



Heritage Impact Assessment

139 Petersham Road
Richmond

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1. Introduction

- 1.1** This Heritage Impact Assessment has been prepared by Dr Jonathan Edis, Director of HCUK Group, on behalf of Mr R. Grant. It relates to a proposed new building within the garden of 139 Petersham Road, Richmond, also known as Church House (Figure 11). The application site is within Petersham Conservation Area and within the setting of a number of listed buildings, notably the Church of St Peter, which is listed grade II*.
- 1.2** The author of this assessment has more than forty years of continuous employment in the heritage sector, including ten years as a conservation officer advising local planning authorities on applications affecting heritage assets. A large number of those cases have involved new developments in conservation areas, and within the setting of highly graded listed buildings. HCUK Group (formerly trading as Heritage Collective and Archaeology Collective) was involved in archaeological works connected with the extension of the Church of St Peter from April 2013 to c.2017 (see, for example, details pursuant to condition U11606 - NS01 of planning permission 14/3368/LBC).
- 1.3** A site visit to Church House was undertaken on 21 March 2024.

2. Relevant Planning Policy Framework

- 2.1** The council is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The council must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this assessment, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*
- 2.6** Historic England has published guidance on development affecting the setting of heritage assets in *The Setting of Heritage Assets* (second edition, December 2017), better known as GPA3. The guidance proposes a stepped approach to assessment

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

in which Step 1 involves the identification of the relevant heritage assets, Step 2 establishes their significance, and Step 3 describes how the change within the setting of the assets might affect their significance. In cases where there is a resultant loss in significance, amounting to harm, Step 4 is engaged, requiring the discussion of mitigation.

2.7 The NPPF requires the impact on the significance of a designated heritage asset⁴ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 207 and 208 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁵ The Scale of Harm is tabulated at Appendix 1.

2.8 Paragraphs 207 and 208 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 207 or 208 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”

2.9 Paragraph 205 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

⁴ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas, designated under the relevant legislation.

⁵ Bedford Borough Council v SCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

2.10 Local heritage policy has been taken into account in the preparation of this assessment, with particular regard to the council's supplementary planning guidance (SPG) relating to Petersham Conservation Area.

3. Statement of Significance

Introduction

3.1 This chapter of the assessment establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates in part to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 4 (Heritage Impact Assessment) and with the tabular methodology at Appendix 2.

Petersham Conservation Area

3.2 It is axiomatic that Petersham Conservation Area is a place of outstanding heritage significance containing a number of buildings and spaces of considerable importance, the character and appearance of which is an important material consideration when making planning decisions (Figure 3).

Listed buildings and structures

3.3 There are a number of listed buildings and structures in the vicinity of the application site, the oldest of which is the Church of St Peter, which was designated on 10 January 1950 (Figures 1, 2 and 7). Listed grade II*, and standing to the north of Church House, the Church of St Peter is officially described as follows:

"Small, mainly brick church. Chancel 1505. Nave rebuilt and enlarged C18 and 1810 so that the greater length of the church is at right angles to the chancel. Battlemented tower with octagonal bell cupola and lead ogee dome."

3.4 The church is self-evidently a building of special architectural and historic interest, containing fabric of special archaeological and artistic significance. Previous work by HCUK Group between 2014 and 2017 established that some fabric may date from the 12th or 13th centuries. It is an ancient place of worship of considerable cultural and communal importance that acts as a physical connection with people

who lived at a remote time in the past. The building clearly makes a positive contribution to the character and appearance of Petersham Conservation Area.

3.5 The setting of the church extends in all directions, and is particularly related to the churchyard and the monuments within it (Figures 4 and 7). It includes the houses and gardens along the north side of Petersham Road, including the application site, but the substantial brick boundary wall on the southern side of the churchyard makes a strong statement to the effect that there is a sudden change in land use here (Figures 12, 13 and 14⁶). The church interacts in an abstract and contextual way (rather than in an overtly visual way), with Church House, and Park Gate. As a result, there is an important collection of buildings, rather than a purpose-designed and planned group.

3.6 The setting of the Church of St Peter is an important visual and contextual component of its heritage significance.

3.7 Standing to the south-west of the church, and west of Church House (separated from it by the access to the church), number 141 Petersham Road was designated on 10 January 1950 (Figures 1, 2 and 9). Listed grade II, it is officially described as follows:

"Outbuilding to Petersham House, now itself a separate house. Set sideways on to the road. One storey plus attic with gabled dormers. Colour-washed brick with high hipped tiled roof. Centre bay of front projects forward with small pediment. Part of the overall design of Petersham House with a balancing range to the left."

3.8 No construction date is given for 141 Petersham Road in the list description, but it appears on the O.S. map of 1897 (Figure 1) and its appearance suggests it was built (or at least externally reworked) in the last quarter of the 19th century (Figure 9).

3.9 The focus of 141 Petersham Road is drawn westward towards Petersham House, and to the road itself, turning its back on Church House (Figures 8 and 9). The setting of 141 Petersham Road is of considerable quality, but much of the

⁶ The recent extension of the church intervenes between the place of worship and Church House, emphasising that the two are very different in character.

significance of the listed building is connected to its innate architecture and its context with Petersham House.

3.10 Petersham House itself (i.e. the principal building to which 141 Petersham Road is an “outbuilding”), which is listed grade II*, is to the west of 141 Petersham Road. It is clearly an 18th century building of more than special architectural and historic interest, and it is an important component of the conservation area in which it stands, but for all practical purposes the proposed application building is not within the setting of this listed building (Figure 8). For that reason it is not discussed further.

3.11 Standing to the south-east of the church, and to the east of Church House, the 18th century building known as Park Gate was designated on 24 December 1968 (Figures 1, 2 and 12). Listed grade II, it is officially described as follows:

3.12 *“Late C18, 3-storey house, 3 bays wide. Segmental bows on ground floor either side of central prostyle Ionic porch. Brown brick parapeted front. Modern extension to left of no interest.”*

3.13 Park Gate is set within private walled grounds, facing south, and is not readily visible from Petersham Road. It is clearly an 18th century building of special architectural and historic interest. Views from the churchyard are rather limited, and are of the rear and side elevations (Figure 12). There is a contextual interaction between the surroundings of Park Gate and the surroundings of the church, as has been noted above, but the churchyard wall provides a strong barrier, and Park Gate turns its back on the churchyard.

3.14 There are a number of grade II listed structures in the churchyard (Figure 4), namely:

- Petersham War Memorial, 1920.
- Tomb of Elizabeth Grey, c.1760.
- Tomb of Nathaniel Halhed, c.1730
- 3 chest tombs, c.1818 (Cummings and Carter families)
- Tomb of Charlotte and Henry Cain, c.1871.

- Tomb of Francis Barker, c.1710.
- Tomb of the Earl of Mount Edgecumbe, c.1839.
- Tomb of John Rudd, c.1775.
- Tomb of Mary Karze,, c.1686.
- Tomb of Captain John Vancouver, c.1798, restored.
- Tomb of Albert Henry Scott (by Sir George Gilbert Scott), c.1865.

3.15 In the case of the war memorial the significance of the structure is apparent from the list description, namely:

- Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the conflicts of the 20th century.
- Architectural interest: a simple yet poignant memorial cross.
- Group value with the Parish Church of St Peter (grade II*) and numerous churchyard monuments listed at Grade II.

3.16 The tombs are of varying levels of historical interest. Most are of local significance but Captain George Vancouver (1757-1798) is more widely recognised as a notable explorer. A number of places are named after him - Vancouver Island, two cities in North America, and several mountains. The Vancouver monument, which has been heavily restored, is of particular historic (but not architectural) interest.

3.17 The churchyard monuments are of some artistic and architectural interest in their own right, particularly the Scott monument, which has associations with Sir George Gilbert Scott. They have a shared group value which relates strongly to the church, and they contribute to the considerable significance of the churchyard as an important place within an acknowledged area of special heritage interest.

Church House, 139 Petersham Road

3.18 Church House stands on the north side of Petersham Road, immediately east of an access that leads northward to the church (Figures 1, 2 and 10). 141 Petersham Road (listed grade II – see Figures 8 and 9) stands immediately west of the access

to the church, and Park Gate (listed grade II) stands in its own grounds to the east. Church House presents a blind flank wall to Petersham Road, and the ground floor of the main block facing westward is also blind. All the grounds are all walled and private. The churchyard abuts the residential curtilages of Church House and Park Gate on the north side.

3.19 The exact date of construction of Church House is not known, but it has the appearance of an early 19th century detached villa made of brick with a symmetrical east garden front of three bays (Figures 1, 2 and 11).⁷ The eaves of the hipped slate roof have a deep overhang, and the sash windows are 3:6 at first floor and 6:6 at ground floor, without horns. There is a smaller addition on the north side, shown on maps since the 19th century, and there is a much more modern conservatory-style extension to the north-east. The two latter extensions adjoin the churchyard to the north.

3.20 The addresses in the 1841 and 1851 censuses are not precise enough to be able to pinpoint Church House with accuracy, but we know that from about 1855 to 1889 it was the residence of Paul Amedée Francis Coutts Stuart, sometime captain in the 68th regiment of light infantry, and son of Lord Dudley Coutts Stuart and Princess Christine Bonaparte. Born in Rome in 1826, and apparently known generally as Frank, Stuart was resident at Church House at the time of all censuses between 1861 and 1871 together with several servants, one of whom was always described as his “attendant” or “keeper”. He clearly suffered from chronic mental health issues, evident from the census entries.⁸ Frank Stuart was buried in the adjacent churchyard on 7 August 1889 (Figure 15). His personal estate was valued at £25,284, and sales particulars describing the subsequent disposal of Church House appear in Figure 5. Letters of administration were granted to his uncle and only next of kin, Prince Louis Lucien Bonaparte of 6 Norfolk Terrace, Bayswater.

3.21 At the time of the 1891 census Church House was occupied by John J. Rowland, a doctor of medicine, and his wife, together with one female cook/servant. Rowland

⁷ It is possibly broadly coeval with the enlargement of the church in 1810, mentioned in the list description. The name Church House appears to have arisen simply from the building’s proximity to the church. The fact that the tenure was described as copyhold in 1889, rather than freehold (Figure 5) strongly suggests that the land was held by custom from the manor of Petersham (i.e. by copy in the manorial roll each time the land changed hands). Such a connection might well preclude a historical link directly to the church.

⁸ Several of the servants were the children of Thomas and Mary Long who had been Stuart’s coachman and housekeeper respectively. The Longs probably formed a large part of the household for more than three decades.

died on 3 December 1900.⁹ In 1901 the house was occupied by servants only, the principal family (name unknown) being away on the night of the census.

- 3.22** In the census of 1911 Church House was described as having ten rooms¹⁰ occupied by Andrew Solari Russ, an accountant to a financial banking institution, together with his wife, daughter and two servants. There were two female visitors on the night of the census. At some point in the next decade Russ moved to 7 Cardigan Gate, Richmond Hill, where he died in May 1924.
- 3.23** At the time of the 1921 census Church House was described as having eight rooms occupied by a 69 year old widow, Laura Farquharson, with her three adult unmarried daughters. One of the daughters had been born in Malta, and another in Aldershot, which suggests that the family had a military background. Laura Farquharson was buried in the adjacent churchyard on 28 October 1927.
- 3.24** Evelyn Wilson was in residence at Church House in 1950.¹¹
- 3.25** From the 1960s to the 1980s Church House was occupied by (Dudley) Geoffrey Stewart-Smith M.P., who used it as the address of his own publication, the Foreign Affairs Publishing Company.¹² Sales particulars dating to 1992 appear in Figure 6.
- 3.26** Church House is a good example of an early 19th century detached villa in what might be described as a generic late Georgian style. Its garden faces east, away from 141 Petersham Road, and it turns its back on the south-west corner. The building and its grounds are part of the setting of the church, at least in an abstract or general sense, but the churchyard wall forms a strong barrier between the two, and they are distinct from each other.

Summary of significance

- 3.27** Petersham Conservation Area is a place of outstanding heritage significance containing a number of buildings and spaces of considerable importance, including those described below.

⁹ Richmond Herald, 30 March 1901.

¹⁰ Counting the kitchen but not bathrooms, landings or lobbies. The internal layout may have changed – indeed, it seems to have changed by the time of the census of 1921.

¹¹ Weekly Dispatch, 11 June 1950.

¹² London Gazette, 2 April 1987 (confirms that Church House and 139 Petersham Road are one and the same). Several advertisements appear in *Bookseller* from the 1960s to the 1980s.

- 3.28** The Church of St Peter dates in part from the 12th or 13th centuries. It is an ancient place of worship of considerable cultural and communal importance that acts as a physical connection with people who lived at a remote time in the past. The building clearly makes a positive contribution to the character and appearance of Petersham Conservation Area.
- 3.29** The setting of the church extends in all directions, and is particularly related to the churchyard and the monuments within it, but the substantial brick boundary wall on the southern side of the churchyard makes a strong statement to the effect that there is a sudden change in land use here.
- 3.30** Eleven monuments within the churchyard are listed grade II. All are of special interest, but three are notable for specific attributes, namely (1) the Vancouver monument, which is of special historic interest, (2) the Scott monument, which is of special architectural interest, and (3) the war memorial, which is of particular communal value. The monuments have a shared group value which relates strongly to the church, and they contribute to the considerable significance of the churchyard as an important place within an acknowledged area of special heritage interest.
- 3.31** Park Gate is set within private walled grounds, facing south, and is not readily visible from Petersham Road. It is clearly an 18th century building of special architectural and historic interest. Views from the churchyard are rather limited, and are of the rear and side elevations. There is a contextual interaction between the surroundings of Park Gate and the surroundings of the church, but the churchyard wall provides a strong barrier, and Park Gate turns its back on the churchyard.

4. Heritage Impact Assessment

Introduction

- 4.1** This chapter of the assessment describes how the proposed development will affect the setting and significance of the heritage assets identified in the preceding chapter. It equates in part to Step 3 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 3 (Statement of Significance) and with the tabular methodology at Appendix 2.

The proposed development

- 4.2** The proposed development consists of a garden building positioned at the eastern end of the garden of Church House. A modern garage will be removed to make way for the new building, together with a greenhouse, shed and other garden paraphernalia.

Effect on the Church of St Peter

- 4.3** The effect of the proposal on the setting of the Church of St Peter is examined in the GPA3 exercise in Appendix 2, concluding that the general character of the surroundings will be preserved. For similar reasons the general character of the grade II listed monuments in the churchyard will also be preserved.

Effect on Park Gate

- 4.4** The effect of the proposal on the setting of Park Gate is examined in the GPA3 exercise in Appendix 2, concluding that the general character of the surroundings will be preserved.

Effect on Petersham Conservation Area

- 4.5** The proposed new building is designed in the tradition of lightweight garden structures found in similar settings over the past three centuries, and is intended to complement Church House and its surroundings. It has been carefully designed by

an experienced firm specialising in buildings of this type. It will locally enhance this part of Petersham Conservation Area, and it will contribute to inward investment and the wider value of the place.

Summary of effects

- 4.6** The proposed garden building will not harm the setting or significance of any designated heritage assets. Paragraphs 207 and 208 of the NPPF will not be engaged, and the effect of the proposal will fall off the bottom of the scale in Appendix 1. There will be no conflict with local heritage policy. There will be preservation for the purposes of the council's duty under section 66(1) of the Act, and local enhancement for the purposes of the council's duty under section 72(1) of the Act.

5. Summary and conclusion

- 5.1** Petersham Conservation Area is a place of outstanding heritage significance containing a number of buildings and spaces of considerable importance, including those described below.
- 5.2** The Church of St Peter dates in part from the 12th or 13th centuries. It is an ancient place of worship of considerable cultural and communal importance that acts as a physical connection with people who lived at a remote time in the past. The building clearly makes a positive contribution to the character and appearance of Petersham Conservation Area.
- 5.3** The setting of the church extends in all directions, and is particularly related to the churchyard and the monuments within it, but the substantial brick boundary wall on the southern side of the churchyard makes a strong statement to the effect that there is a sudden change in land use here.
- 5.4** Eleven monuments within the churchyard are listed grade II. All are of special interest, but three are notable for specific attributes, namely (1) the Vancouver monument, which is of special historic interest, (2) the Scott monument, which is of special architectural interest, and (3) the war memorial, which is of particular communal value. The monuments have a shared group value which relates strongly to the church, and they contribute to the considerable significance of the churchyard as an important place within an acknowledged area of special heritage interest.
- 5.5** Park Gate is set within private walled grounds, facing south, and is not readily visible from Petersham Road. It is clearly an 18th century building of special architectural and historic interest. Views from the churchyard are rather limited, and are of the rear and side elevations. There is a contextual interaction between the surroundings of Park Gate and the surroundings of the church, but the churchyard wall provides a strong barrier, and Park Gate turns its back on the churchyard.
- 5.6** The proposed development consists of a garden building positioned at the eastern end of the garden of Church House. A modern garage will be removed to make

way for the new building, together with a greenhouse, shed and other garden paraphernalia.

5.7

The proposed garden building will not harm the setting or significance of any designated heritage assets. Paragraphs 207 and 208 of the NPPF will not be engaged, and the effect of the proposal will fall off the bottom of the scale in Appendix 1. There will be no conflict with local heritage policy. There will be preservation for the purposes of the council's duty under section 66(1) of the Act, and local enhancement for the purposes of the council's duty under section 72(1) of the Act.

Appendix 1

Scale of Harm

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

Appendix 2

GPA3 Assessment

In assessing the effect of the proposed development on the setting and significance of heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

Relevant Considerations

<i>Proximity of the development to the asset</i>	The proposed building is within a garden that is adjacent to the churchyard of the Church of St Peter (listed grade II*) and adjacent to the grounds of Park Gate (grade II). Both adjacent land parcels are separated by walls.
<i>Proximity in relation to topography and watercourses</i>	The topography is level for all practical purposes, but in general terms it slopes down northward to the River Thames.
<i>Position of development in relation to key views</i>	No key views of the Church of St Peter or Park Gate will be affected. No key views of listed memorials within the churchyard will be affected. No key views of Petersham House or 141 Petersham Road will be affected.
<i>Orientation of the development</i>	The proposed building is arranged orthogonally within the generally rectilinear layout of the garden of Church House.
<i>Prominence, dominance and conspicuousness</i>	The proposed development will not be prominent, dominant or conspicuous in relation to any heritage asset.
<i>Competition with or distraction from the asset</i>	The proposed development will not compete with or distract from any heritage assets.
<i>Dimensions, scale, massing, proportions</i>	The dimensions, scale, massing and proportions of the proposed development have been designed to as to minimise the effect on heritage assets.
<i>Visual permeability</i>	The proposed development will not be visually permeable, although it will have a high ratio of (glazed) void to solid.
<i>Materials and design</i>	Materials and design are for later consideration, but glazing is likely to be a significant component. The design is in the tradition of garden buildings over the past three centuries.

<i>Diurnal or seasonal change</i>	No issues are anticipated in respect of diurnal or seasonal change.
<i>Change to built surroundings and spaces</i>	The built surroundings and spaces of the Church of St Peter and Park Gate will only be minimally changed.
<i>Change to skyline, silhouette</i>	There will be no changes to important skylines or silhouettes.
<i>Change to general character</i>	The general character of the surroundings of the Church of St Peter and Park Gate will be preserved.

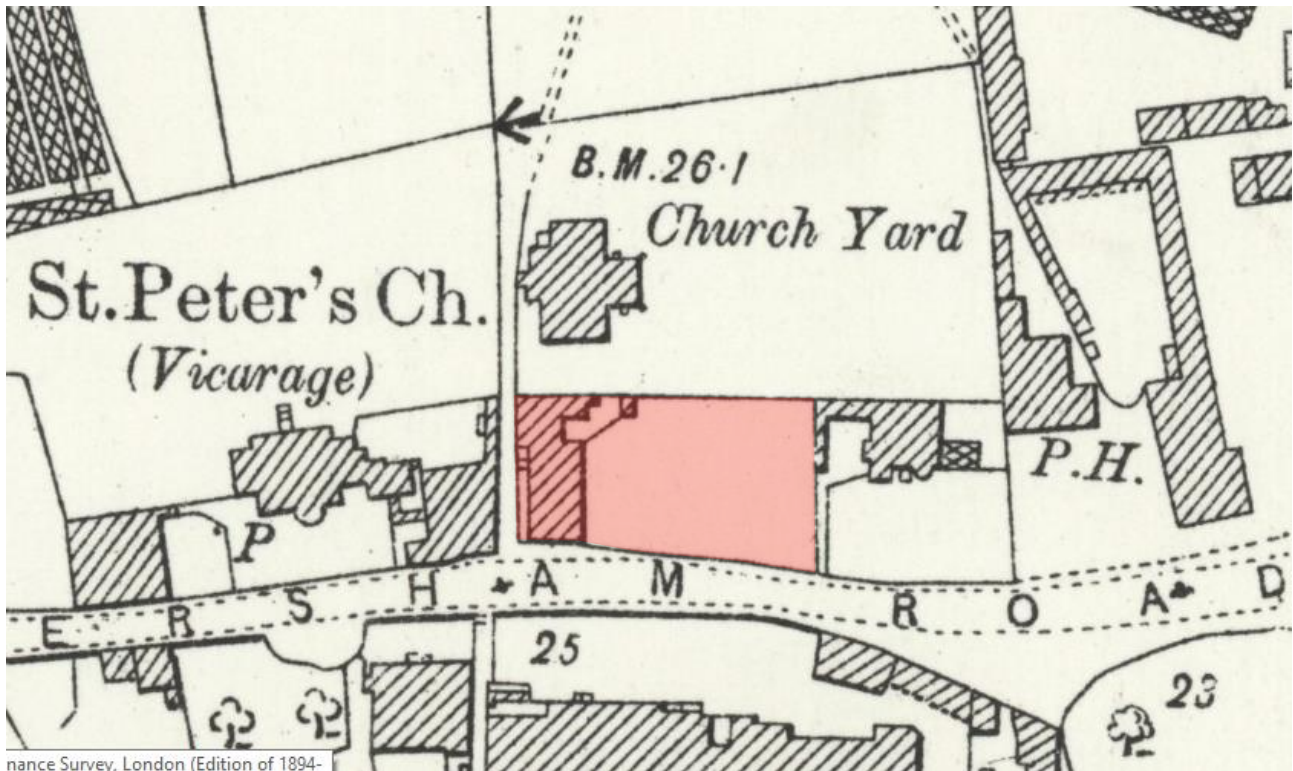


Figure 1 – Extract from the O.S. map of 1897, revised 1893-1894.



Figure 2 - Extract from the O.S. map of 1959, surveyed 1958.



Figure 3 – Conservation Area boundary. The application site is indicatively shown with a pink wash.



Figure 4 – Extract from the National Heritage List showing the positions and grades of listed buildings and structures in the vicinity of the application site (indicated with a pink wash). Listed memorials in the churchyard are mostly identified by the surname of the family commemorated.

By order of the Trustees of the Will of the late Lord Dudley Coutts Stuart.—Petersham.—An excellent Copyhold Property, situate adjacent to the church, Petersham Meadows and Richmond Park, and near the River Thames.

MR. CHANCELLOR has received instructions to Sell by Auction, at the Mart, Tokenhouse Yard, London, E.C., on **MONDAY, October the 7th, 1889**, at two o'clock precisely, the very compact **RESIDENCE**, known as "Church House," Petersham, containing six excellent bedrooms, dressing room, two large reception rooms, convenient offices, and well-stocked garden, together with stabling premises, situate on the other side of the road, and comprising two stalls, loose box, harness room, coachhouse, and three men's rooms, yard, &c. The residence is in capital repair, and ready for immediate occupation. Possession on completion of the purchase.

May be viewed by orders only to be obtained of the Auctioneer, and particulars, with conditions of sale, had at the Auction Mart, London, E.C.; of Thomas Bowyer, Esq., Solicitor, 1, Gray's-inn-square, London, W.C.; and of Mr. Chancellor, Auctioneer and Surveyor, 1, King-street, Richmond, and at Sunningdale and Ascot, Berks. 8614

SALE ON FRIDAY NEXT

Figure 5 – Extract from the West Middlesex Herald, 21 September 1889.

CHURCH HOUSE PETERSHAM Large Regency house with Georgian wing, 5 bedrooms, 4 bathrm, self-contained annex. 1/4 acre of mature walled garden, garage and private drive. 2 min walk from Richmond park and the river. £850,000. Tel: 081 9400782.

Figure 6 – Sales particulars, Country Life, 12 November 1992.



Figure 7 – General view of the Church of St Peter from the north.



Figure 8 – Petersham House (left), 141 Petersham Road (centre right) and Church House (extreme right) seen looking eastward along Petersham Road.



Figure 9 – 141 Petersham Road. Part of 139 Petersham Road can be seen on the right.



Figure 10 – Church House, 139 Petersham Road, looking into the access (on the left) that leads to the church.



Figure 11 – Church House, 139 Petersham Road, east (garden) elevation.



Figure 12 – Looking south-eastward from the churchyard in the direction of Park Gate. Another view below.





Figure 13 – Looking south-westward from the churchyard in the direction of Church House. The Vancouver tomb, listed grade II, is on the left. The extension of the church can be seen on the right.



Figure 14 – The church extension, looking in the general direction of Church House.



Figure 15 – Monument to Frank Stuart in the churchyard.