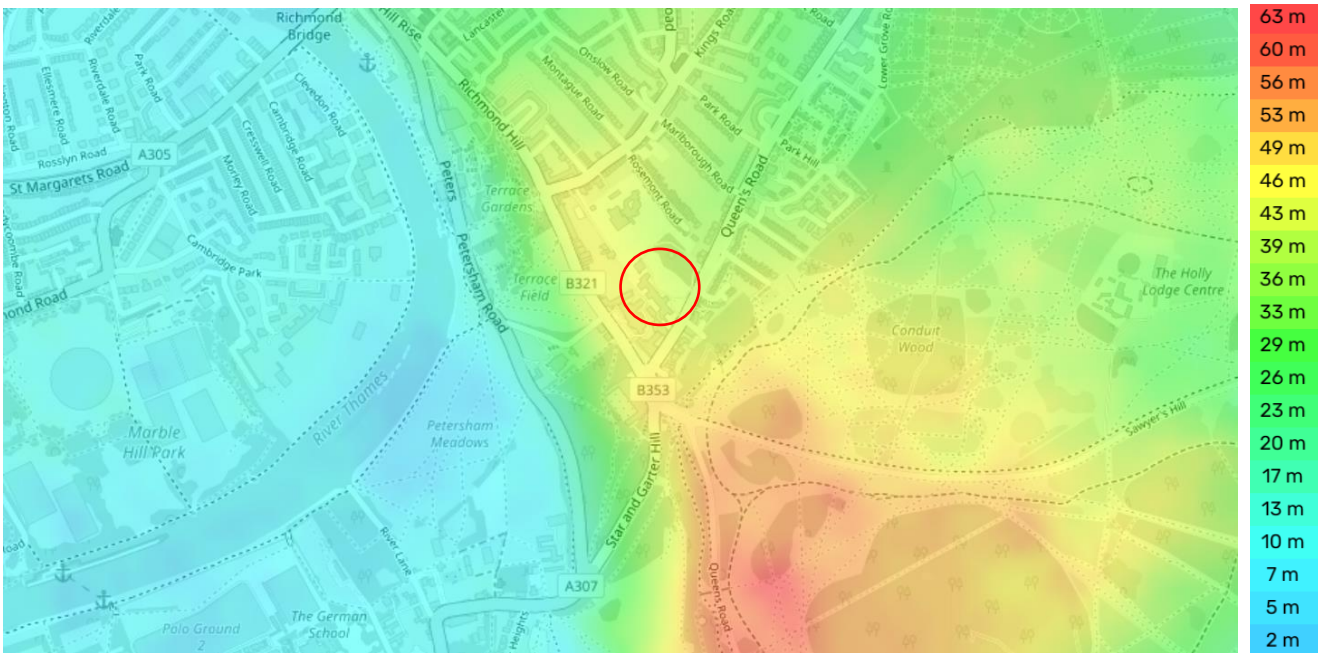


Figure 2: Topographical map, with the subject site location approximately indicated by a red circle. The depths above sea level are indicated in the key on the right.

- 2.2. **Historic England’s Good Practice Advice in Planning Note 3 (December 2017)** provides guidance on managing change within the settings of heritage assets. This guidance has informed the proposed scheme, and the assessment in this Heritage Statement. The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Elements of a setting may make a positive, neutral or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF glossary). The guidance provides detailed advice on assessing the implications of development proposals and recommends a broad approach to assessment.
- 2.3. The subject site is mostly located within the Richmond Hill Conservation Area (“RHCA”), and its northernmost part (comprising Orchard House and Longley House) is within the St Matthias Conservation Area (“SMCA”) [Figure 3]. There are a number of other heritage assets nearby, the settings of which may be affected by the proposals. These include some statutorily listed buildings, locally listed buildings, and registered parks and gardens. The following appraisal identifies the key elements of significance of these heritage assets and their settings, and assesses the contribution the subject site as existing makes to them.

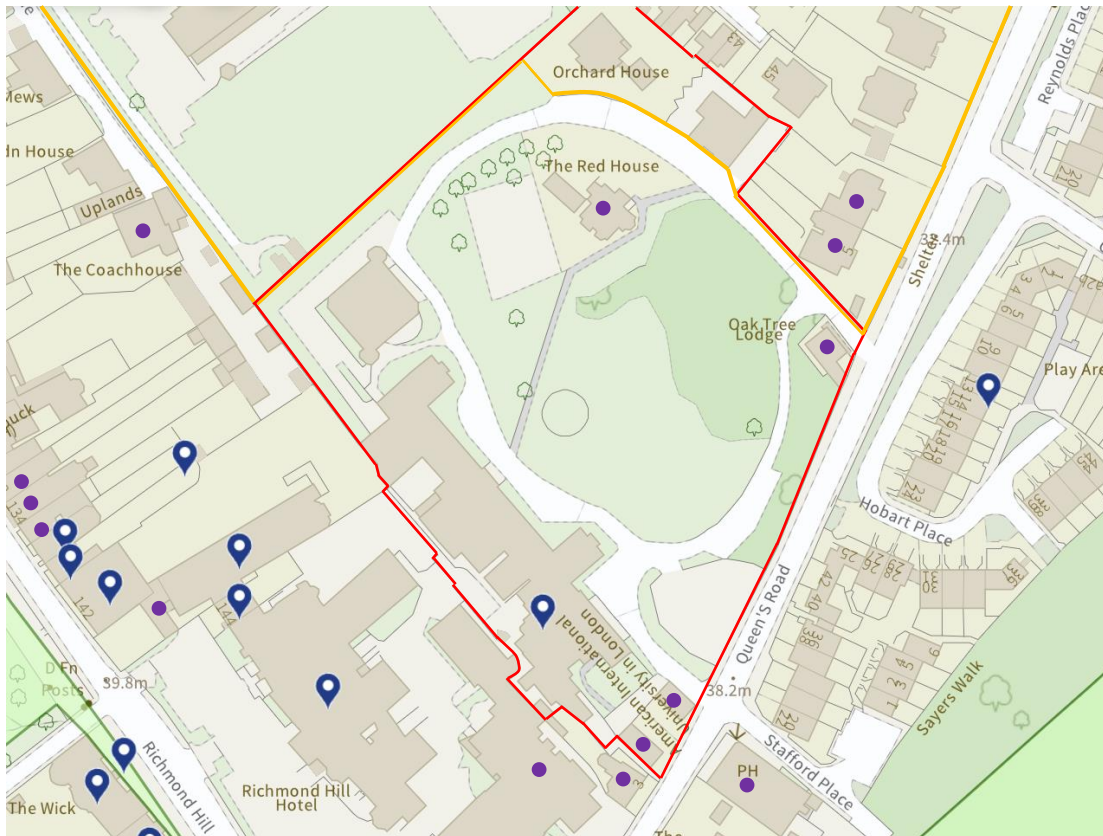


Figure 3: The location of the subject site (outlined in red); boundary between the Richmond Hill CA to the south and the St Matthias CA to the north (outlined in yellow); nearby statutorily listed buildings (marked with “dropped pins”); nearby Buildings of Townscape Merit (marked with purple dots); and nearby registered parks and gardens (outlined in green).

## 2.4. Immediate setting of subject site

- 2.4.1. There is very little visual interaction between the subject site and Queen's Road, given the subject site's high boundary wall (comprising London Stock brickwork), and the mature trees within the grounds of the subject site. The south part of Queen's Road located adjacent to the subject site is characterised by such high brick boundary walls and mature trees, which means that a number of the buildings addressing the street are fairly hidden from view. Queen's Road has a quiet, more residential character in comparison to the much busier thoroughfare of Richmond Hill.
- 2.4.2. The subject site creates its own internal setting, dominated by the Grade II listed 19<sup>th</sup> century neo-Gothic Richmond College building in Bath stone and its side and rear extensions, other ancillary buildings (some of which are locally listed), and the verdant grounds comprising mature trees, planting, lawns and pathways.

## 2.5. Richmond Hill Conservation Area

- 2.5.1. The Richmond Hill Conservation Area (“RHCA”) is generally characterised by its “*varied architectural landscape*” ranging from “*cottages, almshouses, shop units to hotels, grand terraces and substantial residences*”. It is also defined by its spacious, verdant character – including a number of parks and gardens, and its topography which includes a number of “*significant inclines*”. The RHCA was designated in 1969, and extended in 1975 and 1977.

- 2.5.2. The RHCA Appraisal (March 2023) describes the RHCA as generally running northward, with Richmond Bridge (to the north) and Richmond Park (to the south) forming “*strong, definite boundaries*”. The primary routes include Hill Rise, Richmond Hill and Petersham Road; and the secondary routes include The Vineyard, Ormond Road and Queen's Road. The subject site is located along Queen's Road, close to its junction with Richmond Hill.
- 2.5.3. The RHCA comprises five distinct character areas: 1. The Riverside: Richmond and Twickenham banks; 2. Petersham Road; 3. Richmond Hill: Richmond Hill, Hill Rise; 4. Queen's Road area: Queen's Road and adjoining streets; and 5. Vineyard area: urban streets and spaces around The Vineyard. The greater part of the subject site is within the Queen's Road character area (no. 4) [Figure 3].
- 2.5.4. The Queen's Road character area is comparatively quiet next to the “*major traffic thoroughfare*” of Richmond Hill, which leads to Richmond Park. The RHCA comments:
- The buildings in Queen's Road, and particularly Richmond University, with its impressive landscape setting, are often hidden away behind high walls and planting with only glimpses of the buildings from the road. This and the presence of mature street trees adds to the rural leafy quality of the area.
- 2.5.5. Although the subject site is mostly hidden from the public realm, it is considered to make a minimal and positive contribution to the character and appearance, and the setting, of the RHCA. This is by virtue of the Grade II listed 19<sup>th</sup> century neo-Gothic principal Richmond College building in Bath stone, various locally listed ancillary buildings, and the subject site's verdant grounds comprising mature trees, planting, lawns and pathways.

## 2.6. St Matthias Conservation Area

- 2.6.1. The St Matthias Conservation Area (“SMCA”) was mostly developed between the 1860s and the 1880s, as a residential area for the affluent middle classes – centred around the 1850s Church of St Matthias. Designated in 1977, the CA is characterised by its “*cohesive form of varied architectural styles*”, including a number of Victorian houses including large detached, semi-detached and terraced villas in red brickwork, London Stock brickwork, and/or render. In addition, there are some smaller terraced mews in London Stock brickwork.
- 2.6.2. The CA is also characterised by its spaciousness and verdancy. Most houses are set back from the street with front gardens, and many have long rear gardens with mature trees which may be glimpsed from the street. In addition, there are some trees on the streets themselves.
- 2.6.3. Although the subject site is mostly hidden from the public realm, it is considered to make a minimal and positive contribution to the character and appearance, and the setting, of the SMCA. This is by virtue of the Grade II listed 19<sup>th</sup> century neo-Gothic principal Richmond College building in Bath stone, the external elevations of some of its ancillary buildings, and the subject site's verdant grounds comprising mature trees, planting, lawns and pathways.

## **2.7. Statutorily listed buildings**

- 2.7.1. The statutorily listed buildings located closest to the subject site are at Phase 1, Queen's Road Estate (Grade II), Richmond Hill Hotel (Grade II), which shares the same setting along Queen's Road as the subject site.
- 2.7.2. Statutorily listed buildings located within close proximity of the subject site also include those located around the junction between Richmond Hill, Queen's Road and Star and Garter Hill, by the entrance to Richmond Park. These are Richmond Gate Hotel (Grade II), Richmond Hill Hotel (Grade II), the Royal Star and Garter Home (Grade II), Ancaster House Star and Garter Nurses' Home (Grade II), and Richmond Gate Lodge (Grade II). As outlined in their listing entries, The Richmond Gate Hotel comprises four former houses dating from the late 18<sup>th</sup> century to the early 19<sup>th</sup> century, and the Richmond Hill Hotel similarly comprises three former houses dating from the 18<sup>th</sup> century. The imposing six-storey red-bricked Royal Star and Garter Home dates from the Inter-War period, built for disabled servicemen. Ancaster House Star and Garter Nurses' Home is a late 18<sup>th</sup> century house in brown brickwork, and Richmond Gate Lodge dates from the late 18<sup>th</sup> century just before the turn of the 19<sup>th</sup> century, and it comprises render – with wrought iron gates.
- 2.7.3. The buildings located around junction between Richmond Hill, Queen's Road, Star and Garter Hill, and the entrance to Richmond Park, share the same setting, which is partially characterised by the open, spacious nature of the junction, as well as by glimpses of nearby trees and planting (notably those within Richmond Park and Terrace Walk), and by the buildings themselves. Located at the centre of the junction is a Grade II listed cattle fountain in stone with wrought iron, and usually decorated with flowers.
- 2.7.4. Given the mostly secluded nature of the subject site from the public realm, the subject site is considered to make a minimal and positive contribution to the setting of the buildings at Phase 1, Queen's Road Estate, and a negligible to minimal and positive contribution to the collective setting of the listed buildings located at the junction between Richmond Hill, Queen's Road, Star and Garter Hill, and the entrance to Richmond Park. (The positive aspect of the subject site's contribution to these settings is by virtue of the Grade II listed 19<sup>th</sup> century neo-Gothic principal Richmond College building in Bath stone, the external elevations of some of its ancillary buildings, and the subject site's verdant grounds comprising mature trees, planting, lawns and pathways.)

## **2.8. Locally listed buildings**

- 2.8.1. The local planning authority (London Borough of Richmond-upon-Thames) recognises a number of buildings within the borough as Buildings of Townscape Merit. These non-designated heritage assets are otherwise known as locally listed buildings.
- 2.8.2. Locally listed buildings located within close proximity to the subject site include the Lass O' Richmond Hill public house, Ancaster Lodge, and no. 3 Queen's Road, all of which are located along Queen's Road – thereby sharing the same setting as the subject site.
- 2.8.3. Given the mostly secluded nature of the subject site from the public realm, the subject site is considered to make a minimal and positive contribution to the collective setting of these locally listed buildings. (The

positive aspect of the subject site's contribution to this setting is by virtue of the Grade II listed 19<sup>th</sup> century neo-Gothic principal Richmond College building in Bath stone, the external elevations of some of its ancillary buildings, and the subject site's verdant grounds comprising mature trees, planting, lawns and pathways.)

- 2.8.4. The adjoining building to the rear (i.e. north-east) of the Richmond Gate Hotel is locally listed, but according to aerial photographs on Google (2023), this building has been demolished and it is currently the site of a building site.

## 2.9. Registered parks and gardens

- 2.9.1. The subject site is located within close proximity of Richmond Park (Grade I) and Richmond Terrace Walk (Grade II\*). Richmond Park is inherently associated with the history and heritage of the local area, having been inclosed as a royal deer park in the 17<sup>th</sup> century (although it was in use as a deer park since the 15<sup>th</sup> century at least). Richmond Terrace Walk was landscaped in the early 18<sup>th</sup> century, and it has close historic connections with the intellectual, poetic and artistic movements in landscaping and gardening which were taking place at the time (in common with other nearby sites located along this stretch of the River Thames). Today, both of these registered parks and gardens make a positive contribution to the character and appearance of the RHCA and the settings of other nearby heritage assets.
- 2.9.2. Given the distance between the subject site and the aforementioned registered parks and gardens, and the intervening buildings, boundary walls and trees, it is considered that the subject site does not impact upon the settings of either Richmond Park or Richmond Terrace Walk.



Figure 4: North-westward view along Richmond Hill. (Richmond Terrace Walk (Grade II\*) is on the left.)



Figure 5: North-eastward view of no. 144 Richmond Hill (Grade II), Richmond Hill Hotel and Mansfield Place (Grade II), and Richmond Gate Hotel (Grade II).



Figure 6: Westward view towards the junction between Richmond Hill and Queen's Road. Richmond Gate Hotel (Grade II) is on the left. On the right are glimpses of the Cattle Fountain outside the Star and Garter Home (Grade II), a wall behind which the single-storey Peregrine Court (unlisted) is located, and Ancaster House and Star and Garter Nurses' Home (Grade II).



Figure 7: South-eastward view along Richmond Hill towards Richmond Park (Grade I) with glimpses of Ancaster House and Star and Garter Nurses' Home (Grade II listed together) and Richmond Gate Lodge (Grade II). The Royal Star and Garter Home (Grade II) is on the right.



Figure 8: North-westward view along Richmond Hill towards the junction with Queen's Road, with the Cattle Fountain (Grade II). There are glimpses of Doughty House (Grade II), The Gallery at No. 142 Doughty House (Grade II), and no. 144 Richmond Hill (Grade II). Richmond Hill Hotel and Mansfield Place (Grade II) and Richmond Gate Hotel (Grade II) are more visible in the middle-ground.



Figure 9: North-eastward view along Queen's Road. Richmond Gate Hotel (Grade II) is on the left.



Figure 10: Northward view along Queen's Road, with glimpses of no. 3 (locally listed), and Upper and Lower Cottages (locally listed and curtilage listed).





Figure 11: South-westward view along Queen's Road, towards Richmond Hill. The Royal Star and Garter Home (Grade II) can be seen straight ahead, and Ancaster Court (unlisted) is on the left.



Figure 12: Front boundary treatment of Ancaster Cottage (unlisted) and Ancaster Lodge (locally listed).



Figure 13: Westward view towards southern entrance to subject site. Lower Cottage (locally listed and curtilage listed) is on the left, and the principal Richmond College building (Grade II) is in the distance.



Figure 14: South-westward view along Queen's Road, with Lass O'Richmond public house (locally listed) on the left, and a glimpse of the Royal Star and Garter House (Grade II) in the distance.



Figure 15: North-eastern view along Queen's Road, with Phase 1, Queen's Road Estate (Grade II) on the right.

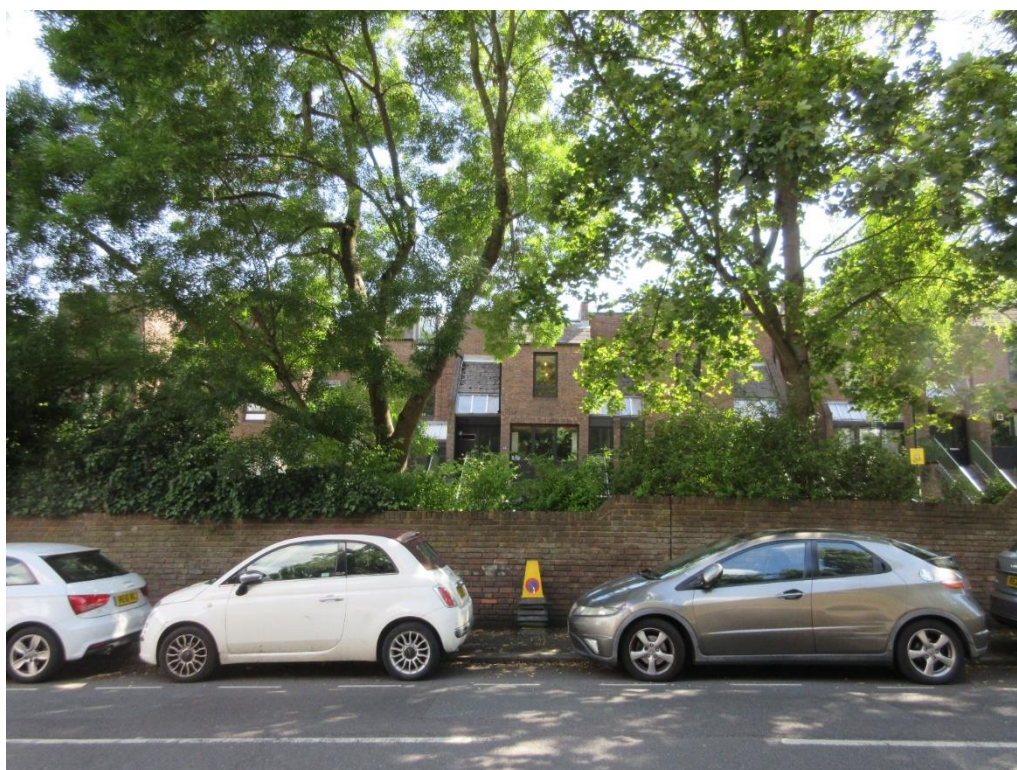


Figure 16: Phase 1, Queen's Road Estate (Grade II).



Figure 17: South-westward view along Queen's Road. Phase 1, Queen's Road Estate (Grade II) is on the left, and the boundary walls of the subject site are on the right.

## 2.10. Summary of Heritage Context

- 2.10.1. Although the subject site is mostly hidden from the public realm, it is considered to make a **minimal and positive** contribution to the character and appearance, and the setting, of the Richmond Hill Conservation Area, and the St Matthias Conservation Area.
- 2.10.2. Given the mostly secluded nature of the subject site from the public realm, the subject site is considered to make a **minimal and positive** contribution to the settings of the statutorily and locally listed buildings located along Queen's Road.
- 2.10.3. Again, due to the mostly secluded nature of the subject site from the public realm, the subject site is considered to make a **negligible to minimal and positive** contribution to the collective setting of the listed buildings located at the junction between Richmond Hill, Queen's Road, Star and Garter Hill, and the entrance to Richmond Park.
- 2.10.4. The positive aspect of the subject site's contribution to the character and appearance of the RHCA and the SMCA and the settings of nearby historic assets, is by virtue of the Grade II listed 19<sup>th</sup> century neo-Gothic principal Richmond College building in Bath stone, the external elevations of some of its ancillary buildings, and the subject site's verdant grounds comprising mature trees, planting, lawns and pathways.
- 2.10.5. The subject site is not considered to impact on the settings of either Richmond Park or Richmond Terrace Walk, due to distance between the subject site and the aforementioned registered parks and gardens, and the intervening buildings, boundary walls and trees.

## 3.0. HISTORY AND DEVELOPMENT OF THE SUBJECT SITE

### 3.1. History until 16<sup>th</sup> century

- 3.1.1. During the Prehistoric era, the valley of the River Thames would likely have provided a favourable environment for settlement. The higher plain of Richmond Hill would have provided additional strategic advantage, from a defence perspective. It is unsurprising, therefore, that there is some evidence for Stone Age and Bronze Age settlement towards the summit of Richmond Hill and more generally in Richmond Park – including various find-spots (such as hand axes and arrow heads), and barrows. Located approximately 150 metres west of Richmond Park, 450 metres east of the River Thames and 675 metres north of the summit of Richmond Hill [Figure 2], there is therefore some possibility that human activity took place at the subject site during the Prehistoric period.
- 3.1.2. There is scant evidence for Roman or Anglo-Saxon archaeology in the general area in which the subject site is located.
- 3.1.3. By the 12<sup>th</sup> century, the subject site was within relative close proximity of a rural village variously known as Syenes, Schenes and Shene. In the 14<sup>th</sup> century, a site was chosen for the royal palace within close proximity of Shene and just east of the River Thames. The palace was named “Richmond Palace” by Henry VII in 1501 after Richmond Castle in Yorkshire, and it was re-built in the 16<sup>th</sup> century. Shene was known henceforth as “Richmond”. Between the 14<sup>th</sup> and 17<sup>th</sup> centuries, this village was dominated by the whims and activities of the reigning monarch of the day, due to the fact the area was a favoured royal location for residency and deer hunting. Located to the south of Shene/Richmond, the Great Common of Richmond was used as pasture land with some small farm dwellings, and from the 14<sup>th</sup> century, parts of it were used for hunting. This land included the subject site, and Richmond Park. The most extensive surviving archaeological features in Richmond Park relate to the Medieval period, including earthworks which provide evidence of field boundaries, and evidence of agricultural activity.

### 3.2. 16<sup>th</sup> to 18<sup>th</sup> century

- 3.2.1. During the reign of Elizabeth I, some land within the Common was granted to various tenants, and this may have included the subject site. Today's Richmond Park was formed in 1625-37, when Charles I enclosed 73 acres of the Great Common for deer hunting. Richmond Palace was sold by Parliament following the execution of Charles I in 1649, and it was subsequently demolished after falling into disrepair. Richmond continued to thrive as a town in its own right, without its former royal connection. In 1665, the Great Plague created the need for an isolation hospital in Richmond, and this was built in a location north-east of the subject site. The part of the Common on which the hospital was located, was thereafter referred to as Pestilent Common [Figure 19] or Pesthouse Common.
- 3.2.2. In the 18<sup>th</sup> century, the Richmond Hill area became popular for its medicinal spa (at Richmond Wells), as well as for its association with royalty and aristocracy. Terrace Walk was laid out with an avenue of trees in the early 18<sup>th</sup> century (approx. 125 metres west of the subject site), and during the second half of that century, a number of large houses were built in the vicinity. The 1724-30 map [Figure 18] shows Richmond clearly labelled, as well as Richmond Park (“New Park”). During the second half of the 18<sup>th</sup> century, the

well-known antiquarian, Captain Francis Grose (c.1730-1791) lived in the Richmond Hill area. It is believed that his house and grounds were within the subject site [Figure 20]. Indeed, the 1761 map [Figure 19] shows some buildings on the subject site, including three addressing the north-west side of Queen's Road (possibly within the locations of today's Upper and Lower Cottage and Oak Tree Lodge), and two buildings set further back from the road. (The smaller of the two buildings set further back may well be the building which was later adapted to form George House.)

- 3.2.3. Given the rapid development of Richmond, a new bridge was deemed necessary – and the construction of Richmond Bridge in the 1770s in turn facilitated further growth of the town.



Figure 18: 1724-30 map.

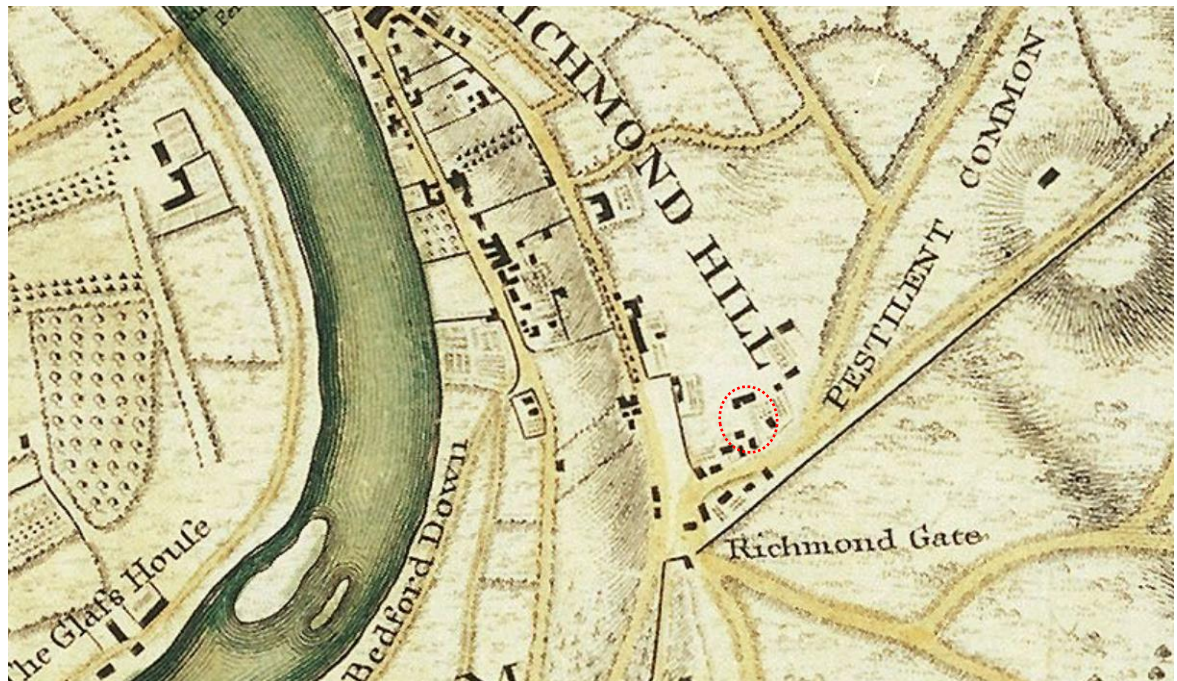


Figure 19: 1761 map. Approximate location of subject site is circled in a red dotted line.



Figure 20: A sketch of the house owned by Captain Grose who lived on Richmond Hill – believed to be within the subject site.

### 3.3. 19<sup>th</sup> century

- 3.3.1. Richmond railway station was opened in 1846, thereby making the town more accessible and stimulating yet further development. (The line which was to later develop into the London Underground District Line opened at Richmond Station in 1867). St Matthias Church was built in 1858 along Friars Stile Road. By the 1880s, the church was being described as “*the fashionable church of Richmond*” by The Simpson’s Almanack Guide to Richmond – its “*beautiful spire*” visible “*from any part of the town*”.
- 3.3.2. In the 1730s, an Anglican priest, John Wesley (1703-1791), had led a new theological movement, Methodism, which took off in the United Kingdom as well as overseas in the USA. It was not until the 1830s, however, that there was any formal training in the UK for prospective Wesleyan Methodists. The Wesleyan Theological Institution for the Improvement of the Junior Preachers was set up for this very purpose. Initially, premises were rented in London (i.e. Hoxton and Stoke Newington) to accommodate the movement’s trainee ministers. However, when these premises were no longer sufficient to meet the requirements of the Institution it was decided to establish two new ministerial training colleges – one near London (i.e. the southern branch), and the other near Manchester (i.e. the northern branch). The northern branch at Didsbury College opened in 1842, in a building which had originally been constructed in c.1790 (as a neo-Classical style house) with substantial rear extensions at either end designed by Richard Lane (1795-1880), around a large central courtyard.
- 3.3.3. By the early 19<sup>th</sup> century, the subject site was within the estate of Squire Williams, and it included his manor house. Williams planted rare species of trees in his grounds sourced from around the world, and many of these are still within the subject site today. The site was purchased by the Wesleyan Methodists in 1841, as the location for the southern branch of their Theological Institution, later known as Richmond College. In the 1943 publication commemorating the centenary of the College, a number of former students and tutors referenced the trees. One former student (from 1927-31) wrote:

...a knowledgeable friend expatiates on the rarity and beauty of the trees Squire Williams planted – fir and stone pine, deciduous cypress and ailanthus, elm and sycamore and chestnut – and two acres of lawn. Some of these trees are rarely seen in England, he tells us.

- 3.3.4. The architect Andrew Trimen (1810-1868) designed the new college building in Richmond in a decorative neo-Gothic/Tudor style, comprising Bath stone [Figure 21]. Richmond College was Trimen's first major commission, and his career progressed with the designs of various chapels and churches, and some domestic buildings. He also published *Church and Chapel Architecture with an account of the Hebrew Church: To which are added, 1,000 authenticated mouldings*, in 1849.
- 3.3.5. The Wesleyan College in Richmond was opened in 1843, under Thomas Jackson (theological tutor), John Farrer (classical tutor) and Philip c. Turner (house governor). Contemporary photographs and prints indicate that the grounds of the college were relatively spacious, with its aforementioned mature trees [Figure 22]. From 1868, the Wesleyan College was run by the Missionary Society. Well known students of the college in Richmond included Josiah Hudson, William Goudie and William H. Findlay (all of whom served as missionaries in India), and David Hill (who was a missionary in China). In 1885 the remit of the Wesleyan College expanded, however, to train young men as ministers both abroad and within the UK.



Figure 21: Undated photograph of the original Wesleyan College.



Figure 22: Undated print of the Wesleyan Theological Institution, showing the front (north-east) and side (north-west) elevations, and the surrounding landscape.



- 3.3.6. It was stated in the 1943 centenary publication, that the service wing today known as George House, was an adaptation of the building which formerly stood on the site. No mention is made of the larger building located further westward [Figure 19]. The building which preceded the Red House was, it is stated, a former dairy:

The Manor House itself was adapted for the House Governor and the Theological Tutor. Richmond men remember with amusement the Theological Tutor who (it is said) demanded the transference of the large Georgian porch from the Governor's front door to his own! Certain dairy buildings in the grounds were made into a house for the Classical Tutor, John Farrar. It made, says, Dr. Barber, a damp but very pretty cottage.

- 3.3.7. The 1865 map [Figure 23] shows Trimen's "C-shaped" building, with its service wing to the south (i.e. George House). Upper Cottage, Lower Cottage and Oak Tree Cottage had been built by then (and indeed, they likely pre-dated Trimen's building, together with George House). The former dairy can be seen on the sites of today's Red House. The landscaped grounds appear to have been much as they are today – with a central lawn, trees and planting, and pathways. However, the size of the plot was bigger than it is today – with a walled garden in which fruit and vegetables were grown, and a large field, beyond which was the Wesleyan Chapel (addressing Friars Stile Road). Accounts by former students of the College recall that the field was used by the College for football, and there were reportedly tennis courts beyond. There was also a mention of an orangery and vinery, which the former student conceded were "*perhaps a little too luxurious for Methodist preachers*". It appears that the walled garden included some built structures on the sites of today's Orchard House and Longley House. The former footpath running parallel with the rear of Down House is clearly visible in this map. It included an avenue "*edged with trees which in their proper season gives the appearance of stained glass to the door at the end of the long corridor – chestnut, laburnum, and red may*". This path provided access to the site from Friars Stile Road, which is where the main entrance was originally. As today, views of the site from Queen's Road would have been screened by trees. During the course of the second half of the 19<sup>th</sup> century, much the area approximately north of the subject site was developed for housing, and St Matthias Church was built in 1862.

- 3.3.8. The 1865 map [Figure 23] also shows the public house on the other side of the College along Queen's Road (now the site of the Lass O'Richmond Hill pub). One former student wrote of the confectioner's located along Friar's Stile Road near the entrance of the College, as well as the public house along Queen's Road:

Lotze the confectioner, whose shop was, conveniently, just outside the upper gates, was a wiser man than the unfortunate brewer who, years before (according to a very well-known tradition), hearing that there was to be a college here, built a public-house opposite one of the gates – and learned, too late, that the men were all teetotallers!



Figure 23: 1865 map.

- 3.3.9. One former student in the 1880s recalled in the 1943 centenary publication, the “*strikingly handsome exterior of the building*”, which “*was hardly matched by the convenience and comfort of the interior*”. He added, “*The improvements made in later years to meet the modern conditions could hardly have been expected then*”. Another student from the 1880s similarly writes of the “*Spartan conditions*” of the College. His description of the “*wooden forms in the Dining-Room*” contrasts with the chairs seen in postcards of the dining hall which may date from the 1900s [Figure 37 & Figure 38].
- 3.3.10. In 1889, an application was submitted for the construction of a new single-storey building to the rear of the main college, as a workshop for students to learn carpentry. (This building, which comprised brickwork, casement windows and a hipped slated roof, was later demolished to make way for a new rear extension to the main building.) It was in 1893 that an application was made for the construction of the Red House, designed in an Arts and Crafts style by the architect James Weir [Figure 24 & Figure 25]. (The Red House was formerly named the “Principal’s House”.) Drawings submitted with an application for alterations to Oak Tree Lodge later in 1893, indicate that indicates that the building then comprised a principal section (labelled “Lodge” in the block plan [Figure 26]) with a kitchen to the rear (south), and more service rooms located further to the rear (south-east). The proposals involved the provision of a new bedroom with a fireplace (and therefore a chimney breast and stack), a hipped roof, and casement windows [Figure 27].

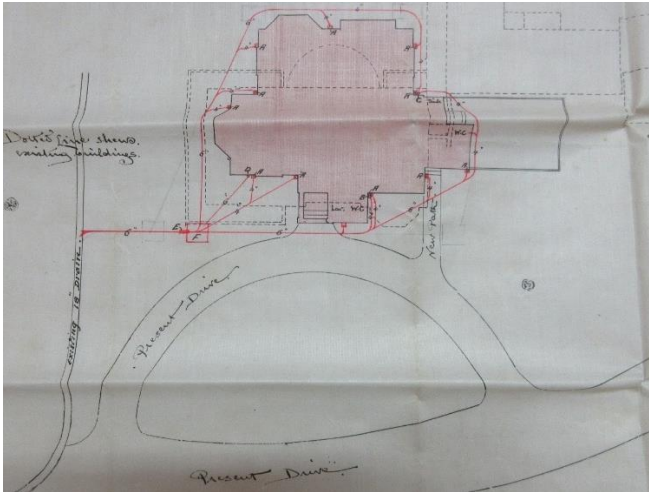


Figure 24 (left): Block plan of the Red House, 1893.

Figure 25 (right): East elevation of the new Red House (with front porch shown in the right, to the north elevation).

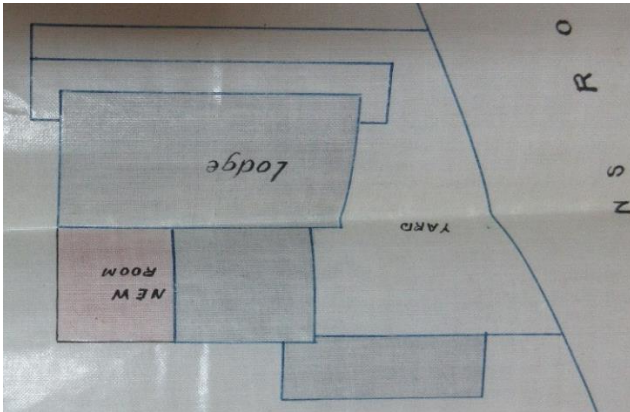


Figure 26 (left): Block plan of Oak Tree Lodge, 1893.

Figure 27 (right): West elevation of proposed bedroom extension to Oak Tree Lodge, 1893.

3.3.11. The 1893-94 map [Figure 28] shows the former front entrance to the College addressing Friars Stile Road, and the former Methodist Chapel. When viewed more closely [Figure 29], the 1893-94 map also shows the outbuildings to the rear of the part of the building where the entrance hall is located – comprising the carpentry workshop, and some WCs. In addition, the service wing (George House) appears to have been extended. The Red House can be seen on this map, as can the extension to Oak Tree Lodge.



Figure 28: 1893-94 map – wider view.

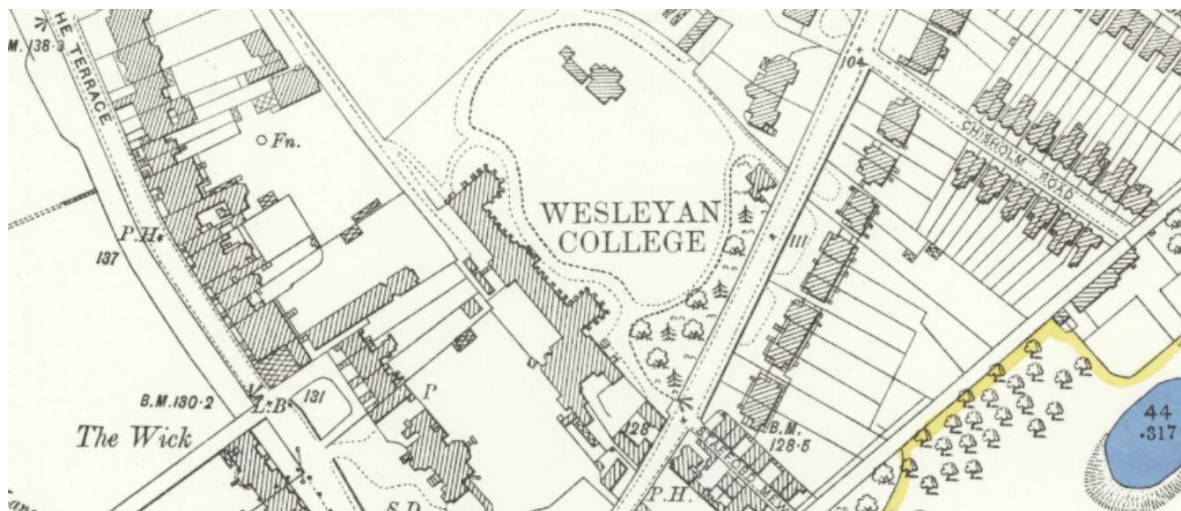


Figure 29: 1893-94 map – closer view.

3.3.12. In 1897, an application was lodged for the provision of a new classroom to the rear of the principal building (later referred to in this report as “rear extension C” [Figure 73]). The block plan for this application [Figure 30] refers to the Lower Cottage as the laundry, and the Upper Cottage as the wash house. The carpentry workshop and WC are also labelled in this plan, and the later south-east extensions to George House (likely dating from between 1865 and 1893) can be seen clearly. The section shows the concave-edged ceiling, and the slope of the terrain beneath [Figure 31], and the elevations show the London Stock brickwork, the slated hipped roof, and the timber-framed casement windows [Figure 32, Figure 33 & Figure 34]. This new classroom was later named the “Lycett Room” [Figure 35].

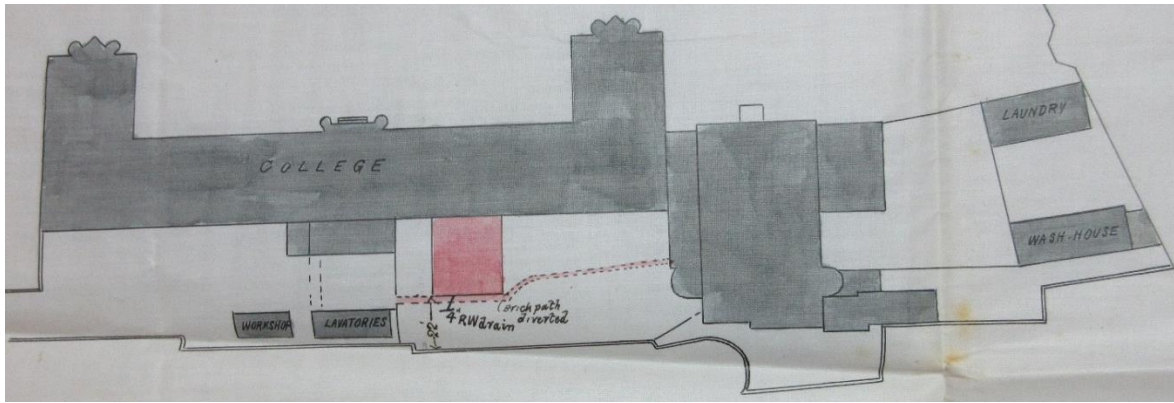


Figure 30: Block plan accompanying application for the 1897 rear extension (“rear extension C” in Figure 73).

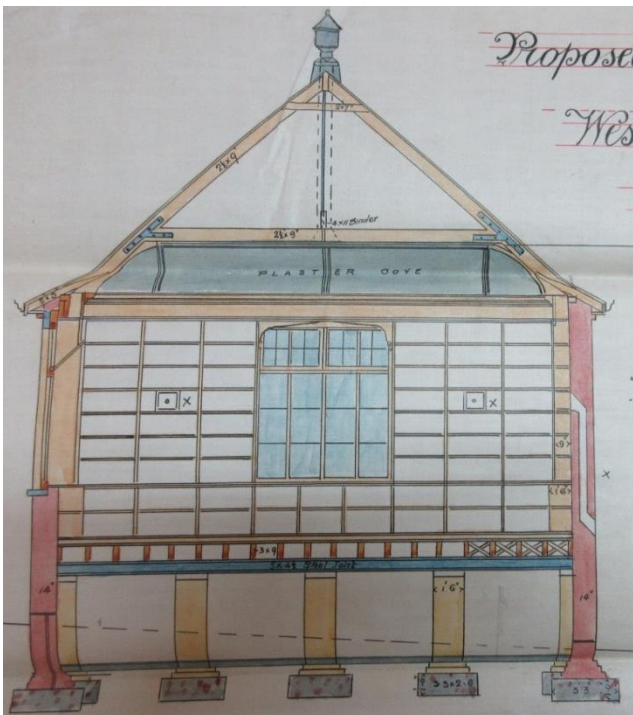


Figure 31 (left): Section AA of the 1897 rear extension.

Figure 32 (right): Rear (south-west) elevation of the 1897 rear extension, with the original building behind it.



Figure 33 (left): South-east elevation of the 1897 rear extension.  
Figure 34 (right): North-west elevation of the 1897 rear extension.



Figure 35: Undated postcard of the Lycett Room in the Wesleyan College.

3.3.13. Further undated photographs provide an indication of what the interior of the principal college is likely to have looked like prior to 1900. The walls of the entrance hall and corridors appear to have been painted black just above wainscot height [Figure 36]. There was a centrally located staircase with robust piers at the base, in lieu of newel posts, and metal balustrading and handrailing. A stained glass window was located at a landing, before the stairs bisected to either side and continued to the first floor (which was at the same level as the second floor in the wings of the building). There was a statue of John Wesley on a plinth at the centre of the entrance hall, with a rather utilitarian metal rail around it. The statue was reportedly installed in June 1849, although within two years “it was decided that the statue was in the wrong place”. (It is likely that it was not relocated, however, until the stairs were later adapted.) Judging by the postcard of the entrance hall, that room appears to have been carpeted. The rooms at ground floor

level provided a dining hall (accessed from the south-east corridor) [Figure 37 & Figure 38] and a lecture hall [Figure 39] (accessed from the north-west corridor). The library was located above the entrance hall, at first floor level (i.e. the same level as the second floor in the wings of the building) [Figure 40].

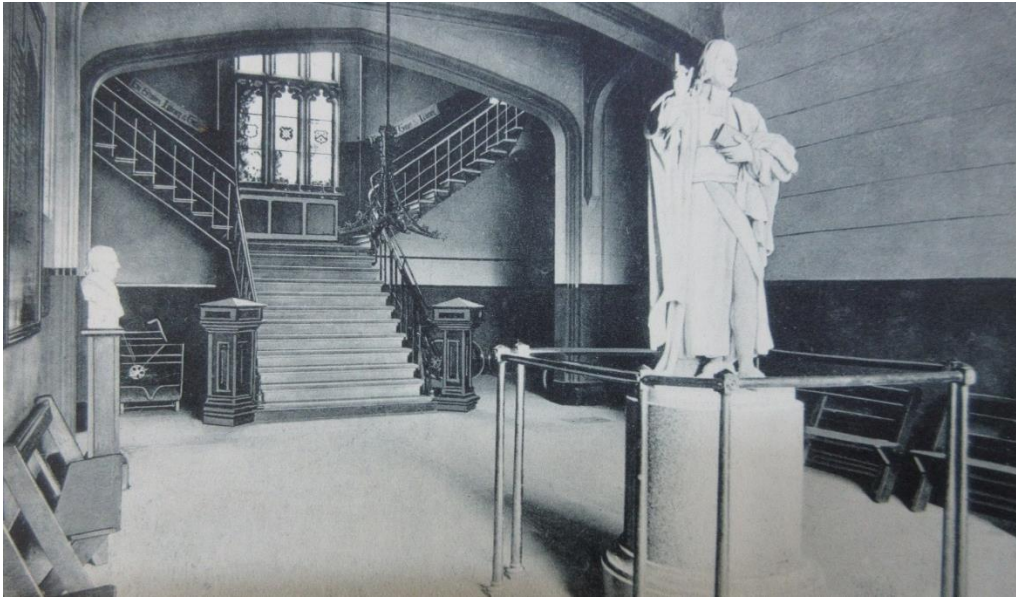


Figure 36: Undated postcard of the entrance hall.



Figure 37: Undated postcard of the dining hall.



Figure 38: Undated postcard of the dining hall.



Figure 39: Undated postcard of the large lecture hall in the Wesleyan College.





Figure 40: Undated postcard of the library in the Wesleyan College, Richmond.

### 3.4. 20<sup>th</sup> century

3.4.1. In 1902, the Wesleyan College became a part of London University, offering courses in theology and philosophy. A year later (i.e. July 1903), an additional storey was added to the north and south wings of the original building [Figure 41], providing a new third floor level with raised chimney stacks, retaining the existing turret features at the front of the building [Figure 45, Figure 46 & Figure 47]. The new third floors had chimney breasts comprising the flues of the fireplaces at lower levels, and third floor level fireplaces in locations shifted over to one side [Figure 42, Figure 43 & Figure 44].

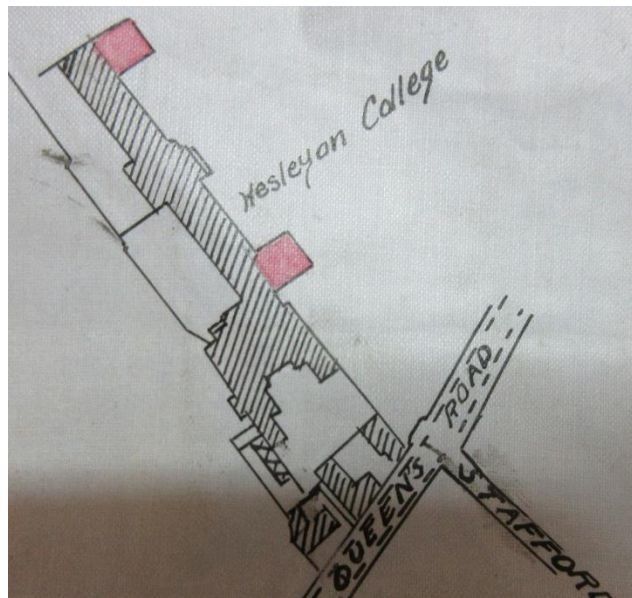


Figure 41: Block plan showing north and south wings, both of which acquired a new storey, 1903.

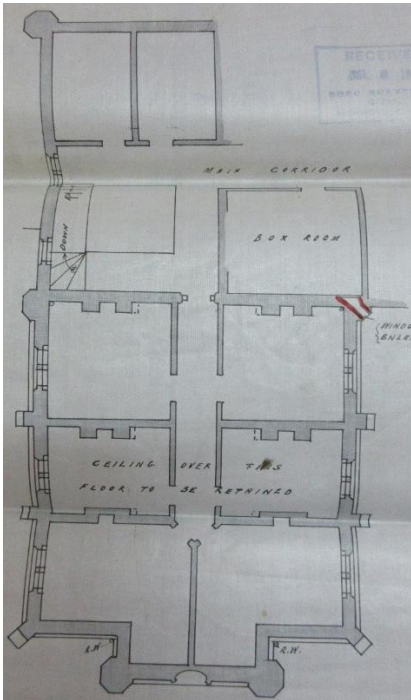


Figure 42 (left): Existing second floor plan – south wing, 1903.

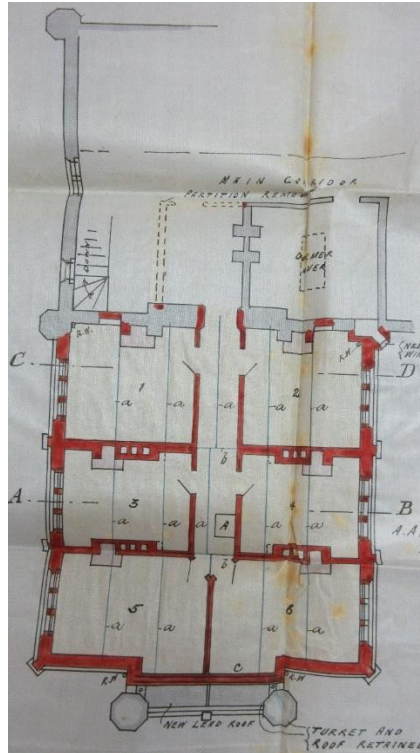


Figure 43 (centre): Proposed third floor plan – south wing, 1903.

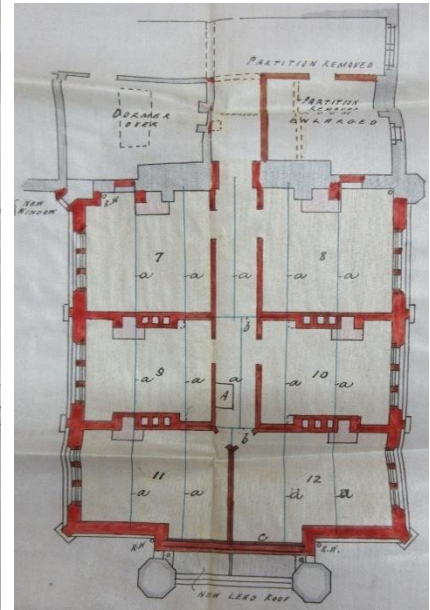


Figure 44 (right): Proposed third floor plan – north wing, 1903.

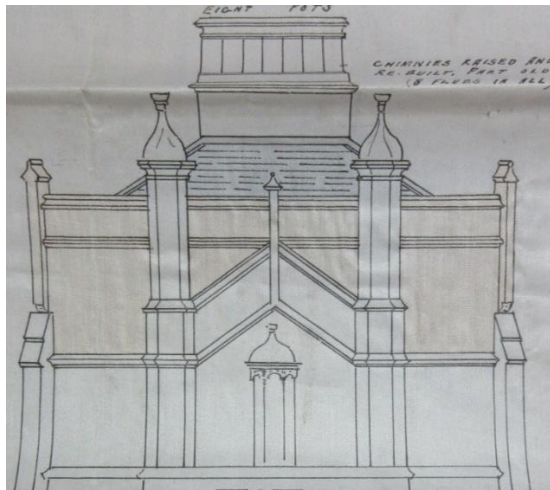


Figure 45 (left): Proposed end elevation of both north and south wings at second and third floor level, 1903.



Figure 46 (right): Proposed side elevation of north wing at second and third floor level, 1903.



Figure 47: Postcard of the Wesleyan College, Richmond, after the third floor extensions had been added to the north and south wings.

3.4.2. July 1903 also saw the provision of a new single-storey bathroom extension (later referred to in this report as “rear extension E” [Figure 73]). Drawings submitted with the application show the extension as comprising brickwork with a slated hipped roof and what appear to be sash windows, and the extension was accessed from the end of the south-east corridor [Figure 48, Figure 49 & Figure 50].

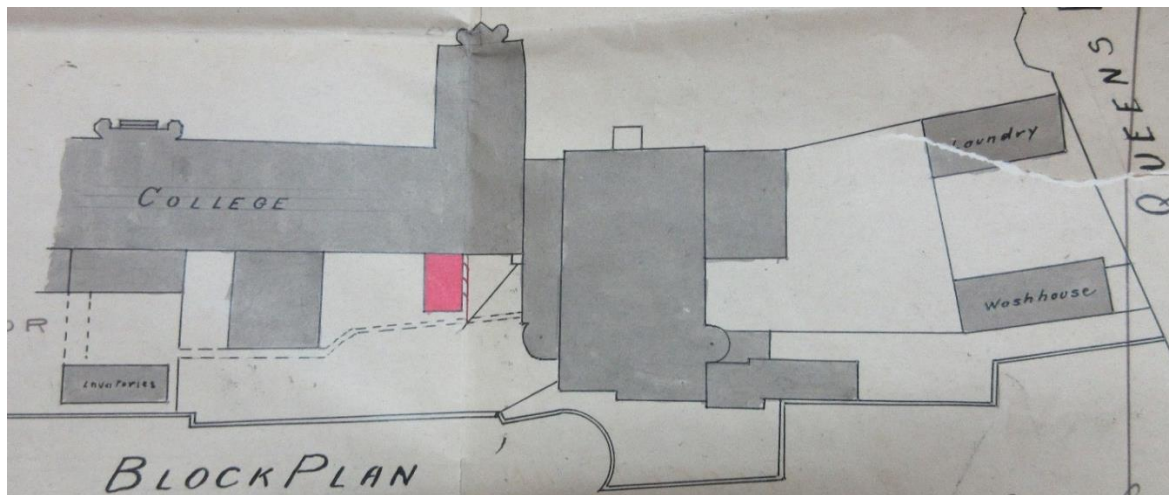


Figure 48: Block plan accompanying application for the 1903 rear extension (“rear extension E” in Figure 73).

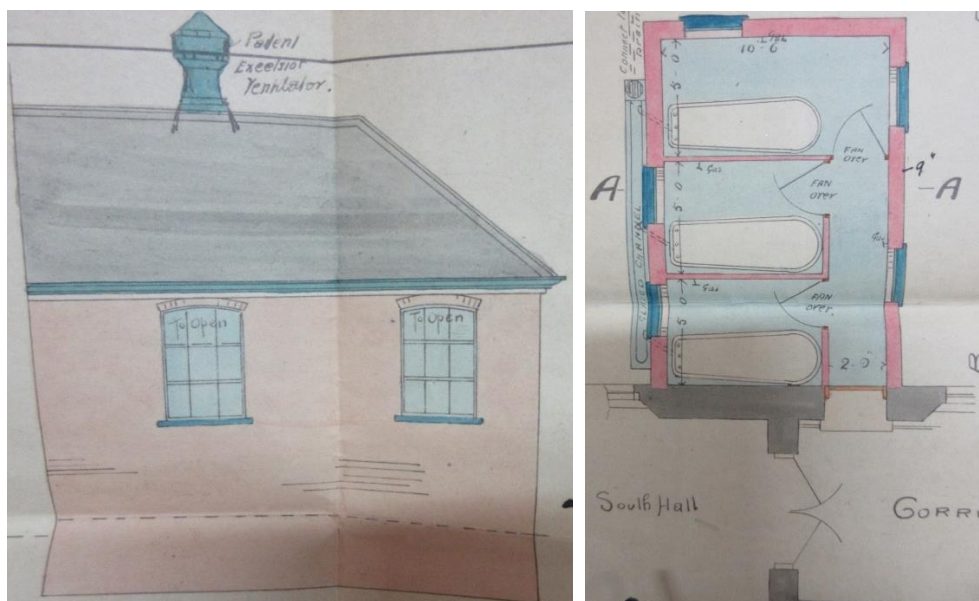


Figure 49 (left): Proposed north-west elevation of new rear extension, 1903.

Figure 50 (right): Floor plan of new rear extension, 1903.

- 3.4.3. The 1910-11 map [Figure 51] shows that a former conservatory to the rear of George House had been demolished by then. The building on the site of today's Longley House had been extended, and a former extension to the Red House had been removed.
- 3.4.4. During the First World War, the Methodist college at Westminster was commandeered. Richmond College duly closed in order to accommodate Westminster College, and the existing students at Richmond were sent to the colleges at Handworth and Headingley. One student commented that those at Richmond “took this as a great grievance”, not least because Handworth and Headingley were “obviously very inferior places of ecclesiastical training”. This was only a temporary arrangement, however, and Richmond College re-opened following the War.
- 3.4.5. Descriptions of the conditions of the College made by former students of the 1910s and 1920s suggest that the conditions were still somewhat austere. One student wrote that in the winter months, “the College was a veritable Arctic region”, and another described his first impression of his bedroom as “a rather bleak affair”. He described his bedroom as follows:
- There were just the rough wooden boards with one mat, a chest of drawers, a washstand and an iron hospital bed. Comfortable enough, but certainly not luxurious.
- 3.4.6. One description by a former student in the 1920s suggests that only the second floor comprised bedrooms at that time. He mentioned the “fine entrance hall, dining-hall and the lecture-rooms” at ground floor level, the “central library and studies” at first floor level, “and on the second floor are bedrooms”. He also wrote about alterations which took place to the bedrooms in c.1930:
- In 1926 thirty of the bedrooms were arranged to accommodate two men each, so that each man could have a separate study – a very desirable thing. Four years later an informal conversation among interested people outlined the scheme now so triumphantly brought into being.
- 3.4.7. A number of alterations and extensions were made to George House in 1920, designed by Gunton & Gunton Architects [Figure 52] (later referred to in this report as “rear extension F” [Figure 73]). These

included an extension to the rear with a remodelled kitchen at ground floor level and bedrooms at first floor level [Figure 53, Figure 55 & Figure 56], and a small extension to the side at ground floor level (i.e. a study) [Figure 54 & Figure 55].

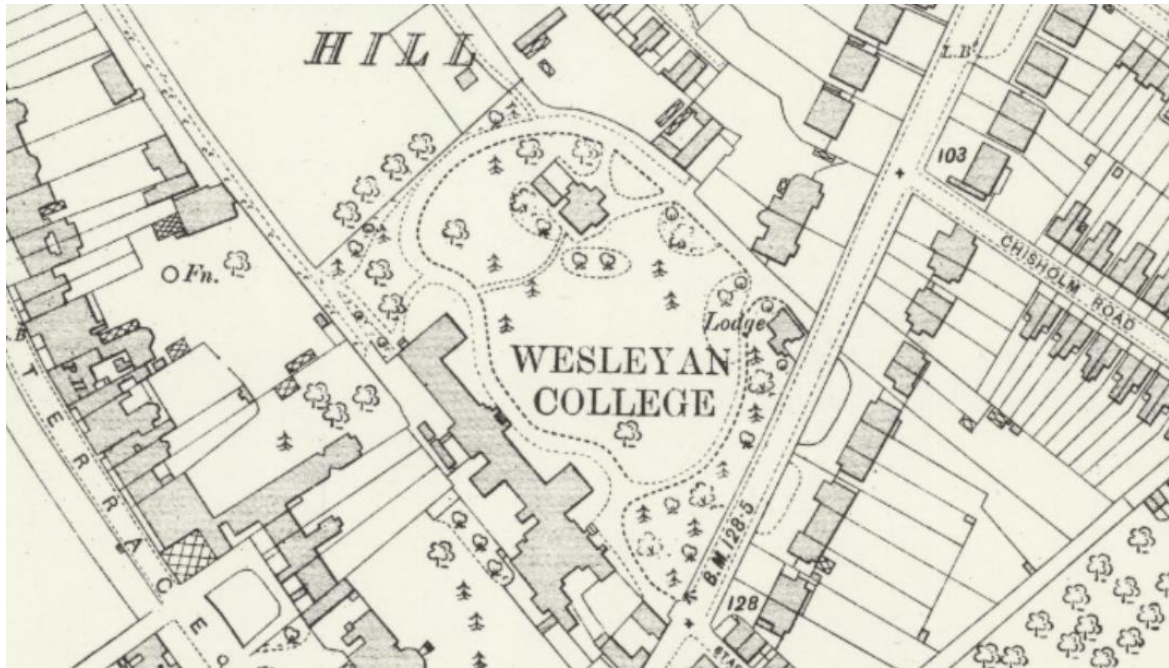


Figure 51: 1910-11 map.

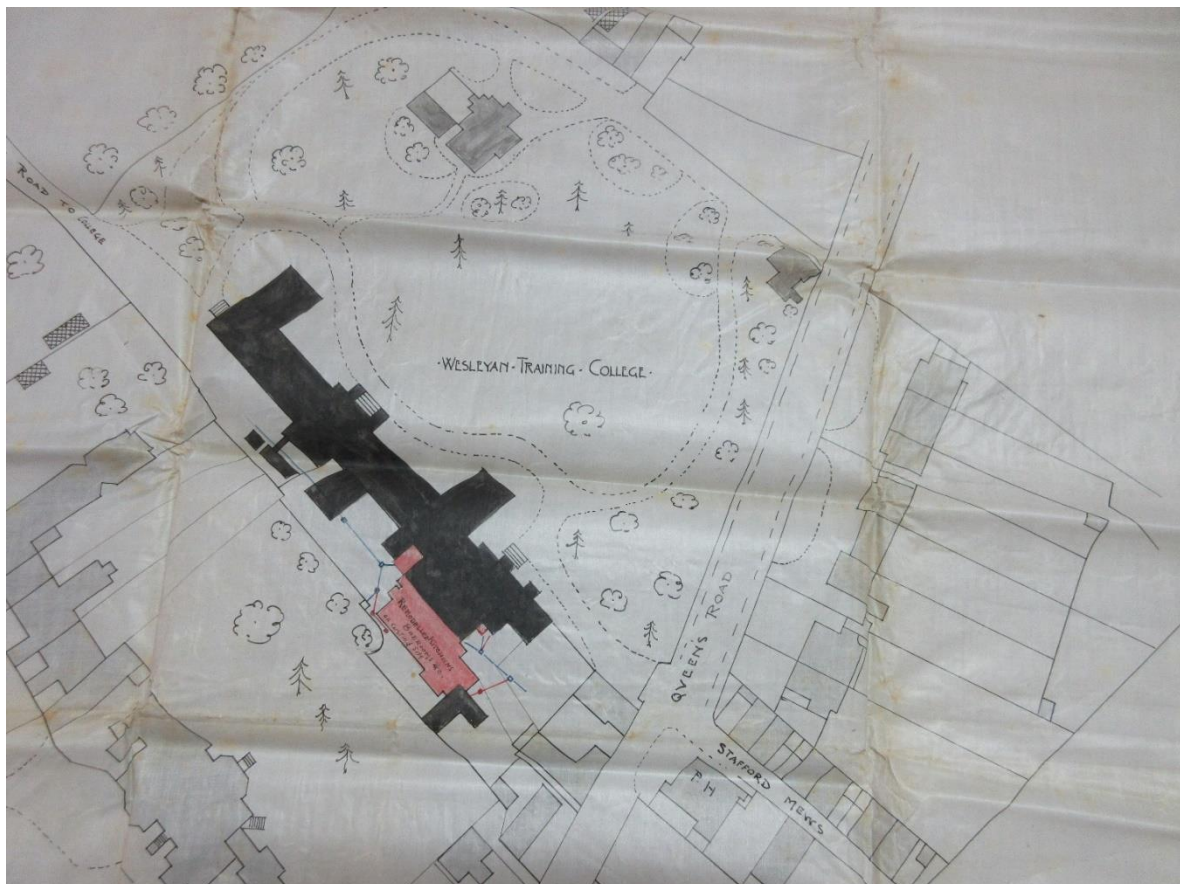


Figure 52: Block plan showing proposed rear and side extensions to George House, 1920.



Figure 53: Section AB – proposed two-storey extension to the rear of George House, including re-modelled kitchens and new bedrooms, 1920.

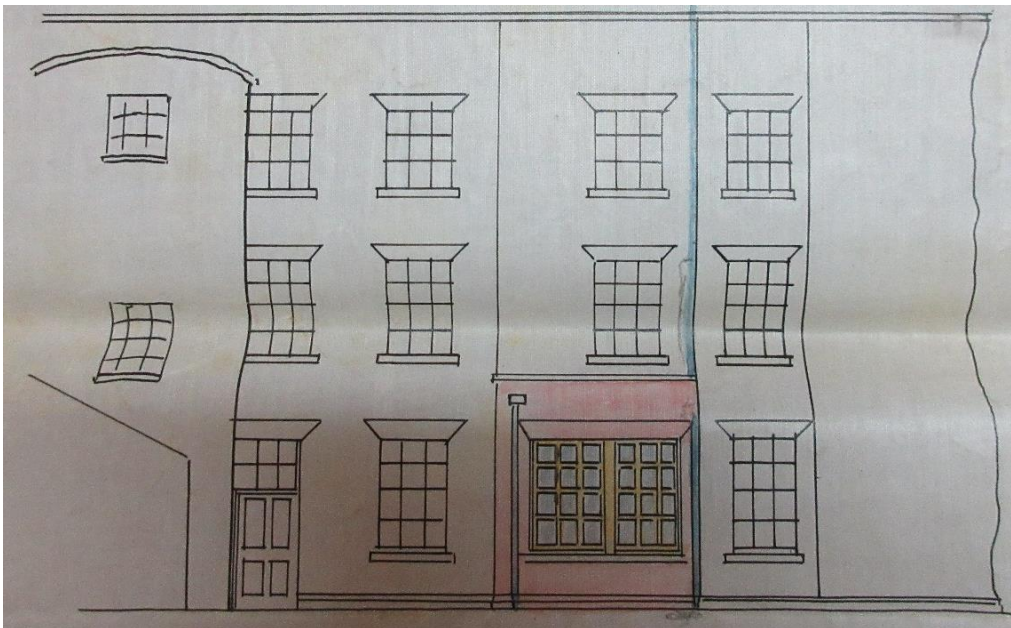


Figure 54: Elevation – Proposed single-storey extension to the side of the building, where a study was located, 1920.

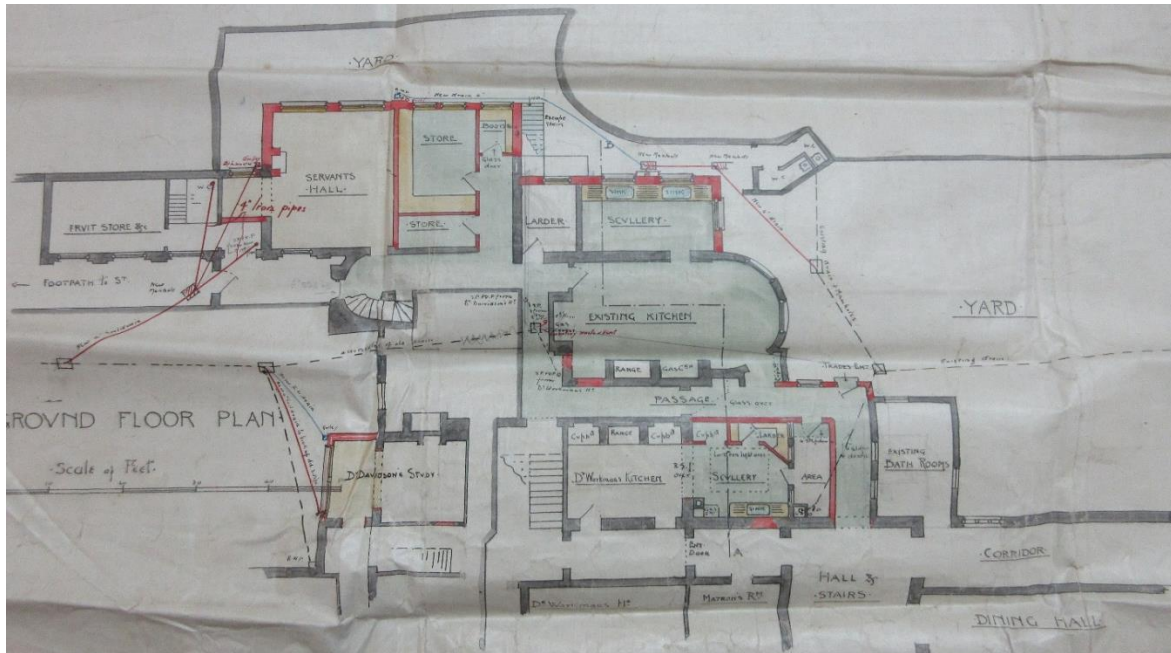


Figure 55: Ground floor plan – proposed rear and side extensions to George House, including re-modelled kitchens and an extension to a study, 1920.

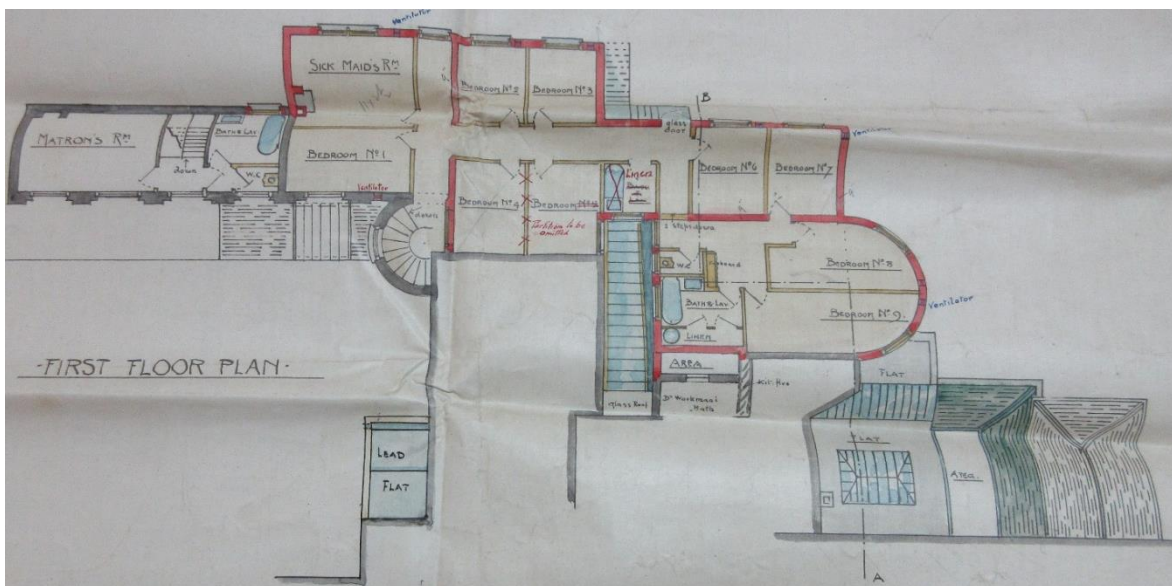


Figure 56: First floor plan – proposed rear extension to George House, including new bedrooms, 1920.

3.4.8. One former student (from the 1920s) wrote of a tradition “almost certainly as old as the College itself”, involving two ceremonies – one which would take place to mark the departure of a prospective missionary as he left the College for overseas, the “Rolling Off”, followed by another once the prospective missionary had embarked on his voyage, “the Warble”. The descriptions of these ceremonies provide evocative images of the College building and grounds being used in an almost ritualistic way:

On the earlier occasion, the departing man, arm-in-arm with two of his closest friends, shakes hands with every other student as the whole body lines the main stairway. (In pre-reconstruction days the whole body of students lined the main stairway; now the ceremony is held in the main hall.) He is then conducted in procession to the north door of the main corridor, where his taxi waits to take him either to his train to his ship lying in the dock; then, in order to greet him with the College Cry as he drives away, the whole student body rushes back through the corridor and out through the main entrance and across the lawns...

After the lapse of a night or two, once more, this time at night, the men assemble where they did before, each with a lighted candle in his hand; the whole chorus of male voices, unaccompanied by any instrument, joins in the valedictory hymns, 'Eternal Father' and 'Speed Thy servants, Saviours, speed them'...

- 3.4.9. In 1931, an application was lodged for a new lodge addressing Friars Stile Road, further westward of the chapel. The named architect for this new lodge was Edward Maufe (1882-1974), who is particularly noted for his pared back ecclesiastical architecture – most famously Guildford Cathedral (built 1936-61). The following year, Maufe was again appointed – this time to build a new library to the rear of the original college building (later referred to in this report as “rear extension A” [Figure 73]). The extension had three storeys, with the library at ground floor level, and a lower-ground and first floors [Figure 59]. The library was designed with a vaulted ceiling, playfully taking its inspiration from the appearance of a church – with a central “nave”, bookcases in the “aisles”, and an art deco style fireplace as its centrepiece in lieu of an altar [Figure 58, Figure 59 & Figure 60]. A contemporary article [archived at the Richmond Local Studies Library – source unknown] provided the following description:

The plan of the library forms itself into a barrel-vaulted “nave” with three barrel-vaulted reading bays on each side. Advantage has been taken of the irregular shape of the site to provide a book store and catalogue room extending to the full height of the library. Each bay has a balcony overlooking paved gardens. The internal walls and vault are finished in rough plaster, and the electric lighting is formed by reflectors at the tops of the bookcases throwing up to the vaults. The bookcases themselves are of English oak with adjustable shelves. Opposite the entrance is an electric fire with a surround of Swedish green marble and a rustless steel hearth. The windows are metal casements in oak frames, the balconies have wrought iron railings, the two centre balconies supporting the College Arms. The keystone over the centre windows have the College Crest carved by Mr. Alan Durst.

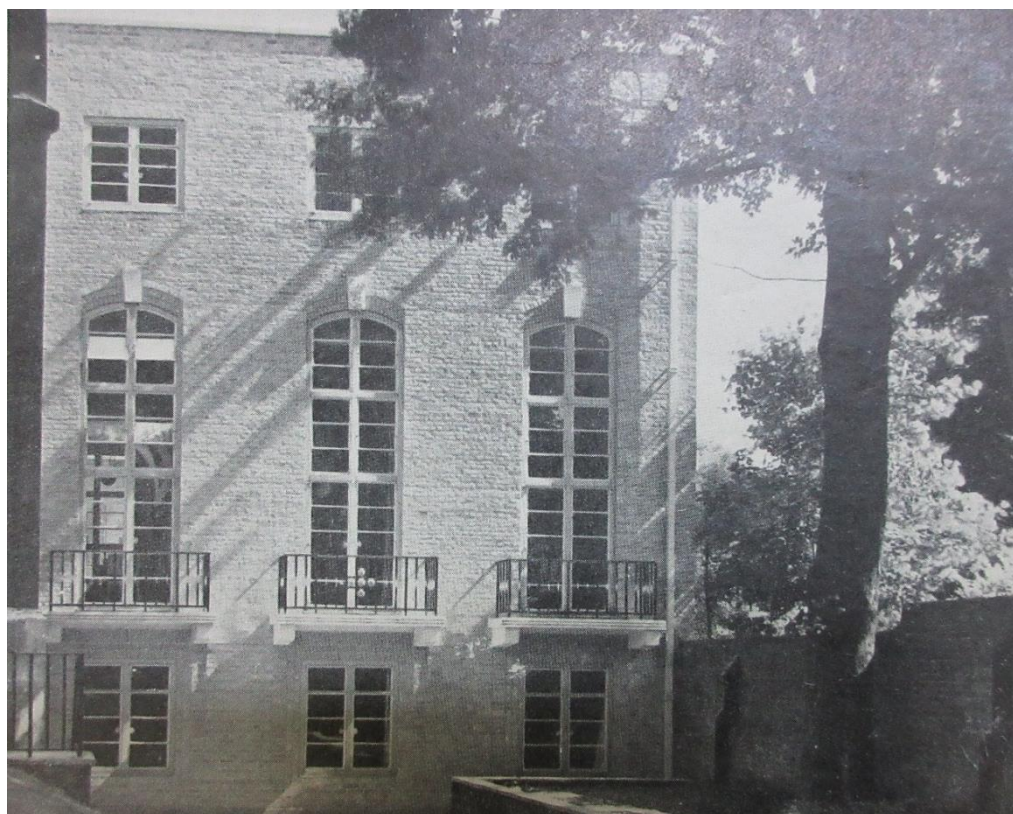


Figure 57: Side (north west) elevation of Maufe's library extension (The Builder, 15<sup>th</sup> Jan 1937).



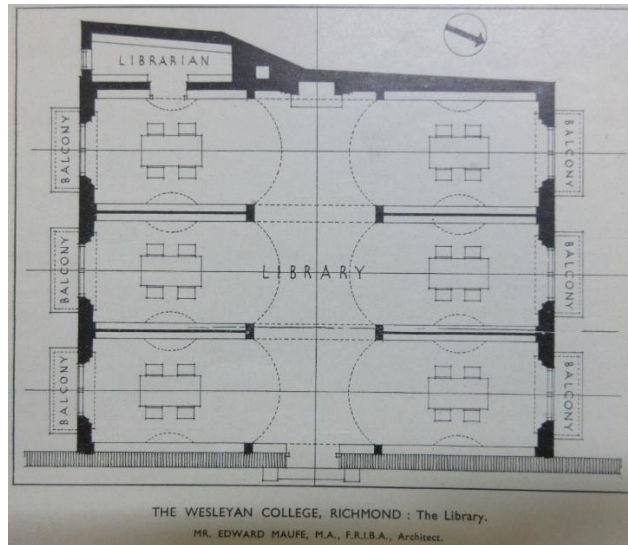


Figure 58: Ground floor plan of Maufe's library extension (The Builder, 15<sup>th</sup> Jan 1937).

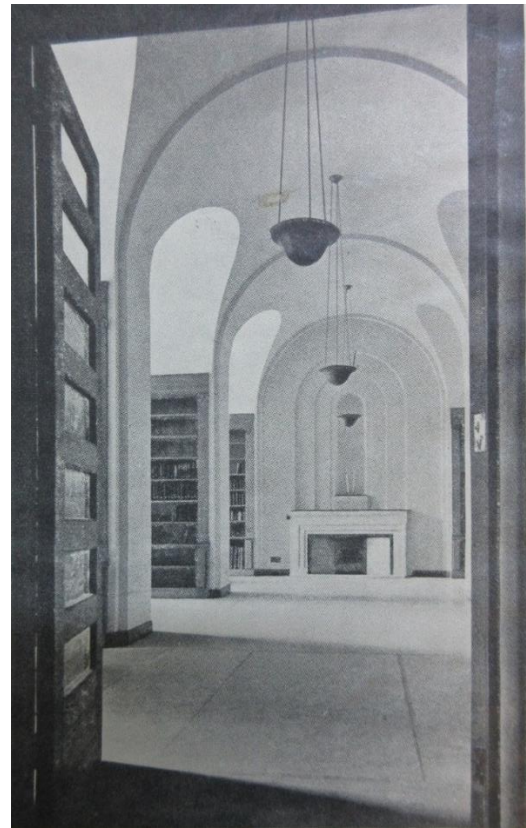


Figure 59 (left): Photograph of Maufe's library extension (The Builder, 15<sup>th</sup> Jan 1937).

Figure 60 (right): Photograph of Maufe's library extension – including the door from the north-west corridor of the original building, and the art deco fireplace (The Builder, 15<sup>th</sup> Jan 1937).

3.4.10. It was also in 1931-32, that the former library was converted into a chapel, incorporating a pulpit at which John Wesley himself had preached [Figure 61]. An article later written by a former priest in 1955 (and published in Richmond College's magazine, *The Old Chariot*) stated, "It would be difficult to exaggerate the difference which the Chapel has made in the life of the College..."



Figure 61: Undated photograph of the chapel, located above the entrance hall.

3.4.11. Maufe's rear extension can be seen in the 1933 OS map [Figure 62]. It appears that by then the carpentry workshop and WCs built to the rear of the principal building in 1889 had been demolished.



Figure 62: 1933 map.

3.4.12. In the 1943 centenary publication, one former student imagined how another from 1843 might view the College a century later:

Had they gone within they would have seen great differences. The famous statue of John Wesley still stands in the hall to greet every neophyte in his band of 'travelling preachers', but the beautiful new Library, standing

where another generation played rackets, the new main stairway, the games-room, common-room, the dressing, changing, and bath-rooms, the bedrooms with hot and cold water!

- 3.4.9. Photographs likely taken between 1902 and 1972 include one of the dining hall with different furniture and lighting, but otherwise relatively unchanged [Figure 63]. The central staircase in the entrance hall, however, had been rebuilt, with the statue relocated to the stair area [Figure 64]. Judging by the style of the metal balustrading, this likely took place in the 1930s.



Figure 63: Undated photograph of the dining hall (likely dating from the time when the subject site was occupied by the London University).



Figure 64: Undated photograph of the entrance hall.

- 3.4.9. During the Second World War, the football pitch which was formerly within the grounds of the College (and which is now occupied by the Vineyard School) was ploughed up for vegetable cultivation, as were the flower beds in the grounds. In September 1940, a bomb fell in the gardens to the west of “the villa” (possibly the Red House), which loosened the pinnacles and turrets of the main College building, which then had to be taken down. One former student in the 1943 centenary publication wrote that the pinnacles “lie in an ordered heap under the Prayer Room windows”. In September 1942, it was reported in the Richmond and Twickenham Times:

...the vicissitudes of war have led to the closing of the Richmond Theological College... Fortunately for the future of the buildings and grounds they are to be occupied by the administrative staff of London University...

The Theological College reopened in January 1946.

- 3.4.10. An author of an article in the 1963 edition of the College magazine, *The Old Chariot*, jokingly commented on the recently “beautifully renovated Dining Hall”, which, in combination with various new modern conveniences such as washing machines, allowed the students to “live like lords, and dine in a palace”. The details of the renovation were not provided, however.
- 3.4.11. A long, rather poetic piece was published in the 1963 edition of *The Old Chariot*, written by the college gardener and groundsman of the time – an extract of which is as follows:

On the lawn, either side and facing the main doors, are two deodars from the Western Himalayas, one of which has none of the characteristic form of its partner. The ancient mulberry tree from Western Asia still survives, in spite of its having iron rods bracing all the main branches. The tall, stately swamp cypress, which loses its rusty brown leaves in the late November gales, a native tree around the Gulf of Mexico, dominates the end of the main lawn.

The "Tree of Heaven", a Chinese tree deriving its common name from "Ailanto," which signifies "a tree tall enough to reach the skies," has almost come to the end of its days, only one branch remaining. To cover its trunk, a fast-growing Russian vine has been planted at the base.

- 3.4.12. When the Wesleyan College (then still a part of London University as it had been since 1902) closed in 1972, the subject site was acquired by Richmond College, an independent, international, non-for-profit, liberal arts college. In 1975, the land formerly within the north-west of the subject site (including the footpath providing access from Friar Stiles Road) was sold, to make way for the Vineyard School. Any buildings formerly associated with the Wesleyan College which were located on that land were demolished – including the Wesleyan chapel, and the lodge designed by Maufe. The 1974 map [Figure 65] indicates that the chapel and Maufe's lodge had been demolished by then. The former playing field and tennis courts of Richmond College are also labelled. The 1973 map [Figure 66] shows the footprint of the main college building. The Lass O'Richmond public house was then called "The Last of Richmond Hill".
- 3.4.13. A photograph of the central entrance hall and north-west corridor taken in 1975, shows that by then the flooring comprised decorative black and white checked tiles, and the walls below wainscot height had been re-treated so that they were no longer painted black [Figure 67].

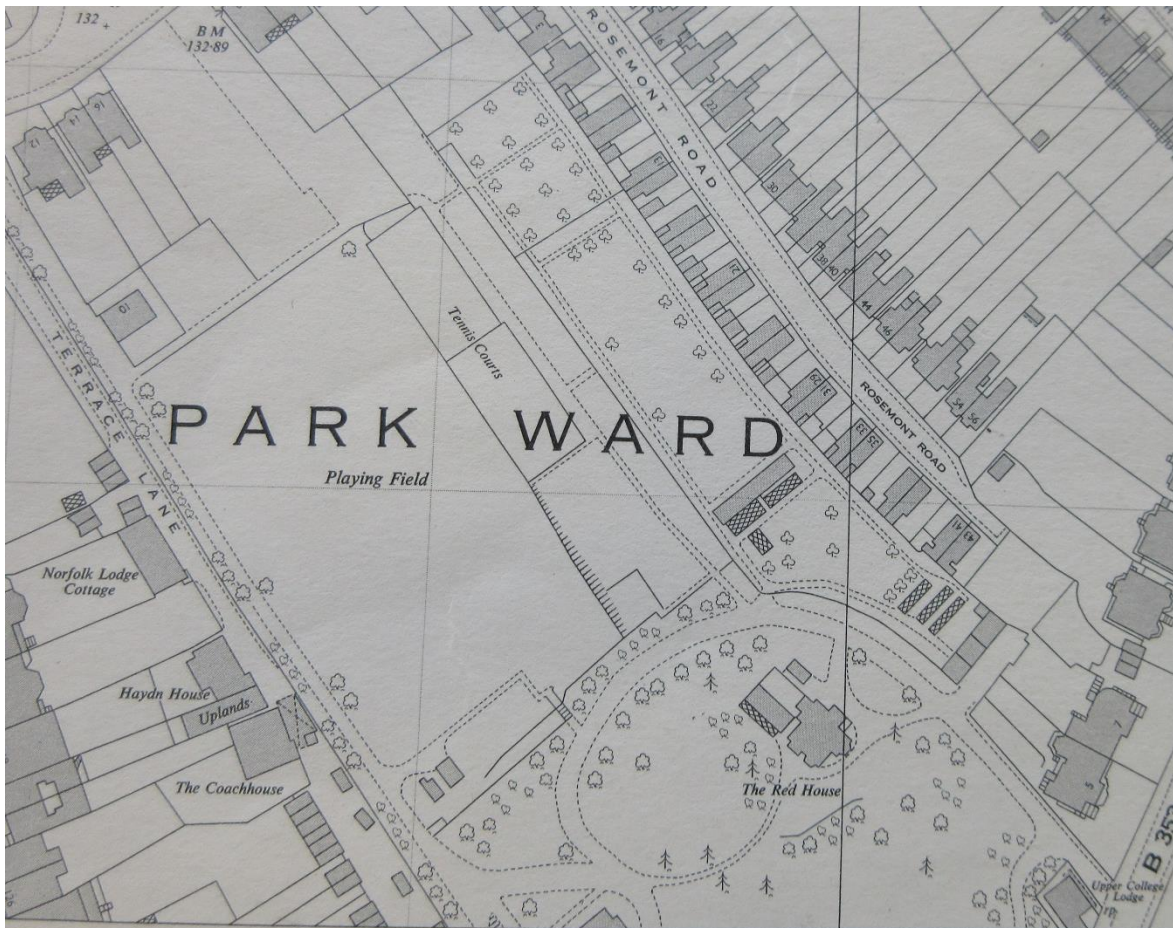


Figure 65: 1974 map (OS).



Figure 66: 1973 map (OS).



Figure 67: 1975 photograph of the entrance hall, and a northward view along the north-west corridor at ground floor level.

- 3.4.14. The area surrounding the subject site experienced some changes during the 1970s and 1980s – most notably the housing at Queen's Road Estate, designed by local architects Darbourne and Darke in an architectural style very much of its time. Phase 1 of this estate replaced the villas formerly along the east side of Queen's Road opposite to Richmond College and north of the Lass O'Richmond public house.
- 3.4.15. The new arts college was authorised to award BA degrees in 1979. In 1983, the appearance of the principal rooms in the main college building at ground floor level was notably altered, with the introduction of new mezzanine floors (refs: 83/0665 & 83/1380). In 1985 (refs: 84/0485 & 84/0486), a new five-storey extension was built to the rear of the central entrance hall, accessed from the principal building at ground floor level via an opening to the rear of the building (later referred to in this report as "rear extension B" [Figure 73]). This extension was designed by the architect Anthony Turrell. Its most distinctive architectural feature is its geometric-shaped fenestration which loosely evokes Gothic arches. In 1986, the building won a full Richmond Society Award for its "*positive and beneficial contribution to amenity*".
- 3.4.16. Langley House was likely to have been built in the 1970s or 1980s. In 1986, an application was lodged for the "*development of nursery garden plot to provide a new president's residence and to extend the existing Langley House to form an additional classroom with three offices*" (ref: 86/2002). This application was permitted, with two conditions – the first that the president's house should at no time be used as student accommodation or for any purpose other than as a single family dwelling house, and there were restrictions on the times when the new classroom block could be used for teaching or other student activities (presumably to prevent disturbance to the neighbours). The new president's house was the building now known as Orchard House. Orchard House, designed by Anthony Turrell Architects, won a Commendation (i.e. not a full Award) by the Richmond Society Award.
- 3.4.17. The area surrounding the subject site experienced some changes during the 1970s and 1980s – most notably the housing at Queen's Road Estate, designed by local architects Darbourne and Darke in an architectural style very much of its time. Phase 1 of this estate replaced the villas formerly along the east side of Queen's Road opposite to Richmond College and north of the Lass O'Richmond public house.
- 3.4.18. The subject site was acquired by the American International University in 1995. The American University converted the chapel above the entrance hall into a theatre, and the stained glass in the windows was transferred to the V&A. Other alterations included the extension of the mezzanine floor within the original college building and the sub-division of some of the principal rooms at ground floor level with glazed partitioning, which was granted Listed Building Consent in 1989 (89/0213/LBC).
- 3.4.19. Three applications for a new library building were approved in 1989, 1994 and 1997. The five-storey building designed by Lewis Patten Architects [Figure 69] was chosen over the one designed by Anthony Turrell Architects [Figure 68] – and the Sir Cyril Taylor Library was built c. 2000.
- 3.4.20. It is unknown when the rear extension later referred to in this report as "rear extension D" [Figure 73] was built, but its construction likely took place in the 1990s. Similarly, it is unknown when the partition walls were added to Maufe's extension ("rear extension A" [Figure 73]) at ground floor level, but again this likely took place in the 1990s. Both of these alterations/extensions, at any rate, can be seen in the existing plan of the ground floor, in one of the 2000 applications (ref: 00/0882) [Figure 70].



Figure 68 (left): Proposed north-east elevation of new library building, designed by Anthony Turrell Architects, Oct 1996.

Figure 69 (right): Proposed north-east elevation of new library building, designed by Lewis Patten Architects, Dec 1997.

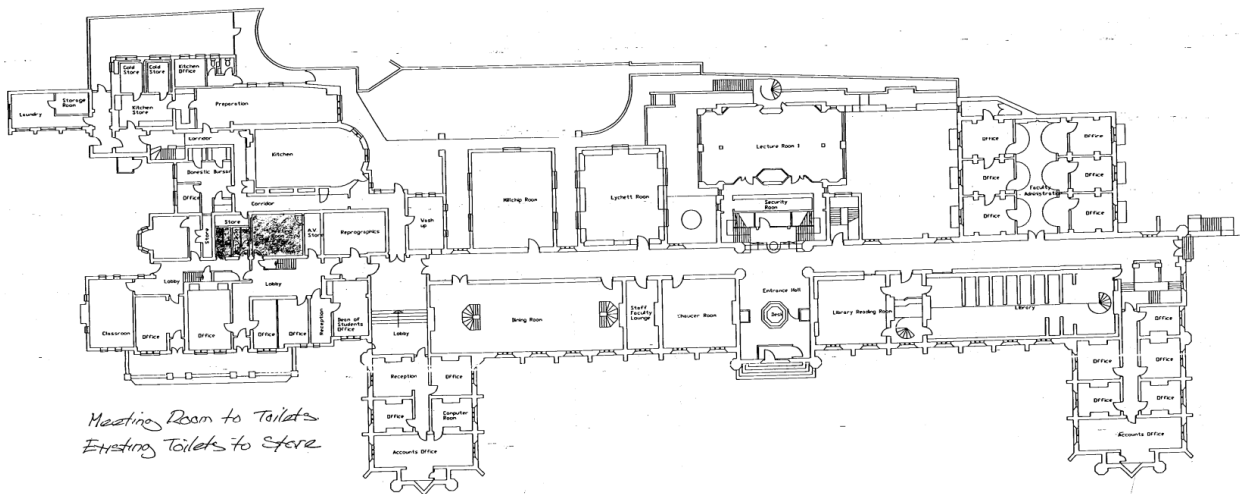


Figure 70: Existing ground floor plan of principal building (ref: 00/0882).

### 3.5. 21<sup>st</sup> century

3.5.1. In 2000, an application was made for alterations to the central entrance hall, most significantly to the front reception desk/security room [Figure 71 & Figure 72]. Further applications for alterations and extensions to the subject site made between 2000 and 2015 (as listed in Appendix 2) included a mansard roof extension to George House in 2005 (ref: 05/3599/FUL & 05/3600/LBC).



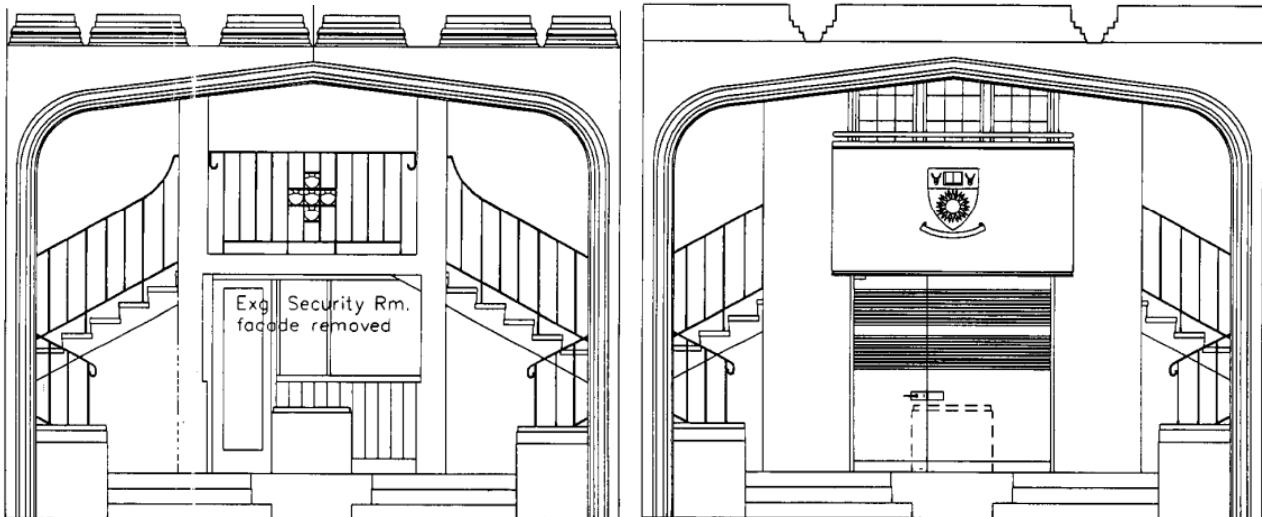


Figure 71 (left): Existing interior elevation of wall addressing front entrance in March 2000 (ref: 00/0905).  
Figure 72 (right): Proposed interior elevation of wall addressing front entrance in March 2000 (ref: 00/0905).

## 4.0. DESCRIPTION OF THE SUBJECT SITE AS EXISTING – EXTERIOR

### 4.1. Overview

- 4.1.1. The subject site comprises an 1840s neo-Gothic building, seven other buildings dating from the 19<sup>th</sup> and 20<sup>th</sup> centuries, and landscaped gardens including a tennis court and two entrances addressing Queen's Road.
- 4.1.2. The original building designed by A. Trimen is referred to as “the principal building” in this report, and its side service wing is referred to as “George House”. There are five rear extensions to the principal building, which for ease of reference, have been labelled “A” to “E” [Figure 73]. The rear extensions to George House have been labelled “F”.
- 4.1.3. The principal building and its adjoining George House are Grade II listed, and the locally listed Upper and Lower Cottages, Oak Tree Lodge, and Red House are within the curtilage of this Grade II listing.
- 4.1.4. Photographs may be found in Appendix 3.



Figure 73: Aerial view photograph (Google Earth, Nov 2020). 1 = Principal part of the Richmond College building; 2 = George House; 3 = Upper & Lower Cottages; 4 = Oak Tree Lodge; 5 = Red House; 6 = Orchard House; 7 = Longley House; 8 = Sir Cyril Taylor Library; A to F = rear extensions to the principal building and its George House.

## 4.2. Grounds

4.2.1. The grounds of the subject site are spacious and verdant, comprising lawns, mature trees and planting, tarmac/paved pathways, and a secluded tennis court. There are currently two entrances from Queen's Road: A principal entrance to the south (adjacent to the Lower Lodge), and a secondary entrance to the north (adjacent to Oak Tree Lodge). Historically, the site was also accessed from Friars Stile Road, via a footpath – but the land to the north-west (in which the footpath was located) was sold in the 1960s.

## 4.3. Exterior of principal building

4.3.1. The principal Richmond College building dates from 1841-43, and it was designed by the architect Andrew Trimen. It is approximately "C-shaped", due to the projecting eastward wings at the north and south ends of the building. The idiom of this Bath stone building is neo-Tudor/Gothic, with a number of decorative

features such as a central tower, cusp-headed mullioned windows, ogee-capped finials and pinnacles, and octagonal buttresses.

- 4.3.2. The principal building was originally built with three storeys plus a basement and tower storey, but since the modern mezzanine floor was added to the ground floor in c.1989, the building now in effect has four storeys (plus basement and tower storey).
- 4.3.3. The front (north-east) elevation of the building addresses the central lawn, and the side (south-east) elevation addresses the principal Queen's Road entrance [Figure 13]. Its south-east end adjoins George House, and its north-west end is adjacent to the Sir Cyril Taylor Library. The rear elevation of the principal building is more pared back in design, comprising London Stock brickwork but with decorative neo-Gothic style casement windows.
- 4.3.4. There are five rear extensions to the principal building. The northernmost rear extension comprising three storeys (i.e. lower-ground floor, ground floor at double-height, and second floor) was designed by Edward Maufe in the 1930s [A in Figure 73]. It comprises red brickwork, with metal-framed casement windows, and a flat roof. The *piano nobile* ground floor has full-height windows which are arched with keystones above them, and there are metal balustrades to the balconies. The extension to the rear of the central hall comprising five storeys (i.e. lower-ground floor, ground floor, first floor, second floor and third floor) [B in Figure 73] is modern in idiom, typical of the 1980s. It comprises red brickwork, with paler red brickwork around the fenestration. The metal-framed windows are angular, with diagonal lines which loosely evoke an impression of Gothic arches (and those at ground floor level are within slightly projecting gables). There is a modern conservatory at lower-ground floor level with fenestration matching that of the upper floors. There is a two-storey extension (i.e. lower-ground floor and ground floor) [C in Figure 73] built c. 1897 comprising London Stock brickwork, timber-framed casements, and a hipped slated roof. The more modern (i.e. likely 1990s) single-storey extension (i.e. ground floor) [D in Figure 73] has modern light red brickwork with timber-framed casements, and a hipped slated roof. Furthest south-eastward is a very small single-storey extension [D in Figure 73], built in c. 1903 to provide bathrooms.

#### 4.4. Exterior of George House

- 4.4.1. The front elevation of George House generally has a neo-Georgian appearance, save for its timber-framed casement windows. This three-storey building comprises red brickwork with stone quoins. There are stone lintels above the windows, and the "architraves" to the doors are in stone. Behind the tall parapet, the roof is in fact flat. There is a subservient two-storey red-bricked link between George House and the principal building.
- 4.4.2. The rear elevation of George House comprises modern London Stock brickwork, and there is a confusing collection of rear extensions of varying heights and forms – including a bow-shaped section (which is not quite a bow window) and there are some sash windows at ground floor level. The rear extension [E in Figure 73] generally comprises two storeys (i.e. ground floor and first floor).

#### 4.5. Exterior of ancillary buildings

- 4.5.1. **Upper and Lower Cottages:** The Upper and Lower Cottages are recognised by the local planning authority as a Building of Townscape Merit – and as such they are locally listed. In addition, they are within the curtilage of the Grade II listed principal building. These two-storey cottages are similar in appearance,

both comprising London Stock brickwork and hipped slated roofs with prominent chimney stacks, multi-paned timber-framed sash windows, dummy windows, and rendered coursing. The buildings are considered to make a positive contribution to the heritage significance of the subject site and the setting of the principal building, as by virtue of their architectural and historic interests.

- 4.5.2. **Oak Tree Lodge:** Oak Tree Lodge is recognised by the local planning authority as a Building of Townscape Merit – and as such it is locally listed. In addition, it is within the curtilage of the Grade II listed principal building. This 19<sup>th</sup> century building has unfortunately been much altered. It is single-storeyed, comprising London Stock brickwork, with a hipped slated roof with overhanging eaves which are supported by utilitarian-looking timber columns. The windows and rooflights are modern. Although the building does nothing to enhance the heritage significance or the setting of the subject site, it is not considered to detract from it either – by virtue of its pared back, indifferent appearance, and its single-storey height.
- 4.5.3. **The Red House:** The Red House is recognised by the local planning authority as a Building of Townscape Merit – and as such it is locally listed. In addition, it is within the curtilage of the Grade II listed principal building. Built c.1894 as a house for a tutor by the architect James Weir, this red-bricked building is an interesting example of a Victorian Arts and Crafts building. It has clay-tiled pitched roofs, mock timber-framed gables, bay windows at ground floor level (with clay-tiled pitched roofs), timber-framed casement windows and tall chimney stacks. There are later extensions to the building to the north-west, including a single-storey element (with a pitched roof), and a roof extension with a flat roof. The Red House is considered to make a positive contribution to the heritage significance and its setting, by virtue of its architectural and historic interest.
- 4.5.4. **Orchard House:** Built in 1986, Orchard House has an eclectic architectural idiom incorporating Arts and Crafts features, such as prominent gables and tall chimney stacks. It is rather unusual in that the building is principally “L-shaped”, but with canted elements with separate pitched (or mono-pitched) roofs – a non-traditional application of Domestic Revival features. There is also an adjoining two-storey garage which is lower in height, and with a dormer. The building has two storeys, and it comprises London Stock brickwork and slates to the roof. This building won a Commendation by the Richmond Society in 1986. The house is considered to sit comfortably within its setting. Located on the periphery of the subject site’s boundaries and behind a relatively high wall comprising London Stock brickwork, the aspects of the house which are most commonly appreciated within the subject site, are its various gable ends and its prominent chimney stack. These features are considered to add some architectural interest to the subject site.
- 4.5.5. **Longley House:** Longley House is a modern, rather utilitarian looking single-storey building, with three gable ends addressing the pathway. The two outer gables are broader in width and have a higher roof ridgeline than the central gable in which the front entrance is located. The building comprises London Stock brickwork, and slates to the roof. Although it does nothing to enhance the heritage significance or the setting of the subject site, it is not considered to detract from it either – by virtue of its pared back, indifferent appearance, and its single-storey height.
- 4.5.6. **Sir Cyril Taylor Library:** Built in c.2000, the Sir Cyril Taylor Library is a modern idiom building which sympathetically reflects the principal building in the proportions and patterns of its fenestration, its vertical detailing with well-articulated “pilasters”, and its use of stone dressings. In addition to being lower in height than the principal building, and it is subservient in its elegant, pared back detailing, and in its use of London

Stock brickwork. Its use of uPVC in the window frames is unfortunate, but thankfully this is not considered to detract from the setting of the principal building.

## 5.0. DESCRIPTION OF THE PRINCIPAL RICHMOND COLLEGE BUILDING AND THE RED HOUSE – INTERIOR

### 5.1. Overview

- 5.1.1. When Richmond College was listed (Grade II) in October 1974, the Lower Cottage, Upper Cottage, Oak Tree Lodge and The Red House were within the curtilage of that listing. As the current proposals do not involve any alterations to the Lower Cottage, the Upper Cottage or Oak Tree Lodge, the interiors of these buildings were not inspected for the purpose of this Heritage Statement.
- 5.1.2. The principal part of Richmond College building which was designed by A. Trimen is referred to as “the principal building” in this report, and its side service wing is referred to as “George House”. There are five rear extensions to the principal building, which for ease of reference, have been labelled A to E [Figure 73]. The rear extensions to George House are referred to as rear extension F.
- 5.1.3. Photographs may be found in Appendix 4.

### 5.2. Interior of principal building

- 5.2.1. The original planform of the building designed by Andrew Trimen in the 1840s remains legible, with its central section, its north and south wings, and its north-west and south-east corridors (together with the smaller rooms emanating from them). However, there are a number of modern alterations which have had a detrimental impact on the planform of the building – most notably the provision of a new mezzanine floor within the principal rooms of the ground floor in 1983 (extended c. 1989). Similarly, much of the original fabric (such as skirting, high “dado rails”, ceiling mouldings, architraves, doors, chimney breasts, and some fireplaces) has been retained – but some has been removed (such as some of the doors, fireplaces, etc.)
- 5.2.2. The mezzanine floor which was added to the central part of the building in 1983 (and extended c.1989) is now referred to in architects’ plans as being the first floor. The mezzanine floor level (now the first floor level) of the central part of the building is at approximately the same height as the first floor level of the north and south wings. The original first floor to the central part of the building is now referred to as the second floor (in common with the wings at second floor level); the original second floor as the third floor (in common with the wings at third floor level); and the original third floor as the fourth floor.
- 5.2.3. **Ground floor:** The interior of the building at ground floor level comprises a central entrance hall, with two long corridors running north-westward and south-eastward. The central hall has retained its original volume, although it has been somewhat altered – with modern parquet flooring, some stairs (which likely date from c.1930s), a modern reception office in the former location of the central staircase, and a modern

secondary screen around the front door. The original stained glass window has been retained, although it may only be seen when ascending/descending the stairs. There are rooms to the north of the corridors, which have been much altered. Such alterations include the provision of a new mezzanine floor (with associated staircases), some glazed screens which sub-divide one of the principal rooms, new door openings/doors, and the removal of fireplaces. Most of the original chimney breasts appear to have been retained, although all but one of the fireplaces have been removed. Some of the original doors (including ironmongery), architraves, cornicing, skirting and high “dado rails” have been retained (as have one of the fireplaces), and the original ceiling mouldings may be glimpsed in some of the rooms. At the end of each corridor at ground floor level, there are staircases, and northward projecting wings containing small rooms accessed from narrow central corridors. These rooms have largely been kept intact in terms of planform and retention of chimney breasts, although some fireplaces have been removed. The skirting is pared back in design, and there is no cornicing. The staircase located at the south end of the south-eastward corridor is likely to be original, given the robust nature of that stair hall. The existing staircase located behind the reception desk, appears to date from the 1930s.

- 5.2.4. **Mezzanine floor to central part of building:** The modern mezzanine floor is accessed by some mismatched modern idiom staircases, which are not considered to be of a quality befitting of a Grade II listed former Methodist college. The flooring at mezzanine floor level is modern laminate, and in general the materials are modern – although the original ceiling mouldings are mostly intact.
- 5.2.5. **First floor:** The mezzanine floor which was built in 1983 (and extended c.1989) is now referred to in architects' plans as being the first floor, and the original first floor to the central part of the building is now referred to as being the third floor; was at the same height as the second floor – but there has always been a first floor to the north and south wings. These rooms have largely been kept intact in terms of planform and retention of chimney breasts, although some fireplaces have been removed. The skirting is pared back in design, and there is no cornicing.
- 5.2.6. **Second floor:** The planform at second floor level has largely been retained – with the principal north-west and south-east corridors, providing access to small cellular rooms. These rooms have retained their chimney breasts, and chimney pieces (which are of a pared back design befitting of second floor level bedrooms for students). The room located above the central hall (which was originally used as a library, then a chapel from the 1930s, and then a theatre from the 1990s) has lost most of its historic features, and all of its historic character. The stairs between the first and second floors are historic, likely original.
- 5.2.7. **Third floor:** The planform at third floor level has largely been retained – with the principal north-west and south-east corridors, providing access to small cellular rooms. These rooms have mostly retained their chimney breasts, and chimney pieces (which are of a pared back design befitting of third floor level bedrooms for students).
- 5.2.8. **Fourth floor:** The planform at fourth floor level has largely been retained – with the small corridor providing access to small cellular rooms. These rooms have mostly retained their chimney breasts, and chimney pieces (which are of a pared back design befitting of fourth floor level bedrooms for students).
- 5.2.9. **Basement:** The basement is accessed at the north end of the building. It is located beneath the north-west and south-east corridors and the north wing at ground floor level. The rooms beneath the north wing provide storage spaces, whereas the rooms further southward are currently taken up by plant.

### 5.3. Interior of George House (including its later extensions)

- 5.3.1. The interior of George House has lost any historic character it may have formerly had, and it now has a rather institutional character. Any remaining historic skirting, architraves, doors, and stair balustrading are notably pared back in design, and there is no cornicing.

### 5.4. Interior of later rear extensions to the principal building

- 5.4.1. The rear extensions to the principal part of Richmond College are variously dated from the late 19<sup>th</sup> to the late 20<sup>th</sup> century. For ease of reference they have been labelled A to F, and will be described separately.
- 5.4.2. **Rear extension A:** This extension was built by the celebrated architect Edward Maufe in 1932 to provide a new library at upper-ground floor level. It comprises three storeys (i.e. lower-ground floor, ground floor and second floor). As the ceiling height of the rooms at ground floor level is the same as that of the principal building (minus the modern mezzanine floor), the height of the building is equivalent to that of the second floor (i.e. former first floor) of the principal building. This extension is accessed from the principal building at lower-ground and ground floor levels via the north-west corridors, and it is accessed from the principal building at second floor level via a stairwell. The rooms at ground floor level have high vaulted ceilings. At ground floor level, there is a lobby area providing access to rooms with built-in bookcases. There is a grand art deco style fireplace in one of the rooms which is rather awkwardly located off-centre from a door opening. This awkward juxtaposition is due to the fact the partition walls were added later (possibly in the 1980s or 1990s). The metal-framed windows at ground floor level and basement level have some ironmongery with fan-like motifs which are repeated elsewhere in the building. The rooms at second floor level are comparatively pared back in appearance. At basement/lower-ground floor level, there are two rooms which are pared back in design, with no notable architectural detailing other than the metal-framed windows with the aforementioned decorative ironmongery.
- 5.4.3. **Rear extension B:** This extension comprises five storeys (i.e. lower-ground floor, ground floor, first floor, second floor and third floor). It is accessed from the principal building at ground floor level via an opening to the rear of the former altar in the central hall. The interior is entirely modern – likely dating from the 1980s. The most notable architectural features of this extension are its geometric-shaped fenestration which loosely evokes Gothic arches, the decorative doors, and the varnished timber skirting at ground floor level. There is a staircase with metal balustrading, and floor tiles matching those at ground floor level. There are two small “conservatories” at basement level. A plaque on the wall commemorates a design award by the Richmond Society in 1986.
- 5.4.4. **Rear extension C:** This extension comprises two storeys (i.e. lower-ground floor and ground floor). It is accessed from the principal building via the south-east corridor. It was added to the building in 1897 [Figure 30]. Notable architectural features include concave edging to the ceiling, cornicing and a decorative fireplace.

- 5.4.5. **Rear extension D:** This extension comprises a single storey (i.e. ground floor). It is accessed from the principal building via the south-east corridor. The pared back, utilitarian detailing and modern materials used both in the interior and exterior suggest that this extension was likely built in the 1990s.
- 5.4.6. **Rear extension E:** This very small extension comprises a single storey (i.e. ground floor). It is accessed from the principal building via the south-east corridor. It dates from 1903.
- 5.4.7. **Rear extension F:** This extension comprises four storeys (i.e. ground floor and first floor). It adjoins George House. Although much of it corresponds with the 1920 application, the mixture of metal-framed casements (with timber shutters) and timber-framed sash windows indicates that it was built in stages. It appears that the ceiling at ground floor level was lowered at some point, cutting off the tops of the casement windows to the north-west elevation. There is some wrought iron balustrading to the staircase. The rounded room at first floor level has some three-over-three sash windows.

## 5.5. Interior of the Red House

- 5.5.1. The interior of the building has lost its historic character due to its various unsympathetic alterations over the years. The original planform remains largely legible, although the modern stud walling (to provide WCs, for example), has had a detrimental impact on the character of the building. The interior has lost many of its original architectural features such as its doors (save for one) which have been replaced by modern fire doors, most of the original fire surrounds, some skirting and coricing, and the balustrading and newel posts of the main staircase have likely been replaced. The interior of the building has also suffered as a result of the use of poor quality, utilitarian materials, and the provision of unsightly wiring and boxing-in.
- 5.5.2. The interior of the Red House is considered to make a negligible and neutral to negative contribution to the heritage significance of the listed building, due to its lack of architectural and historic interests.

## 6.0. THE SIGNIFICANCE OF THE SUBJECT SITE

- 6.1. The aim of a Significance Assessment is, in the terms required by Paragraphs 200-201 of the NPPF, “to describe the significance of any heritage assets affected, including any contribution made by their setting”. In the context of a historic building which has been the subject of a series of alterations throughout its lifetime, it is also a useful tool for determining which of its constituent parts holds a particular value and to what extent. *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be. Understanding the level of significance provides the essential guide as to how policies should be applied.
- 6.2. This descriptive appraisal will evaluate the building against listed selection criteria of the DCMS’s *Principles of Selection for Listing Buildings* (2018). Historic England’s criteria outlined in *Statements of Heritage*



*Significance: Analysing Significance in Heritage Assets* (Oct 2019), which partially overlap with the Statutory Criteria, have also been considered and encompass the following values:

- **Archaeological Interest** – relating to evidence of past human activity worthy of expert investigation;
- **Architectural and Artistic Interest** – relating to the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture;
- **Historic Interest** – relating to past lives and events which are illustrated or associated with the heritage asset in question. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

6.3. Although not officially considered to be one of the four principal values, **setting** is increasingly viewed as an important value that makes an important contribution to the significance of a heritage asset. This assessment of the contribution to significance made by setting should provide the baseline along with the established values used for assessing the effects of any proposed works on significance.

The level of significance for each value and the setting will be assessed using the following grading:

- **High** – values of *exceptional or considerable* interest;
- **Medium** – values of *some* interest;
- **Low** – values of *limited* interest.

#### 6.4. **Archaeological Interest**

The subject site is located relatively closely to the Richmond Park Archaeological Priority Area (“APA”), a Tier 1 APA (which is a “*defined area which is known, or strongly suspected, to contain a heritage asset of national importance... or is otherwise of very high archaeological sensitivity*”), and the Petersham Meadows and Richmond Hill APA, a Tier 3 APA (which is “*a landscape zone within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest*”).

Although the subject site is not within an APA, it is considered that there may be some potential for Prehistoric archaeology, due to its proximity to the River Thames, and its location on the higher plain of Richmond Hill. There may be some potential for Medieval archaeological remains from when the subject site was within common land, during which it was likely used for pasture or hunting. There may also be some Post-Medieval and/or Modern archaeology comprising building remains, find-spots or horticultural soil from when the subject site was occupied by Captain Francis Grose, and latterly by Squire Williams. However, the groundwork involved in the construction of the existing Richmond College building, the Red House, Orchard House, Longley House, and the Sir Cyril Taylor Library, would likely have curtailed any pre-existing potential for archaeology.

**The Archaeological Interest is low to medium.**

## 6.5. Architectural and Artistic Interest

The subject site derives much of its architectural interest from the external elevations of the principal 1843 part of the building (Grade II listed) (together with the 1903 third floor extensions to its wings), with their ornate neo-Gothic/Tudor features in Bath stone. There is also architectural interest in the intact aspects of the internal planform of the principal building, with its central entrance hall, its long north-west and south-east corridors, and the cellular nature of the former bedrooms in the upper floors. Architectural interest is derived from the principal building's remaining internal architectural features such as fireplaces, architraves and doors – most notably those at ground floor level, which are more ornate. It is unfortunate that the original fireplace within the 1897 Lycett Room has been painted over, and some opening up may be required to ascertain whether any of the original fireplaces in the principal rooms at ground floor level have survived.

The subject site also derives architectural/artistic interest from the external elevations of Weir's late Victorian Arts and Crafts style Red House which is largely intact, the external elevations of the Upper and Lower Cottage which have unfortunately been partially rebuilt following bomb damage, and from the landscaped grounds which include some rare species of trees dating from the 19<sup>th</sup> century. The external elevations of Oak Tree Lodge are considered to make an overall neutral contribution – possessing some positive architectural features as well as negative. The building has lost some of its original architectural detailing such as its fenestration through unsympathetic alteration. George House is considered to possess aspects which are neutral to positive contributors (such as its well-mannered front elevation), and neutral to negative (most notably its rather visually incoherent and cluttered rear elevation – along with its extensions [F in *Figure 73*]). The interior of George House has been so altered over the years, there is likely to be very little (if anything) remaining which is original or historic.

The Sir Taylor Library, Orchard House and Longley House are not within the curtilage of the listed building. Edward Maufe's 1932 rear extension [A in *Figure 73*] originally made a positive contribution to the architectural interest of the subject site, principally by virtue of its library at ground floor level, which formerly adopted the character of a chapel with its vaulted ceiling, its central "nave" with bookcases either side it in the "aisles", its decorative fireplace providing the focal point which would otherwise be provided by an altar, and the architectural detailing of its windows and doors. However, the unsympathetic wall divisions (which were likely added in the 1980s or 1990s) have diminished the impact of Maufe's original library. The interior of Maufe's rear extension at lower-ground and second floor level are unremarkable. The external elevations of Maufe's rear extension are well proportioned, and appropriately subservient to and legible from the original building – making a neutral to positive contribution to the architectural interest of the subject site. Taking into consideration both the internal and external aspects of Maufe's rear extension, therefore, it is considered that its overall contribution is neutral to positive. The 1897 Lycett Room [C in *Figure 73*] is considered to make a neutral to positive contribution, as it includes some historic features. The rear bathroom extension added in 1903 [E in *Figure 73*] is considered to be a neutral contributors to the architectural interest of the subject site due to its subservient design and height. Although there are some interesting architectural features to the 1980s rear extension [B in *Figure 73*], its visual impact on the architectural interests of the subject site is considered to be neutral.

Although the 1989-90 alterations (i.e. the provision of a mezzanine floor, glazed partitioning at ground floor level, new door openings, etc. to the principal building) retained the legibility of the original heights and sizes of the ground floor rooms, these alterations completely changed the character and appearance of these rooms, notably detracting from their architectural interest. The rear extension which likely dates from the 1990s [D in *Figure 73*] is architecturally indifferent, and as such it is considered to be a negative contributor.

**The Architectural and Artistic Interest is medium to high.**

## 6.6. Historic Interest

From 1843, Richmond College provided the southern branch of the Wesleyan Theological Institution, and as such the subject site contributes to an understanding of the religious movement founded by the Anglican priest John Wesley in the 1730s, and which developed and expanded during the course of the following two centuries. The remit of Richmond College expanded over time – exclusively training missionaries from 1868 to 1885; training Methodist preachers at home as well as abroad from 1885 to 1972, and providing courses in theology and philosophy for the London University from 1902 to 1972.

The individual buildings within the subject site provide considerable historic interest. The principal college building was designed by the architect Andrew Trimen, thereby launching his career (although Richmond College arguably remained his greatest architectural achievement). Historic interest may be derived from Edward Maufe's 1932 library extension to the rear of the principal building, although the interior of the library has been rather unsympathetically altered. James Weir's Red House contributes positively to the historic interest of the subject site, not only providing a good example of Victorian Arts and Crafts architecture, but adding to the story of Richmond College. The three buildings addressing Queen's Road (Oak Tree Lodge, Lower Cottage, and Upper Cottage) may well pre-date Trimen's principal building, although Oak Tree Lodge has been much altered, and it is likely that Lower and Upper Cottages have also been notably altered following bomb damage in the Second World War. The survival of a number of rare species of trees planted by Squire Williams in the 19<sup>th</sup> century adds to the historic interest of the subject site.

Although George House pre-dates the principal building, it has been substantially altered both internally and externally, to the extent its former historic interests can no longer be appreciated or understood.

There are a number of figures of note associated with the subject site, including those who taught at Richmond College (including Rev. Dr W. T. A. Barber, Dr Davidson, Dr Ryder Smith, Rev. Dr Eric Waterhouse, Professor Rev. F. B. Clogg and Rev. Dr H. Roberts), and those who trained there as Methodist priests (such as Josiah Hudson, William Goudie, William H. Findlay and David Hill).

**The Historic Interest is medium to high.**

## 6.7. Setting

The subject site has its own internal setting, which is characterised by its spacious, verdant grounds with mature trees (including a number of rare species planted in the 19<sup>th</sup> century), by the dominant Grade II

listed neo-Gothic/Tudor college building and its various extensions, and by the eclectic nature of the various ancillary buildings (most visibly the 21<sup>st</sup> century modern idiom Sir Cyril Taylor library, and the late 19<sup>th</sup> century Arts and Crafts style Red House).

The Sir Cyril Taylor Library, Orchard House and Longley House are not within the curtilage of the listed building – but they do affect the setting of the Grade II listed building. The external elevations of the Sir Cyril Taylor Library make a neutral to positive contribution to the setting, as they reflect the proportions and detailing of the original building, while remaining visually subservient to it (by virtue of the pared back nature of its detailing, and its lower height). The use of uPVC in the fenestration of the Sir Cyril Taylor Library, however, detracts somewhat from the setting. The external elevations of Orchard House are considered to make an overall neutral contribution, as it possess some positive architectural features, but some of its architectural flourishes are a little visually odd. Longley House is considered to make a neutral to negative contribution, as it is subservient in its single-storey height and pared back design, but it is also rather unattractive.

The wider setting of the subject site includes the south end of Queen's Road which is relatively quiet in nature with a walled yet leafy character, nearby buildings (including the Grade II listed 1980s Phase 1 of the Queen's Estate and the locally listed 19<sup>th</sup> century Lass O'Richmond public house). The wider setting also includes the junction between Queen's Road, Richmond Hill and Star and Garter Hill, which has an open character, as well as being defined by its Grade II listed buildings which tend to have an institutional character due to the fact most of them are current or previous hotels. In addition, the trees and planting within Richmond Park (Grade I registered), either side of Richmond Hill, and at Richmond Terrace Walk (Grade II\* registered) add to the character of the area.

Most of the subject site is located within the Richmond Hill Conservation Area, and part of it (i.e. Orchard House and Longely House) is located within the St Matthias CA.

**The Setting value is medium.**

## **6.8. Summary of Significance**

The subject site is considered to have an overall medium to high heritage significance, principally derived from the historic and architectural/artistic interests of its buildings and grounds, and the contribution which the site formerly made to the Methodist movement in the United Kingdom.

## 7.0. IMPACT ASSESSMENT

- 7.1. The description of the proposal is accompanied by a series of drawings, as proposed, prepared by IID Architects in February 2024, which can be found within the application bundle. The proposals involve some internal alterations to the main college building (i.e. the principal 1840s building, the service wing at George House, and the later rear extensions) and the Red House. In addition, there are some very minor alterations to the exterior of the main college building. (The proposals also involve some internal alterations to buildings which are not within the curtilage of the site's Grade II listing.)
- 7.2. The proposals may have an impact on the heritage significance of the subject site. There is also the potential for some impact on the character and appearance of the Richmond Hill CA, but given the self-contained nature of the site, there would be no impact on the settings of any other nearby heritage assets.
- 7.3. For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on heritage assets, established criteria have been employed. If the proposed scheme will enhance heritage values or the ability to appreciate them, then the impact on heritage significance within the view will be deemed **positive**; however, if it fails to sustain heritage values or impair their appreciation then the impact will be deemed **negative**. If the proposals preserve the heritage values then the impact will be deemed **neutral**.
- 7.4. Within the three categories there are four different levels that can be given to identify the intensity of impact:
- **"negligible"** – impacts considered to cause no material change.
  - **"minimal"** - impacts considered to make a small difference to one's ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
  - **"moderate"** - impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
  - **"substantial"** - impacts considered to cause a fundamental change in the appreciation of the resource.
- 7.5. **First pre-application advice**
- 7.5.1. Some written pre-application advice was issued by the local planning authority ("LPA") on 30<sup>th</sup> November 2023, following a pre-application meeting on site on 1<sup>st</sup> November.
- 7.5.2. **The Red House:** The LPA stated that it has no objection to the proposed internal works to The Red House – provided that wall nibs and downstands are retained in order to sustain the legibility of the building's original planform. The proposed openings do indeed involve the retention of wall nibs and downstands, for that purpose.
- 7.5.3. **George House:** The LPA considered that the interior of George House *"is heavily altered and nothing remains of significance, subject to review of structural works"*. A structural assessment is being provided (authored by Integral Engineering Design).
- 7.5.4. **Wings of 1840s college building – planform and historic fabric:** During the pre-application meeting on site, the conservation officer expressed little concern about the alterations being proposed to the wings (to

provide new openings in order to create larger rooms to be used as classrooms) – save for potential structural issues, which have been addressed in the structural assessment (authored by Integral Engineering Design). The conservation officer commented that some heritage benefit may result from incorporating the decorative windows at the ends of the corridors of the wings into classrooms where they could be better appreciated. There was no further commentary in the written advice.

- 7.5.5. **Central axis of 1840s college building – planform and historic fabric:** The LPA stated that the proposed alterations at second floor level (i.e. the removal of existing walls and provision of new walls in order to facilitate the relocation of the central corridor to the back of the building and the creation of larger classrooms at the front (i.e. north-east)) would “*result in less than substantial harm to the significance of the listed building*”, and that other options for creating larger classrooms should be explored. During the design process, a number of options were indeed explored (as set out in the Design and Access Statement). It is considered, however, that the harm caused by the alterations at second floor level may be counterbalanced by the various enhancements being offered at ground floor level. Those heritage benefits were welcomed by the conservation officer during the pre-application meeting on site, as well as being expressed within the written advice. Further “*detailed justification and presentation of benefits*” requested by the LPA is being provided in this second pre-application. (Refer to para 7.10.2 of this report.)
- 7.5.6. **Later rear extensions to 1840s college building – planform and historic fabric:** The LPA suggested that there are no concerns about the proposed alterations to the later extensions [*labelled A to E in Figure 73*].
- 7.5.7. As requested by the LPA, further information about the investigatory opening up works has since been provided.

## 7.6. Second pre-application advice

- 7.6.1. Some written pre-application advice was issued by the local planning authority (“LPA”) on 6<sup>th</sup> February 2024, following a virtual pre-application meeting on 1<sup>st</sup> February.
- 7.6.2. The LPA stated that it “greatly appreciated” that the proposed alterations at second floor level had been justified “in terms of necessity, looking at alternative potentially less invasive options, as well as seek much more public benefits”. It stated the following:

The supporting information as part of this pre-application request clearly sets out the challenges of offering other less harmful solutions in terms of second floor plan form. The retention of the central corridor and amalgamation of some of the dorm rooms would not provide sufficient teaching space needed. Furthermore, many heritage benefits would not be achievable. This included the removal of the mezzanines to the two principal spaces at ground floor level, better revealing their significance. It is considered that robust justification has been provided for the harm resulting from the proposals to open up many of the spaces to allow for larger classrooms.

- 7.6.3. The LPA acknowledged the extensive structural investigatory work which has been undertaken. It stated:

Subsequent to the meeting, preliminary structural information was provided that set out what works was needed to the building to achieve the works to the wings and the second-floor plan. This set out that the floor structures

between the first and second floors were different with the corridor to the ground and first floors being located to the rear of the building and then relocated to the upper floors, to the front of the building. Based on the preliminary information, it appears that might be less structural alteration needed to the building to allow removal of many of the structural elements of the second floor. This in turn, does reduce the potential extent of harm on the structural integrity of the listed building but it is important to note that this is preliminary. Also, there are still significant structural elements needed like the insertion of a steel moment frame in the wings as the removal of structural features will take place through all floors. Understandably, there is still some work needed on how these steel elements could be physically inserted into the building as the roof is not to be removed and this will, again determine the full extent impact on the listed building.

7.6.4. The LPA expressed appreciation for the heritage benefits being offered by the proposals. However, it recommended that further heritage benefits are sought – as well as non-heritage public benefits such as improved sustainability. In response to this advice, the proposed scheme has been amended to include a notable new heritage benefit: the reinstatement of the original chapel-like planform of the library designed by Edward Maufe in the 1930s (at upper-ground floor level within the rear extension). This would be achieved by carefully removing the modern partition walling (which was likely added in the 1990s), and adding some visually lightweight glazing which would be reversible (i.e. easily removable without causing damage to any historic fabric). The fireplace would be restored as a principal architectural feature which is immediately visible as an end-stop, upon entry into the former library. This aspect of the proposed scheme would make a positive contribution to the extent by which the architectural and historic interests of the 1930s library may be appreciated and understood.

7.6.5. The following conclusion was reached by the LPA:

Ultimately, the success of an application will come down to the planning balance and in this case, it is a very fine balance to be struck as the works to the listed building are still significant. It is considered that the balance is very close to being struck favourably and officers can clearly see the need and requirement for the works to make the larger classrooms in the wings and the second floor. However, it is urged that the applicant team look at ways of offering any additional potential heritage or planning public benefits to really tip the balance of harm and benefits in the right direction. It is then considered that the proposals could accord with the statutory duty and the NPPF para 208 as well as local policy LP3. Furthermore, firming up what is required of the structural interventions to the building to removed to walls and chimney stacks, would assist in confirming fully, the level of harm to the building and its structural integrity. For that reason, authorisation is also given the opening up works proposed as part of this pre-application as long as the openings are the minimum size and the minimum number necessary to understand the structure of the building and plumbing/electrical runs, to inform the development of these proposals.

## 7.7. Internal planform of main college building

7.7.1. **Principal part of main building:** The mid-19<sup>th</sup> century architect Andrew Trimen designed the principal part of the main college building with a long, central axis with corridors at every floor level and rooms emanating from those corridors. At either end of that axis are north-eastward wings, effectively forming a “C-shape” with the central axis. Although the later rear extensions have added a somewhat labyrinthian element to the interior, the original planform remains legible – with the large communal areas (including the dining hall and lecture hall) at ground floor level within the central axis, and the more private smaller rooms within the wings and within the upper floor levels of the central axis. The room above the main

entrance also has a prominent presence (i.e. the original library, latterly a chapel and then a theatre room). The character and appearance of the former principal rooms at ground floor level have been compromised by the insertion of mezzanine floors and staircases in the late 20<sup>th</sup> century (thereby lowering the ceiling heights of the principal rooms and compromising the visual impact of the historic architectural features), and the sub-division of some of the larger rooms. These alterations have had a notable detrimental impact on the status of the ground floor.

- 7.7.2. **George House:** The original planform of the service wing to the south (“George House”) which pre-dates the mid-19<sup>th</sup> century part of the building, is no longer legible – and there is similarly no documentary evidence of the original planform. George House has been extended a number of times, and its internal planform is somewhat incoherent as a result. Therefore, it is considered that the internal planform of George House is not sensitive in heritage terms.
- 7.7.3. **Rear extensions to 1840s building:** Accessed from the principal mid-19<sup>th</sup> century part of the building, the later rear extensions add to the planform of the original building at basement, ground, first, second and third floor level. As with the principal part of the building, the highest status rooms are at ground floor level.
- 7.7.4. **Basement (of 1840s building and later rear extensions):** The proposed alterations at basement level involve the removal of some walls within the later 1980s extension, the minimal provision of some modern stud walling to the principal part of the building, and the provision of two doors. The proposals would not have any impact on the extent by which the building’s original planform may be appreciated and understood.
- 7.7.5. **Ground and mezzanine/first floor levels (of 1840s building, later rear extensions, and George House):** The proposals involve the removal of some walling to the rooms (and corridor) at the ends of the wings to the principal building at ground, first and second floor levels – retaining downstands and wall nibs where possible, in order to retain the legibility of the original planform. The proposed removal of some stud walling within George House would have no impact on the architectural or historic interests of the building. Although the wall within the proposed classroom to the south-east of George House (at ground and first floor levels) may be historic, its proposed removal would not cause any harm to the historic planform of the building, given that the planform of George House is not considered to be sensitive in heritage terms. The proposals also involve the provision of some glazed partitions between the entrance hall and the corridors – in locations adjacent to the archways, in order for the detailing of the archways to remain clearly visible and uncompromised. The partitions would be reversible (i.e. easily removable without causing damage to any historic fabric). The proposed scheme offers a number of enhancements at ground floor level, as set out in para 7.12.2 of this report.
- 7.7.6. **South-east stairwell (of 1840s building):** As outlined in the structural engineer’s report, the stairwell to the south-east of the 1840s building is likely to have been much altered over time. It is not considered to make any significance positive contribution to the architectural and/or historic interests of the listed building. The proposed provision of a glazed disability lift in this space would therefore have a minimal and neutral impact on the extent by which the architectural and historic interests of the building may be appreciated and understood in terms of its planform.
- 7.7.7. **North-west end (of 1840s building):** The proposals include the provision of a new platform lift between the lower-ground floor and the third floor. This would not involve any loss of historic fabric, and care would



be taken to avoid the existing chimney breast. It is considered that it would not impact upon the extent by which the historic planform of the building may be appreciated and understood.

- 7.7.8. **Second floor (of 1840s building, later rear extensions, and George House):** The proposed scheme includes the removal of existing walls and provision of new walls in order to facilitate the relocation of the central corridor to the back of the building and the creation of larger classrooms at the front (i.e. north-east). Although this would represent a notable difference to the planform at second floor level, the original centrally located corridor retained at third floor level would help provide a visual reminder of the original configuration at second floor level. It is considered that the proposed enhancements being offered at ground floor level would counterbalance any harm caused to the planform at second floor level – especially given that the most architecturally interesting and significant rooms are at ground floor level. The proposals also involve the removal of some walling to the rooms (and corridor) at the ends of the wings to the principal building at ground, first and second floor levels – retaining downstands and wall nibs where possible, in order to retain the legibility of the original planform. The proposed removal of some stud walling within George House and the proposed removal of the partition walling within the 1930s library extension [*labelled A in Figure 73*] would have no impact on the architectural or historic interests of the building.
- 7.7.9. **Third and fourth floors (of 1840s building and later rear extensions):** It is considered that the proposed alterations to the planform at third and fourth floor level would not have any impact on the extent by which the original planform of the building may be appreciated and understood. These alterations would include the removal of partition walls in the 1980s rear extension [*labelled B in Figure 73*], the removal of the 1930s pair of staircases adjacent to the rear library extension, the removal of some partition walling at the end of the north wing and between two rooms adjacent to (i.e. south of) the central section.
- 7.7.10. It is considered that overall, this aspect of the proposal would have a **moderate and neutral impact on the heritage significance of the subject site**. There would be **no impact on the character and appearance of the Conservation Area**.

## 7.8. Internal historic fabric of main college building

- 7.8.1. **Principal part of main building:** Some alterations have taken place to the principal mid-19<sup>th</sup> century part of the main building, resulting in the replacement of some original fabric. The 1930s alterations are easily legible (such as the staircase by the central main entrance). As outlined in the structural assessment, some historic fabric in the wings (where staircases are located) has been replaced with modern fabric, including concrete. The mezzanine floors (together with stairs) and glazed partitioning at ground floor level are also notably modern.
- 7.8.2. **George House:** Given the numerous alterations which have taken place within George House over the years, there is likely to be little historic fabric of any significance remaining.
- 7.8.3. **Rear extensions to 1840s building:** It is considered that historic interest may be derived from the 1897 fabric in the two-storey Lycett room extension [*labelled C in Figure 73*], the 1903 fabric in the single-storey WC extension [*labelled D in Figure 73*], and the 1930s fabric in the three-storey library extension [*labelled A in Figure 73*]. The 1980s-90s fabric in the later five-storey and single-storey extensions [*labelled B & D in Figure 73*], is of lesser historic interest.

- 7.8.4. **Basement (of 1840s building and later rear extensions):** The proposed alterations at basement level would result in no loss of historic fabric.
- 7.8.5. **Ground and mezzanine/first floors (of 1840s building, later rear extensions, and George House):** The only loss of historic fabric at ground and first floor level would be the brickwork comprising the walling to the rooms (and corridor) at the ends of the wings to the principal building. Apart from that, there may be some minimal loss of historic brickwork comprising the wall within the proposed classroom to the south-east of George House (at ground and first floor levels). It is considered that this minimal loss of historic fabric at ground and first floor level would not cause any harm to the historic or architectural interests of the building.
- 7.8.6. **South-east stairwell (of 1840s building):** As outlined in the structural engineer's report, the stairwell to the south-east of the 1840s building is likely to have been much altered over time. The proposed provision of a glazed disability lift in this space would therefore not cause any harm to any historic fabric. Some minimal to negligible loss of historic fabric would be lost, however, by the widening of the external door (to facilitate disabled access). It is considered that any perceived harm caused by this loss would be counterbalanced by the non-heritage related public benefit outlined in the planning statement.
- 7.8.7. **Second floor (of 1840s building, later rear extensions, and George House):** The proposed scheme includes the removal of historic brickwork (i.e. walls and chimney breasts) at second floor level, in order to facilitate the creation of larger classrooms. This would occur within the axial part of the principal building, and within the ends of the wings. It is considered that the proposed enhancements being offered at ground floor level would counterbalance any harm caused to the historic fabric at second floor level – especially given that the most ornate, principal rooms are at ground floor level.
- 7.8.8. **Third floor and fourth floors (of 1840s building and later rear extensions):** The only loss of historic fabric at third and fourth floor levels would be some partition walling between two rooms to the south of the central section, and some walling at the end of the north wing (within the 1903 third floor extension). All existing fireplaces (including fire surrounds) would be retained.
- 7.8.9. **Roof:** The proposals would involve some necessary repair-work to the roof, as detailed in the structural engineers' report.
- 7.8.10. It is considered that this aspect of the proposal would have a **moderate and neutral to negative impact on the heritage significance of the subject site**. There would be **no impact on the character and appearance of the Conservation Area**.

## 7.9. Internal architectural detailing, proportions, and materials of main college building

- 7.9.1. **Principal part of main building:** The architectural features and detailing at ground floor level are the most ornate – including doors, architraves, skirting, cornicing/ceiling mouldings, fireplaces, windows, balustrading, and Edward Maufe's bookcases. Unfortunately, not all the original architectural features at ground floor level may currently be fully appreciated, due to the presence of the mezzanine floor. Historically, the upper floors were used as private bedrooms rather than communal areas, and the architectural detailing at these levels was more pared back in design. Some architraves at upper floor

level are even more utilitarian in appearance, indicating that some door openings were added in the latter part of the 20<sup>th</sup> century (or the 21<sup>st</sup> century).

- 7.9.2. **George House:** Although George House pre-dates the mid-19<sup>th</sup> century part of the building, it has been so altered over the years that there are few remaining historic architectural features within it. There are some sash windows to the kitchen which may date from the late 19<sup>th</sup> century, but otherwise the interior comprises modern architectural features.
- 7.9.3. **Rear extensions to 1840s building:** Architectural interest may be derived from the architectural features in the 1897 two-storey Lycett room extension [*labelled C in Figure 73*], and the 1930s three-storey library extension [*labelled A in Figure 73*]. The modern architectural features in the 1903 single-storey WC extension [*labelled D in Figure 73*], the 1980s five-storey extension [*labelled B in Figure 73*] and the 1990s single-storey extension [*labelled D in Figure 73*] are considered to be of lesser architectural interest.
- 7.9.4. **Basement (of 1840s building and later rear extensions):** The proposed alterations at basement level would have a modern idiom design, using high quality materials and the highest standard of workmanship.
- 7.9.5. **Ground and mezzanine/first floors (of 1840s building, later rear extensions, and George House):** The proposed removal of the mezzanine floor (and stairs) to the south of the central section and the proposed removal of the glazed partitioning to the north of the central section would be carried out in a sensitive manner in order to better reveal the original architectural features in these rooms. The former dining hall and the rooms either side of the central section (in which the front entrance is located) would regain their original ceiling heights, and the cornicing/ceiling mouldings would once again be visible. In addition, every effort would be taken to reinstate any lost original architectural features in these rooms – making good any damage which has already taken place, reversing some of the insensitive alterations to the ceilings, and removing the modern boxing-in around the fireplaces. If the original fire surrounds have been retained beneath the boxing-in, they would be restored; and if they have not been retained, historically correct replacements would be provided (based upon photographic evidence of the original fire surrounds [*Figure 37*]). The removal of the modern extractor fan and servery equipment in the dining areas would enhance the extent by which the architectural and historic interests of these rooms may be appreciated. In addition, the proposals involve the removal of the modern spiral stairs and stud walling in the larger room at ground floor level to the north of the main entrance, thereby partially restoring the original size of the room, and revealing the original fireplace. The proposed removal of the modern stud walling which forms the security office within the entrance hall would reinstate the former 1930s appearance of the stairs. The proposed poulticing of the original fireplace in the Lycett Room would reveal its original appearance, thereby providing further enhancement. The proposed reinstatement of the original chapel-like planform of the library designed by Edward Maufe in the 1930s (at upper-ground floor level within the rear extension) would enable the architectural features and detailing to be appreciated as they were originally intended. In particular, the fireplace would be restored as a principal architectural feature which is immediately visible as an end-stop, upon entry into the former library.
- 7.9.6. **South-east stairwell (of 1840s building):** The proposed glazed disability lift would have a visually light-weight appearance, and its modern idiom design would differentiate it from the historic parts of the building. The widening of the external door (to facilitate disabled access) would involve the replacement of the existing timber door with a new one with a design based on the existing door (i.e. with a segmented arch,

and vertical panels with beading). It is considered that any perceived harm caused by this replacement would be counterbalanced by the non-heritage related public benefit outlined in the planning statement.

- 7.9.7. **Second floor (of 1840s building, later rear extensions, and George House):** The proposed new partition walling and doors would have a modern idiom design, using high quality materials and the highest standard of workmanship. This would help differentiate the new from the old.
- 7.9.8. It is considered that this aspect of the proposal would have a **moderate and neutral to positive impact on the heritage significance of the subject site**. There would be **no impact on the character and appearance of the Conservation Area**.

## 7.10. External alterations to main college building

- 7.10.1. The widening of the small door located to the south-east elevation of the main college building (i.e. adjacent to George House) would have a negligible to minimal visual impact on the immediate surrounding area. It would involve the replacement of the existing timber door with a new one with a design based on the existing door (i.e. with a segmented arch, and vertical panels with beading). The detailing either side of the existing door opening would be retained, and the replacement Bath stone block over the opening would be carved with a segmented arch, similar to the existing one. It is considered that any perceived harm caused by this minor alteration would be counterbalanced by the non-heritage related public benefit outlined in the planning statement.
- 7.10.2. It is considered that the existing “conservatory” at lower-ground floor level attached to the 1980s rear extension (Extension B in [Figure 73]) makes a minimal and negative visual impact on the architectural and historic interests of the listed building. Its removal would enhance the external appearance of the building.
- 7.10.3. It is considered that this aspect of the proposal would have a **minimal and neutral impact on the heritage significance of the subject site**. It would have a **negligible and neutral impact on the character and appearance of the Conservation Area**, and **no impact on the settings of any other nearby heritage assets**.

## 7.11. The Red House

- 7.11.1. It is considered that the interior of The Red House merely makes a neutral contribution to the heritage significance of the subject site, given the various unsympathetic, utilitarian alterations which have been made to it using poor quality materials, and the loss of various historic architectural features (most notably the doors). As such, the interior is not sensitive in heritage terms.
- 7.11.2. The proposed internal alterations to The Red House include openings between some of the rooms at ground and first floor level. The original planform of the building would remain legible due to the retention of wall nibs and downstands, and there would be minimal loss of historic brickwork. The provision of serving counters to some of the rooms at ground floor level would be neutral in visual impact, and they would be reversible (i.e. easily removable without causing harm to any historic fabric).

7.11.3. It is considered that this aspect of the proposal would have a **minimal and neutral impact on the heritage significance of the subject site**. There would be **no impact on the character and appearance of the Conservation Area**.

## 7.12. Summary of impact

7.12.1. The proposed scheme has been informed by a thorough understanding of the history and heritage significance of the subject site. It has also responded to the pre-application advice provided by the local planning authority.

7.12.2. Although the proposed alterations to the principal 1840s building would represent a notable difference to the planform at second floor level, the retained layout of the third floor would help provide a visual reminder of the original configuration at second floor level. It is considered that any perceived detriment caused by the loss of planform and historic fabric at second floor level, would be counterbalanced by the proposed enhancements and by the non-heritage public benefits outlined in the planning assessment (authored by Savills, February 2024). The considerable enhancements offered by the proposals include the following, all of which would be to the principal 1840s college building:

- Removal of the mezzanine floor (and stairs) to the south of the main entrance, thereby reinstating the full heights of the ceilings of the principal rooms at ground floor level, and facilitating a better appreciation of their original architectural features;
- Removal of the modern boxing-in around the chimney breasts in the existing dining room and café at ground floor level – either revealing the original fire surrounds, or providing new historically correct fire surrounds;
- Removal of the extractor fan and servery equipment to the existing dining room and café at ground floor level;
- Removal of spiral stairs to the mezzanine floor to the ground floor rooms north of the main entrance, and removal of modern partition walling around original chimney breast and fireplace;
- Removal of the glazed partitioning within the rooms at ground floor level to the north of the main entrance, thereby reinstating more of the historic form and appearance of that room;
- Reinstatement of the original chapel-like planform of the former library within Edward Maufe's 1930s rear extension, with the fireplace restored as a principal architectural feature;
- Removal of the modern stud walling which forms the security office within the entrance hall, thereby reinstating the former 1930s appearance of the stairs;
- Removal of glazed partitions around the front entrance, reinstating the original form and appearance of the entrance hall;
- Better revealing the windows at the ends of the wings, so that they are located within new classrooms instead of forming end-stops to the corridors.

7.12.3. Overall, it is considered that the proposed scheme would have a **moderate and neutral impact on the heritage significance of the subject site**. It would have a **negligible and neutral impact on the character and appearance of the Conservation Area**, and **no impact on the settings of any other nearby heritage assets**.

## 8.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

### 8.1. Richmond-Upon-Thames Local Plan (2018)

#### 8.1.1. Policy LP1 deals with Local Character and Design Quality:

*A. 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.*

*To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:*

- *1. compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;*
- *2. sustainable design and construction, including adaptability, subject to aesthetic considerations;*
- *3. layout, siting and access, including making best use of land;*
- *4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features.*

Given the self-contained nature of the subject site and the negligible nature of the proposed external alterations, there would be no visual impact on the nearby townscape, development patterns, views, etc. Therefore, the proposals would comply with Policy LP1.

#### 8.1.2. Policy LP 3 deals with Designated Heritage Assets:

*A. 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 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.*
- *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.*

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

Given the self-contained nature of the subject site and the negligible nature of the proposed external alterations, there would be a negligible and neutral impact on the character and appearance or setting of any Conservation Areas, and no impact on the settings of any listed buildings. It is considered that any perceived harm caused by the loss of historic planform and historic fabric at second floor level would be counterbalanced by the enhancements being offered by the proposals (most notably the reinstatement of

the full heights of some of the principal rooms in the main 1840s building at ground floor level by removing the modern mezzanine floor), and by the non-heritage public benefits outlined in the planning statement (authored by Savills). The proposed new partition walling and doors would have modern idiom designs in order to differentiate the new from the old, using high quality materials and the highest standard of workmanship. Overall, it is considered that the proposed scheme would have a moderate and neutral impact on the heritage significance of the subject site. Therefore, the proposals would comply with Policy LP3.

#### 8.1.3. Policy LP 4 deals with Non-Designated Heritage Assets:

*The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets...*

Given the self-contained nature of the subject site and the negligible nature of the proposed external alterations, there would be no impact on the settings of any locally listed buildings. The proposed internal alterations to The Red House (which is locally listed as well as being curtilage listed) would have a neutral impact on its heritage significance. Therefore, the proposals would comply with Policy LP4.

## 8.2. London Plan (2021)

8.2.1. The London Plan 2021 is intended to run until 2041. Based on the concept of “Good Growth” (i.e. “growth that is socially and economically inclusive and economically sustainable”), the London Plan is legally part of each of London’s local planning authorities’ Development Plans – providing a “framework to address the key planning issues facing London, allowing boroughs to spend time and resources on those issues that have a distinctly local dimension and on measures that will help deliver the growth London needs”.

#### 8.2.2. Policy HC1 deals with heritage conservation and growth:

**B** Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:

- 1 setting out a clear vision that recognises and embeds the role of heritage in place-making;
- 2 utilising the heritage significance of a site or area in the planning and design process;
- 3 integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place;
- 4 delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

**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.

**D** Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

The proposed scheme has been informed by a thorough understanding of the history and heritage significance of the subject site (as set out in Chapters 3 and 6 of this report), as well as its heritage context (Chapter 2).

### 8.2.3. Policy D3 deals with optimising capacity through the design-led approach:

*D Development proposals should:*

#### **Form and Layout**

- *1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions*

#### **Quality and character**

- *11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character*
- *12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well*

Given the self-contained nature of the subject site and the negligible nature of the proposed external alterations, there would be a negligible and neutral impact on the nearby townscape/landscape, the character and appearance or setting of any Conservation Areas, and there would be no impact on the settings of any other nearby heritage assets. It is considered that any perceived harm to the listed building caused by the loss of historic planform and historic fabric at second floor level would be counterbalanced by the enhancements being offered by the proposals (most notably the reinstatement of the full heights of some of the principal rooms in the main 1840s building at ground floor level by removing the modern mezzanine floor, and the reinstatement of the original chapel-like appearance of Edward Maufe's 1930s library), and by the non-heritage public benefits outlined in the planning statement (authored by Savills). The proposed new partition walling and doors would have modern idiom designs in order to differentiate the new from the old, using high quality materials and the highest standard of workmanship. Overall, it is considered that the proposed scheme would have a moderate and neutral impact on the heritage significance of the subject site.

## 8.3. The National Planning Policy Framework (December 2023)

8.3.1. The revised National Planning Policy Framework (NPPF) was published in December 2023 and provides a full statement of the Government's planning policies.

8.3.2. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government's definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment.

8.3.3. Relevant NPPF Policies are found in Section 12 "Achieving Well-Designed and Beautiful Places" and Section 16 "Conserving and Enhancing the Historic Environment".



- 8.3.4. Paragraph 131 states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. Section 12 goes on to outline the core expectations for good design and the importance of engagement between stakeholders relating to design:

**Paragraph 135.** *Planning policies and decisions should ensure that developments:*

- *a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

**Paragraph 140.** *Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).*

The tenets of these paragraphs support the importance of good design in relation to conserving and enhancing the historic environment in Section 16:

**Paragraph 203.** *In determining applications, local planning authorities should take account of:*

- *c) the desirability of new development making a positive contribution to local character and distinctiveness.*

Given the self-contained nature of the subject site and the negligible nature of the proposed external alterations, there would be a negligible and neutral impact on the nearby townscape/landscape, the character and appearance or setting of any Conservation Areas, and there would be no impact on the settings of any other nearby heritage assets.

- 8.3.5. Section 16 deals with Conserving and Enhancing the Historic Environment. Paragraph 195 states that heritage assets “*an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*”.

**Paragraph 206.** *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. Substantial harm to or loss of:*

- *a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- *b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

**Paragraph 208.** *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposed including, where appropriate, securing its optimum viable use.*

Given the self-contained nature of the subject site and the negligible nature of the proposed external alterations, there would be a negligible and neutral impact on the character and appearance or setting of any Conservation Areas, and no impact on the settings of any other nearby heritage assets. It is considered that any perceived less-than-substantial harm to the listed building caused by the loss of historic planform and historic fabric at second floor level would be counterbalanced by the enhancements

being offered by the proposals (most notably the reinstatement of the full heights of some of the principal rooms in the main 1840s building at ground floor level by removing the modern mezzanine floor and the reinstatement of the original chapel-like appearance of Edward Maufe's 1930s library), and by the non-heritage public benefits outlined in the planning statement (authored by Savills). The proposed new partition walling and doors would have modern idiom designs in order to differentiate the new from the old, using high quality materials and the highest standard of workmanship. Overall, it is considered that the proposed scheme would have a moderate and neutral impact on the heritage significance of the subject site.

#### **8.4. National Planning Guidance (PPG)**

8.4.1. Available from March 2014, the PPG is an online guidance resource which is updated continuously.

#### **8.4.2. Paragraph: 002 Reference ID: 18a-002-20190723 – What is meant by the conservation and enhancement of the historic environment?**

- *Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet discovered, undesignated buried remains of archaeological interest. In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. ...*

The subject site comprises the former Wesleyan College for training Methodist priests, which was latterly a university college. The proposed scheme is considered necessary to ensure the continued use of the site as an educational institution with on-site boarding.

#### **8.4.3. Paragraph: 007 - Reference ID: 18a-007-20190723 – Why is 'significance' important in decision-making?**

- *Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.*

Chapter 2 of this Heritage Statement assesses the heritage context of the subject site, including the character and appearance of the CA and the settings of other nearby heritage assets. Chapter 6 assesses the heritage significance of the subject site. Chapter 7 evaluates the likely impact which the proposals are likely to have – concluding that they would have a moderate and neutral impact on the heritage significance of the subject site. The proposed scheme would have a negligible and neutral impact on the character and appearance of any Conservation Areas, and there would be no impact on the settings of any heritage assets.

#### **8.4.4. Paragraph: 008 Reference ID: 18a-008-20190723 – How can proposals avoid or minimise harm to the significance of a heritage asset?**

- *Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.*

Chapter 2 of this Heritage Statement assesses the heritage context of the subject site, including the character and appearance of the CA and the settings of other nearby heritage assets. Chapter 6 assesses the heritage significance of the subject site. Chapter 7 evaluates the likely impact which the proposals are likely to have – concluding that they would have a moderate and neutral impact on the heritage significance of the subject site. The proposed scheme would have a negligible and neutral impact on the character and appearance of any Conservation Areas, and there would be no impact on the settings of any heritage assets.

## 9.0. CONCLUSION

- 9.1. The subject site possesses low to medium archaeological interest, medium to high architectural and artistic interest, and medium to high historic interest. The setting value is medium.
- 9.2. The proposals have also been informed by a clear understanding of the heritage significance of the subject site, and the local planning authority's pre-application advice. The proposed scheme has been designed in an appropriate and sympathetic manner to sustain an understanding and appreciation of the significance of the listed building.
- 9.3. The proposed scheme would have a moderate and neutral impact on the heritage significance of the subject site. There would be a negligible and neutral impact on the character and appearance of the Conservation Area, and there would be no impact on the settings of any other nearby heritage assets. Although the proposed alterations to the principal 1840s building would represent a notable difference to the planform at second floor level, the retained layout of the third floor would help provide a visual reminder of the original configuration at second floor level. It is considered that any perceived detriment caused by the loss of planform and historic fabric at second floor level, would be counterbalanced by the proposed enhancements and by the non-heritage public benefits outlined in the planning assessment (authored by Savills, February 2024). The considerable enhancements offered by the proposals include the following, all of which would be to the principal 1840s college building:
  - Removal of the mezzanine floor (and stairs) to the south of the main entrance, thereby reinstating the full heights of the ceilings of the principal rooms at ground floor level, and facilitating a better appreciation of their original architectural features;
  - Removal of the modern boxing-in around the chimney breasts in the existing dining room and café at ground floor level – either revealing the original fire surrounds, or providing new historically correct fire surrounds;
  - Removal of the extractor fan and servery equipment to the existing dining room and café at ground floor level;
  - Removal of spiral stairs to the mezzanine floor to the ground floor rooms north of the main entrance, and removal of modern partition walling around original chimney breast and fireplace;
  - Removal of the glazed partitioning within the rooms at ground floor level to the north of the main entrance, thereby reinstating more of the historic form and appearance of that room;

- Reinstatement of the original chapel-like planform of the former library within Edward Maufe's 1930s rear extension, with the fireplace restored as a principal architectural feature;
  - Removal of the modern stud walling which forms the security office within the entrance hall, thereby reinstating the former 1930s appearance of the stairs;
  - Removal of glazed partitions around the front entrance, reinstating the original form and appearance of the entrance hall;
  - Better revealing the windows at the ends of the wings, so that they are located within new classrooms instead of forming end-stops to the corridors.
- 9.4. The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the surrounding heritage assets. This approach has been beneficial with regard to the process of acknowledging the best practice guidance as outlined in the NPPF and in local policies. It is considered that the information provided in this Heritage Statement is proportionate to the significance of the subject site. It sets out an appropriate level of detail sufficient to understand the potential heritage implications of the proposals in accordance with the proportionate approach advocated by Paragraph 200 of the NPPF.
- 9.5. The proposals are considered to sustain the special historic and architectural interest of the statutorily listed building by preserving those elements of significance that have been identified as contributing to that special interest and removing those elements which are detrimental to that interest. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local, regional and national planning policies and conservation principles.

## APPENDIX 1: NATIONAL HERITAGE LIST DESCRIPTION

### RICHMOND COLLEGE

Heritage Category: Listed Building

Grade: II

List Entry Number: 1180906

Date first listed: 22-Oct-1974

### Location

Statutory Address: Richmond College, Queen's Road

County: Greater London Authority

District: Richmond upon Thames (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 18476 73933

### Details

1. 5028 QUEEN'S ROAD (west side)

Richmond College TQ 1874 24/42 22.10.74 TQ 1873 25/42

II

2. 1841-3 by A Trimmer. Tudor Gothic style. Long, 4-storeyed ashlar range with 7 bays on either side of central gate tower. Projecting gable wings at either end. Mullioned windows with cusped heads. Gate tower has octagonal buttresses, ogee capped finials and 2-storey oriel over entrance. Oriels, buttresses and ogeed pinnacles to ends of wings. Battlements and ogee-capped pinnacles to central range.

## APPENDIX 2: PLANNING HISTORY

Year	Reference(s)	Description of proposals	Notes
1889	Archives ref. PLA/08196	Extension (submitted by S. N. Soole & Son).	Single-storey carpentry workshop to the rear of the principal building.
1893	Archives ref. PLA/03200	New build – Tutor's house (architect: James Weir).	Red House.
1893	Archives ref. PLA/08197	Extension (submitted by S. N. Soole & Son).	Extension to Oak Tree Lodge.
1897	Archives ref. PLA/08186	Extension (submitted by S. N. Soole & Son).	Rear extension to provide a classroom – the "Lycett Room". [C in Figure 73]
1903	Archives ref. PLA/08184	Extension (submitted by S. N. Soole & Son).	Additional storey to north and south wings of principal building (i.e. third floor).
1903	Archives ref. PLA/08185	Extension (submitted by S. N. Soole & Son).	Rear extension to provide bathrooms. [E in Figure 73]
1920	Archives ref. PLA/08211	Extension (submitted by Gunton & Gunton).	Extensions to George House – to the side (south-east) and the rear (south-west). [F in Figure 73]
1931	Archives ref. PLA/03225	New build – Lodge, Friars Stile Road (architect: Edward Maufe).	Building addressing Friars Stile Road, outside the boundary of today's subject site.
1974	74/1135	Installation of six external fire escapes and internal alterations. – <i>PERMITTED</i>	
1976	76/1153	Alterations and conversion of existing garages within the existing building profile into residential accommodation for students to provide 5 bedrooms, kitchen, shower and W.C. facilities and erection of canopy to new entrance door. – <i>PERMITTED</i>	
1976	76/1298	Alterations to widen two vehicular accesses. – <i>PERMITTED</i>	
1977	77/0074	Demolition and making good of end of wall at two access points to Queens Road. – <i>PERMITTED</i>	
1978	78/1156	Construction of hard surface playing area, erection of single storey changing room and 3.5m high fence. – <i>REFUSED</i>	
1979	79/0790	Construction of a hard tennis court and erection of a 3.6m high chain link fencing. – <i>PERMITTED</i>	
1982	82/0541	Erection of two temporary buildings on existing car park area. – <i>PERMITTED</i>	
1983	83/0665	Erection of mezzanine floor in library with associated alterations. – <i>PERMITTED</i>	

Richmond College, Queen's Road, TW10 6JP – Heritage Statement (February 2024)

1983	83/0840 & 83/0839	Single storey extension at ground floor level to form new Common Room. – <i>PERMITTED</i>	
1983	83/1380	Erection of a mezzanine floor in the existing dining hall with associated alterations. – <i>PERMITTED</i>	
1984	84/0485 & 84/0486	Erection of a five storey rear extension. – <i>PERMITTED</i>	
1984	84/0903 & 86/1915	Retention of two temporary buildings on car park area. – <i>PERMITTED</i>	
1985	85/1546	Creation of car park for 40 cars with access from college grounds, on land formerly used as nursery garden. – <i>REFUSED</i>	
1985	85/1670	Demolition of two sections of brick wall enclosing existing nursery plot. – <i>PERMITTED</i>	
1986	86/2002	Development of nursery garden plot to provide a new presidents residence and to extend the existing Langley House to form an additional classroom with three offices. – <i>PERMITTED</i>	
1987	87/0185/LB	Demolition of part of existing garden wall to provide vehicular access to proposed new Presidents residence and construction of proposed new Longley House extension. – <i>PERMITTED</i>	
1989	89/0213/LBC	Extension of library mezzanine, construction of half mezzanine in reference room and new timber staircase to link basement, library and mezzanine.	
1989	89/2049/FUL, 89/2085/LBC & 90/1480/FUL	Erection of a four storey building to provide a new library complex on ground & 1 <sup>st</sup> floors & classrooms & seminar rooms on 2 <sup>nd</sup> & 3 <sup>rd</sup> floors. Provision of replacement parking. – <i>PERMITTED</i>	
1994	94/2198/FUL	Erection of 4 storey building to provide a new library on ground and first floors and additional classrooms and seminar rooms on 2 <sup>nd</sup> and 3 <sup>rd</sup> floors, formation of parking areas. – <i>PERMITTED</i>	
1997	97/2740	Erection of a 5 storey building (including basement) to provide a new library on ground and first floors, additional classrooms seminar rooms and faculty offices on the second and third floors and seminar area and plant in the basement. – <i>PERMITTED</i>	
2000	00/0882	Alterations to parts of main building, ground floor toilets and 2 bedrooms. – <i>PERMITTED</i>	
2000	00/0905	Alterations to Main Building (ground floor main entrance and corridor). – <i>PERMITTED</i>	Reception area within central entrance hall

Richmond College, Queen's Road, TW10 6JP – Heritage Statement (February 2024)

2000	00/0906	Alterations to Main Building (IT Centre). – <i>PERMITTED</i>	Alterations at ground floor and mezzanine level, to incorporate IT facilities.
2001	01/2172	Proposed conservatory leading from common room to courtyard. – <i>PERMITTED</i>	There are no available drawings on the planning portal.
2002	02/3383	Removal of timber staircase linking ground and first floor of canteen. Formation of new door at first floor level linking canteen to secondary staircase. – <i>PERMITTED</i>	There had previously been two staircases in the dining room to the mezzanine floor. This application concerned the removal of the staircase to the south.
2005	05/3599/FUL & 05/3600/LBC	Formation of a new mansard roof to George House to provide 8 additional bedrooms as ancillary accommodation, and provision of cycle storage. – <i>PERMITTED</i>	
2008	08/3022/LBC	Retention of three windows. – <i>REFUSED</i>	
2010	10/0002/LBC	Existing small pane single glazed metal casement windows set in brickwork reveals to be replaced with powder coated Crittall window system: casement sizes, mullion and transom forms to be replicated: window panes to be 14mm double glazed units incorporating low emissivity glass with face fixed glazing beads to replicate individual small panes. – <i>PERMITTED</i>	
2010	10/0247/LBC & 10/0249/CAC	Replacement of 3no. windows at rear of main building, to match pattern proposed for windows replacement programme on George House. – <i>PERMITTED</i>	
2015	15/1603/S62H	First floor level - Refurbishment of bathroom to modern standards by formation of two wet rooms in the location of one w.c. – <i>PERMITTED</i>	
2015	15/4492/LBC	External fabric repairs to 3no high level flat roof areas with associated parapet and rooflight repairs and replacement of Crittall metal windows to main building. Timber frame surrounds to be retained and repaired. – <i>PERMITTED</i>	



## **APPENDIX 3: DESCRIPTION OF RICHMOND COLLEGE EXTERIOR WITH PHOTOGRAPHS**

*[Refer to separate document.]*

## **APPENDIX 4: DESCRIPTION OF RICHMOND COLLEGE INTERIOR WITH PHOTOGRAPHS**

*[Refer to separate document.]*