

Heritage Statement

3. Heritage Statement is required for properties where the proposal affects designated and/or non-designated heritage assets or their setting (Listed Buildings, Buildings of Townscape Merit, fall within a conservation area or have an Article 4 direction attached to it)
http://www.richmond.gov.uk/make_a_planning_application (Step 3)
http://www.richmond.gov.uk/media/13312/heritage_statements.pdf

What should a Heritage Statement include? 1. Description of the significance of the heritage asset. To provide this:

- o The relevant historic environment record should be consulted o Applicants should consider using appropriate expert where necessary **COMPLETED**
- o There are the following resources available where the information on historic Conservation areas - London Borough of Richmond upon Thames **COMPLETED**
Conservation area statements - London Borough of Richmond upon Thames
Conservation area studies - London Borough of Richmond upon Thames

Article 4 Directions - London Borough of Richmond upon Thames
Historic England – Find listed buildings

The terraced houses of Waterloo Place were built in the 1830-40s and are grade II listed. This is a description of the properties from (britishlistedbuildings.co.uk; 2024) Early C19 terrace of 2-storey cottages, brick built with pitched slate roofs to eaves. Each property one window wide with entrance door having a flat canopy. Ground floor windows and doors segmental headed, with sash windows. Modern bay windows inserted into ground floors of several. Most of the properties have been considerably altered internally.

Central Richmond Conservation Area 17

Designation Conservation area designated: 14.01.1969

Conservation area extended 05.07.1977 14.06.1988 17.01.2000 23.09.2003 07.11.2005.
Location OS Sheets: 1874, 1875

The conservation area lies to the south east of Richmond Green, centred on George Street and the Quadrant. It adjoins a number of other surrounding conservation areas. History and Development It is the site of the former village centre associated with the long established Royal Manor House and known to have existed as early as 1350. The Tudor Palace at Sheene was sited to take advantage of the extraordinary quality of the local landscape with hill and river. On an important coaching route to London, the area has repeatedly been redeveloped although the original street pattern survives. Most of the 18th century buildings of George Street, the Quadrant and Sheen Road were replaced piecemeal by mid to late 19th and early 20th century commercial architecture providing shops for the needs of the expanded local community after the arrival of the railway.

Character

This is mainly a commercial shopping area and the townscape is noteworthy for its variety, with a consistently high quality and many exuberant individual buildings. There are also residential areas of mainly terraced development. The former Owen Owen store, no. 39 George Street, no.3 The Square, nos. 1-18 and no. 28 (The South Western Hotel) The Quadrant are all late Victorian buildings which make valuable contributions to the character of the town centre. The Dome Building with its zinc fishscale tiled roof is a most important focal point at the junction at the east end of George Street. The Art Deco Odeon cinema, Dickens and Jones and the Christian Science Church occupy key positions. The use of a variety of materials, including red and yellow facing brick, stucco, both decorative and plain, and stone facing are evenly distributed throughout the area. Building heights vary from two to five storeys and roof treatments vary. In general, the greatest virtue and benefit of the existing townscape is that no one building dominates and that the larger buildings do not spoil the appearance of the centre, although the scale of modern office buildings to the west end of Paradise Road is unsympathetic to the churchyard area and St. James Cottages. Shop-fronts are generally high quality with a notable group at 1-6 Sheen Road. Multiple store frontages are generally sub-divided or disguised as small units and overall relate well to their parent buildings in terms of style and proportion. Colour is successfully employed in enlivening the townscape. The area is threaded by several small lanes leading into the historic Richmond that lies behind the 19th century commercial redevelopment. These lanes, Brewer's Lane, Golden Court, Waterloo Place, Church Court, Victoria Place, Mitre Court and the Market Passage, provide a refuge from traffic and are spaces of a more intimate nature. The churchyard enclosure of St. Mary's contains the Church Walk buildings whose scale relates to the Church, providing contrast to the commercial frontages on the east side of George Street, as does the Green to its west. The 1980s 'Richmond Riverside' is a set piece of classical revival architecture on Hill Street with mainly retail uses at street level which compliment the 19th century commercial frontages of shops and restaurants on the opposite side of the road. Church Terrace and Parkshot contain important groups of early 18th century brick terraced houses providing a record of the scale and quality of detail previously seen throughout the area. The conservation area extends to the north beyond the Railway Station to include the Victorian townhouses in Larkfield Road and St. Johns Road which remain in residential use.

Problems and Pressures

- Development pressure which may harm the balance of views, skylines and landmarks
 - Loss of traditional architectural features and materials due to unsympathetic alterations
 - Lack of coordination and poor quality of street furniture and flooring
 - Domination of traffic and poor pedestrian safety leading to clutter of signage and street furniture
 - Loss of original or quality shopfronts and unsympathetic alterations and advertisement
- Opportunity for Enhancement
- Improvement and protection of its setting
 - Preservation, enhancement and reinstatement of architectural quality and unity
 - Coordination of colour and design and improvement in quality of street furniture and flooring
 - Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture – build on success of projects such as Lower George Street.
 - Retain and improve the quality of shopfronts and advertisement

- Areas identified for environmental improvement include: Railway station forecourt, The Quadrant and George Street

2. Describe how the proposed development does protect / enhance the heritage asset?

- o Demonstrate how the proposed development responds to the scale, proportions, height, massing, historic building lines, the pattern of historic development, use, design, detailing and materials of the heritage asset.

- o Describe how the proposal retains the integrity and significance of the building as a whole, the location and hierarchy of rooms, historic floor levels, the structure of the building including foundations, fabric as well as features such as original staircases, original roof structures and other features identified as being of significance.

- o Demonstrate the proposal is of exceptional design that integrates with and makes a positive contribution to the heritage asset

The proposed development is in keeping with the rest of the lane and the windows are to be replaced in a like for like fashion. There will be no change in aesthetic and the company we are engaging with carry out replacement of windows on listed buildings across London. Our designs demonstrate that the windows match the existing style and will maintain the image of the lane. As far as the fixings, these will be installed in 'antique brass' and thus will also aid in presenting in a vintage manner to compliment the terrace. Other houses in the lane have had windows replaced in this way and it is clear that where these have been replaced it has improved the general appearance of the lane in that the residents are looking after their properties. We will use 'heritage double glazing' as is the standard in listed buildings.

3. Describe any impact the development will have on the heritage asset? o The Statement should evaluate the potential impact of the development on the historic asset. The level of detail in the Heritage Statement is dependant and should be proportion to the assets importance.

- o Where a proposed development leads to harm to or total loss of significance of a heritage asset, you should demonstrate what public benefits would arise from the development which would outweigh that harm or loss.

- o If a development causes harm and there are no public benefits arising from the development, the Heritage Statement should demonstrate how all of the following apply:

- o the nature of the heritage asset prevents all reasonable uses of the site; and

- o no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- o conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

- o the harm or loss is outweighed by the benefit of bringing the site back into use

The asset will have no undesirable effect on the heritage of the building, the windows will be in keeping with the existing style in Waterloo Place. The windows currently contribute to a look and feel of disrepair and neglect. In this instance, replacing the windows gives a net benefit to the house and road.

