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**49-51 KEW GREEN**  
HERITAGE  
STATEMENT

AUGUST 2024

REF: 2279-13

# CONTENTS

<b>1.0</b>	<b>Introduction</b>	<b>3</b>
<b>2.0</b>	<b>Location</b>	<b>4</b>
<b>2.0</b>	<b>Statement of Significance</b>	<b>5</b>
<b>3.0</b>	<b>Proposed Works</b>	<b>8</b>

**Address:** 49 Kew Green, Richmond,  
London, TW9 3AA

**Listing Status:** Grade II

The following Heritage Statement has been prepared on behalf of Royal Botanic Gardens Kew for the Listed Building Consent application of 49-51 Kew Green for remedial masonry and lead works.



Figure 1. 3D photographic aerial model view looking north-east

49 & 51 Kew Green are connected, but separately listed buildings, located on the West side of Kew Green in Richmond.

The areas interested by the current proposals are:

- The parapet wall of 51 Kew Green which rises above this lower range of 49.
- The flank wall of 49 Kew Green.



Figure 2. Aerial view - Googlemaps.com



Figure 3. World Heritage Site outlined in red, with buffer zone in dashed black line. UNESCO. Site circled in blue.

49 Kew Green is a Grade II Listed Building. Its brown brick massing consists of a conjoined mix of one, two, and three storeys, dating from the early 18th to early 19th centuries constructed on the site of and incorporating earlier 18th century cottages. Frontal parapets partly conceal its tiled pitched roofs. The building shares a party wall with the neighbouring property Royal Cottage at No.51 which is also Grade II Listed.

The use of No.49 is residential and offices. Situated on Kew Green, the property's main entrance is accessed under a long, wooden covered way from street to front door. The property enjoys direct access to the Royal Botanic Gardens, Kew, through the southern end of its rear garden. It is located within the Kew Green Conservation Area, which falls under the jurisdiction of the London Borough of Richmond upon Thames. Kew Gardens itself has Grade I designation on the Register of Parks and Gardens and holds World Heritage Site status.

Originally the house and garden were of Revd. Methold, purchased by George III in 1794 with the garden added to the Royal estate. Since 1851, 49 Kew Green has been the official residence of the director of Kew Gardens. The Director's accommodation is on the upper floor and the ground floor contains the Boardroom and reception rooms. The former servants' quarters are now used as offices.

The first two inhabitants, and two of the most influential directors, were Sir William Hooker and his son, Sir Joseph Hooker who were commemorated with an English Heritage blue plaque erected in 2010. William Hooker is further commemorated within the house by a chimneypiece decorated with a Wedgwood portrait medallion, flanked by two plaques depicting examples from his favourite plant group – ferns.

49 Kew Green plays a positive role in maintaining the distinctive 'village-like' collective character of the Kew Green Conservation Area and enhances the setting of nearby listed structures such as Hunter House, an 18th-century residence that initially housed the globally significant plant collection.



Figure 4. 49 Kew Green - © Mr Barry Akid. Source: Historic England Archive



Figure 5. 51 Kew Green - © Mr Barry Akid. Source: Historic England Archive

51 Kew Green, also known as the Royal Cottage, is a Grade II Listed Building. The listing entry (number 1065398) describes the building as follows:

*" C18. Formerly two 2-storey houses, each 3 windows wide. Left-hand house projects slightly. Brown brick parapeted fronts, tiled roofs with 2 dormers each."*

The building is privately owned and sits within other historic houses currently used by the Royal Botanic Gardens Kew (RBGK), maintaining an important historic connection with the royal park.

The Kew Green Conservation Area Appraisal - Area No. 2 The Green - describes the West side of the Green and No. 51 as follows:

*" The western part of the Green is lined with notable historic houses, mostly Georgian, framing the entrance to the Kew Gardens at its western extent. The buildings on the south side of the Green, between the garden entrance and the junction of Kew Road form an important collection of buildings, many of which are listed, date from the 18th century and have an important relationship with Kew Palace and Kew Gardens. (...) Nos.49 to 55 buildings are diagonally positioned to the Green and face the Gardens, having a strong relationship with the Gardens, which continues as most of these buildings are used as Kew Royal Botanic Gardens headquarters."*

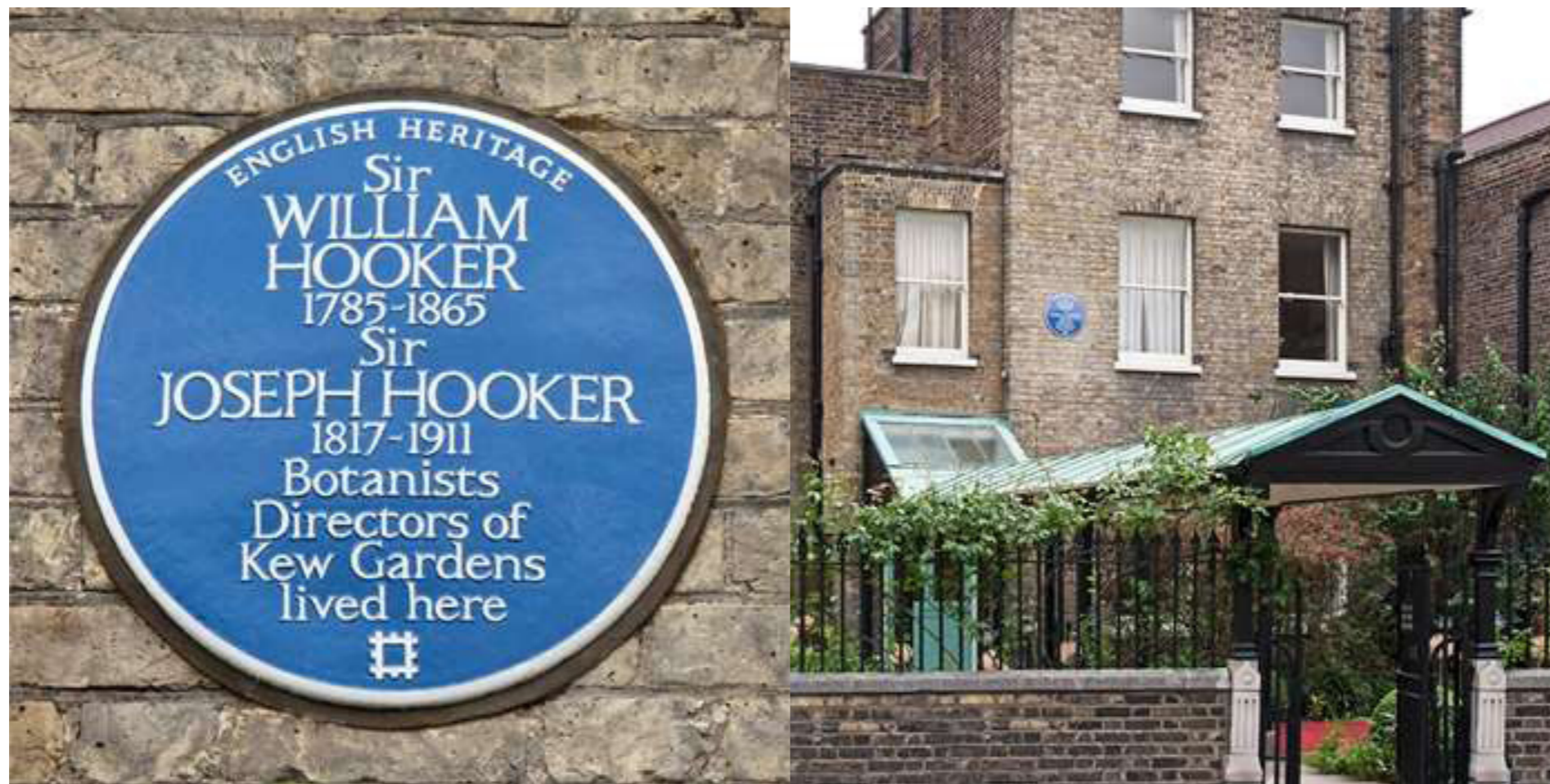


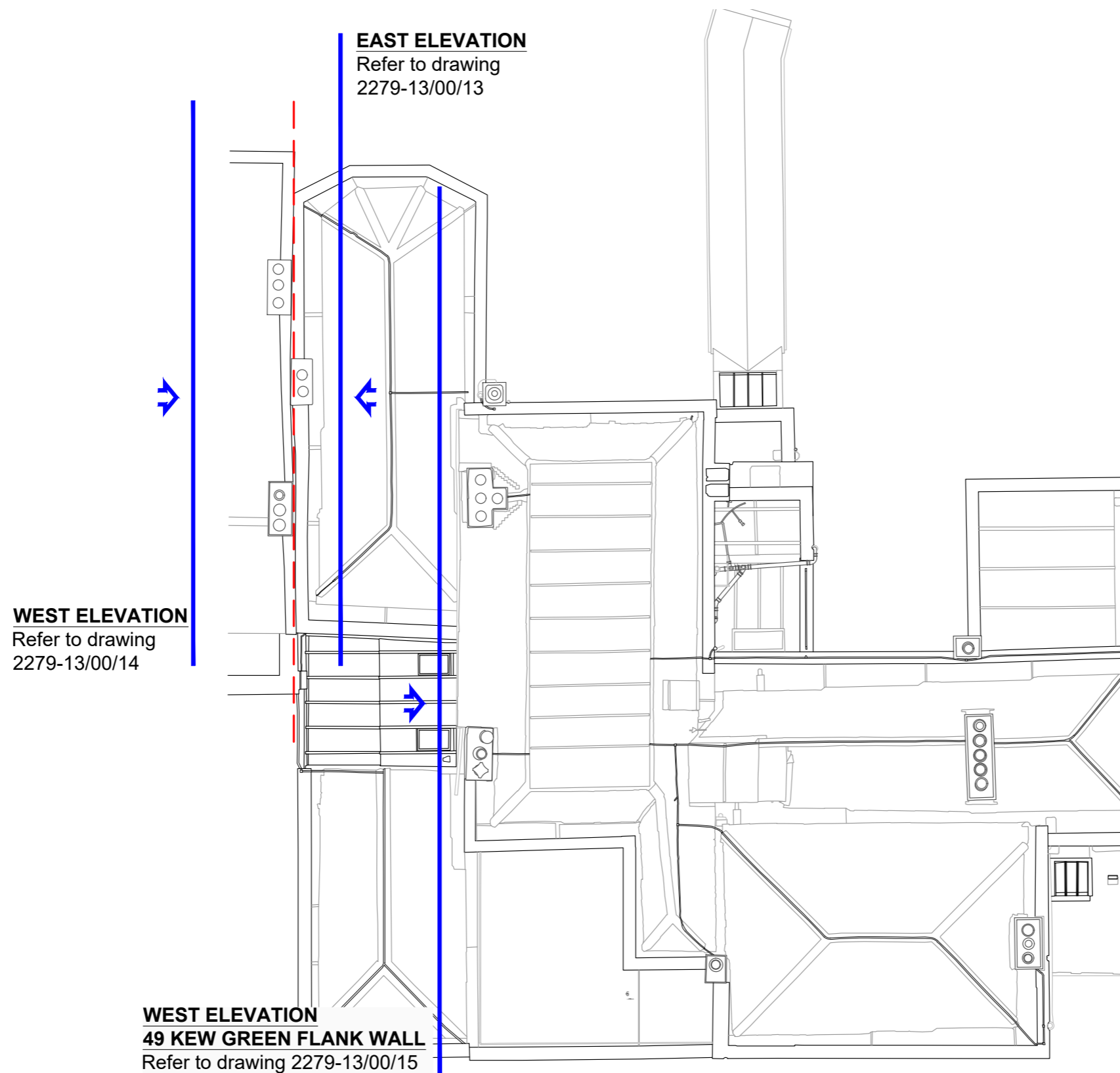
Figure 6. Photograph of Blue Plaque on 49 Kew Green erected in 2010 © English Heritage

**ENGLISH HERITAGE LIST ENTRY:**  
1357732

**DATE FIRST LISTED:** 25 June 1983

*Main part early C18. Very irregular brown brick block of 2 and 3 storeys. Three storeys with later additions to north and west. Long, wooden covered way from street to front door. Front boundary wall with iron railings.*

*Listing NGR: TQ1882177486*



Please refer to MAA drawings:

- 2279-13/00/12
- 2279-13/00/13
- 2279-13/00/14
- 2279-13/00/15
- 2279-13/01/14
- 2279-13/01/15
- 2279-13/01/16
- 2279-13/01/17
- 2279-13/01/18
- 2279-13/01/19
- 2279-13/01/20

And MAA Scope of Works - July 2024



The extent of remedial works proposed are covered on MAA drawings and scope of works, and they include the following:

- Repointing / Raking out and repointing considering:  
*Pointing to be in an NHL 2 mix with aggregates such as Masters Pit Sand in ratios of 1:3 lime: aggregate. Exact aggregates will require agreement, allow for 500x500mm pointing samples of 4 different mixes of a washed, gritty, well graded aggregate sieved to <4mm down. CLS90 from Cornish lime could be considered as another aggregate. Allow for inclusion of PFA in mixes and samples as a way of toning down colour. Complete trials at outset to allow agreement of mix.*
- Brick alterations as minimal as to reinstate the raking brick courses where missing, and generally add a second to provide sufficient up-stand for soakers and flashings above the roof plane behind, considering:  
*Hand-made yellow Stock mix matching the existing for any brick replacements.*
- New coping stones matching existing to be:  
*Portland stone from Albion Stone.*
- The existing raking course will be lifted complete and re-bedded.
- Remove existing flaunching and re-launch all 4 stacks completely.
- Installation of Redbank Clay Flue Ventilator (Pepperpot Cowls) to all pots, with:  
*Colour matching the existing pot colours.*
- New lead capping, soakers and flashings in:  
*Lead code 4 and 6 as per Lead Sheet guidance.*

The current proposals, including new raking course and stone capping, are concentrated on an area where previous alterations have evidently been occurred. In particular, it is understood that a Portland coping was lost in the past and replaced with a brick on edge detail. These alterations have questionable weathering details and the proposal is to make good all these alterations bringing back the stone capping.

If considering main views from Kew Green and the main point of view angles, the proposals will have a less than negligible effect on the views, and would be mainly concealed.

All materials currently considered are like-for-like and sympathetic to the existing buildings and their setting. They will provide better weathering to the existing fabric and therefore easier maintenance, making sure the integrity of these two listed buildings is safeguarded for the future.



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