



The House 145a, Petersham Road, Richmond, Surrey TW10 7AG
Heritage and Design and Access Statement inclusive of Schedule of Works
HOU-P-05(C)

REV -: Issued for comment (11.06.24)
REV A: Issued for comment(20.06.24)
REV B: Issued for comment(02.07.24)
REV C: Issued for comment(10.07.24)



a. exterior view of Rutland Lodge, showing the front elevation and the entrance gate and piers. 1898-1933 CG Harper Collection

145a Petersham Road
(Built late 60s)

Retained facade of 1660 Rutland Lodge



listed gate and piers

b. Petersham Road boundary

1. LISTING

1.0 Proposal

This proposal relates to 145a Petersham Road. The proposal is to change the first floor layout to create a larger, more useable 4th bedroom by relocating the existing contemporary shower room to the large main bedroom.

2.0 Context of Proposal

The House, 145a Petersham Road, is a Grade 2* listed residential dwelling. It is listed by virtue of being in the curtilage of Rutland Lodge. It adjoins this historically significant property. The property 145a Petersham Road, is relatively 'new build'. See Figure 1b.

The historically significant Rutland Lodge was built in 1660 for Sir Robert William Bolton, Lord Mayor of London. It is thought to have gained its name from Lucy the Countess of Rutland. Some historical texts suggest she lived there from 1741 to 1751*.

Rutland Lodge was damaged by fire in November 1967 after which it was largely rebuilt behind the facade and converted to flats. 'The House' 145a Petersham Road is a two storey later extension to the left. Further down River Lane on the right at the rear is Rutland Cottage, then Rutland Drive, a small private cul de sac of several one storey houses.

The listing is as follows,

RUTLAND LODGE AND ENTRANCE GATE AND PIERS TO RUTLAND LODGE is
grade 2* Listed Building

Grade: II*

List Entry Number: 1065338

Date first listed: 10-Jan-1950

List Entry Name: RUTLAND LODGE AND ENTRANCE GATE AND PIERS TO
RUTLAND LODGE

Statutory Address 1: ENTRANCE GATE AND PIERS TO RUTLAND LODGE, 145,
PETERSHAM ROAD

Statutory Address 2: RUTLAND LODGE, 145, PETERSHAM ROAD

*The Changing Face of Richmond Petersham and Ham', Garth Groombridge

Historic England notes,

'Late C17 house much rebuilt behind the front after a fire in 1967. The front elevation is faced with brown brick with red dressings and has 7 bays, the centre 3 being set forward slightly. The windows are set in shallow vertical recesses and the arches, which are in gauged brick, have a stepped extrados. The building has 2 main storeys with an attic storey above a richly carved modillion cornice. This cornice was probably originally an eaves cornice, the attic storey being an alteration of circa 1720. To the left is a plain, 2-storey brick wing. The front door, which is centrally placed, has a large doorcase with fluted Roman Doric pilasters on a rusticated surround and has an interesting bracket lamp. The pilasters support a triglyph frieze, surmounted by a segmental pediment. The house is approached from the road through a fine wrought-iron gate with brick piers.'

Listing NGR: TQ180117329

145a Petersham Road is situated within Petersham Conversation Area No. 6, Petersham Road North and River Lane described as,

*'...lined with an exceptional group of 17th and 18th century mansions, such as the listed **Rutland Lodge**, Montrose House and Petersham House. These houses are of two or three storeys, predominately of brick or some rendered and with elegant classical proportions and detailing. They are set in generous grounds with mature trees, behind high brick walls and fine ironwork railings and gates which enclose the street'*

and

'River Lane is a quiet retreat from the busy Petersham Road leading to the riverbank. The surviving historic alleyway further contribute to the distinctive village character of this area.'

3.0 Planning History

3.1 Relevant applications

88/1677/LBC Remodel existing kitchen and garage to provide new living room. Granted Permission 01/11/1988

09/3222/LBC Replacement of three sash windows and cills on the south facing first floor front elevation of the property. Granted Permission 12/01/2010

12/0884/LBC Removal and replacement of internal stairs / staircase. Removal of part walls / piers in kitchen area. Removal of various non load bearing internal walls, cupboard units etc. Open up alcove in first floor bathroom, block up opening between bed 1 and bed. Granted Permission 29/05/2012

13/1489/LBC

Address: Replace three separate glass doors with a bi-folding double glazed door for access to rear garden. Refused Permission 25/07/2013

22/2356/LBC

Replace one single glazed sash window with a double glazed sash window. Replace one damaged single glazed casement window with a double glazed casement window. Replace single glazed French doors with double glazed French doors. Replace three separate single glazed glass doors with one bi-folding double glazed door. Granted Permission 22/03/2023

Application Number: 24/0787/LBC

Demolition of the recess in the external bounding wall. New section of infill brick wall and associated alterations to shed. Granted Permission 10/05/2024

THE HOUSE 145 PETERSHAM ROAD RICHMOND
PHOTOSHEET MARCH 2012



Rutland Lodge and the side wing now known as "The House", seen from Petersham Road

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Typical 1st floor bedroom
Redecoration and new floor finishes



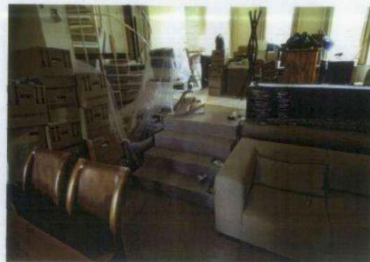
Typical 1st floor cornices. All ground
and 1st floor cornices to remain.



1st floor shower
room to remain as
existing



View of Living room with open spiral steel
Stair to first floor. New stair will be dog-
leg, and be in oak construction.



Existing steps between living area and
dining area. New steps will go full width
And be in oak construction.



Kitchen area - Minor alterations to internal walls
and piers. The walls being altered are blockwork
and brick, part of the 1960's rebuild



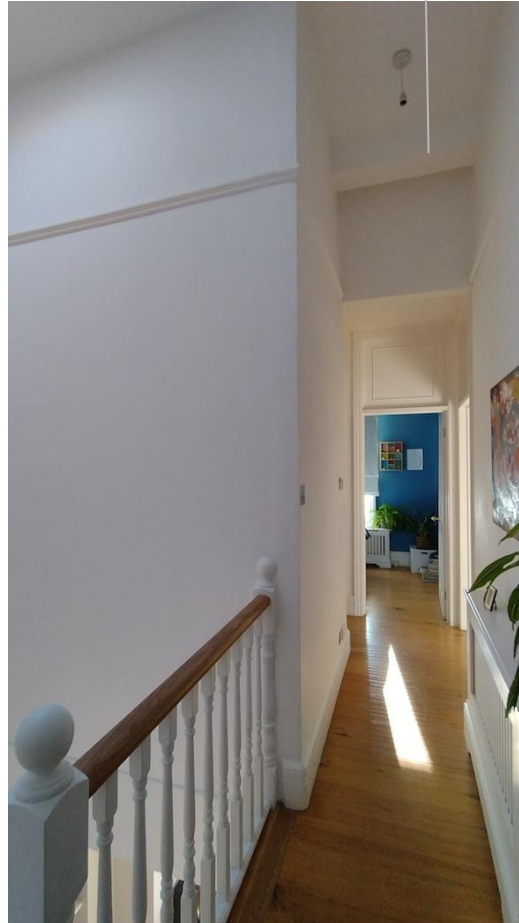
12/0884/LBC

no cornices

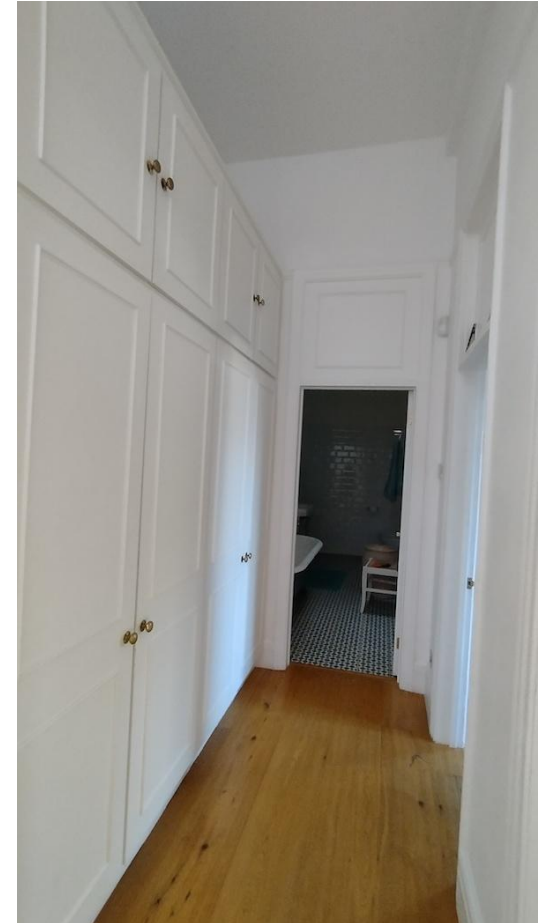


a. Replacement stair achieved under **12/0884/LBC**

differing ceiling heights. Steel in independent boxing



b. view towards hall that will become part of enlarged bedroom



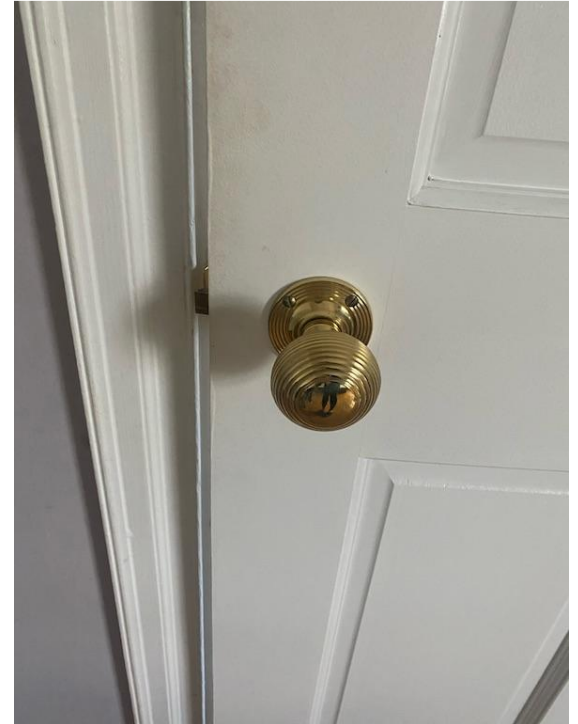
c. joinery in hall. Door blanks with plant on moulding and brass knobs.



a.glass has been painted to look like timber panels with plant on moulding



b.existing four panel doors



c.existing architrave to be retained and matched. Existing handles are non-original



d.existing skirtings to be retained and new skirtings to match existing

downlights

rooflight



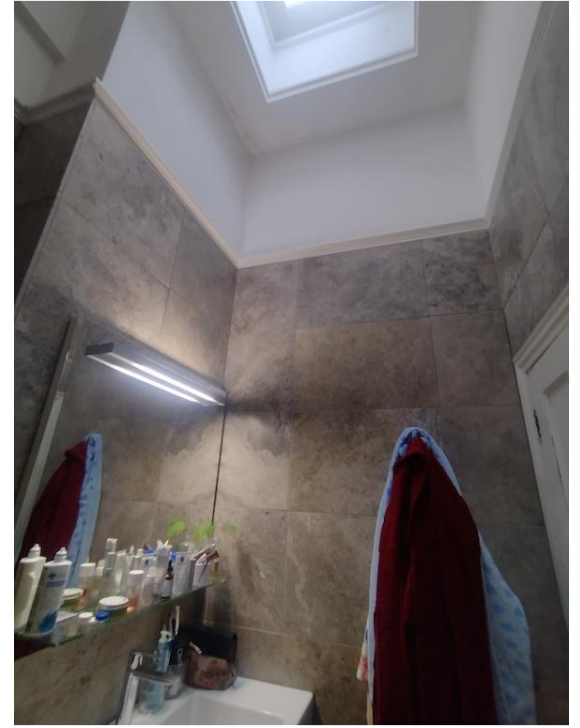
a. existing shower room ceiling

bulkhead around steel

contemporary fittings



b. existing shower room



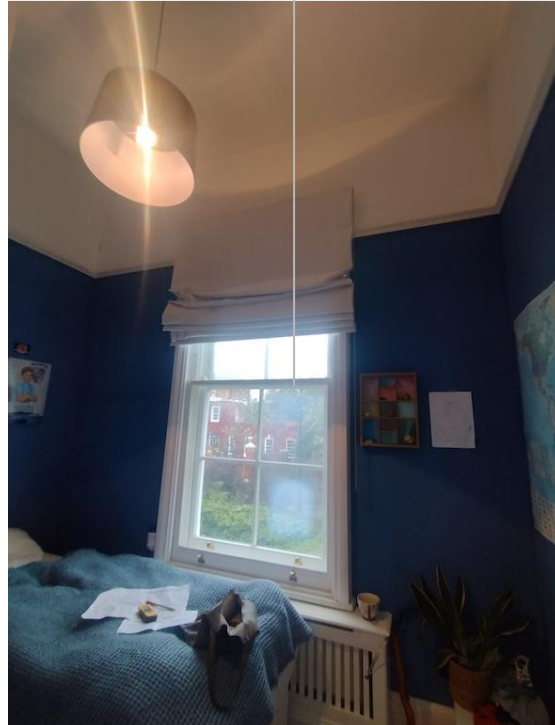
c. existing shower room

pendant lighting



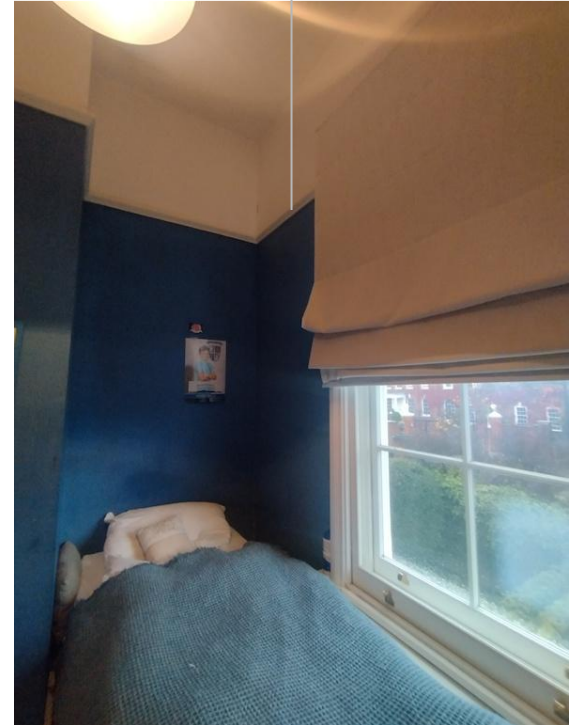
a.existing bedroom ceiling

no change to window or radiator



b.existing facade elevation

dado rail to be retained and matched



c.existing window



a.view towards the wardrobes in the main bedroom to be demolished. The joinery is constructed of door blanks with plant on moulding and brass knobs.



b.view towards the existing bedroom door that will be infilled. The front elevation is to remain as existing



c.only the main bedroom has corning.New corning to match existing

4.0 Design inclusive of the 'Schedule of Works'

The property is late 60s, early 70s. Whilst the fenestration and external massing gives a nod to the original building which adjoined the historically more significant Rutland Lodge, internally, this relatively new addition has a contemporary feel in terms of its design and its materiality. Figures 3 to 6 give an indication of the current materiality.

There have been both external and internal changes to the property since it was built. Section 3.1 lists three applications for changes to fenestration (which would have an external manifestation). Application **12/0884/LBC** (see figure 2) carried out works to the interior including removal of a spiral stair replacing it with the traditional timber stair shown in figure 3a (which is more practical for family sized accommodation). The spiral stair and general styling of the property shown in figure 3 shows that the property was never meant to be a replica of any previous dwelling on the site.

The existing first floor comprises 3 bedrooms, a family bathroom, a shower room and a box room. A different configuration would allow an more adequate fourth bedroom. This can be achieved without having any effect on the exterior of the property, the only part of this property which could contribute to the heritage significance or listing.

Demolition works described below are shown on the **Existing First Floor Plan drawing HOU-P-E-02**

Proposed works described below are shown on **Proposed First Floor Plan drawing HOU-P-02, Proposed main suite entry + ensuite 1 drawing HOU-P-03, Proposed main suite entry + ensuite 2 drawing HOU-P-04.**

4.1 Enlarged bedroom

The existing shower room will be stripped. The SVP and services made redundant and the fittings, tiling and stud walls forming the box room and corridor removed. The existing main bedroom door will be infilled. The existing rooflight is to be retained. In the hall the area of lowered ceiling will be removed. The steel boxing will remain as existing.

The walls will be replastered to match existing and dado rail continued around the room.

The existing floor surface under the tiling will be made good and new timber flooring to match existing will be laid. This will be 'matched in' with the hall flooring by inlaying the new flooring to work with the original plank lengths.

New fitted shelving and a fitted wardrobe will be added to the finished space. These will be fixed back but removable from the wall surface.

4.2 New ensuite and vestibule

The existing fitted wardrobes in the main bedroom and flooring in the area of the proposal will be removed. New treated timber stud walls to ceiling height will be positioned as shown on the drawings with wallboard taped jointed and skimmed (to match the modern construction of the property). A lowered ceiling/storage area will be formed over the new shower room. Moisture board is to be used in the shower

room ceiling. The walls are to be fully tiled in the new shower room (as was the case in the existing shower room). Wall tiling is to be laid on a suitable tile backer board/substrate. Wetroom construction is to be used in the shower room with a tiled finish and electric underfloor heating on a decoupling mat. This replicates the existing shower room which has wet room construction. Any minor change in floor level to be taken out at the door threshold.

There is a large service void above the ceiling in the ground floor entry hall. This will allow all drainage and services (inclusive of the new 'wet' towel radiator pipework) to run below the floor. It can be accessed by an existing hatch in the ground floor ceiling. The new foul drainage will connect to the existing stack in this location. A new bathroom fan will be connected to the existing fan ducting.

The existing shower room has contemporary tiling and fittings. The new shower room will have contemporary tiling and fittings. New joinery as shown on the drawings (including main bedroom fitted wardrobes) will be fixed to, but demountable from, the existing timber stud partition.



Howdens Donnington White Smooth 4 Panel Moulded FD30 Fire Door or similar

8. FOUR PANEL DOOR

The walls will be plastered to match existing. The existing dado rail will be continued around the main bedroom.

The existing timber floor will be made good and new flooring to match existing will be laid. This will be matched in with the hall and bedroom flooring by inlaying the new flooring to work with the original plank lengths.

4.4 Hall

The existing joinery will be reconfigured to the reduced size and a new opening made into the main suite as shown on the drawings.

4.5 Lighting and Power

Existing lighting positions will be infilled and made good to achieve a smooth blemish free plaster finish. Figure 5 & 6 show the modern style of the existing lighting. The properties lighting does not have any heritage significance.

Proposed lighting and power.

Main suite shower room

4 no. new IP65 downlights
1no. shaver socket
LED strips to accent joinery

Main suite bedroom

4 no. new downlights
LED strips to accent joinery
Pendant location to remain
4no. double sockets with USB located to serve bedside cabinets

Main suite vestibule

2 no. new downlights
LED strips to accent joinery
Pendant location to remain
1no. double sockets with USB

Enlarged bedroom

4 no. new downlights
LED strips to accent joinery
Pendant location to remain
4no. double sockets with USB

4.6 Doors, Skirtings, Architraves and cornice

New skirtings and architraves to match existing. The main bedroom cornice will be replicated to the head of the new studwork wall in the main bedroom. As per the existing condition there will be no corncicing elsewhere.

Figure 4 indicates the existing doors, skirtings and architraves. The existing doors shown in figure 4b are not of particularly good quality. The client would like to replace all the doors to the first floor with a smooth 4 panel door see figure 8 . Figure 4c shows the existing ironmongery of no particular material quality. New ironmongery in a brushed brass finish will be fitted to the new doors.

The screen above the door is shown in figure 4a and will be retained.

4.7 Painting

New and remedial plaster will form a smooth blemish free finish with existing plaster. The hall, main suite and enlarged bedroom will be repainted. As there is no heritage significance to the interiors the clients will pick the colours.

5.0 Impact on Heritage Asset

The Heritage Assets are Rutland Lodge and the Conservation Area.

The listed entrance gate, piers and the retained facade are shown in figure 2 a+b. This proposal will not impact the features of heritage significance or the views onto them. Whilst the styling of the doors, architraves and windows are that of a period property the existing interior and its materiality is entirely modern, therefore, the proposals defined here are of the same heritage significance as the existing but allow a better layout.