



**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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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 19th and 20th 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 character area 5 of the Richmond Hill Conservation Area ("RHCA"), and it is partially located within the St Matthias Conservation Area ("SMCA").
- 1.2. Listed Building Consent has recently been granted for "*internal alterations including removal of internal walls to allow for the use of the building as a secondary school, with on-site boarding accommodation*" (ref: 24/0534/LBC).
- 1.3. This Heritage Statement has been produced to inform the current proposals, and to accompany the current Planning Permission and Listed Building Consent applications. The current Planning Permission application is for some minor external alterations to the buildings within the subject site, and for the replacement of hard surfacing. The current Listed Building Consent application is for some internal and external alterations to the Grade II listed Richmond College, and some minor external alterations to the The Red House, which is within the curtilage of the listed building.
- 1.4. 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.
- 1.5. 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.
- 1.6. **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 19th and 20th 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 an overall minimal and neutral to positive impact on the heritage significance of the subject site, a negligible to minimal and neutral impact on the character and appearance of the RHCA and the SMCA, and a negligible to minimal and neutral impact on the settings of any other nearby heritage assets.
- The proposed entrance gates have been designed with a pared back, light-weight appearance, comprising slender galvanised balustrades (painted black). At 1.8 metres, they would be approximately the same height as the boundary brick walls. The proposed scheme involves the replacement/introduction of some doors, which have each been individually designed according to their location and context (and using good quality materials). They would thus sustain the architectural and historic interests of the subject site, the setting of the Grade II listed and locally listed buildings within the subject site, the character and appearance of the RHCA and the SMCA, and the settings of other nearby heritage assets. The proposed removal of the rather incongruous looking “conservatory” within the 1980s rear extension would provide a design benefit to the subject site – improving the appearance of the area to the rear of the principal college building, and enhancing the character and appearance of the RHCA (albeit to a small degree).
- The proposed scheme would enhance an appreciation and understanding of the Grade II listed college building’s heritage significance, by reinstating the original ceiling height of the principal room at ground floor level to the north of the entrance, and fully reinstating the planform of the 1930s Maufe Library (i.e. with no glazed partition walls).

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 Institute of Historic Building Conservation (“IHBC”), and until recently he was also a committee member of The Society for the Protection of Ancient Buildings (“SPAB”), the International Committee on Monuments and Sites (“ICOMOS”) and ICOMOS UK. 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 Scholarship Trust and the Drake Trust. In addition, he is himself an SPAB scholar. Dorian 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 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 Design Council and 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 17th 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 19th century institutional buildings, its 19th century terraced houses, and by nearby parks and gardens.



Figure 1: Map showing the approximate outline of the subject site (in red). Nearby statutorily listed buildings are also indicated (by “dropped pins”) and nearby registered parks and gardens (outlined in green).

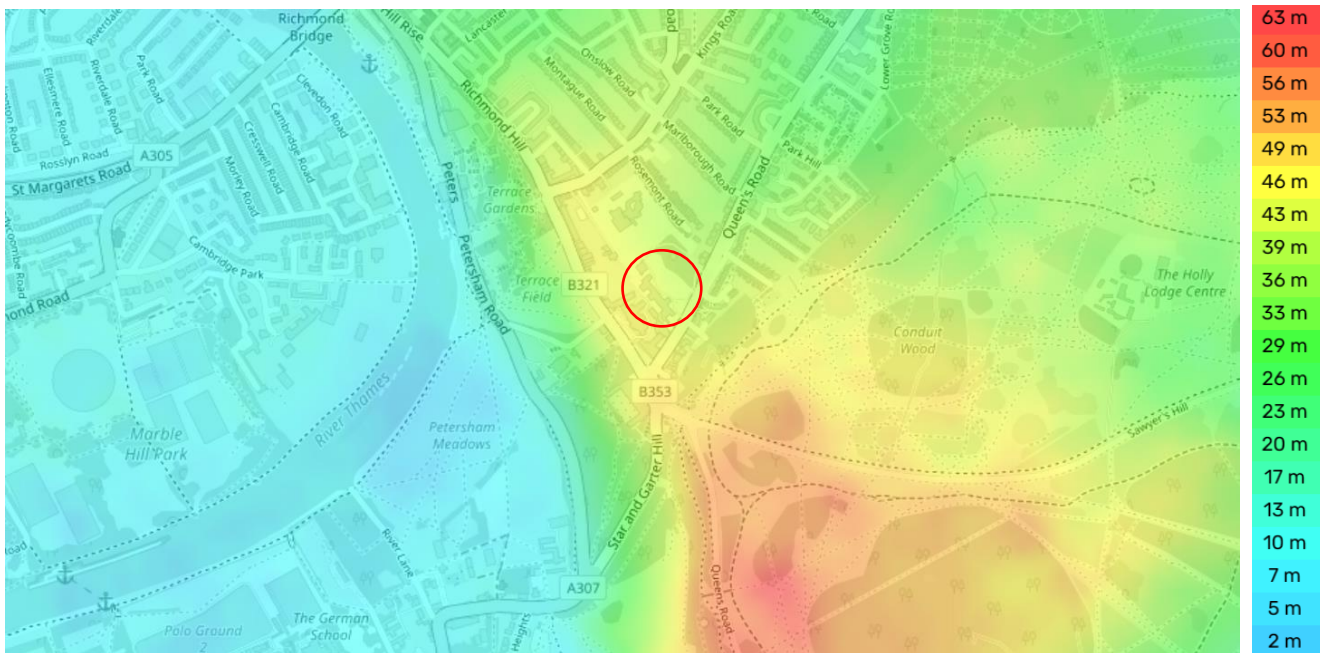


Figure 2: Topographical map, with the subject site location approximately indicated by a red circle. The depths above sea level are indicated in the key on the right.

- 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.

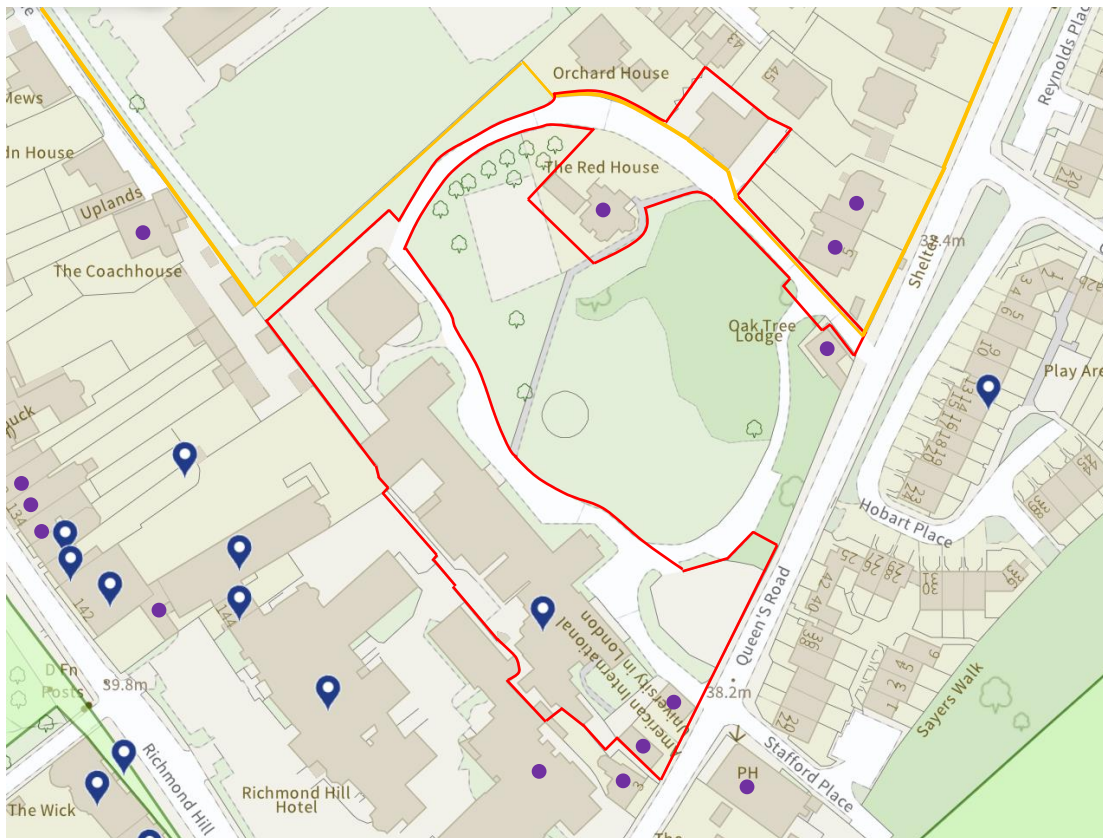


Figure 3: The location of the subject site (outlined in red); boundary between the Richmond Hill CA to the south and the St Matthias CA to the north (outlined in yellow); nearby statutorily listed buildings (marked with "dropped pins"); nearby Buildings of Townscape Merit (marked with purple dots); and 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 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 19th 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 19th 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 19th 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 18th century to the early 19th century, and the Richmond Hill Hotel similarly comprises three former houses dating from the 18th 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 18th century house in brown brickwork, and Richmond Gate Lodge dates from the late 18th century just before the turn of the 19th 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 19th 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 19th 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 17th century (although it was in use as a deer park since the 15th century at least). Richmond Terrace Walk was landscaped in the early 18th 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 19th 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 16th 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 12th century, the subject site was within relative close proximity of a rural village variously known as Syenes, Schenes and Shene. In the 14th 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 16th century. Shene was known henceforth as “Richmond”. Between the 14th and 17th 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 14th 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. 16th to 18th 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 18th 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 18th 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 18th 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.

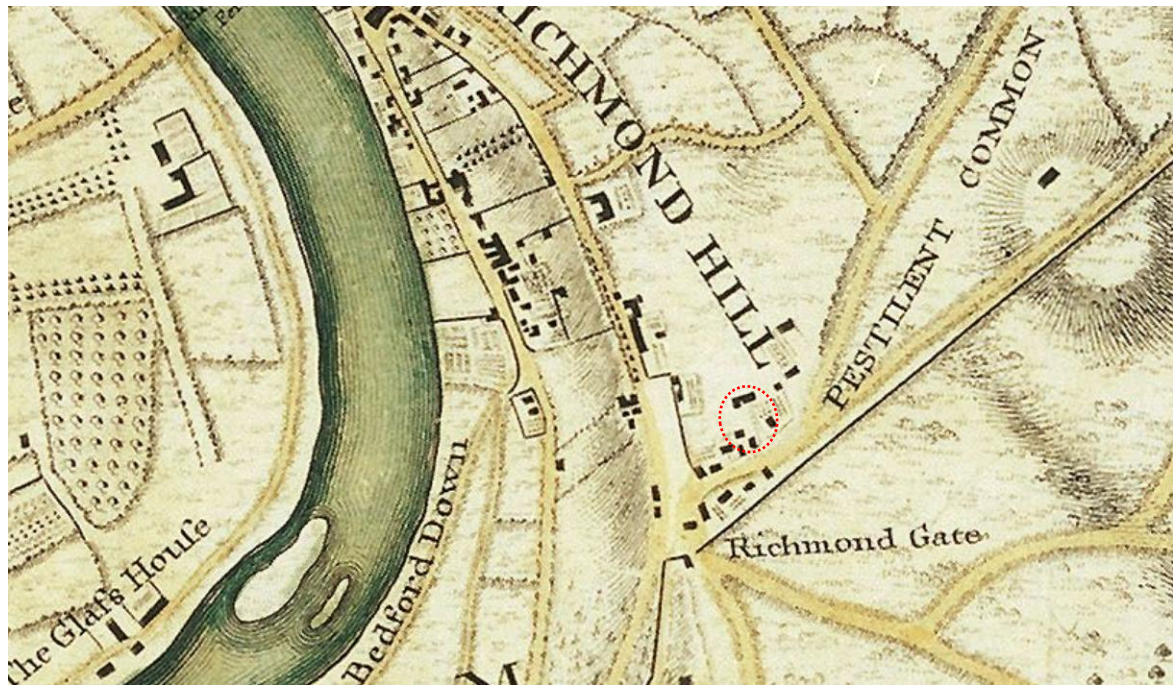


Figure 19: 1761 map. Approximate location of subject site is circled in a red dotted line.



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. 19th 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 19th 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 19th 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.
- 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].

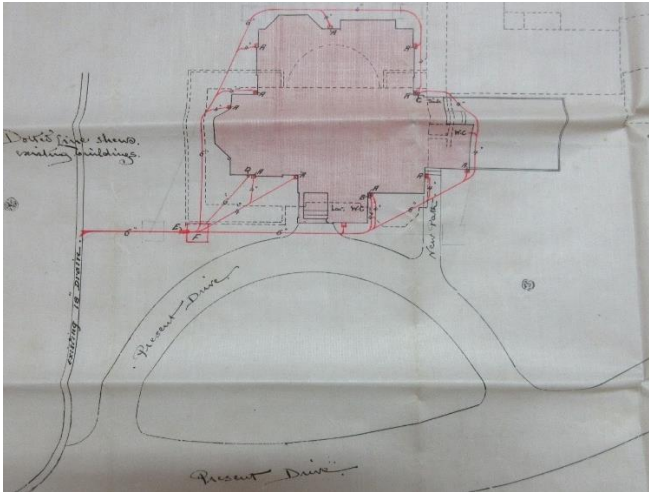


Figure 24 (left): Block plan of the Red House, 1893.

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

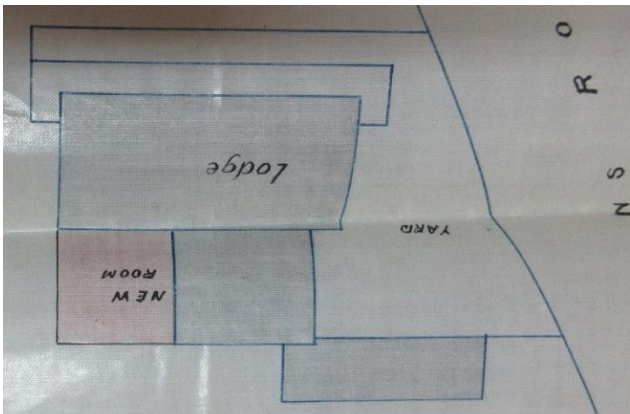


Figure 26 (left): Block plan of Oak Tree Lodge, 1893.

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.

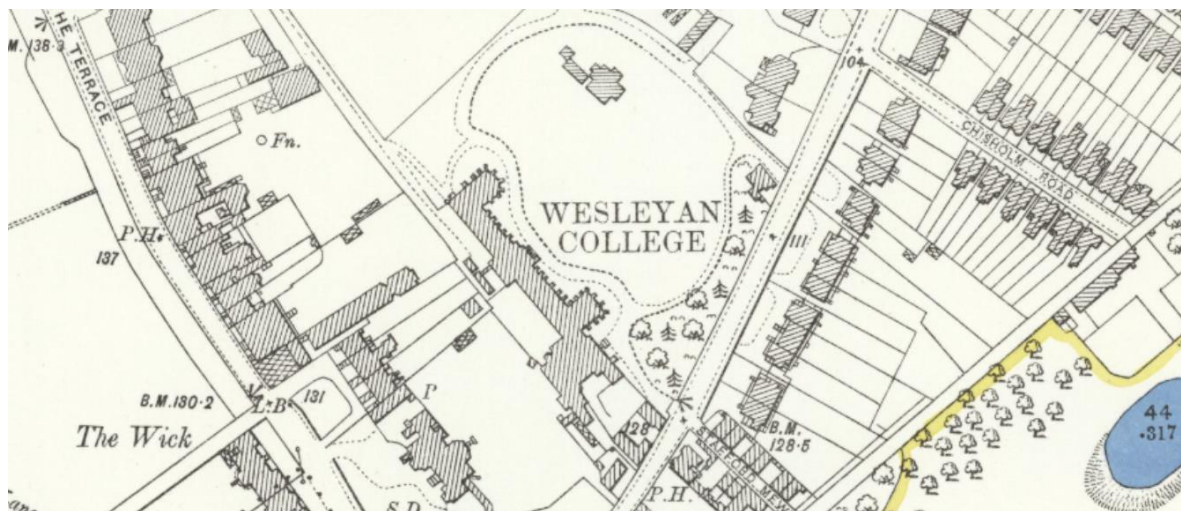


Figure 29: 1893-94 map – closer view.

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 56]). 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”.

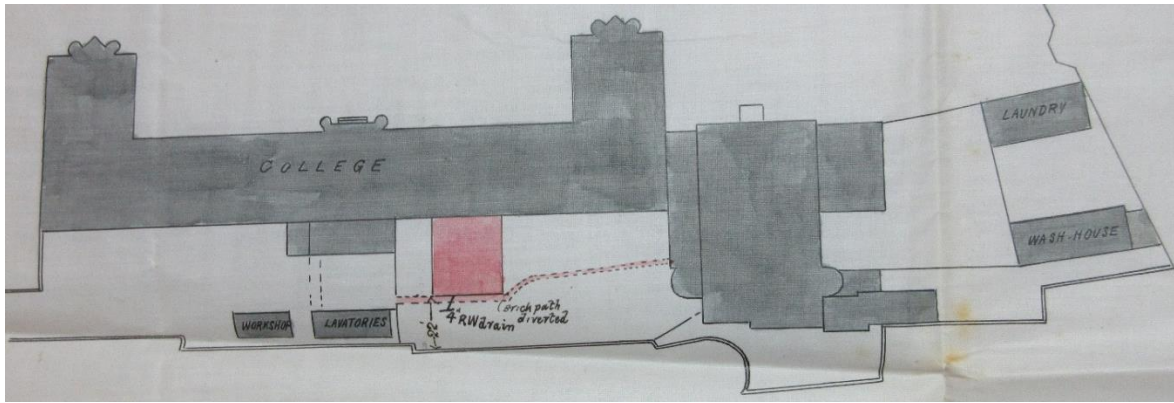


Figure 30: Block plan accompanying application for the 1897 rear extension (“rear extension C” in Figure 56).

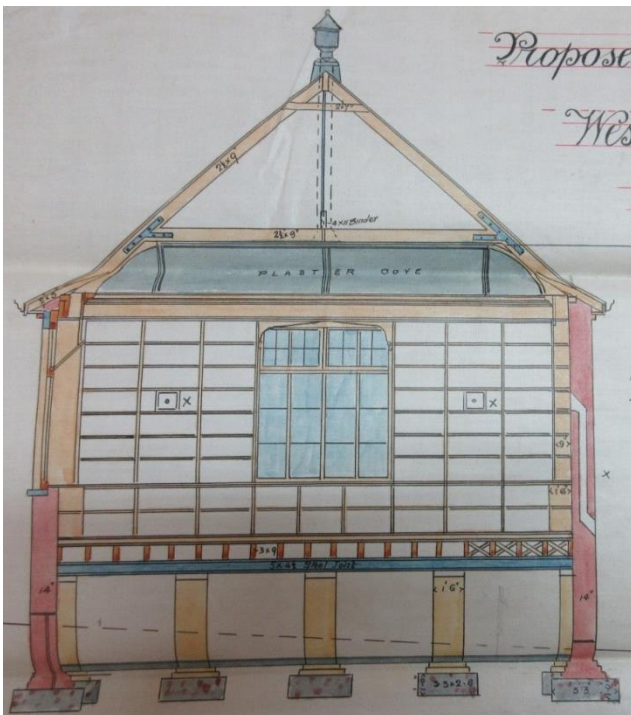


Figure 31 (left): Section AA of the 1897 rear extension.

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.

- 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 [Figure 35]. The walls of the entrance hall and corridors appear to have been painted black just above wainscot height. 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) and a lecture hall (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 35: Undated postcard of the large lecture hall in the Wesleyan College.

3.4. 20th 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 36], providing a new third floor level with raised chimney stacks, retaining the existing turret features at the front of the building [Figure 37, Figure 38 & Figure 39]. 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.

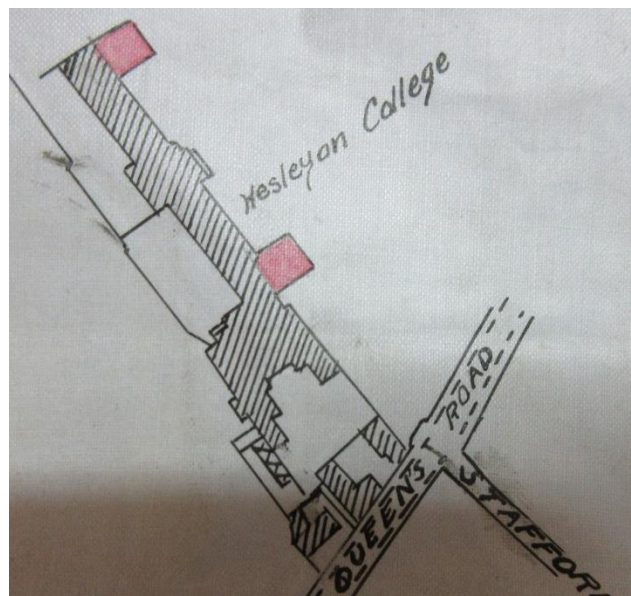


Figure 36: Block plan showing north and south wings, both of which acquired a new storey, 1903.

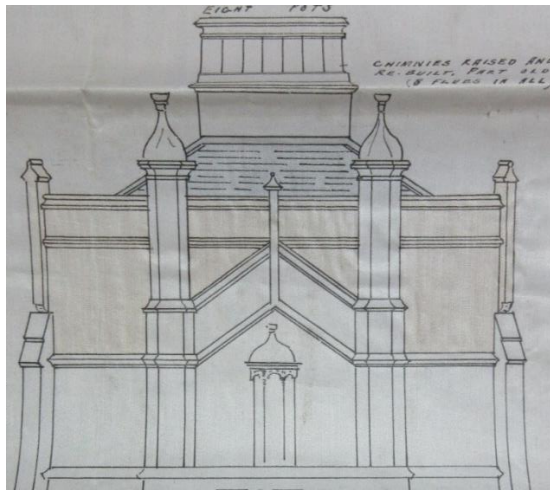


Figure 37 (left): Proposed end elevation of both north and south wings at second and third floor level, 1903.

Figure 38 (right): Proposed side elevation of north wing at second and third floor level, 1903.



Figure 39: 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 56]). 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 40, Figure 41 & Figure 42].

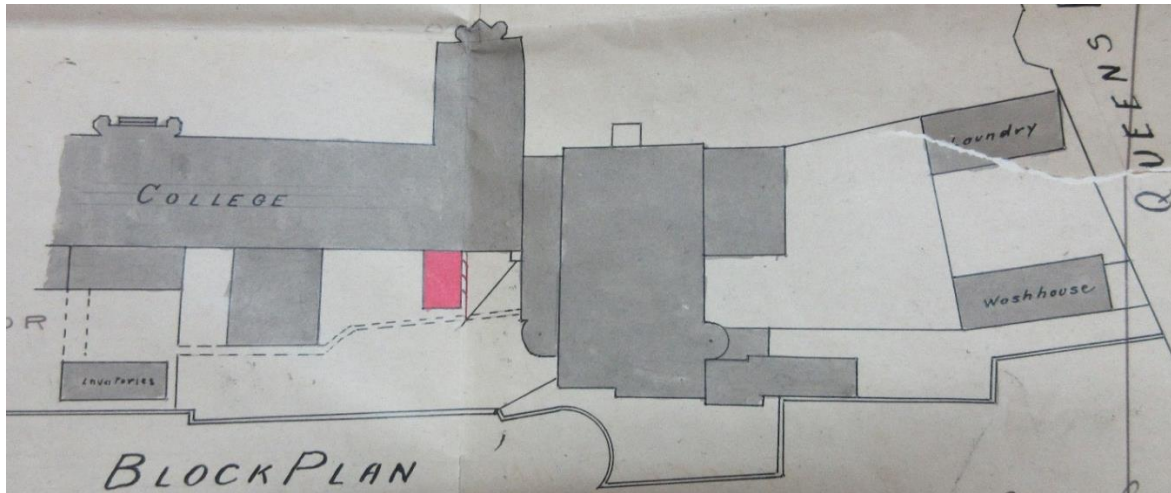


Figure 40: Block plan accompanying application for the 1903 rear extension (“rear extension E” in Figure 56).

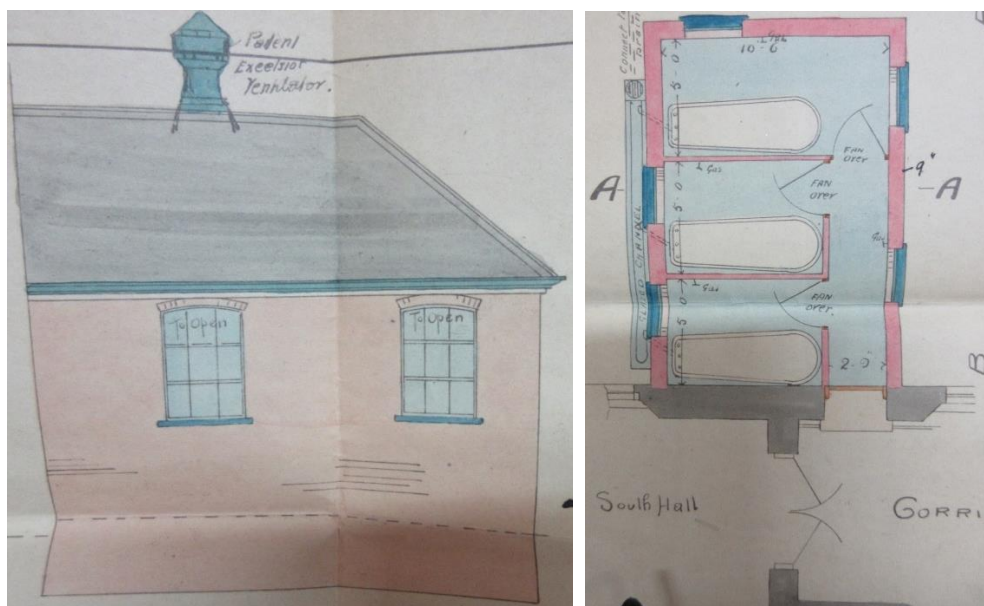


Figure 41 (left): Proposed north-west elevation of new rear extension, 1903.

Figure 42 (right): Floor plan of new rear extension, 1903.

- 3.4.3. The 1910-11 map [Figure 43] 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 44] (later referred to in this report as “rear extension F” [Figure 56]). These included an extension to the rear with a remodelled kitchen at ground floor level and bedrooms at first floor level [Figure 45], and a small extension to the side at ground floor level (i.e. a study) [Figure 46].

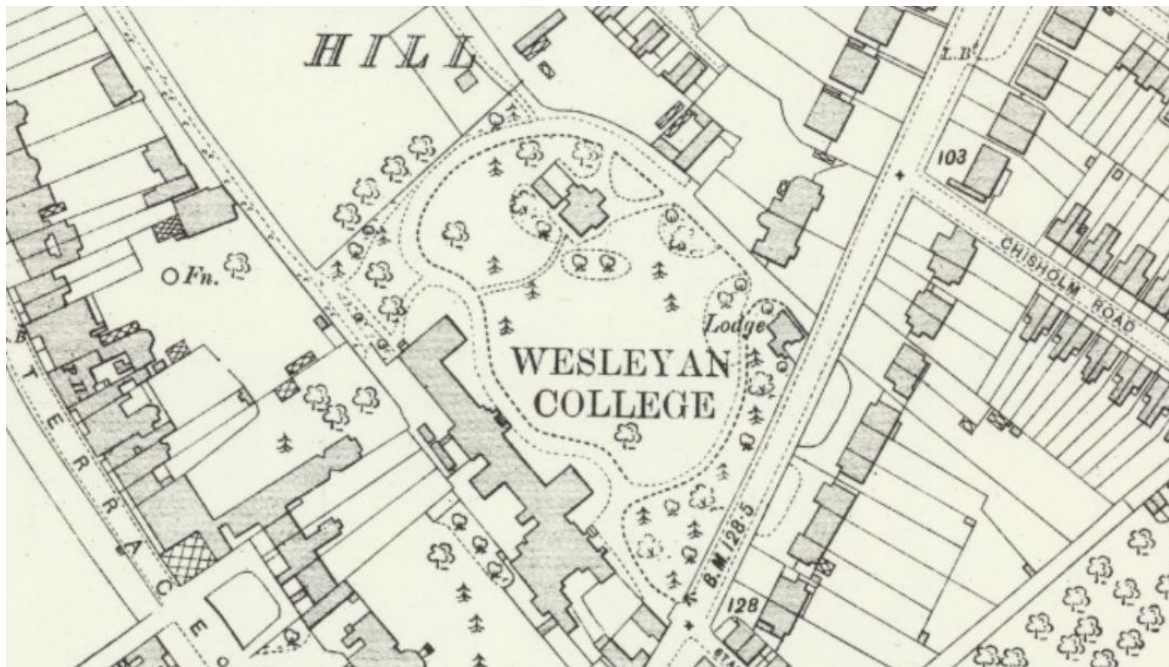


Figure 43: 1910-11 map.

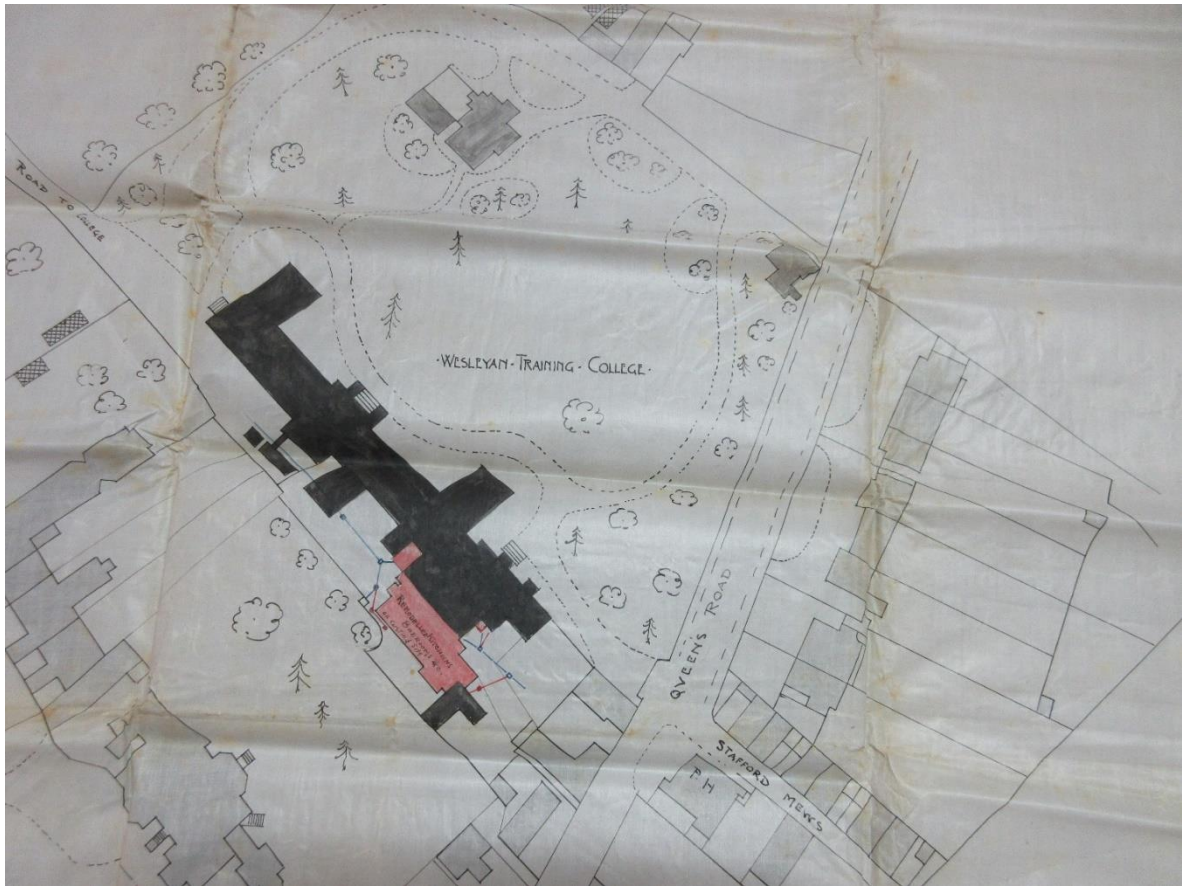


Figure 44: Block plan showing proposed rear and side extensions to George House, 1920.



Figure 45: Section AB – proposed two-storey extension to the rear of George House, including re-modelled kitchens and new bedrooms, 1920.

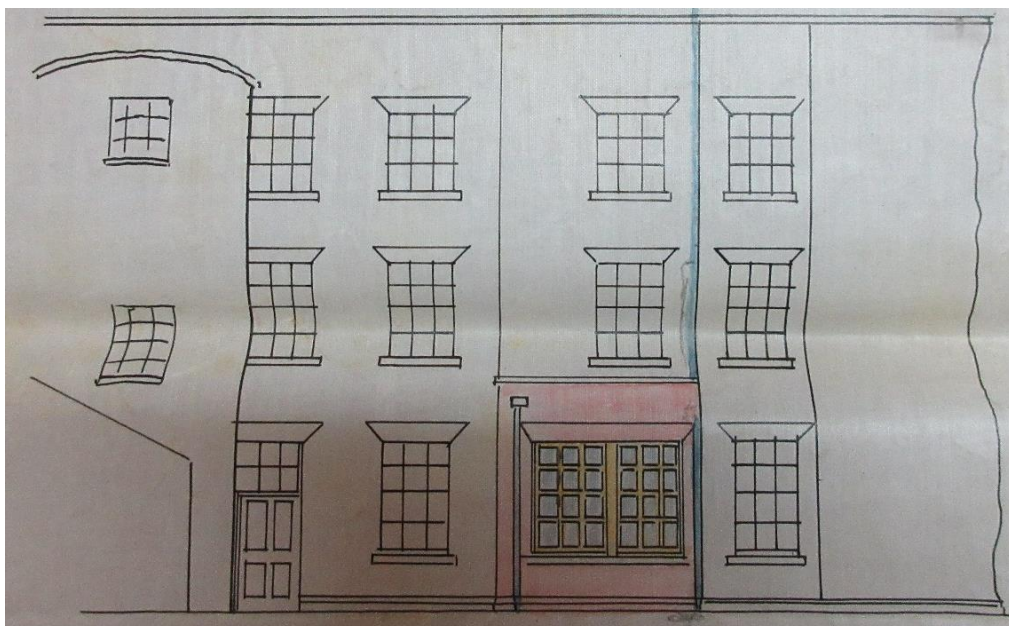


Figure 46: Elevation – Proposed single-storey extension to the side of the building, where a study was located, 1920.

- 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 56]). The extension had three storeys, with the library at ground floor level, and a lower-ground and first floors [Figure 49]. 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 48, Figure 49 & Figure 50]. 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.

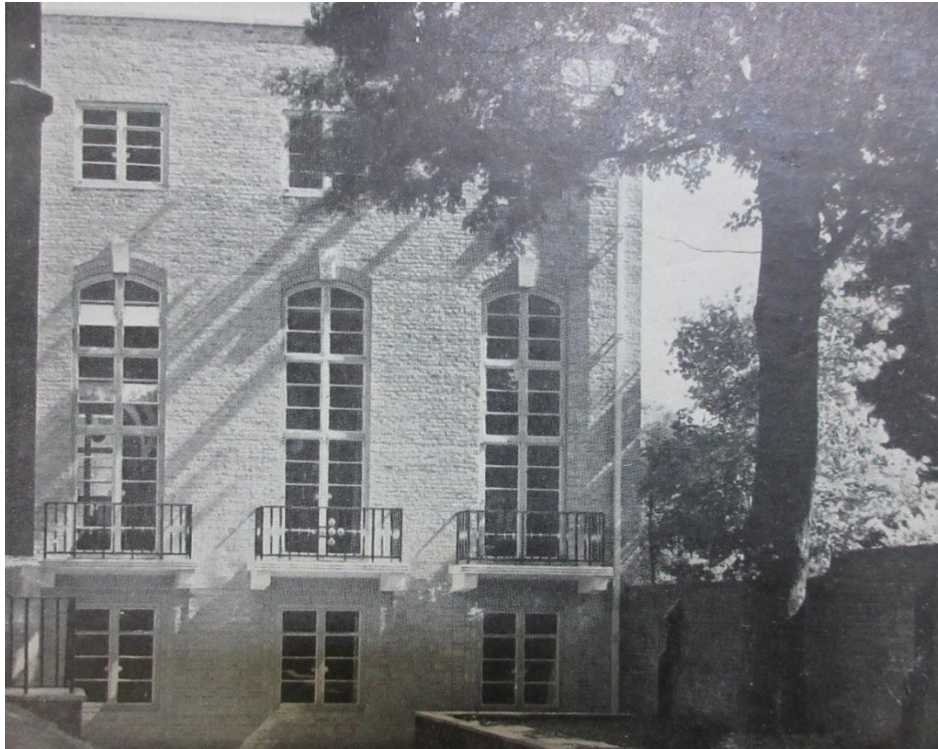


Figure 47: Side (north west) elevation of Maufe's library extension (The Builder, 15th Jan 1937).

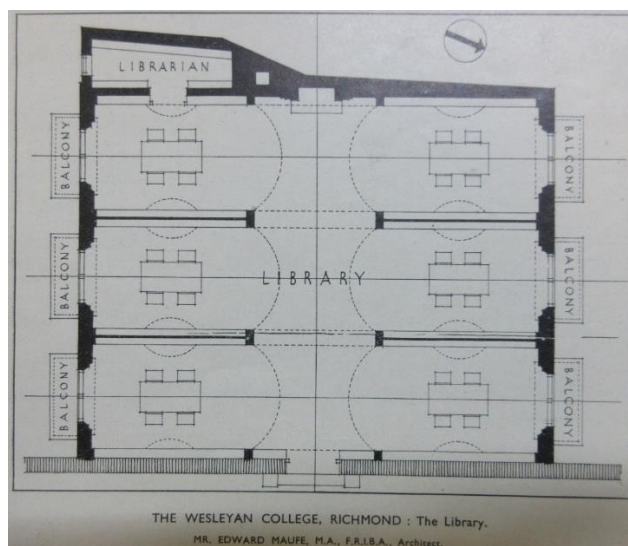


Figure 48: Ground floor plan of Maufe's library extension (The Builder, 15th Jan 1937).

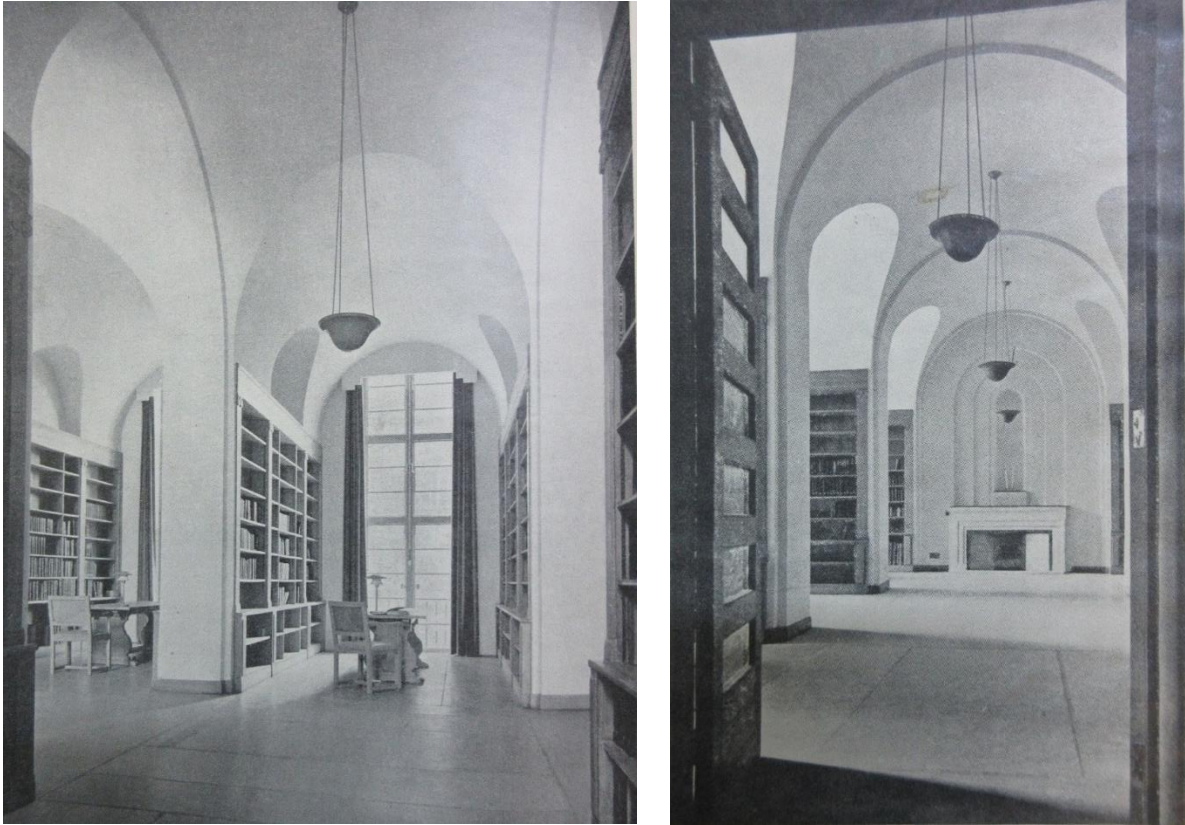


Figure 49 (left): Photograph of Maufe's library extension (The Builder, 15th Jan 1937).

Figure 50 (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, 15th 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. 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...*"
- 3.4.11. Maufe's rear extension can be seen in the 1933 OS map [Figure 51]. It appears that by then the carpentry workshop and WCs built to the rear of the principal building in 1889 had been demolished.



Figure 51: 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!

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

- 3.4.14. 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.

- 3.4.15. 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.

- 3.4.16. 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.

- 3.4.17. 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 foot-path 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 52] 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 53] shows the footprint of the main college building. The Lass O'Richmond public house was then called "The Last of Richmond Hill".
- 3.4.18. 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.

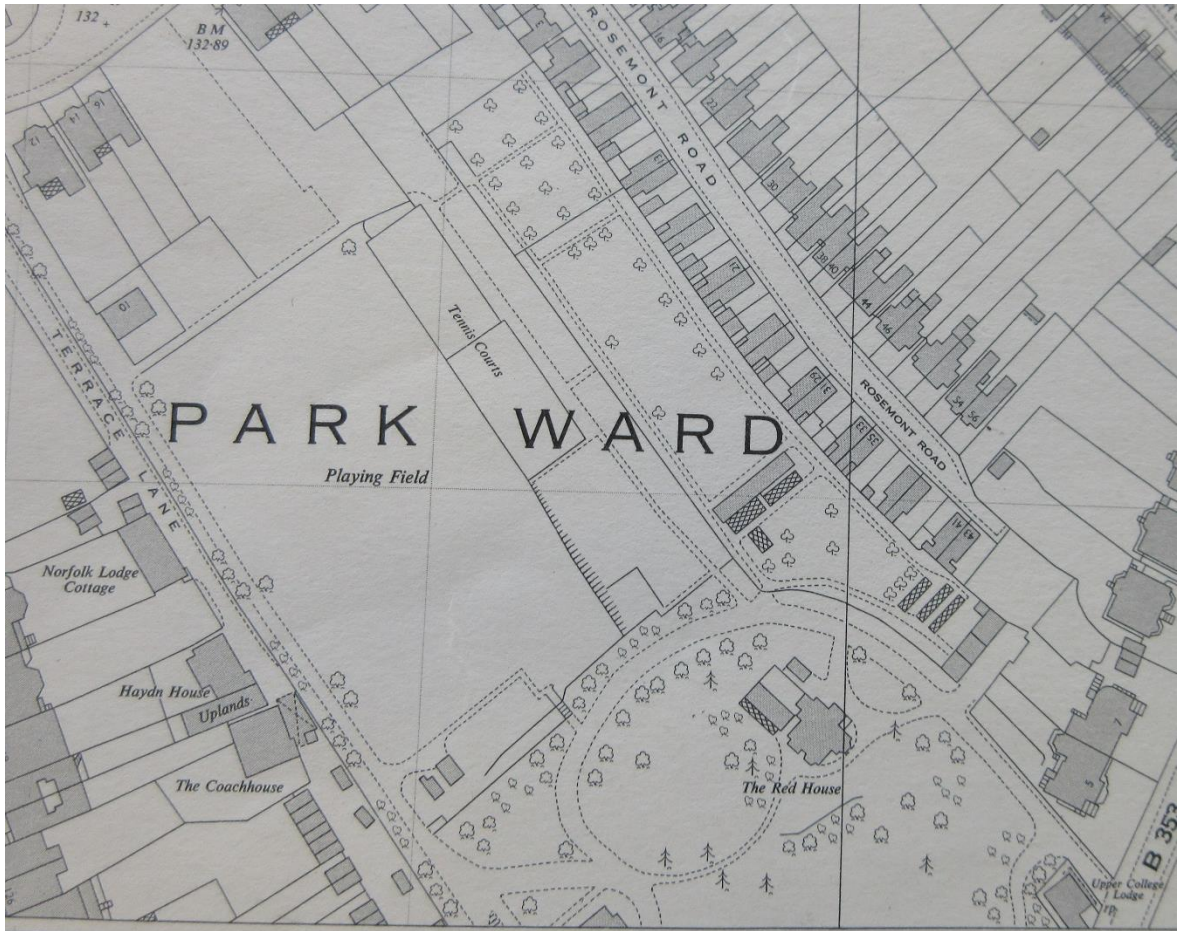


Figure 52: 1974 map (OS).



Figure 53: 1973 map (OS).

- 3.4.19. 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.
- 3.4.20. 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 56]). 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*".
- 3.4.21. 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.
- 3.4.22. 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.
- 3.4.23. 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).
- 3.4.24. Three applications for a new library building were approved in 1989, 1994 and 1997. The five-storey building designed by Lewis Patten Architects [Figure 55] was chosen over the one designed by Anthony Turrell Architects [Figure 54] – and the Sir Cyril Taylor Library was built c. 2000.
- 3.4.25. It is unknown when the rear extension later referred to in this report as "rear extension D" [Figure 56] 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 56]) 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 54 (left): Proposed north-east elevation of new library building, designed by Anthony Turrell Architects, Oct 1996.

Figure 55 (right): Proposed north-east elevation of new library building, designed by Lewis Patten Architects, Dec 1997.

3.5. 21st 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. 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).

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 19th and 20th 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 56]. 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 56: 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 56]. 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 56] 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 56] 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 56] 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 56], 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 56] 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 19th 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 56]. The rear extensions to George House are referred to as rear extension F.

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 19th to the late 20th 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 19th 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 56*]). 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 56*] 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 56*] 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 56*] 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 56*], 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 56*] 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 19th 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 19th 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 21st century modern idiom Sir Cyril Taylor library, and the late 19th 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 19th 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 June 2024, which can be found within the application bundle. The proposals involve some minor external alterations to the buildings within the subject site, some internal enhancements to the principal college building, the provision of new security gates, and the replacement of some hard surfacing.
- 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 Conservation Area (“RHCA”) and St Matthias Conservation Area (“SMCA”), the settings of the RHCA and the SMCA, and the settings of 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. **External alterations to the principal Grade II listed college building and George House**
- 7.5.1. The widening of the small door located to the south-east elevation of the principal 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 [Figure 66]. 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.
- 7.5.2. It is considered that the existing “conservatory” at lower-ground floor level attached to the 1980s rear extension (Extension B in [Figure 56]) 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 [Figure 70].

- 7.5.3. The existing 1920s extensions to George House are not considered to be positive contributors to the architectural or historic interests of the subject site, nor to the character and appearance of the RHCA. The proposed new door opening to this 1920s extension would be discreetly located within an existing round-arched alcove, and the design of the new pair of timber-panelled doors is befitting of the neo-Georgian style of the extension [Figure 72].
- 7.5.4. The front (north-east) elevation of George House generally has a neo-Georgian appearance, save for its timber-framed casement windows – making a somewhat positive contribution to the architectural interest of the subject site, but not to its historic interest. The proposed wall-fixed luminaires adjacent to the entrances, would not detract from the architectural or historic interests of the building, and their discreet appearance would minimise their visual impact on the RHCA and the setting of the listed building.
- 7.5.5. The existing front elevation of the principal college building has some ventilation louvres and an external condenser plant unit, at basement level [Figure 74]. These features are hidden from view, behind planting [Figure 75]. The proposed replacement of these items (including the removal of a small window at basement level to provide a new ventilation louvre, and enlarging one ventilation louvre) would have no visual impact on the RHCA, given that they would be discreetly hidden behind existing planting. Although there would be some loss of historic fabric, the window being removed is not considered to make a positive contribution to the heritage significance of the listed building given its low status and its hidden nature. The window in itself does little to facilitate an understanding and appreciation of the architectural and historic interests of the building. Therefore, these alterations would have a neutral impact on the architectural and historic interests of the subject site.
- 7.5.6. The proposed scheme also involves the provision of some discreetly located ventilation grilles and louvres to parts of the rear elevation of principal building which are relatively hidden, and which do not contribute positively to architectural or historic interests of site. The proposed ventilation grilles and louvres to George House would similarly be discreetly located, and they would only affect parts of the building which do not make a positive contribution to the architectural interests of the subject site. These additions, along with the proposed ventilation extract cowls to the roof of the principal college building, would not be easily noticeable – and as such, would have a negligible and neutral visual impact on the RHCA. The loss of historic fabric would be minimal, and any perceived detriment to the architectural and historic interests of the subject site, would be counterbalanced both by the internal enhancements being offered by the proposed scheme, and by the non-heritage related public benefit outlined in the planning statement.
- 7.5.7. The proposed modified waste pipes to the principal college building would have a negligible and neutral visual impact on the appearance of the building, and no tangible impact on the RHCA.
- 7.5.8. 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 RHCA and the setting of the SMCA**, and **no impact on the settings of any other nearby heritage assets**.

7.6. Internal alterations to the principal Grade II listed college building and George House

- 7.6.1. The current proposed internal alterations to the principal college building and George House, are outlined in pages 23-29, and 32 of the Design and Access Statement (“DAS”, IID Architects, June 2024).
- 7.6.2.1. **Removal of mezzanine floor:** The consented Listed Building Consent application (ref: 24/0524/LBC) included a number of proposed enhancements to the interior of the principal Richmond College building. Amongst these enhancements was the reinstatement of the original full height of the ceilings to the rooms at ground floor level to the south of the main entrance, and facilitating a better appreciation of the original architectural features – by removing the modern mezzanine floor and stairs. Enhancements to the rooms at ground floor level to the *north* of the main entrance included removing glazed partitioning [Figure 63] (thus reinstating more of the historic form and appearance of the room), removing one of the spiral staircases to the mezzanine floor [Figure 60], and removing the modern partition walling around the original chimney breast and fireplace [Figure 60] – thereby reinstating the historic appearance of the room with its fireplace at the north end) [Figure 59 & Figure 35]. (Refer to Heritage Statement for application ref: 24/0524/LBC for further details.)
- 7.6.2.2. The current proposals involve further enhancements to the rooms at ground floor level to the north of the main entrance, by removing the modern mezzanine floor [Figure 59] and the remaining spiral staircase [Figure 61].
- 7.6.3.1. **Maufe Library:** The consented application involved the removal of the insensitive modern stud walling to the 1930s library designed by Edward Maufe (within Extension A in [Figure 56]), and the provision of glazed partition walls, which would facilitate an appreciation and understanding of the original chapel-like appearance of the 1930s library. This would notably restore the art deco fireplace as a principal architectural feature which would be immediately visible as an end-stop, upon entry into the room.
- 7.6.3.2. The current proposed scheme is nearly identical to the consented scheme, in its reinstatement of the original planform of the library – only it offers the further enhancement of omitting any glazed partition walls.
- 7.6.4. The consented application involved a number of minor alterations to the partition walls between the rooms, at every floor level. As indicated in pages 24-29 of the DAS, some of the previous proposed minor alterations have been omitted from the scheme (thereby representing an improvement to the consented scheme by virtue of the reduced number of alterations), and there are some further internal alterations to the 1980s rear extension. The 1980s rear extension (Extension B in [Figure 56]) only makes a neutral contribution to the architectural interest of the subject site, and its interior is not considered to be sensitive to change. Therefore, the impact of these small alterations to the internal planform on the architectural and historic interests of the listed building would be minimal and neutral.
- 7.6.5. The consented application included the reconfiguration of the planform of the principal college building at second floor level, removing the historic walls and chimney breasts within the axial part of the building. The drawings submitted with the consented application showed the chimney breasts and fireplaces as being retained – but for structural reasons (i.e. the need for steel structural beams), the chimney breasts cannot in fact be retained. The drawings for the current proposed scheme, therefore, have omitted the chimney breasts. It is considered that even if it had been possible to retain the chimney breasts, they

would have been rather incongruous within the new layout, and they would not have been effective in retaining an understanding of the original planform at second floor level. The original planform at second floor level can be better understood from observing the retained planform at third floor level, together with its retained chimney breasts and fireplaces.

- 7.6.6. The interior of the proposed widened timber door to the south-east elevation of the principal college building would have a design which is based on the existing door – using materials and building methods of the highest quality [Figure 64].
- 7.6.7. It is considered that this aspect of the proposal would have a **minimal and neutral to positive impact on the heritage significance of the subject site**. It would have **no impact on the character and appearance of the RHCA, nor on the settings of any other nearby heritage assets**.

7.7. External alterations to The Red House

- 7.7.1. The principal entrance to The Red House is located within a prominent porch at the building's north-east elevation. There is also a more discreet secondary entrance comprising a rather incongruous modern glazed door, within the south-west elevation [Figure 76 & Figure 78]. The proposed replacement and widening of this modern door (also being re-hung to open outwards for fire escape purposes) would involve no loss of historic fabric, and there would be no visual detriment to the external or internal appearance of The Red House [Figure 77]. On the contrary, the proposed replacement door would comprise better quality materials than the existing door – as befitting a building which is within the curtilage of a Grade II listed building. Given the relatively hidden nature of this elevation at ground floor level (due to its proximity to planting and the tennis court, the proposed ramped access would have a low visual impact on the appearance of the building. Its relatively discreet location would mean that its visual impact on the RHCA would be negligible and neutral.
- 7.7.2. 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 RHCA and setting of the SMCA**, and **no impact on the settings of any other nearby heritage assets**.

7.8. External alterations to Sir Cyril Taylor Library and Longley House

- 7.8.1. Neither the Sir Cyril Taylor Library nor Longley House are locally listed or statutorily listed, and they are not within the curtilage of the Grade II listed Richmond College.
- 7.8.2. The proposed alterations to the Sir Cyril Taylor Library would involve the provision of new entrances to the north-west and north-east elevations (thus facing away from the Grade II listed college building) – each comprising a single-paned glazed door with a single-paned side light and a single-paned fanlight, ramped access with retaining walls, and metal balustrading [Figure 80 & Figure 82]. It is considered that these alterations would sustain the extent by which the building sits comfortably within the subject site, complementing the appearance of the Grade II listed college building. Its impact on the character and appearance of the RHCA would be neutral.

- 7.8.3. The proposed wall-fixed luminaires to the Sir Cyril Taylor Library would be discreet in appearance, and the removal of the external condensers would improve the external appearance of the building. The proposed new fume cupboard extract ducts and waste drainage vent pipes at roof level would barely be discernible when viewed from the grounds of the subject site.
- 7.8.4. The proposed widened door to the south-east elevation of Longley House would have a negligible visual impact on the RHCA, and on the setting of the listed building within the subject site. The replacement rooflights would have no discernible visual impact.
- 7.8.5. It is considered that this aspect of the proposal would have a **negligible and neutral impact on the setting of the Grade II listed Richmond College (and the locally listed buildings within the subject site which are also within the curtilage of the Grade II listed Richmond College)**. It would have a **negligible and neutral impact on the character, appearance and settings of the RHCA and the SMCA**, and **no impact on the settings of any other nearby heritage assets**.

7.9. Alterations within the grounds, and to the entrances addressing Queen's Road

- 7.9.1. The proposed scheme involves the provision of some new automated 1.8 metre high pedestrian and vehicular gates to both entrances of the subject site, addressing Queen's Road. They would have a pared back, light-weight appearance, comprising slender galvanised balustrades (painted black), and their height would be approximately the same as the main boundary brick walls. The access controls and intercom system would similarly have a low visual impact, being located on relatively low-level posts. The gates to the north entrance (or "exit") would be aligned with the pavement, whereas those to the south entrance would be set back from the street. Although the thermoplastic line marking adjacent to the north gates would be intended to be visible, it is considered that it would not detract from the character and appearance of the RHCA, nor from the settings of any nearby heritage assets (including the Grade II listed Richmond College, the Grade II listed Queen's Road Estate, the SMCA, and locally listed buildings).
- 7.9.2. The proposed replacement hard surfacing within the subject site would match that of any which is existing. This would include the concrete flags adjacent to the principal college building, The Red House and the Sir Cyril Taylor Library; the reinstated tarmac adjacent to Longley House; and the brickwork and stone flags in the former location of the 1980s "conservatory" to the rear of the principal college building [within Extension B in *Figure 56*].
- 7.9.3. The proposed 2-metre fencing and gate to the side (south-east) elevation of the Maufe Library extension [Extension A in *Figure 56*] (screening the plant enclosure) would be in a discreet location, rarely to be seen.
- 7.9.4. It is considered that this aspect of the proposal would have a **negligible and neutral impact on the setting of the Grade II listed Richmond College (and the locally listed buildings within the subject site which are also within the curtilage of the Grade II listed Richmond College)**. It would have a **negligible to minimal and neutral impact on the character, appearance and settings of the RHCA and the SMCA and on the settings of any other nearby heritage assets**.

7.10. Guidance

- 7.10.1. The impact of the proposals on the heritage significance of the subject site, on the setting of the Grade II listed Richmond College (and parts of the site within the curtilage of the listed building), on the character and appearance of the Richmond Hill Conservation Area (“RHCA”) and the St Matthias Conservation Area (“SMCA”), on the settings of the RHCA and the SMCA, and on the settings of other nearby heritage assets, has been assessed by this Heritage Statement, in accordance with the following guidance. This guidance also informed the designs of the proposed scheme.
- 7.10.2. **Good Practice Advice in Planning Note 3, Historic England** (2017) [Appendix 6] which provides guidance on the assessment of the setting of heritage assets. (See Chapter 2 of this Heritage Statement.)
- 7.10.3. **National Design Guide, Ministry of Housing, Communities and Local Government (now the Department for Levelling Up, Housing and Communities)** (2019) [Appendix 7]: The NDG is the national planning practice guidance for “beautiful, enduring and successful places”. It states that the components for good design are: the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing. The NDG focuses on what it terms the “ten characteristics”: Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources, and Lifespan. The first three characteristics are especially pertinent to the proposed scheme:
- **Context & Identity:** The proposed scheme has been designed according to a thorough understanding and appreciation of the context, history and cultural characteristics of the subject site and the surrounding neighbourhood. It would sustain the existing character and appearance of the RHCA, the heritage significance of the subject site, and the settings of any heritage assets (including the Grade II listed Richmond College itself).
 - **Built Form:** The proposed scheme would make no tangible difference to the height, bulk, scale or massing of any of the buildings/structures within the subject site.
- 7.10.4. **Building in Context Toolkit, English Heritage and CABE (now the Design Council)** (2001) [Appendix 8]: This was formulated to encourage a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context. The application of the principles of good design is considered to reduce or remove potential harm and provide enhancement. It is considered that the proposals have taken full account of the Toolkit’s eight principles, as follows:
- **Principle 1: A successful project will start with an assessment of the value of retaining what is there.** The proposed scheme would essentially retain what is already there, save for some minor alterations – including the provision of some visually lightweight front gates, the provision of discreet ventilation louvres/grilles to the principal college building and The Red House, and some small alterations to door openings which would be minimal in visual impact. The proposed removal of the 1980s “conservatory” would be an improvement on the appearance of the area to the rear of the principal college building. In addition, there would be some internal enhancements – notably the reinstatement of the original ceiling height of the rooms at ground floor level to the north of the entrance (by removing the mezzanine floor and staircase), and the full reinstatement of the planform of the 1930s Maufe Library.

- **Principle 2:** *A successful project will relate to the geography and history of the place and lie of the land.* The history of the local area and of the subject site itself has been assessed by Chapter 3 of this report. The proposals have thus been informed by an understanding of the history, character and identity of the subject site, the streetscape, and the surrounding area.
- **Principle 3:** *A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.* The heritage significance of the subject site has been assessed by Chapter 5 of this report, and its heritage context by Chapter 2. The proposals have thus been informed by an understanding of the heritage significance of the subject site; the character and appearance of the RHCA and the SMCA, and the settings of nearby heritage assets – as well as the contribution which the subject site makes to them.
- **Principles 4 & 6:** *A successful project will sit happily in the pattern of existing development and the routes through and around it. A successful project will respect the scale of neighbouring buildings.* The proposed scheme would involve no increase in any height, bulk, scale or massing – and it would sustain the extent by which the buildings sit happily in the pattern of existing development and the routes through and around the subject site. The scale of neighbouring buildings would be respected.
- **Principles 5 & 8:** *A successful project will respect important views. A successful project will create new views and juxtapositions which add to the variety and texture of the setting.* The proposed scheme would not affect any views within or adjacent to the RHCA or the SMCA – let alone any views recognised by the local planning authority as being important.
- **Principle 7:** *A successful project will use materials and building methods which are as high quality as those used in existing buildings.* The proposed scheme would use materials and building methods which are of as high quality as those used in the existing building. The proposed replacement door to the principal college building would comprise timber, 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. The other replacement doors have been designed to complement the elevations in which they would be located, using traditional materials (notably timber and glass).

7.11. Summary of impact

- 7.11.1. The proposed scheme has been informed by a thorough understanding of the history and heritage significance of the subject site.
- 7.11.2. The proposed entrance gates have been designed with a pared back, light-weight appearance, comprising slender galvanised balustrades (painted black). At 1.8 metres, they would be approximately the same height as the boundary brick walls.
- 7.11.3. The proposed scheme involves the replacement/introduction of some doors, which have each been individually designed according to their location and context (and using good quality materials). They would thus sustain the architectural and historic interests of the subject site, the setting of the Grade II listed and locally listed buildings within the subject site, the character and appearance of the RHCA and the SMCA, and the settings of other nearby heritage assets.

- 7.11.4. The proposed removal of the rather incongruous looking “conservatory” within the 1980s rear extension [Extension B in *Figure 56*] would provide a design benefit to the subject site – improving the appearance of the area to the rear of the principal college building, and enhancing the character and appearance of the RHCA (albeit to a small degree).
- 7.11.5. The proposed new ventilation louvres and grilles would be visually lightweight, and discreetly located.
- 7.11.6. Most of the proposed internal alterations to the principal college building would be very minor and neutral in impact – save for the notable enhancements being offered. These include the reinstatement of the original ceiling height of the principal room at ground floor level to the north of the entrance, by removing the modern mezzanine floor and staircase, and the full reinstatement of the planform of the 1930s Maufe Library (i.e. with no glazed partition walls). The proposed enhancements would notably facilitate a better understanding and appreciation of the architectural and historic interests of the listed building.
- 7.11.7. Overall, it is considered that the proposed scheme would have a **minimal and neutral to positive impact on the heritage significance of the subject site**. It would have a **negligible to minimal and neutral impact on the character and appearance of the Conservation Area**, and a **negligible to minimal and neutral 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.*

The proposed scheme would sustain the existing local character, including the relationship of the subject site to the surrounding townscape. Most notably, the proposed entrance gates have been designed with a pared back, light-weight appearance, comprising slender galvanised balustrades (painted black). At 1.8 metres, they would be approximately the same height as the boundary brick walls. The proposals would thus also sustain existing development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, layout, siting and access, space between buildings, and heights. The

proposed replacement/introduction of doors to the buildings within the subject site, have each been individually designed according to their location and context – paying attention to good quality materials and detailing. As such, 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.

The proposed scheme would retain the original structure of the buildings within the subject site. The proposed alterations to the internal layout of the Grade II listed building would involve the reinstatement of the original ceiling height of the principal room at ground floor level to the north of the entrance, and the full reinstatement of the planform of the 1930s Maufe Library (i.e. with no glazed partition walls) – thereby enhancing an appreciation and understanding of the building's heritage significance. The proposed replacement/introduction of doors to the buildings, have each been individually designed according to their location and context – with good quality materials, and paying attention to detailing. The proposals would thus sustain the heritage significance and settings of the designated heritage assets within the subject site, the character and appearance of the RHCA and the SMCA, and the settings of any designated heritage assets located outside 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...

The proposed scheme would retain the original structure of the locally listed buildings within the subject site, as well as their layout, architectural features and materials. The proposed replacement/introduction of doors to the buildings, have each been individually designed according to their location and context – paying attention to good quality materials and detailing. The proposals would thus sustain the heritage significance and settings of the non-designated heritage assets within the subject site, and the settings of any non-designated heritage assets located outside of the subject site. 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). Therefore, the proposals would comply with Policy HC1.

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

The proposed scheme would sustain the local distinctiveness of the RHCA and the SMCA, and the layout, orientation, scale, appearance and shape of the buildings within the subject site – with due regard to

existing and emerging street hierarchy, building types, forms and proportions. The proposed entrance gates have been designed with a pared back, light-weight appearance, comprising slender galvanised balustrades (painted black). At 1.8 metres, they would be approximately the same height as the boundary brick walls. The proposed new ventilation louvres and grilles would be visually lightweight, and discreetly located. The proposed new architectural features (i.e. doors – each individually designed according to their location and context) would be of high quality. Thorough consideration has been given to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which would weather and mature well. Therefore, the proposals would comply with Policy D3.

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.*

The proposed scheme would sustain the local character and distinctiveness. For the reasons set out elsewhere in this Heritage Statement, the proposed scheme would have a negligible to minimal and neutral impact on the character and appearance of the RHCA and the SMCA, and 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 209. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

The Richmond Hill Conservation Area (“RHCA”) is defined by its varied architecture, by its spacious, verdant character, and by its topography which includes a number of “significant inclines”. The Queen’s Road character area of the RHCA is comparatively quiet. The St Matthias Conservation Area (“SMCA”), meanwhile, has a similar character and appearance to the RHCA, although it has a greater proportion of Victorian houses, its topography is less hilly, and it lacks the visual impact of nearby Grade I, Grade II* and Grade II registered parks and gardens. The external setting of the subject site is defined by the quiet, residential character and appearance of Queen’s Road, whereas the internal setting of the subject site is dominated by the Grade II listed 19th century neo-Gothic building in Bath stone and its side and rear extensions, other ancillary buildings, and the verdant grounds comprising mature trees, planting, lawns and pathways. The collective setting of the statutorily listed and locally listed buildings located within close proximity of the subject site is defined by the quiet, residential character of Queen’s Road within the RHCA. Although the subject site is mostly hidden from the public realm, it is currently considered to make a minimal and positive contribution to the character and appearance, and the setting of the RHCA and the SMCA, and a minimal and positive contribution to the settings of the statutorily listed and locally listed buildings located along Queen’s Road.

The proposed entrance gates have been designed with a pared back, light-weight appearance, comprising slender galvanised balustrades (painted black). At 1.8 metres, they would be approximately the same height as the boundary brick walls. The proposed scheme involves the replacement/introduction of some doors, which have each been individually designed according to their location and context (and using good quality materials). They would thus sustain the architectural and historic interests of the subject site, the setting of the Grade II listed and locally listed buildings within the subject site, the character and appearance of the RHCA and the SMCA, and the settings of other nearby heritage assets. The proposed removal of the rather incongruous looking “conservatory” within the 1980s rear extension would provide a design benefit to the subject site – improving the appearance of the area to the rear of the principal college building, and enhancing the character and appearance of the RHCA (albeit to a small degree). The

proposed new ventilation louvres and grilles would be visually lightweight, and discreetly located. The proposed scheme would also enhance an appreciation and understanding of the Grade II listed college building's heritage significance, by reinstating the original ceiling height of the principal room at ground floor level to the north of the entrance, and fully reinstating the planform of the 1930s Maufe Library (i.e. with no glazed partition walls). Thus overall, the proposed scheme would have a minimal and neutral to positive impact on the heritage significance of the subject site, a negligible to minimal and neutral impact on the character and appearance of the RHCA and the SMCA, and a negligible to minimal and neutral impact on the settings of any other nearby heritage assets.

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 minimal and neutral to positive impact on the heritage significance of the subject site, a negligible to minimal and neutral impact on the character and appearance of the RHCA and the SMCA, and a negligible to minimal and neutral impact on the settings of any other nearby 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 minimal and neutral to positive impact on the heritage significance of the subject site, a negligible to minimal and neutral impact on the character and appearance of the RHCA and the SMCA, and a negligible to minimal and neutral impact on the settings of any other nearby 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 design of the proposed building has been guided by Historic England's Planning Note 3 [*Appendix 6*], the Ministry of Housing, Communities and Local Government (Department for Levelling Up, Housing and Communities)'s National Design Guide (2019) [*Appendix 7*] and English Heritage and CABI (Design Council)'s *Building in Context Toolkit* (2001), [*Appendix 8*]. The proposals have also been informed a detailed understanding of 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 (including the subject site itself).
- 9.3. The proposed scheme would have an overall minimal and neutral to positive impact on the heritage significance of the subject site, a negligible to minimal and neutral impact on the character and appearance of the RHCA and the SMCA, and a negligible to minimal and neutral impact on the settings of any other nearby heritage assets.
- 9.4. The proposed entrance gates have been designed with a pared back, light-weight appearance, comprising slender galvanised balustrades (painted black). At 1.8 metres, they would be approximately the same height as the boundary brick walls. The proposed scheme involves the replacement/introduction of some doors, which have each been individually designed according to their location and context (and using good quality materials). They would thus sustain the architectural and historic interests of the subject site, the setting of the Grade II listed and locally listed buildings within the subject site, the character and appearance of the RHCA and the SMCA, and the settings of other nearby heritage assets. The proposed removal of the rather incongruous looking "conservatory" within the 1980s rear extension would provide a design benefit to the subject site – improving the appearance of the area to the rear of the principal college building, and enhancing the character and appearance of the RHCA (albeit to a small degree). The proposed new ventilation louvres and grilles would be visually lightweight, and discreetly located. The proposed scheme would also enhance an appreciation and understanding of the Grade II listed college

building's heritage significance, by reinstating the original ceiling height of the principal room at ground floor level to the north of the entrance, and fully reinstating the planform of the 1930s Maufe Library (i.e. with no glazed partition walls).

- 9.5. 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.
- 9.6. 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.

Phase 1, Queen's Road Estate, Richmond upon Thames

Heritage Category: Listed Building

Grade: II

List Entry Number: 1400339

Date first listed: 06-Jul-2012

Location

Statutory Address: Phase 1, Queen's Road Estate, bounded by Cambrian Road, Queen's Road and Stafford Place, Queen's Road, Richmond upon Thames

County: Greater London Authority

District: Richmond upon Thames (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ1858773972

Summary

Phase 1 of the Queen's Road Estate -developed between 1971 and 1983 by London and Quadrant Homes Ltd for Richmond Parish Lands Charity and designed by the architects Darbourne and Darke - including covered passages, paved brick walkways, kerbs and parking bays attached to houses fronting Hobart Place and Reynolds Place, boundary walls and wall-mounted street signage.

Reasons for Designation

Phase I of Queen's Road Estate is listed at Grade II for the following principal reasons:

* Architectural interest: inventive and dynamic housing design with a consistent and expressive attention to detail, executed in high quality materials; * Plan: achieves the spirit of community demanded of the brief for mixed housing through a tight network of blocks of varied height and profiles, using a repeated palette of forms and units, and through intimate spaces, linked by covered walkways and open paths, the entrances glimpsed from the existing roads. * Intactness: aside from specifically-commissioned replacement window and door units, there has been very little alteration; * Setting: integrated designed landscape which extends to hard surfaces, boundary fences and planting and the retention of existing trees, with the result that the scheme sits well in the existing streetscape; * Authorship: high reputation of the architects Darbourne and Darke, for their influential, sensitive and highly successful approach to housing, in this case designed for Richmond Parish Lands Charity.

History

The Queen's Road Estate was developed between 1971 and the early 1990s by London and Quadrant Housing Ltd on land owned by Richmond Parish Lands Charity between Richmond Park and Queen's Road. The Trustees of the Charity aimed to provide housing for lower and middle income families to a standard normally seen in private housing schemes, to encourage them to stay in the area which increasingly lacked affordable housing. The northern end of the site had already been earmarked for a new school while it was also their intention to include a community centre and to provide self-contained accommodation for the elderly. The Grade II listed workhouse buildings and the streets of C19 houses leading to Queen's Road that intersect the site were to be retained, the former converted to housing. The development was complicated by a proposed route for the Petersham bypass, a scheme which was eventually dropped in 1976.

Designs were selected by competition and the winning architects, Darbourne and Darke, submitted the first draft of a master plan in November 1972, with three options of different densities, varying from 72 to 92 persons per acre. The brief stipulated six types of rented accommodation, aimed specifically at young couples and families with young children. Based on the principles behind integrated, community-oriented, simple, practical low-rise housing that had won them acclaim at Lillington Gardens, Vauxhall in the early 1960s, the master plan considered every aspect, from socio-economic and financial issues to the dynamics and physical flow within the site and importantly, the integration of the scheme within the landscape. The development comprised terraced houses, maisonettes and a few small flats, served by a network of pedestrian paths or service roads behind the Queen's Road frontage. Each had access to a private garden or roof terrace and looked out onto open spaces, either paved courtyards or lawns. Where possible mature trees were retained.

The scheme was set out in three phases. Phase 1 comprised 91 units on a c.3 acre plot between Cambrian Road and Stafford Place and fronting Queens Road. Work started on site in February 1978 and the housing was formally opened in April 1983. Meanwhile work had begun on Phase 2, providing 133 units, built on a rectangular, c 4.8 acre plot at the northern end of the site, between Greville Road and Park Hill. Phase 3, for 100 or so units on the central site of c 5.7 acres, was started in the later 1980s and was developed in part by Fairbriar Homes Ltd.

Phase 1 stands out for the quality of the architecture which is inventive and dynamic and executed in high quality materials. It achieves the spirit of community demanded of the brief through a tight network of blocks of varied height and profiles, using a repeated recipe of forms and units; also through intimate spaces, linked by covered walkways and open paths, the entrances glimpsed from the existing roads. Attention to detail that integrates the site is high, extending to the hard landscape such as the ceramic street signage, brick paviers used on the paths and to outline kerbs and parking areas and coarse concrete aggregate used in sloping driveways. Wherever possible there are views of trees and greenery from the flats and houses, which are screened from the main road and adjacent streets, providing privacy and reducing the impact of the new development. A small playground was built into the communal space at the rear of Hobart Place where the ground opens out, giving space for gardens and added parking. Phase 1 which is included in the listing is described in the Details. Phases 2 and 3 are not included in the listing, but Phase 2 in particular is significant as part of Darbourne and Darke's development.

Phase 2, on a larger and more open site, was set out in a looser and architecturally less inventive arrangement than Phase 1. It comprises groups of mixed two and three storey flats, maisonettes and terraced houses of one to four bedrooms, some with a garage, overlooking an informal network of footpaths paved in brick, and squares set out with lawns and mature trees, enclosed by timber fences and hedges. To the east houses overlook open wooded land adjacent to the cemetery and Richmond Park. Road access was limited to the perimeter of the site. Like Phase 1, it has proved highly successful in social terms. It is laid out in terraces and informally linked groups of two and three and occasionally four storey units where individual units are indicated by brick buttresses. Like Phase 1, architectural detail is consistent throughout the phase however it was built in a lighter buff-brown brick than the richly coloured darker brick which was a feature of Lillington Gardens and of Phase 1. Most entrances have glazed porches, those at upper level reached by brick steps with steel balustrades. Window and most door units were replaced in 2011 with aluminium units finished in brown to match the original timber units which, like Phase 1, were painted brown. The new units have an added transom to conform with current building regulations.

Phase 3 was developed in different phases by separate developers and architects. It comprised a community centre, terraced housing and detached units to the north of Cambrian Road and south of Park Hill and leading off Grove Road to the west of the former workhouse. While similar to Phase 2, it is expressed in a reduced architectural manner, with stripped-down detail that lacks the consistent high quality of the earlier phases. Blocks developed by Fairbriar Homes are a late 1980s interpretation of the symmetrical mid-C19 villa, with raised entrances beneath set-back porches.

The practice of Darbourne and Darke was set up in 1961 following John Darbourne's successful entry for the Lillington Street Housing competition (LB Westminster), and Geoffrey Darke being awarded second prize for the Harlow competition. Darbourne and Darke were based in Richmond, where they rebuilt their office in a highly sensitive, architecturally rich environment overlooking Richmond Green. The Lillington Gardens scheme, Vauxhall (listed Grade II* and II) is recognised as one of the outstanding housing schemes of its time, and influenced the style of public housing schemes from the mid-1960s until the 1980s. The Queen's Road scheme reflects the concept devised for Lillington Gardens of simple practical design built on a human scale within

landscaped grounds. This scheme was praised in the architectural press at the time and the elevational drawings provided the frontispiece of the catalogue of the Heinz Gallery exhibition of the architects' work in 1977. The History of Richmond Parish Lands (1992) gives a detailed account of the project.

Details

MATERIALS: red-brown brick with flush dressings in similar brick. Where visible, slate roofs. Window and door units recently replaced in brown-finished, aluminium, double-glazed units to match the originals. Steel balustrade to steps and balconies. Post and rail fences with timber posts and tubular steel rails. Ceramic street signage. Brick paving; coarse aggregate concrete driveways.

PLAN: informal arrangement of close-knit two, three and four-storey flats, maisonettes and houses of one to four bedrooms, some with a garage, set out in groups and terraces, laid out on a 1.18 ha site. Designed to accommodate 370 people in 91 two- to seven-person units. To the south of Hobart Place these face Queen's Road and overlook an enclosed courtyard to the rear that is reached from Sayers Walk and by footpaths which cut through the terraces. The northern sections comprise terraced houses and maisonettes, overlooking Hobart Place and Reynolds Place to the west which serve as service roads, and look out towards Queen's Road while screened from the main road by a belt of trees and shrubs. To the east the layout opens out and is set into the side of the hill where houses overlook small private gardens and, south of Chisholm Road, a small communal playground. Footpaths lined with planting cut through to Chisholm Road and link Chisholm Road to Cambrian Road. The site butts onto the existing houses in Chisholm and Cambrian Roads and backs onto woodland and Richmond Park.

EXTERIOR: the southern group are an irregularly massed group of attached houses, maisonettes and flats, with both pitched and flat roofs, some with offset entrances beneath sloping-roofed porches, some reached via brick steps with brick parapets and steel balustrades. The Queen's Road elevation is set behind a brick wall. Passages cut through at ground level provide entry to and glimpses of the secluded inner courtyard. Upper floors overlooking the courtyard have windows opening onto steel balconies and flush dormers which rise above the roofline. The northern groups facing Hobart Place and Reynolds Place are designed as regular terraces of two and three-storey units set over garages at semi-basement level. Blocky, flat-roofed projecting bays alternate with recessed entrance bays which have sloping, sometimes glazed, porches and slate-hung upper floors. The northern angles with Chisholm and Cambrian Roads are offset and set back from the road behind trees, mitigating the impact of the development on the existing street plan. Entrances on the angles have glazed porches between brick cheeks while some windows have plain projecting brick architraves. Entrances at raised ground level are linked by terraces and steps with steel balustrades. Flush, rectangular, dormer windows project above the roof line while upper floors at the rear also have windows opening onto steel balconies. Behind the road frontages the blocks are grouped informally with the upper flats served by brick steps. Those at the rear of the site overlook lawns and woodland. Throughout, windows, and most door units to the rear, have been replaced in aluminium, double-glazed units finished in brown to match the original timber units which were painted brown. The new units have an added transom to conform with current building regulations.

Street names are inscribed in flush ceramic panels set into the brickwork. At junctions with public roads the space surrounding the buildings is defined by brick parapet walls and post and rail fences that define its margins without creating barriers. At the rear, gardens are contained behind brick walls and fences. Road and pavement surfaces are integral to the design, where pedestrian areas are paved and often stepped and sloping driveways are laid in a coarse concrete aggregate lined in flush brick, to give a better grip as well as adding texture to flat surfaces that integrates them within the scheme.

Phases 2 and 3 of the development are not included in the listing.

INTERIORS: not inspected.

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 56] |
| 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 56] |
| 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 56] |
| 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> | |

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| | | | |
|------|--|---|---|
| 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 st floors & classrooms & seminar rooms on 2 nd & 3 rd 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 nd and 3 rd 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 |

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| | | | |
|------|---------------------------|--|---|
| 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> | |
| 2024 | 24/0534/LBC | Internal alterations including removal of internal walls to allow for the use of the building as a secondary school, with on-site boarding accommodation. – <i>PERMITTED</i> | |

APPENDIX 3: DESCRIPTION OF RICHMOND COLLEGE EXTERIOR WITH PHOTOGRAPHS

[Refer to separate document.]

APPENDIX 4: PHOTOGRAPHS OF THE INTERIOR OF THE PRINCIPAL RICHMOND COLLEGE BUILDING



Figure 57 (left): Ground floor – North-west corridor, looking north-westward.



Figure 58 (right): Ground floor – South-east corridor, looking south-eastward.



Figure 59: Ground floor – One of the rooms accessed from the north-west corridor, with its ceiling lowered by the mezzanine floor. Note modern partition walling around original fireplace and modern spiral staircase (see Figure 60). Consented application ref: 24/0524/LBC involved the removal of these walls. Current application involves the removal of the modern ceiling/mezzanine floor.



Figure 60: Modern spiral staircase (which leads to the mezzanine floor) and original fireplace, in ground floor room accessed from the north-west corridor (see Figure 59). Consented application ref: 24/0524/LBC involved the removal of this staircase.



Figure 61: Modern spiral staircase (which leads to mezzanine floor). Current application involves the removal of this staircase, and the ceiling/mezzanine floor.



Figure 62 (left): Ground floor – One of the rooms accessed from the north-west corridor. Note modern glazed partitioning. Consented application ref: 24/0524/LBC involved the removal of this partitioning.



Figure 63 (right): Ground floor – One of the rooms accessed from the north-west corridor. Note modern glazed partitioning. Consented application ref: 24/0524/LBC involved the removal of this partitioning.



Figure 64: Interior of side entrance door to south-east elevation. (See Figure 67 for the exterior of the door.)

APPENDIX 5: EXTRACTS FROM DRAWINGS OF PROPOSED SCHEME

Existing plans, elevations and sections (drafted by IID Architects) can be found in the application bundle. Below are extracts. They have merely been reproduced for cross-referencing purposes, and they have not necessarily been reproduced to scale.



Figure 65 (left): Detail from existing Section AA – showing part of side (south-east) elevation of principal college building, at ground floor level. (See also Figure 67.)

Figure 66 (right): Detail from proposed Section AA. Note widened door opening and replacement door and architrave to the principal college building (south-east elevation).



Figure 67 (left): Side entrance door to south-east elevation. (Also Figure 13, Appendix 3.)

Figure 68 (right): North-west elevation of rear extension B.



Figure 69 (left): Detail from existing Section DD – showing north-west elevation of rear extension B. (See also Figure 68.)
Figure 70 (right): Detail from proposed Section DD. Note removal of modern “conservatory” to 1980s extension (labelled B in Figure 56).



Figure 71 (left): Detail from existing Section FF – showing north-east elevation of 1920s rear extension to George House.
Figure 72 (right): Detail from proposed Section FF. Note new door opening to the rear of George House (north-east elevation).



Figure 73: Detail from existing front elevation of college building – showing the part to the north of the entrance, at ground floor level. (See also Figure 75.) Note existing ventilation wall louvre, and existing external condenser plant unit and mesh framed enclosure – all at basement level.

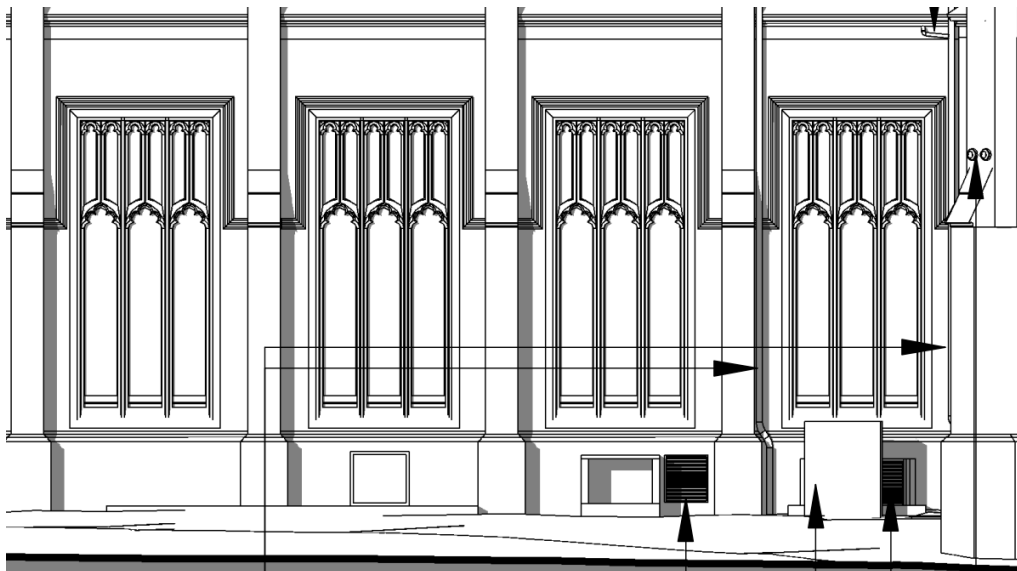


Figure 74: Detail from proposed front elevation of college building. Note enlarged ventilation wall louvre, replaced plant unit and enclosure, and removed window (with opening infilled and new ventilation louvre added).



Figure 75: Front (north-east) elevation of principal college building – to the north of the entrance, at ground floor level.



Figure 76 (left): Two-storey (plus attic storey) part of south-west elevation of The Red House – existing.
Figure 77 (right): Two-storey (plus attic storey) part of south-west elevation of The Red House – proposed.



Figure 78: Interior of secondary entrance, located within the south-west elevation.

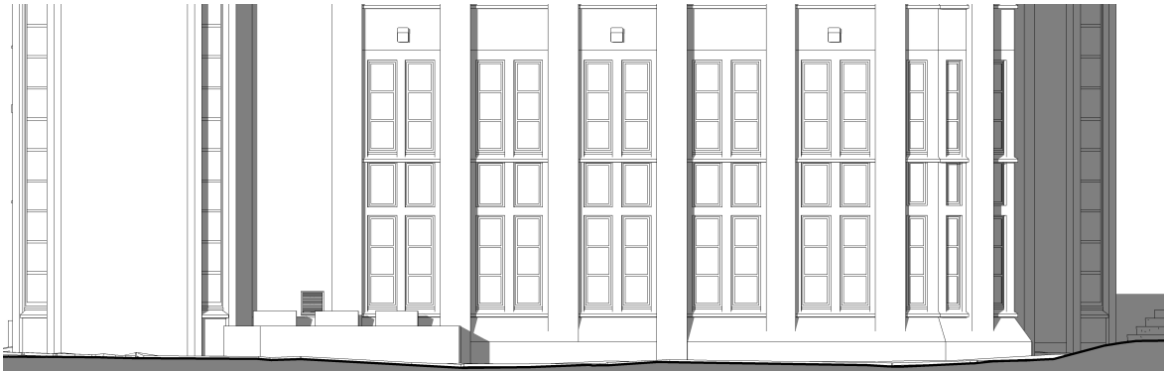


Figure 79: Existing north-east elevation Sir Cyril Taylor Library, at ground floor level.

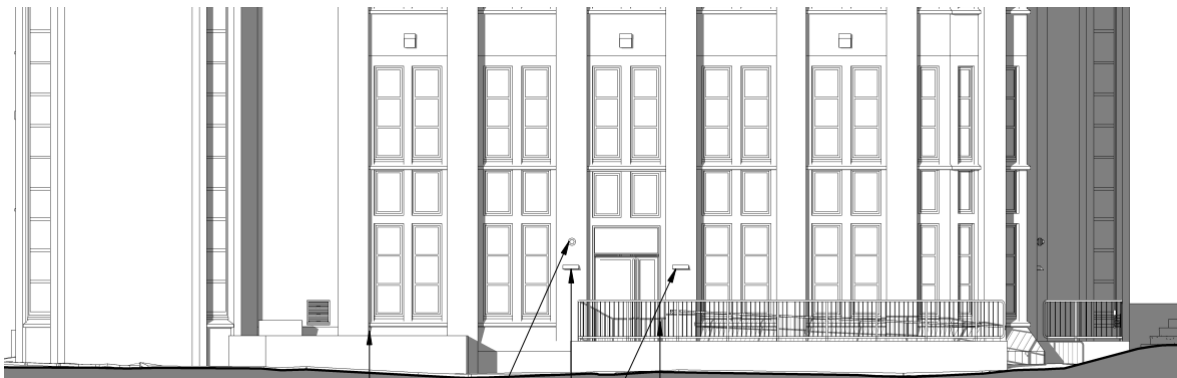


Figure 80: Proposed north-east elevation Sir Cyril Taylor Library, at ground floor level.

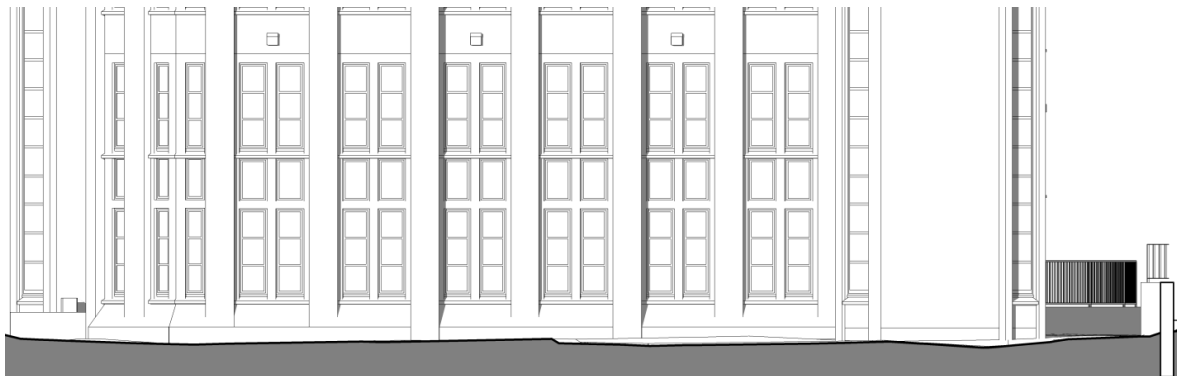


Figure 81: Existing north-west elevation Sir Cyril Taylor Library, at ground floor level.



Figure 82: Proposed north-west elevation Sir Cyril Taylor Library, at ground floor level.

APPENDIX 6: HISTORIC ENGLAND'S PLANNING NOTE 3: "THE SETTING OF HERITAGE ASSETS", DEC 2017

This note gives assistance concerning the assessment of the setting of heritage assets. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected.

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.

Step 5: Make and document the decision and monitor outcomes.

It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and "grain" of surrounding streetscape, landscape and spaces
- Formal design (eg. hierarchy, layout)
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, "wildness"
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relative topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (i.e. extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc.
- Lighting effects and "light spill"
- Change to general character (eg. urbanising or industrialising)
- Changes to public access use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/ accessibility/ permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/ permitted development/ etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/ temporariness
- Recurrence
- Reversibility

APPENDIX 7: THE NATIONAL DESIGN GUIDE, MINISTRY OF HOUSING, COMMUNITIES & LOCAL GOVERNMENT

The Ministry of Housing, Communities and Local Government (now the Department for Levelling Up, Housing and Communities)'s **National Design Guide** ("NDG") is the national planning practice guidance for "beautiful, enduring and successful places", published in October 2019. Its stated components for good design are: the layout (or masterplan); the form and scale of buildings; their appearance; landscape; materials; and their detailing. It focuses on what it terms the "ten characteristics": Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes and Buildings, Resources, and Lifespan.

Below are extracts which are relevant to heritage/conservation, design, and townscapes.

Context:

para 38: *An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments.*

para 40: *Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Some features are physical, including:*

- *the existing built development, including layout, form, scale, appearance, details, and materials;*
- *local heritage... and local character...*
- *views inwards and outwards;*

para 42: *Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:*

- *the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;*
- *patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, form and scale...*
- *the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development...*
- *public spaces, including their characteristic landscape design and details, both hard and soft.*

para 43: *However, well-designed places do not need to copy their surroundings in every way. It is appropriate to introduce elements that reflect how we live today, to include innovation or change such as increased densities, and to incorporate new sustainable features or systems.*

para 45: *When determining how a site may be developed, it is important to understand the history of how a place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.*

para 46: *Sensitive re-use or adaptation adds to the richness and variety of a scheme...*

para 47: *Well-designed places and buildings are influenced positively by:*

- *the history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details...*

Identity:

para 52: *Well-designed new development is influenced by:*

- *an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;*
- *the characteristics of the existing built form...*
- *the elements of a place or local places that make it distinctive; and*
- *other features of the context that are particular to the area...*

This includes considering:

- *the composition of street scenes, individual buildings and their elements;*
- *the height, scale, massing and relationships between buildings;*
- *views, vistas and landmarks;*
- *roofscapes;*
- *the scale and proportions of buildings;*
- *façade design, such as the degrees of symmetry, variety, the pattern and proportions and windows and doors, and their details;*
- *the scale and proportions of streets and spaces;*
- *hard landscape and street furniture;*
- *soft landscape, landscape setting and backdrop;*
- *colours, textures, shapes and patterns.*

para 55: *Well-designed places contribute to local distinctiveness. This may include:*

- *adopting typical building forms, features, materials and details of an area;*
- *drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;*
- *using local building, landscape or topographical features, materials or planting types;*
- *introducing built form and appearance that adds new character and difference to places;*
- *creating a positive and coherent identity that residents and local communities can identify with.*

para 56: *Materials, construction details and planting are selected with care for their context. ... They contribute to visual appeal and local distinctiveness.*

para 57: *Design decisions at all levels and scales shape the character of a new place or building. Character starts to be determined by the siting of a development in the wider landscape, then by the layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, design, materials and details of buildings and landscape.*

para 58: *Where the scale or density of new development is very different to the existing place, it may be more appropriate to create a new identity rather than to scale up the character of an existing place in its context. New character may also arise from a response to how today's lifestyles could evolve in the future, or to the proposed method of development and construction.*

para 59: *Where the character of an existing place has limited or few positive qualities, then a new and positive character will enhance its identity.*

Built Form:

para 64: Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context.

para 65: Built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context.

para 66: Well-designed places also use the right mix of building types, forms and scale of buildings and public spaces to create a coherent form of development that people enjoy.

para 68: Built form defines a pattern of streets and development blocks. ... Street types will depend on:

- their width, relating to use;
- the height of buildings around them, the relationship with street width, and the sense of enclosure that results;
- how built up they are along their length, and the structure of blocks and routes that this creates;
- the relationship between building fronts and backs, with successful streets characterised by buildings facing the street to provide interest, overlooking the active frontages at ground level...
- establishing an appropriate relationship with the pattern, sizes and proportions of existing streets in the local area.

para 69: Well-designed tall buildings play a positive urban design role in the built form. They act as landmarks, emphasising important places and making a positive contribution to views and the skyline.

para 70: Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their location and siting; relationship to context; impact on local character, views and sight lines; composition – how they meet the ground and the sky... These need to be resolved satisfactorily in relation to the context and local character.

Movement:

para 81: A clear layout and hierarchy of streets and other routes helps people to find their way around...

para 82: Wider, more generous spaces are well-suited to busier streets... Narrower streets are more suitable where there is limited vehicle movement and speeds are low.

para 83: Well-designed streets create attractive public spaces with character, through their layout, landscape, including street trees, lighting, street furniture and materials.

para 86: Well-designed parking is attractive, well-landscaped and sensitively integrated into the built form so that it does not dominate the development or the street scene.

Nature:

para 92: Well-designed places provide usable green spaces, taking into account:

- the wider and local context...
- how spaces are connected;
- the balance between public and private open spaces...

Public Spaces:

para 105: Careful planning and design create the right conditions for people to feel safe and secure... These include:

- buildings around the edges of a space;
- active frontages along its edges, provided by entrances onto the space and windows overlooking it, so that people come and go at different times;

para 107: A well-designed public space that encourages social interaction is sited so that it is open and accessible to all local communities. It is connected into the movement network, preferable so that people naturally pass through it as they move around.

APPENDIX 8: THE BUILDING IN CONTEXT TOOLKIT

The Building in Context Toolkit grew out of the publication **Building in Context** published by English Heritage and CABI (now the Design Council) in 2001. The purpose of that publication was to stimulate a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context.

The eight Building in Context principles are:

Principle 1

A successful project will start with an assessment of the value of retaining what is there.

Principle 2

A successful project will relate to the geography and history of the place and lie of the land.

Principle 3

A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

Principle 4

A successful project will sit happily in the pattern of existing development and the routes through and around it.

Principle 5

A successful project will respect important views.

Principle 6

A successful project will respect the scale of neighbouring buildings.

Principle 7

A successful project will use materials and building methods which are as high quality as those used in existing buildings.

Principle 8

A successful project will create new views and juxtapositions which add to the variety and texture of the setting.