



No.3 Maids of Honour Row- Proposal for Structural  
Intervention to Stabilise Rafters Movement  
Richmond, Surrey  
DESIGN ACCESS AND HERITAGE STATEMENT

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## INTRODUCTION

This statement supports an application for Listed Building Consent for the sensitive repairs of No.3 Maids of Honour Row in Richmond-upon-Thames.

This statement outlines the present arrangement of the house and provides justification for the proposed alterations to assist with determining Listed Building Consent.



Image 1: Maids of Honour

**Listed Building Status.**

The building is grade I listed, the full description is as follows:

**Official List Entry**

*Heritage Category: Listed Building*

*Grade: I*

*List Entry Number:1065317*

*Date First Listed:10-Jan-1950*

*Statutory Address 1:1-4, Maids of Honour Row, Richmond Green*

**Location**

*Statutory Address:1-4, Maids of Honour Row, Richmond Green*

*The building or site itself may lie within the boundary of more than one authority.*

*County: Greater London Authority*

*District: Richmond upon Thames (London Borough)*

*Parish: Non-Civil Parish*

*National Grid Reference 17620 74912*

**Details**

*RICHMOND GREEN (south-west side) Maids of Honour Row Nos 1 to 4 (consec), and gates and railings*

*10.1.50*

*GVI Circa 1720. A terrace of three-storey houses each three windows wide and built-in brick and stone having a panelled parapet above a stone cornice. Stone quoins and band courses. Windows square headed with keystones over, flush framed sashes with glazing bars. Doorcases with Doric pilasters and ornamental fanlights. Fine wrought-iron gates and railings.*

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The property remains in private ownership.

ADAM Architecture is working alongside the structural engineer to ensure the proposals acknowledge the Grade 1 listed status of the building and remain sensitive to its significance as a heritage asset. ADAM Architecture specialises in the practice of vernacular and classical architecture with a clear understanding of traditional building design and construction. The applicant, along with the project team, have consciously developed the proposals with the significance of the listed building and fabric in mind, as well as its importance in the context of the conservation area.

The property has undergone a sensitive refurbishment as approved under the planning applications Ref: 23/0918/LBC and Ref: 24/1391/LBC. The structural issue, which came to light during the refurbishment process, has triggered the need for this planning application.



## SITE

No. 3 Maids of Honour Row, Richmond upon Thames, is a Grade I Listed first-rate townhouse located to the south-west side of Richmond Green on the site of the former Richmond Palace.

No.3 Maids of Honour Row was constructed in the early 18th century as part of a speculative development which began in 1717 and is built over three stories – with a basement – of red brick with stone quoins and cornice, paneled parapet and keystones to square-headed, flush-framed sash windows, and rubbed brick dressings. Each house on this short terrace is set back behind front gardens with wrought iron gates and railings.

To the north-west of the subject site is the Grade I Listed Old Gatehouse which incorporates remains of the Tudor palace rebuilt by Henry VII between 1498 and 1501, but which is predominantly 18th and 19th century in date.



Image 2: No. 3 Maids of Honour Row (coloured)

## SIGNIFICANCE

No. 3 Maids of Honour Row, Richmond upon Thames, is a Grade I Listed first-rate townhouse located to the south-west side of Richmond Green on the site of the former Richmond Palace, it was constructed in the early 18th century as part of a speculative development which began in 1717 and is built over three stories – with basement – of red brick with stone quoins and cornice, with paneled parapet and keystones to square-headed, flush-framed sash windows, and rubbed brick dressings. Each house on this short terrace is set back behind front gardens with wrought iron gates and railings. To the north-west of the subject site is the Grade I Listed Old Gatehouse which incorporates remains of the Tudor palace rebuilt by Henry VII between 1498 and 1501, but which is predominantly 18th and 19th century in date. No. 3, Maids of Honour Row holds significant historical and architectural value due to its location on the former grounds of Richmond Palace and its construction in the early 18th century.

**Archaeological Interest:** The site sits within a high-priority archaeological zone corresponding to the former palace. Traces of past human activity associated with the palace and later domestic use are likely present. Additionally, excavations near Maids of Honour Row have revealed features linked to the 18th-century buildings' construction.

**Architectural and Artistic Interest:** The row of four houses on Maids of Honour Row is exceptional. Built in a uniform style with red brick, panelled parapets, and symmetrical designs, they represent a high standard of craftsmanship. Architectural details like wrought iron railings and brick piers add to their aesthetic value. Despite some alterations, the overall feel remains largely unchanged, showcasing the early 18th-century architectural style.



Image 3: Richmond Palace 1517

**Historical Interest:** Built on the ruins of Richmond Palace, No. 3 embodies a significant period in Richmond's history. Constructed as part of a speculative development, the houses were initially intended to attract wealthy residents. Although some early occupants included royal staff, the houses eventually became home to a diverse range of professionals and aristocracy.

**Setting:** Maids of Honour Row sits on Richmond Green, a large open space with mature trees and well-maintained gardens. This green space, along with the other Georgian houses lining the Green, provides a historically consistent and visually pleasing setting for the property. The 18th-century aesthetic of the immediate surroundings remains largely intact, further enhancing the significance of No. 3.

**Richmond Green Conservation Area:** The broader area holds high archaeological and architectural value. The Green itself was once part of the palace grounds, and the surrounding houses maintain a consistent scale and form, primarily reflecting the Georgian period. While exceptions like the Richmond Theatre and Palace Gate House exist, the area overall presents a cohesive architectural landscape. Buildings of Townscape Merit like Nos. 1-4 Old Palace Yard and the 18th-century Prince's Head Public House further contribute to the historical significance of the area.

Overall, No. 3, Maids of Honour Row holds significant archaeological, architectural, and historical value due to its location, construction period, and setting within the wider context of Richmond Green and its rich history.

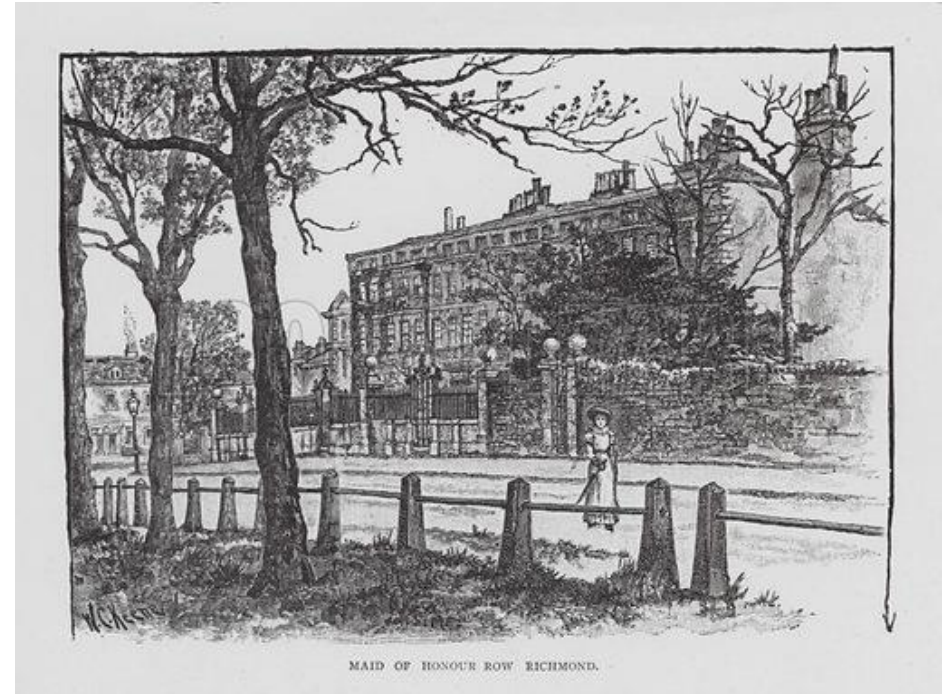


Image 4: No.3 Maids of Honour Row 1890



**EXISTING DWELLING**



Image 5: No. 3 Maids of Honour Row (centre of photograph) from the street

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Image 6: No. 3 Maids of Honour Row  
View into the Entrance Hall on the Ground Floor



Image 7: No. 3 Maids of Honour Row  
View into the Entrance Hall on the Ground Floor

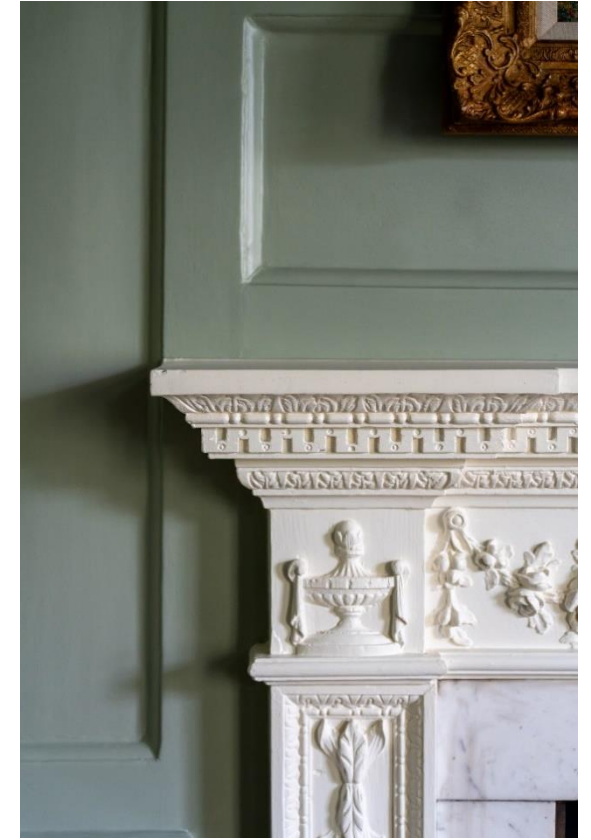


Image 8: No. 3 Maids of Honour Row  
Ground Floor Fireplace detail



Image 9: Fireplace within the Study on the First Floor



Image 10: View within the Drawing Room on the First Floor

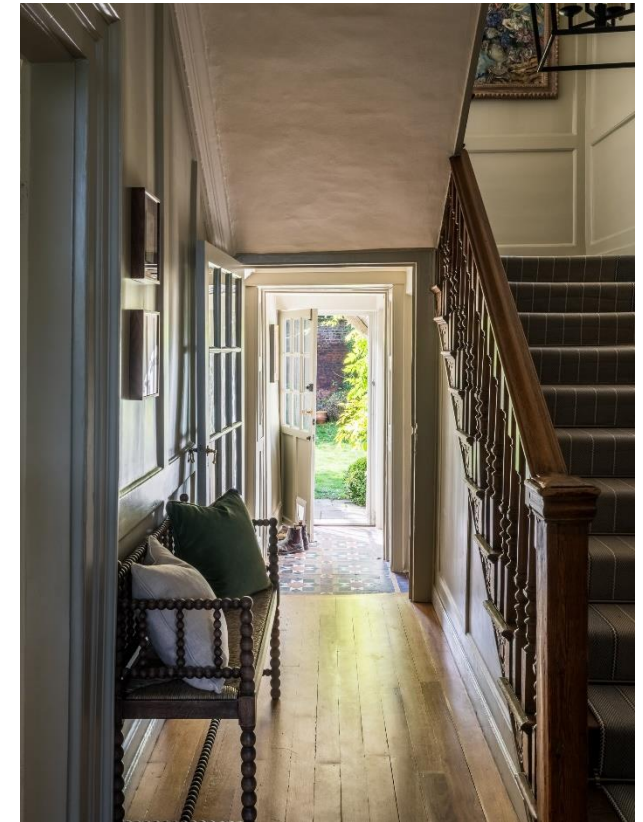


Image 11: View within the Ground Floor Hall looking towards the Rear Garden





Image 12: View of Kitchen 2 on the Ground Floor



Image 13: View within the Ground Floor Hall looking towards the Living Room





Image 14: View of Staircase



Image 15: View into the Bedroom 3 on the Second Floor

The broader setting of No. 3 Maids of Honour Row is a polite urban milieu of both corresponding architectures, as well as later development of the 19th century, including Portland Terrace. It is made up of mostly Georgian structures to the south-east side of the Green in Richmond, and on the south-west flank, absorbing residual parts of the palace of Henry VII within later fabric. Both these edges of the Green present a pleasing array of mostly architecturally accomplished, and regular townhouses and dwellings, interspersed with a public house to the south corner. To the immediate setting of No. 3 Maids of Honour Row, is the Green, a large open space which Pevsner described as among the most beautiful in the country, edged by mature trees, with the neighbouring houses and front gardens of the other houses on the row to either side, with wrought iron gates and railings, each partly paved or cobbled with low box hedging or flower planting. However, the house offers typical late Georgian proportions and some original period features, which the applicant is keen to retain and refurbish.

The current accommodation comprises:

Lower Ground Floor – Bedroom, Utility Room, Boot Room, Snug, Cellar.

Ground Floor – Entrance Hall, Dining Room, Kitchen/Breakfast Room, Living Room.

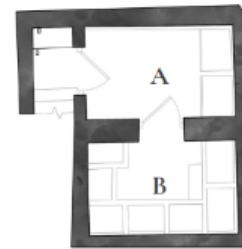
First floor – Drawing Room, Study, Master Bedroom, Bathroom.

Second floor– Three Bedrooms, Bathroom.

#### BASEMENT FLOOR

##### KEY

- A Potting Shed
- B Tool Shed
- C Guest Bedroom
- D Bathroom
- E Utility Room
- F Snug/ Gym
- G Plant/ Storage Room



#### LOWER BASEMENT FLOOR

##### KEY

- A Wine Tasting Room
- B Cellar

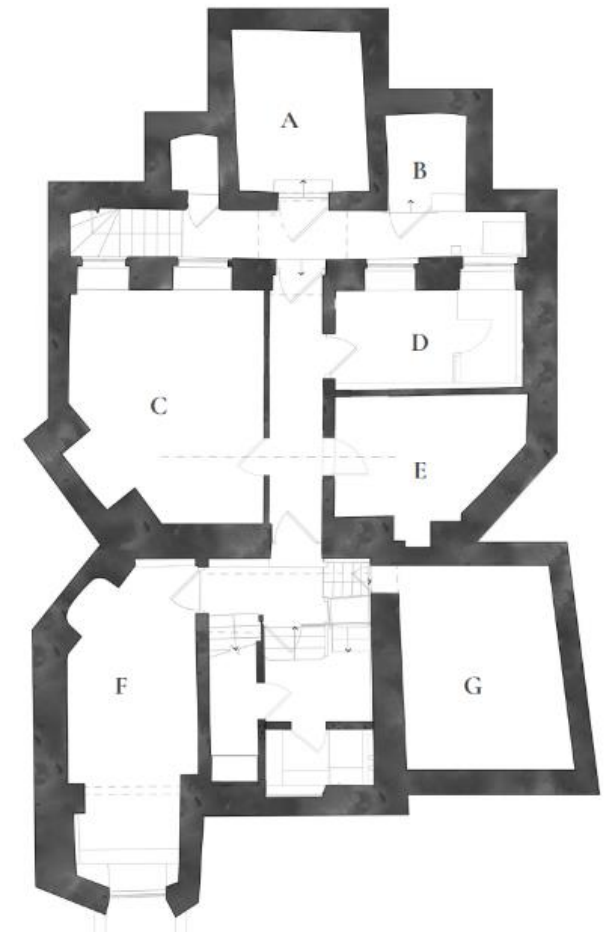


Image 16: Lower Basement and Ground Floor

**GROUND FLOOR**

**KEY**

- A Entrance Hall
- B Study
- C Kitchen/ Breakfast Room
- D Living Room

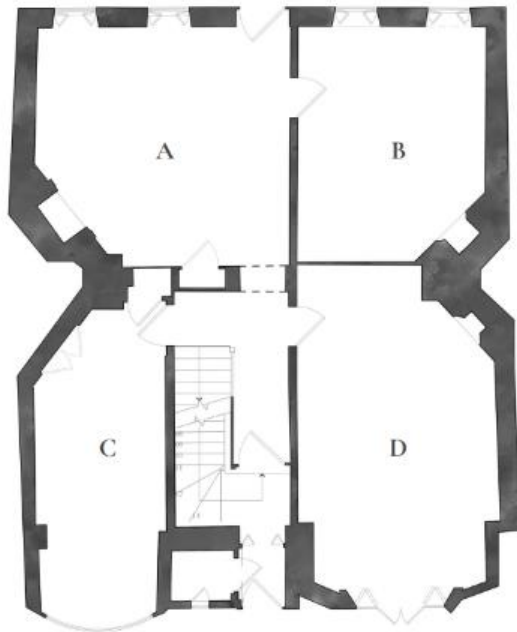


Image 17: Ground Floor

**FIRST FLOOR**

**KEY**

- A Drawing Room
- B Study
- C Master Bathroom
- D Master Bedroom

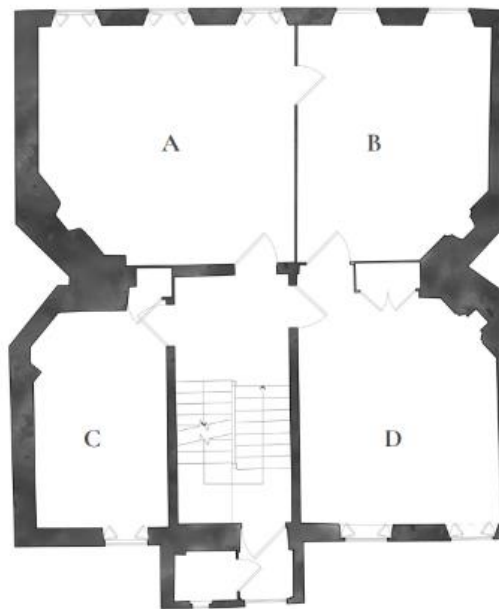


Image 18: First Floor

**SECOND FLOOR**

**KEY**

- A Bedroom
- B Bedroom 2
- C Bathroom
- D Bedroom 3

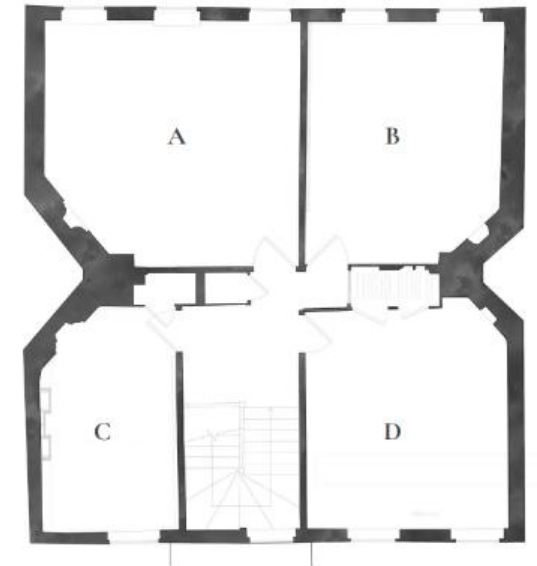


Image 19: Second Floor



## PROPOSALS

The proposed intervention entails the installation of additional structural components within the roof structure to reinforce rafters exhibiting substantial movement.

This intervention is intended to mitigate safety risks and prolong the property's lifespan. The existing roofing will remain undisturbed, and the proposed steel ties will be concealed from view within the habitable spaces and on the external elevations.

The proposed structural intervention advised by the structural engineer is necessary to restrict the rafter's movement. The rafters appear to have moved significantly from their designed position and without an intervention the roof would collapse.

To stabilise the movement and reduce the impact on the existing fabric, the structural engineer has proposed the introduction of steel ties that will take the tension and stabilise the movement of the existing rafters. The steel ties will be connected to stainless steel plates that will be fixed to the existing rafters with steel bolts, rendering the impact on the existing fabric negligible.

The proposed works outlined in this application seek to improve the safety of the building's roof from collapsing while retaining and preserving the historic fabric and character of this Grade 1 Listed Building. There are no works to the outside of the building, nor do the proposed repairs of the rafters affect the rooms beneath; S03 and S05.

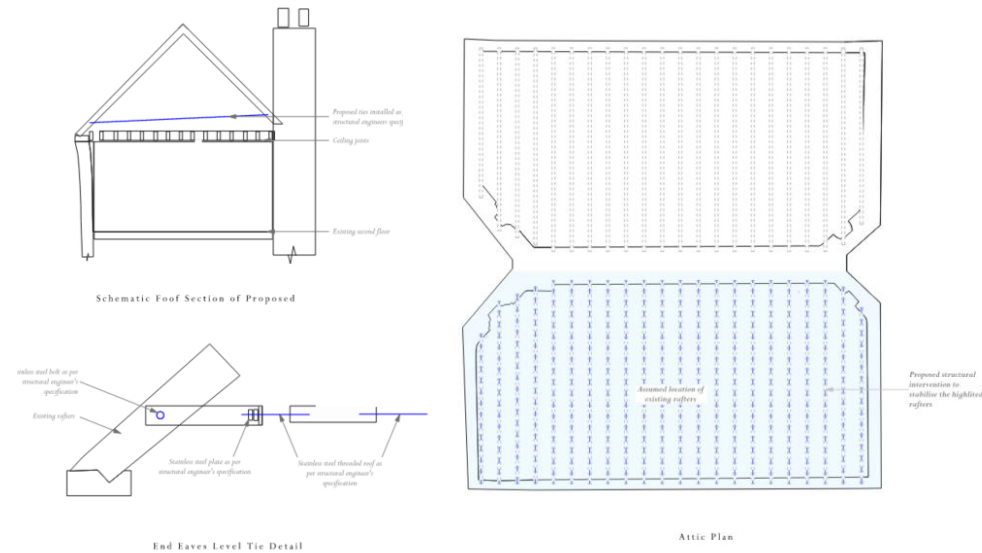


Image 20: No. 3 Maids of Honour Row – Structural Intervention



Image 21: Existing Roof Structure

### **IMPACT SUMMARY**

The proposed refurbishment and upgrading works outlined above will ensure that the property is:

- Retained and not obstruct the visual and aesthetics of the building. Restored sympathetically, whilst improving the visual appearance and aesthetics of each room.
- Improved to restore the structural integrity of the roof.

The proposed works are believed to be carefully considered and will have no adverse impact on the building or the heritage asset itself.

Generally, it is felt that the repairs of the property will enhance its architectural interest and safety.

#### **Proposed – Scale**

There is no change to the scale of the property.

#### **Proposed - Appearance:**

There is no change to the appearance of the property.



Image 22: No. 3 Maids of Honour Row & neighbouring massing/ scale analysis

**Proposed - Layout**

There will be no modifications to the layout.

**Proposed - Ownership**

The Freehold ownership of the property will remain unchanged after the works have been completed.

**Proposed - Use**

The house is currently used by the current owners as their family home. No change of use is proposed, and the house will continue to be used by the current owners as their main place of residence.

**Proposals – Sustainability**

Existing site: Refurbishment of an existing building ensures that its embodied energy is maintained.

Materials: The specification of recycled and recyclable materials will be prioritised. Materials from local sources will be procured to reduce the carbon footprint. The repair of the roofs structure prevents further damages and therefore will prevent excess materials having to be used long term.



## **ACCESS**

There will be no alterations to the existing access from the street, or any additional loading to the parking requirements.

Vertical access within the existing building is provided via one staircase only. No changes are proposed to the vertical access.

No.3 Maids of Honour Row is a single-family dwelling house and will remain as such. All access will be unaffected by the proposed development.

## **JUSTIFICATION OF PROPOSALS**

The proposed changes do not affect the fabric of the building, and the appearance will continue to be consistent with the rest of the houses on Maids of Honour Row. The property has been subject to change of use and incremental changes in layout have been undertaken.

Security of the roof minimises the possibility of further structural damages to this building. These improvements contribute to the long-term preservation of the building, and enhances the heritage value of this heritage asset.

## **SUMMARY**

The proposed changes would not negatively impact the heritage value of the existing house in any way, nor would they detract from the existing appearance and qualities of Maids of Honour Row or the character of the Conservation Area.

The proposed works on the roofs structure would not cause harm to the significance of the existing building. The proposed works would be carried out to parts of the existing building that have already been subject to change, and do not result in the loss of significant historic fabric.

The proposals provide a much-needed conservation of the buildings structure.