



**Thomas's College, Queen's Road,
Richmond-upon-Thames TW10 6JP**

Heritage Statement

Heritage Significance, Impact Assessment & Justification Statement

Dorian A. T. A. Crone BA BArch DipTP RIBA MRTPI IHBC

Melisa Thomas BA PGDL LPC MSc IHBC

Daniel Cummins MA (Oxon) MSc PhD IHBC

of

Heritage Information Ltd

November 2024

Thomas's College, Queen's Road, TW10 6JP – Heritage Statement

Issued November 2024

All rights reserved.

Copyright © Heritage Information Ltd

While copyright in this document report as a whole is vested in Dorian Crone, Daniel Cummins and Melisa Thomas of Heritage Information Ltd, copyright to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted stored in a retrieval system in any form or by any mean whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent from Dorian Crone, Daniel Cummins and Melisa Thomas.

Contact details: Dorian Crone, doriancrone@heritageinformation.co.uk

Contents

1.0.	Introduction.....	4
2.0.	Location and Heritage Context.....	7
2.1.	Location and Heritage Context Overview	7
2.2.	Richmond Hill Conservation Area	9
2.3.	St Matthias Conservation Area	9
2.4.	Setting of the Grade II listed former Richmond College building	10
2.5.	Settings of other nearby statutorily listed buildings.....	11
2.6.	Settings of locally listed buildings within the grounds of the former Richmond College	11
2.7.	Settings of other locally listed buildings	12
2.8.	Settings of registered parks and gardens.....	12
2.9.	Summary of Heritage Context.....	17
3.0.	History and Development of Thomas's College (and the Subject Site within it)	18
3.1.	History until 16 th century	18
3.2.	16 th to 18 th century.....	18
3.3.	19 th century	20
3.4.	20 th century	25
3.5.	21 st century	32
4.0.	Description of Thomas's College As Existing	33
4.1.	Description Overview	33
4.2.	Grounds.....	33
4.3.	Subject site	34
4.4.	Exterior of principal college building	35
4.5.	Exterior of George House.....	35
4.6.	Exterior of ancillary buildings.....	36
5.0.	The Significance of Thomas's College and the Subject Site.....	37
5.1.	Significance Appraisal Overview	37
5.2.	Archaeological Interest	38
5.3.	Architectural and Artistic Interest.....	38
5.4.	Historic Interest.....	39
5.5.	Setting	40
5.6.	Summary of Significance	41

6.0.	Impact Assessment.....	42
7.0.	Policy Compliance and Justification Statement	43
7.1.	Richmond-Upon-Thames Local Plan (2018).....	43
7.2.	London Plan (2021)	45
7.3.	The National Planning Policy Framework (December 2023)	46
7.4.	National Planning Guidance (PPG).....	48
8.0.	Conclusion	50
	Appendix 1: National Heritage List Description.....	51
	Appendix 2: Photographs of Thomas's College and the Subject Site.....	52
	Appendix 3: Extracts from drawings of proposed scheme.....	61

1.0. INTRODUCTION

- 1.1. The subject site comprises a tarmac driveway/pathway and a tennis court. It is within a larger site at Thomas's College, Queen's Road, Richmond-upon-Thames, TW10 6JP, which comprises an 1840s neo-Gothic building (formerly "Richmond College"), 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 former Richmond College 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. This Heritage Statement has been produced to inform the current proposals, and to accompany an application for Planning Permission. The proposed scheme involves the provision of a new 10-metre high sports canopy, in the current location of the tennis court.
- 1.3. 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. This Heritage Statement should be read in conjunction with the Townscape/Landscape Visual Impact Assessment ("TVIA") (also authored by Heritage Information Ltd., Nov 2024).
- 1.4. 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.
- 1.5. **Summary**
 - The subject site comprises a tarmac driveway/pathway and a tennis court. It is within a larger site at Thomas's College, Queen's Road, Richmond-upon-Thames, TW10 6JP, which comprises an 1840s neo-Gothic building (formerly "Richmond College"), 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 former Richmond College 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").
 - An assessment of the significance of Thomas's College 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 site is considered to be of medium significance.

- An assessment of the significance of the subject site alone (comprising a tarmac driveway/pathway and a modern tennis court) concludes that it possesses low to medium archaeological interest, low architectural and artistic interest, and low historic interest. The setting of the subject site is considered to be of medium significance.
- The proposed scheme would have a moderate and neutral to negative impact on the settings of the former Richmond College (Grade II) and the Red House (locally listed and within the curtilage of the Grade II listed former Richmond College). It would have a minimal and neutral to negative impact on the settings of the Upper and Lower Cottages and Oak Tree Lodge. Its impact on the character and appearance of the RHCA and the setting of the SMCA would be negligible and neutral to negative impact. It would have no impact on the settings of any other nearby heritage assets. The negative aspect of the impact of the proposed new sports canopy would be due to the 10m height of the structure. However, the proposed sports canopy's paired back form and visually light-weight materiality would help mitigate its visual impact. Furthermore, the structure would be partially hidden behind hedges and mature trees – as shown in the TVIA. Any less-than-substantial harm would be counterbalanced by the non-heritage related public benefit being offered by the proposed scheme – as outlined by the planning consultants in their report.

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 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. He is also a panel member of the City of London Heritage Award. In the past, Dorian has been a panel member of the Betjeman Design Award, as well as being involved with a number of other public sector and commercial design awards including the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award.

- **Melisa Thomas** BA PGDL LPC MSc IHBC – Heritage Consultant. After graduating from her BA Hons. degree in English and History, Melisa initially pursued a career in the law while also working as a specialist

guide, researcher and lecturer at Strawberry Hill House, Richmond-upon-Thames. In 2017 she changed career, completing a Master's degree in the Conservation of the Historic Environment (for which she was awarded Distinction). Her heritage consultancy work to date has included a wide range of different projects involving heritage planning, design and townscape matters, including Appeal work. Her specialist subjects include Georgian and Victorian house architecture, London history, and urban townscapes. Due to her background in the law, Melisa keenly follows developments in the regulation of the historic environment through legislation, policies and case law. She gained an accreditation with the Institute of Historic Building Conservation (IHBC) in 2023.

- **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 on the settings of the St Matthias Conservation Area, statutorily listed buildings, locally listed buildings, and registered parks and gardens.

2.0. LOCATION AND HERITAGE CONTEXT

2.1. Location and Heritage Context Overview

2.1.1. Thomas's College 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.

2.1.2. Chapter 2 of this Heritage Statement follows the first two steps outlined by **Historic England's Good Practice Advice in Planning Note 3 (December 2017)**, which provides guidance on managing change within the settings of heritage assets. 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:

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

2.1.3. Thomas's College 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.

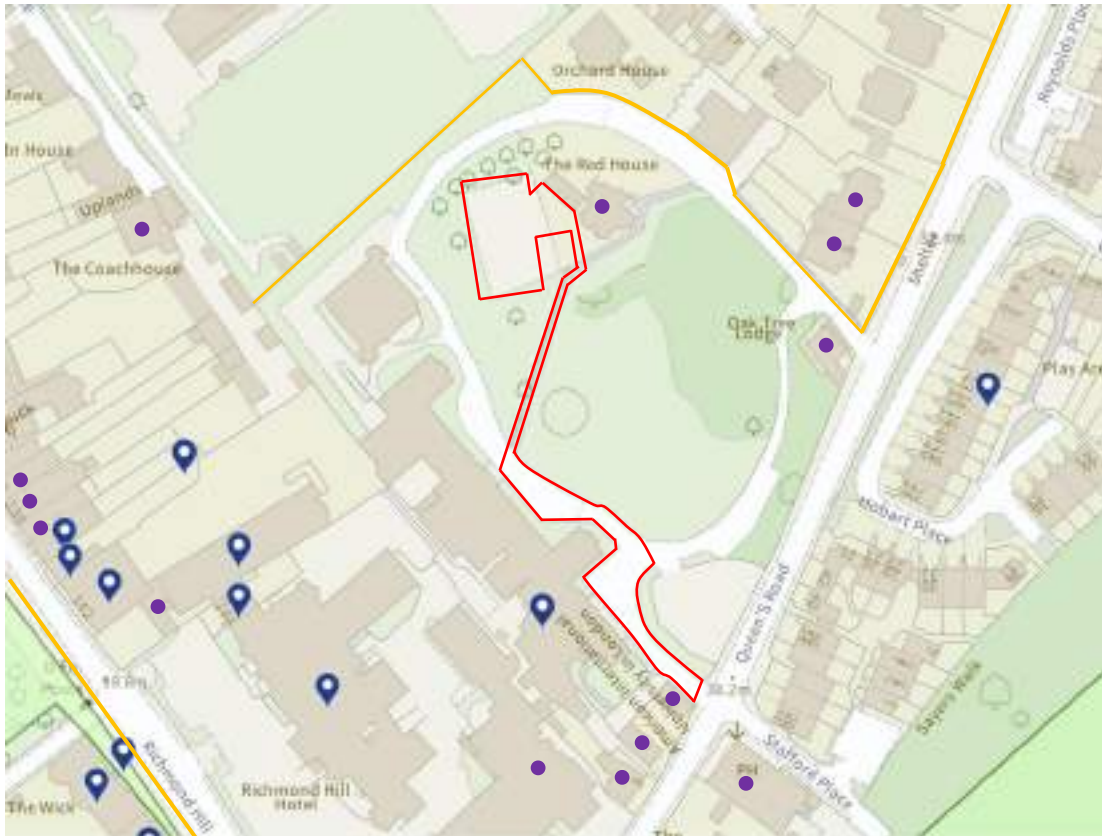


Figure 3: The location of the subject site (outlined in red); boundary between the Richmond Hill CA to the south and the St Matthias CA to the north (outlined in yellow); nearby statutorily listed buildings (marked with "dropped pins"); nearby Buildings of Townscape Merit (marked with purple dots); and nearby registered parks and gardens (outlined in green).

2.2. Richmond Hill Conservation Area

- 2.2.1. 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.
- 2.2.2. 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.
- 2.2.3. 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].
- 2.2.4. 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.
- 2.2.5. Although Thomas’s College 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 college building in Bath stone, various locally listed ancillary buildings, and the subject site’s verdant grounds comprising mature trees, planting, lawns and pathways.
- 2.2.6. The subject site (comprising a driveway/pathway and the tennis court) is considered to make a minimal and neutral contribution to the character and appearance of the RHCA. The relatively open nature of the subject site is a positive factor in its contribution to the RHCA, but the tarmac surfacing of the driveway/pathway is somewhat unsightly. From most viewpoints within the RHCA, the tennis court is largely hidden behind trees and planting.

2.3. St Matthias Conservation Area

- 2.3.1. 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.

- 2.3.2. 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.
- 2.3.3. Although Thomas's College 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 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.
- 2.3.4. The subject site (comprising a driveway/pathway and the tennis court) is considered to make a negligible and neutral contribution to the setting of the SMCA. The relatively open nature of the subject site is a positive factor in its contribution to the setting of the SMCA, but the tarmac surfacing of the driveway/pathway is somewhat unsightly. From most viewpoints within the SMCA, the tennis court is largely hidden behind buildings, trees, and planting.

2.4. Setting of the Grade II listed former Richmond College building

- 2.4.1. The subject site is located within the grounds of Thomas's College, which includes the Grade II listed former Richmond College building. The locally listed Upper and Lower Cottages, Oak Tree Lodge, and the Red House are within the curtilage of the principal college building.
- 2.4.2. There is very little visual interaction between the Grade II listed former Richmond College building and Queen's Road, given the site's high boundary wall (comprising London Stock brickwork), and the mature trees within the grounds. The south part of Queen's Road located adjacent to the 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.
- 2.4.3. The setting of the Grade II listed former Richmond College within the boundary walls of the site is dominated by the college building itself, which is neo-Gothic in style, comprising Bath stone. The internal setting is also defined by the side and rear extensions to the main college building, the other ancillary buildings (some of which are locally listed), and the verdant grounds comprising mature trees, planting, lawns and pathways. This includes the subject site, comprising a tarmac driveway/pathway and the tennis court.
- 2.4.4. The subject site (comprising a driveway/pathway and the tennis court) is considered to make a moderate and neutral contribution to the setting of the former Richmond College building (Grade II listed). The relatively open nature of the subject site is a positive factor in its contribution to the setting of the statutorily listed building, but the tarmac surfacing of the driveway/pathway is somewhat unsightly. From most viewpoints, the tennis court is largely hidden behind trees and planting.

2.5. Settings of other nearby statutorily listed buildings

- 2.5.1. The statutorily listed buildings located closest to Thomas's College (and the subject site within it) are at Phase 1, Queen's Road Estate (Grade II), and Richmond Hill Hotel (Grade II). They share the same setting along Queen's Road as Thomas's College.
- 2.5.2. Statutorily listed buildings located within close proximity of the Thomas's College (and the subject site within it) 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.
- 2.5.3. 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.
- 2.5.4. Given the mostly secluded nature of Thomas's College from the public realm, Thomas's College as a whole 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 Thomas College's contribution to these settings is by virtue of the Grade II listed 19th century neo-Gothic principal college building in Bath stone, the external elevations of some of its ancillary buildings, and the site's verdant grounds comprising mature trees, planting, lawns and pathways.
- 2.5.5. The subject site (comprising a driveway/pathway and the tennis court) is considered to make no contribution to the setting of the buildings at Phase 1, Queen's Road Estate, nor 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. This is due to the distance between the subject site and those listed buildings, and the intervening built and natural environment.

2.6. Settings of locally listed buildings within the grounds of the former Richmond College

- 2.6.1. 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.

- 2.6.2. The subject site is located within the grounds of Thomas's College, which includes the locally listed Upper and Lower Cottages, Oak Tree Lodge, and the Red House.
- 2.6.3. The subject site (comprising a driveway/pathway and the tennis court) is considered to make a moderate and neutral contribution to the setting of the Red House, and a minimal and neutral contribution to the settings of the Upper and Lower Cottages and Oak Tree Lodge. The relatively open nature of the subject site is a positive factor in its contribution to the setting of the locally listed buildings, but the tarmac surfacing of the driveway/pathway is somewhat unsightly. From most viewpoints, the tennis court is largely hidden behind trees and planting.

2.7. Settings of other locally listed buildings

- 2.7.1. Locally listed buildings located within close proximity to Thomas's College (and the subject site within it) 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 Thomas's College.
- 2.7.2. 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.
- 2.7.3. Given the mostly secluded nature of Thomas's College from the public realm, Thomas's College as a whole is considered to make a minimal and positive contribution to the collective setting of these nearby locally listed buildings. The positive aspect of the site's contribution to this setting is by virtue of the Grade II listed 19th century neo-Gothic principal 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.
- 2.7.4. The subject site (comprising a driveway/pathway and the tennis court) is considered to make no contribution to the settings of other nearby locally listed buildings. This is due to the distance between the subject site and those listed buildings, and the intervening built and natural environment.

2.8. Settings of registered parks and gardens

- 2.8.1. Thomas's College 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.
- 2.8.2. Given the distance between Thomas's College site and the aforementioned registered parks and gardens, and the intervening buildings, boundary walls and trees, it is considered that Thomas's College (and the

subject site within it) does not impact upon the settings of either Richmond Park or Richmond Terrace Walk.



Figure 4: 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 5: North-eastward view along Queen's Road. Richmond Gate Hotel (Grade II) is on the left.



Figure 6: Northward view along Queen's Road, with glimpses of no. 3 (locally listed), and Upper and Lower Cottages (locally listed and curtilage listed).



Figure 7: 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 8: Westward view towards southern entrance to Thomas's College. Lower Cottage (locally listed and curtilage listed) is on the left, and the principal college building (Grade II) is in the distance. The driveway is within the subject site.



Figure 9: North-eastern view along Queen's Road, with Phase 1, Queen's Road Estate (Grade II) on the right.



Figure 10: Phase 1, Queen's Road Estate (Grade II).



Figure 11: South-westward view along Queen's Road. Phase 1, Queen's Road Estate (Grade II) is on the left, and the boundary walls of Thomas's College site are on the right.

2.9. Summary of Heritage Context

- 2.9.1. Although Thomas's College 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.
- 2.9.2. The subject site alone is considered to make a **minimal and neutral contribution** to the character and appearance of the Richmond Hill Conservation Area, and a **negligible and neutral contribution** to the setting of the St Matthias Conservation Area.
- 2.9.3. Given the mostly secluded nature of Thomas's College from the public realm, Thomas's College is considered to make a minimal and positive contribution to the settings of the statutorily and locally listed buildings located along Queen's Road.
- 2.9.4. The subject site alone is considered to make a **moderate and neutral contribution** to the settings of the Grade II listed former Richmond College and the locally listed Red House (which is also within the curtilage of Richmond College). It makes a **minimal and neutral contribution** to the settings of the locally listed Upper and Lower Cottages and Oak Tree Lodge (which are also within the curtilage of Richmond College). The subject site is considered to make **no contribution** to the settings of nearby statutorily and locally listed buildings which are located outside of Thomas's College.
- 2.9.5. Again, due to the mostly secluded nature of Thomas's College from the public realm, Thomas's College 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.
- 2.9.6. The subject site alone is considered to make **no 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.
- 2.9.7. The positive aspect of Thomas's College'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 college building in Bath stone, the external elevations of some of its ancillary buildings, and Thomas's College's verdant grounds comprising mature trees, planting, lawns and pathways.
- 2.9.8. The neutral contribution which the subject site makes to the character and appearance of the RHCA and the settings of the heritage assets within the site of Thomas's College, is due to its relatively open nature – although the tarmac surfacing of the driveway/pathway is somewhat unsightly. From most viewpoints, the tennis court is largely hidden behind trees and planting.
- 2.9.9. Thomas's College (and the subject site within it) is not considered to impact on the settings of either Richmond Park or Richmond Terrace Walk, due to the distance between Thomas's College and the aforementioned registered parks and gardens, and the intervening buildings, boundary walls and trees.

3.0. HISTORY AND DEVELOPMENT OF THOMAS'S COLLEGE (AND THE SUBJECT SITE WITHIN IT)

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 site of today's Thomas's College during the Prehistoric period.
- 3.1.2. There is scant evidence for Roman or Anglo-Saxon archaeology in the general area in which the site of today's Thomas's College is located.
- 3.1.3. By the 12th century, the site of today's Thomas's College 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 site of today's Thomas's College, 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 site of today's Thomas's College. 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 site of today's Thomas's College. The part of the Common on which the hospital was located, was thereafter referred to as Pestilent Common [Figure 13] 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 site of today's Thomas's College), and during the second half of that century, a number of large houses were built in the vicinity. The 1724-30 map [Figure

12] 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 site of today's Thomas's College [Figure 14]. Indeed, the 1761 map [Figure 13] shows some buildings on the site of today's Thomas's College, 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 12: 1724-30 map.



Figure 13: 1761 map. Approximate location of the site of today's Thomas's College is circled in a red dotted line.



Figure 14: A sketch of the house owned by Captain Grose who lived on Richmond Hill – believed to be within the site of today's Thomas's College.

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 site of today's Thomas's College 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 site of Thomas's College, 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 layout of the site in the time of Squire Williams is unknown, but it is likely that today's entrances from Queen's Road were in existence then – adjacent to Oak Tree Lodge (north) and Lower Cottage and Upper Cottage (south). The footprint of today's driveway/pathway may well date from that period, prior to the construction of the main college building and the Red House.
- 3.3.5. The architect Andrew Trimen (1810-1868) designed the new college building in Richmond in a decorative neo-Gothic/Tudor style, comprising Bath stone [Figure 15]. 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.
- 3.3.6. 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 16]. 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 15: Undated photograph of the original Wesleyan College.



Figure 16: Undated print of the Wesleyan Theological Institution, showing the front (north-east) and side (north-west) elevations, and the surrounding landscape.

- 3.3.7. 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 13]. 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.

- 3.3.8. The 1865 map [Figure 17] shows Trimen's "C-shaped" building, with its service wing to the south (i.e. George House). Upper Cottage, Lower Cottage and Oak Tree Lodge 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 today's Thomas's College was developed for housing, and St Matthias Church was built in 1862.

- 3.3.9. The 1865 map [Figure 17] 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 17: 1865 map. Star = Location of today's tennis court (i.e. site of the proposed new sports canopy).

- 3.3.10. 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.
- 3.3.11. 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 18 & Figure 19]. (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) 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.

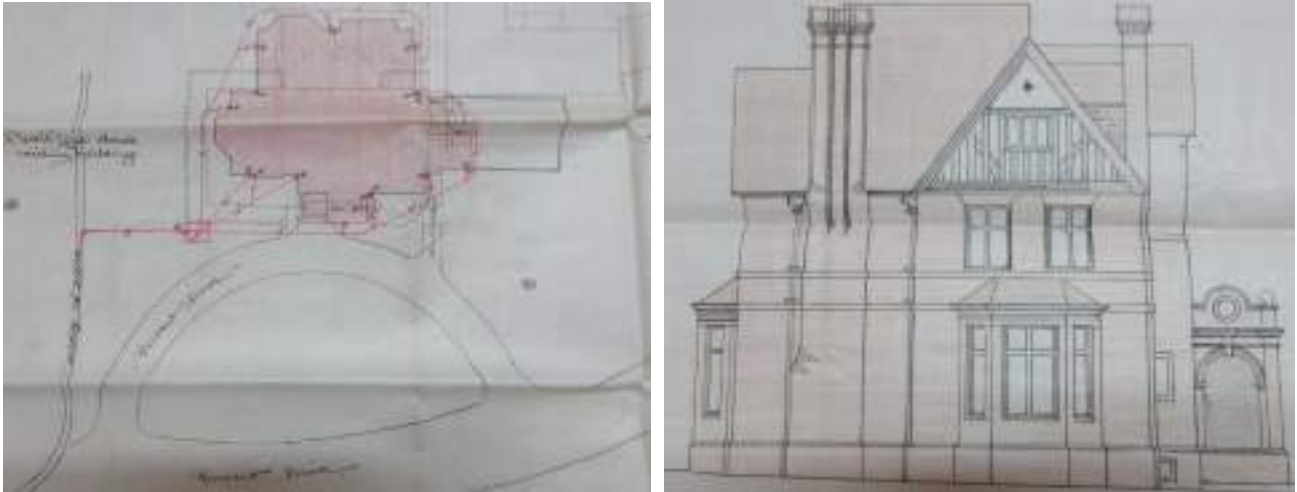


Figure 18 (left): Block plan of the Red House, 1893.

Figure 19 (right): East elevation of the new Red House (with front porch shown in the right, to the north elevation).

3.3.12. The 1893-94 map [Figure 20] shows the former front entrance to the College addressing Friars Stile Road, and the former Methodist Chapel. When viewed more closely [Figure 21], 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 20: 1893-94 map – wider view.

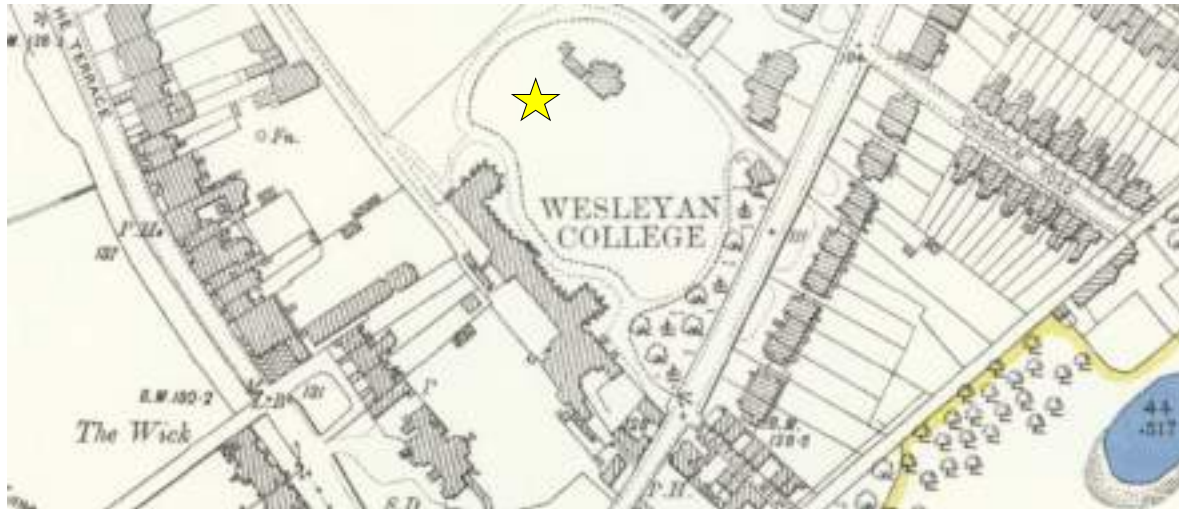


Figure 21: 1893-94 map – closer view. Star = Location of today's tennis court (i.e. site of the proposed new sports canopy).

- 3.3.13. In 1897, an application was lodged for the provision of a new classroom to the rear of the principal college building (later referred to in this report as “rear extension C” [Figure 31]). The block plan for this application 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, and the elevations show the London Stock brickwork, the slated hipped roof, and the timber-framed casement windows. This new classroom was later named the “Lycett Room”.
- 3.3.14. Further undated photographs provide an indication of what the interior of the principal college building is likely to have looked like prior to 1900.

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 22], providing a new third floor level with raised chimney stacks, retaining the existing turret features at the front of the building [Figure 23, Figure 24 & Figure 25]. 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.

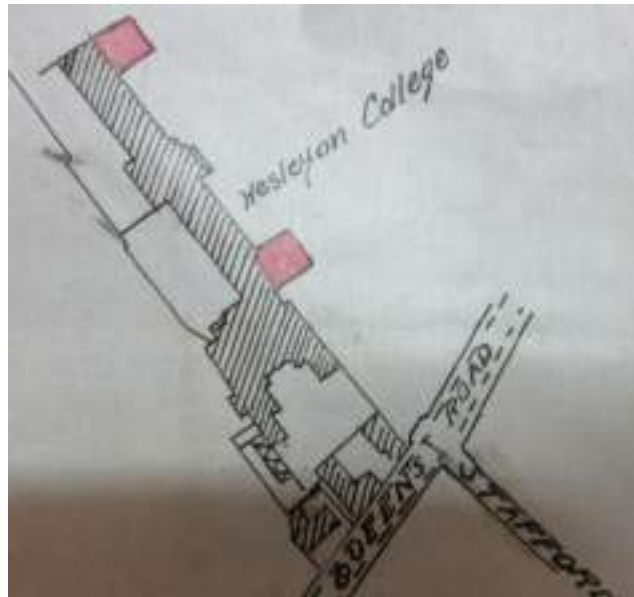


Figure 22: Block plan showing north and south wings, both of which acquired a new storey, 1903.

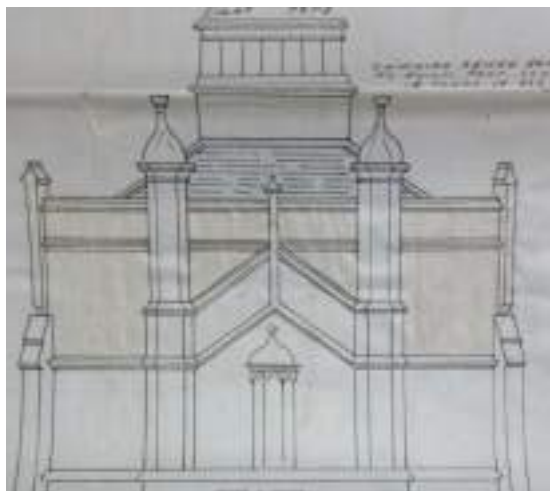


Figure 23 (left): Proposed end elevation of both north and south wings at second and third floor level, 1903.



Figure 24 (right): Proposed side elevation of north wing at second and third floor level, 1903.



Figure 25: 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 31]). 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.
- 3.4.3. The 1910-11 map [Figure 26] 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 (later referred to in this report as “rear extension F” [Figure 31]). These included an extension to the rear with a remodelled kitchen at ground floor level and bedrooms at first floor level, and a small extension to the side at ground floor level (i.e. a study).



Figure 26: 1910-11 map. Star = Location of today's tennis court (i.e. site of the proposed new sports canopy).

- 3.4.8. 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 31]). The extension had three storeys, with the library at ground floor level, and a lower-ground and first floors. 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 27: Side (north west) elevation of Maufe's library extension (The Builder, 15th Jan 1937).

- 3.4.9. 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..."
- 3.4.10. Maufe's rear extension can be seen in the 1933 OS map [Figure 28]. It appears that by then the carpentry workshop and WCs built to the rear of the principal college building in 1889 had been demolished.



Figure 28: 1933 map. Star = Location of today's tennis court (i.e. site of the proposed new sports canopy).

- 3.4.11. 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.

- 3.4.12. 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.

- 3.4.13. When the Wesleyan College (then still a part of London University as it had been since 1902) closed in 1972, today's Thomas's College was acquired by Richmond College, an independent, international, non-for-profit, liberal arts college. In 1975, the land formerly within the north-west of today's Thomas's College (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 29] 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 30] shows the footprint of the main college building. The Lass O'Richmond public house was then called “The Last of Richmond Hill”.

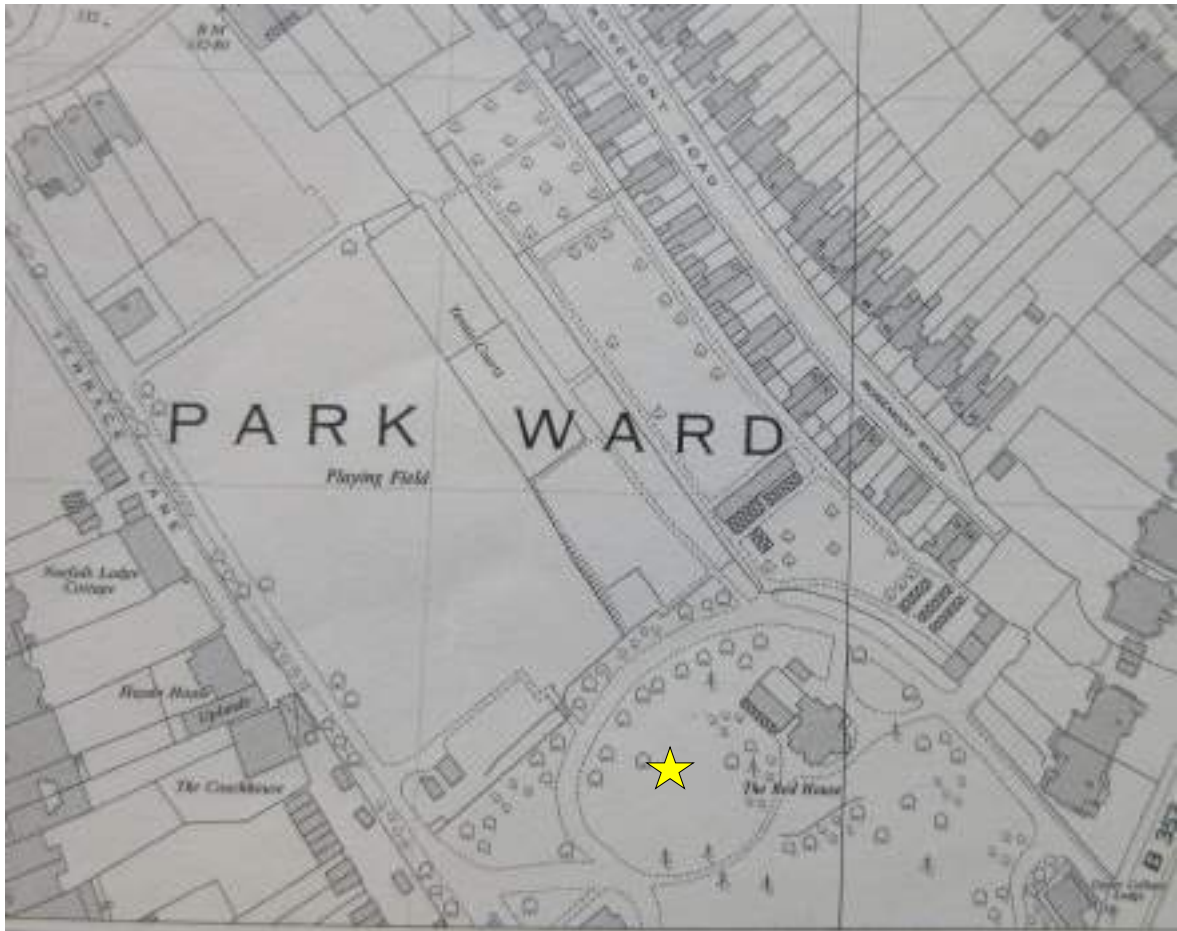


Figure 29: 1974 map (OS). Star = Location of today's tennis court (i.e. site of the proposed new sports canopy).



Figure 30: 1973 map (OS).

- 3.4.14. The area surrounding today's Thomas's College 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.
- 3.4.15. 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 college 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 31]). 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*".
- 3.4.16. 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.
- 3.4.17. Today's Thomas's College 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).
- 3.4.18. Three applications for a new library building were approved in 1989, 1994 and 1997. The five-storey building designed by Lewis Patten Architects was chosen over the one designed by Anthony Turrell Architects – and the Sir Cyril Taylor Library was built c. 2000.
- 3.4.19. It is unknown when the rear extension later referred to in this report as "rear extension D" [Figure 31] was built, but its construction likely took place in the 1990s.

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 site of today's Thomas's College made between 2000 and 2015 included a mansard roof extension to George House in 2005 (ref: 05/3599/FUL & 05/3600/LBC).

- 3.5.2. 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), and for “*demolition of existing single storey conservatory to main building and reinstatement of courtyard; provision of external ramps and hard surfacing to the Main Building, Sir Cyril Taylor Library, Red House and Longley House to provide accessible entrance; new fencing, vehicular and pedestrian gates at the site entrance and exit; consolidated external plant enclosure at rear of the main building, with replacement plant; and internal alterations to main building including removal of internal walls.*” (ref: 24/1763/LBC).

4.0. DESCRIPTION OF THOMAS'S COLLEGE AS EXISTING

4.1. Description Overview

- 4.1.1. The subject site is located within Thomas's College. It comprises a tarmac driveway/pathway and the aforementioned tennis court.
- 4.1.2. Thomas's College 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.
- 4.1.3. The original building designed by A. Trimen is referred to as “the principal college building” in this report, and its side service wing is referred to as “George House”. There are five rear extensions to the principal college building, which for ease of reference, have been labelled “A” to “E” [Figure 31]. The rear extensions to George House have been labelled “F”.
- 4.1.4. The principal college 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.
- 4.1.5. Photographs may be found at Appendix 2 of this Heritage Statement.

4.2. Grounds

- 4.2.1. The grounds of the site of today's Thomas's College are spacious and verdant [Figure 43, Figure 46 & Figure 48], 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) [Figure 8], 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. Subject site

- 4.3.1. The subject site comprises part of the tarmac driveway/pathway [Figure 32, Figure 34, Figure 38, Figure 40 & Figure 42], and a tennis court. The tennis court has a modern appearance, but it is largely hidden from view behind hedging [Figure 34, Figure 38, Figure 41, Figure 42, Figure 43, Figure 44 & Figure 46]. In addition, the trees and planting elsewhere within the landscaped grounds help to hide the tennis court from view.
- 4.3.2. The tennis court is located adjacent to (i.e. west of) the Red House. It is also located to the east of the Sir Cyril Taylor Library, and north-east of the principal college building.



Figure 31: Aerial view photograph (Google Earth, Nov 2020). Star = Location of tennis court, where proposed sports hall is; 1 = Main part of 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 college building and its George House.

4.4. Exterior of principal college building

- 4.4.1. The principal college building dates from 1841-43, and it was designed by the architect Andrew Trimen [Figure 33, Figure 35 & Figure 36]. 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.
- 4.4.2. The front (north-east) elevation of the building addresses the central lawn [Figure 35, Figure 40 & Figure 41], and the side (south-east) elevation addresses the principal Queen's Road entrance [Figure 8, Figure 32 & Figure 33]. Its south-east end adjoins George House [Figure 33], and its north-west end is adjacent to the Sir Cyril Taylor Library [Figure 36, Figure 39, Figure 40 & Figure 41]. 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.
- 4.4.3. There are five rear extensions to the principal college 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 31, & Figure 37]. 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 31] 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 31] 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 31] 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 31], built in c. 1903 to provide bathrooms.

4.5. Exterior of George House

- 4.5.1. The front elevation of George House generally has a neo-Georgian appearance [Figure 33], 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 college building.
- 4.5.2. 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 31] generally comprises two storeys (i.e. ground floor and first floor).

4.6. Exterior of ancillary buildings

- 4.6.1. **Upper and Lower Cottages:** The Upper and Lower Cottages [Figure 8 & Figure 32] 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 college 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 site of today's Thomas's College and the setting of the principal college building, as by virtue of their architectural and historic interests.
- 4.6.2. **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 college 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 site of today's Thomas's College, it is not considered to detract from it either – by virtue of its pared back, indifferent appearance, and its single-storey height.
- 4.6.3. **The Red House:** The Red House [Figure 47, Figure 44, Figure 45 & Figure 46] 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 college 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.
- 4.6.4. **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 boundaries of the site of today's Thomas's College and behind a relatively high wall comprising London Stock brickwork, the aspects of the house which are most commonly appreciated within the site of today's Thomas's College, are its various gable ends and its prominent chimney stack. These features are considered to add some architectural interest to the site of today's Thomas's College.
- 4.6.5. **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 site of today's Thomas's College, it is not considered to detract from it either – by virtue of its pared back, indifferent appearance, and its single-storey height.

- 4.6.6. **Sir Cyril Taylor Library:** Built in c.2000, the Sir Cyril Taylor Library [Figure 39, Figure 40 & Figure 41] is a modern idiom building which sympathetically reflects the principal college 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 college 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 college building.

5.0. THE SIGNIFICANCE OF THOMAS'S COLLEGE AND THE SUBJECT SITE

5.1. Significance Appraisal Overview

- 5.1.1. This Significance Assessment will assess the heritage significance of the whole site at Thomas's College, as well as the subject site within it, which more specifically comprises a tarmac driveway/pathway and a modern tennis court.
- 5.1.2. 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.
- 5.1.3. 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.

5.1.4. 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.

5.2. Archaeological Interest

5.2.1. Thomas's College (and the subject site within it) 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*").

5.2.2. 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.

5.2.3. The archaeological interest is **low to medium**.

5.3. Architectural and Artistic Interest

5.3.1. Thomas's College derives much of its architectural interest from the external elevations of the main 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 college 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 college building's remaining internal architectural features such as fireplaces, architraves and doors – most notably those at ground floor level, which are more ornate.

- 5.3.2. Thomas's College 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 31*]). 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.
- 5.3.3. The Sir Taylor Library, Orchard House and Longley House are not within the curtilage of the listed building.
- 5.3.4. Edward Maufe's 1932 rear extension [A in *Figure 31*] makes a positive contribution to the architectural interest of the subject site, principally by virtue of its library at ground floor level, adopting 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. 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. The 1897 Lycett Room [C in *Figure 31*] 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 31*] is considered to be a neutral contributor 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 31*], its visual impact on the architectural interests of the subject site is considered to be neutral. The rear extension which likely dates from the 1990s [D in *Figure 31*] is architecturally indifferent, and as such it is considered to be a negative contributor.
- 5.3.5. The architectural and artistic interest of Thomas's College as a whole is **medium to high**. The subject site, however, has **low** architectural and artistic interest – save for the historic footprint of the pathway, which is part of the landscaping design of the original 19th century Wesleyan College. Apart from its footprint, the tarmac-surfaced pathway in itself has no intrinsic architectural interest.

5.4. Historic Interest

- 5.4.1. 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.

- 5.4.2. 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 college 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 college 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.
- 5.4.3. Although George House pre-dates the principal college building, it has been substantially altered both internally and externally, to the extent its former historic interests can no longer be appreciated or understood.
- 5.4.4. 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).
- 5.4.5. The historic interest of Thomas's College is **medium to high**. The subject site, however, has **low** historic interest – save for the historic footprint of the pathway, which is part of the landscaping design of the original 19th century Wesleyan College. Apart from its footprint, the tarmac-surfaced pathway in itself has no intrinsic historic interest.

5.5. Setting

- 5.5.1. Thomas's College 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).
- 5.5.2. 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 possesses 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.

- 5.5.3. The wider setting of Thomas's College 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.
- 5.5.4. Most of Thomas's College is located within the Richmond Hill Conservation Area, and part of it (i.e. Orchard House and Longley House) is located within the St Matthias CA.
- 5.5.5. The subject site (comprising a driveway/pathway and the tennis court) is considered to make a moderate and neutral contribution to the settings of the former Richmond College building (Grade II listed) and the locally listed buildings within its curtilage. The relatively open nature of the subject site is a positive factor in its contribution to the setting of the statutorily listed building, but the tarmac surfacing of the driveway/pathway is somewhat unsightly. From most viewpoints, the tennis court is largely hidden behind trees and planting.
- 5.5.6. The setting value is **medium**.

5.6. Summary of Significance

- 5.6.1. Thomas's College 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.
- 5.6.2. Comprising a tarmac driveway/pathway and a modern tennis court, the subject site in its own right has a low heritage significance, although the footprint of the driveway/pathway dates back to the original landscaping plan of the 19th century Wesleyan College.

6.0. IMPACT ASSESSMENT

- 6.1. The description of the proposal is accompanied by a series of drawings, as proposed, prepared by IID Architects in November 2024, which can be found within the application bundle. Extracts (not necessarily to scale) may be found at Appendix 3 of this Heritage Statement [Figure 50, Figure 52, Figure 54, Figure 56, Figure 58, Figure 60 & Figure 62]. The proposed scheme involves the provision of a new sports hall in the current location of the tennis court.
- 6.2. Chapter 6 of this Heritage Statement considers the final three steps of Historic England's *Planning Note 3*, in regard to the impact which the proposed scheme would have on the character and appearance of the Richmond Hill CA, on the settings of the former Richmond College (Grade II), on the setting of the Red House, the Upper and Lower Cottages and Oak Tree Lodge (all locally listed and within the curtilage of the Grade II listed former Richmond College), and on the setting of the St Matthias CA:
- **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
 - **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm.
 - **Step 5:** Make and document the decision and monitor outcomes.
- 6.3. 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**.
- 6.4. 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.
- 6.5. **Siting:** The proposed new sports hall would be sited just west of The Red House, and east of the Sir Cyril Taylor Library. The architectural interest of the Grade II listed former Richmond College building is best appreciated in south-westward and westward views of its front (north-east) elevation. The proposed sports hall would not obstruct any of these views from across the lawn, and its visibility would be reduced by adjacent mature trees and hedging. Similarly, the proposed sports hall would not obstruct any views from the principal rooms within the college building, which are at ground floor level.
- 6.6. **Height, bulk, scale and massing:** The height of the proposed new sports hall would reach 9.5 metres, and it would represent a considerable increase in bulk, scale and massing. However, there are a number of mature trees within the grounds of Thomas's College which would help minimise the visual impact of

the sports canopy on the settings of the Grade II listed former Richmond College and the locally listed Red House.

- 6.7. **Architectural detailing, proportions and materials:** The proposed new sports canopy would have a steel frame, with walls comprising a perforated PVC fabric, and a barrel-vaulted roof covered with a tensile PVC fabric. The structure would have an overall modern, pared back appearance with an off-white colour. The adjacent hedging would help hide some of the structure within short views, and the large mature trees within the grounds would help hide aspects of the structure in longer views.
- 6.8. It is considered that the proposed scheme would have a moderate and neutral to negative impact on the settings of the former Richmond College (Grade II) and the Red House (locally listed and within the curtilage of the Grade II listed former Richmond College). It would have a minimal and neutral to negative impact on the settings of the Upper and Lower Cottages and Oak Tree Lodge. Its impact on the character and appearance of the RHCA and the setting of the SMCA would be negligible and neutral to negative impact. It would have no impact on the settings of any other nearby heritage assets.
- 6.9. The negative aspect of the impact of the proposed new sports canopy would be due to the 10m height of the structure. However, the proposed sports canopy's paired back form and visually light-weight materiality would help mitigate its visual impact. Furthermore, the structure would be partially hidden behind hedges and mature trees – as shown in the Townscape/Landscape Visual Impact Assessment ("TVIA").
- 6.10. Any less-than-substantial harm would be counterbalanced by the non-heritage related public benefit being offered by the proposed scheme – as outlined by the planning consultants in their report.

7.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

7.1. Richmond-Upon-Thames Local Plan (2018)

7.1.1. 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 have no impact on the local character outside the boundaries of Thomas's College, nor on the nearby townscape. The proposed sports canopy would be sited away from the Grade II listed former Richmond College building, just to the west of the locally listed Red House. Its visual impact on the settings of these buildings and on the character and appearance of the RHCA would be reduced by the screening effect of nearby hedging and mature trees.

7.1.2. 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 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 internal setting of the Grade II listed former Richmond College is dominated by the college building itself (which is neo-Gothic in style, comprising Bath stone), the side and rear extensions to the main college building, the other ancillary buildings (some of which are locally listed), and the verdant grounds comprising mature trees, planting, lawns and pathways. This includes the subject site, which comprises a tarmac driveway/pathway and the tennis court. As existing, the subject site is considered to make a moderate and neutral contribution to the setting of the listed building. The relatively open nature of the subject site is a positive factor in its contribution to the setting, but the tarmac surfacing of the driveway/pathway is somewhat unsightly. From most viewpoints, the tennis court is largely hidden behind trees and planting.

The proposed scheme would have a moderate and neutral to negative impact on the settings of the former Richmond College (Grade II). It would have a negligible and neutral to negative impact on the character and appearance of the RHCA, and on the setting of the SMCA. The negative aspect of the impact of the proposed new sports canopy would be due to the 10m height of the structure. However, the proposed sports canopy's paired back form and visually light-weight materiality would help mitigate its visual impact. Furthermore, the structure would be partially hidden behind hedges and mature trees – as shown in the TVIA. Any less-than-substantial harm would be counterbalanced by the non-heritage related public benefit being offered by the proposed scheme – as outlined by the planning consultants in their report.

7.1.3. 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 internal setting of the locally listed buildings within its curtilage is dominated by the Grade II listed former Richmond College (which is neo-Gothic in style, comprising Bath stone), the side and rear extensions to the main college building, the other ancillary buildings (including the locally listed buildings themselves), and the verdant grounds comprising mature trees, planting, lawns and pathways. This includes the subject site, which comprises a tarmac driveway/pathway and the tennis court. As existing, the subject site is considered to make a moderate and neutral contribution to the setting of the Red House, and a minimal and neutral contribution to the settings of the Upper and Lower Cottages and Oak Tree Lodge. The relatively open nature of the subject site is a positive factor in its contribution to the setting of the statutorily listed building, but the tarmac surfacing of the driveway/pathway is somewhat unsightly. From most viewpoints, the tennis court is largely hidden behind trees and planting.

The proposed scheme would have a moderate and neutral to negative impact on the setting of the Red House and a minimal and neutral to negative impact on the settings of the Upper and Lower Cottages and Oak Tree Lodge. The negative aspect of the impact of the proposed new sports canopy would be due to the 10m height of the structure. However, the proposed sports canopy's paired back form and visually light-weight materiality of the proposed sports canopy would help mitigate its visual impact. Furthermore, the structure would be partially hidden behind hedges and mature trees – as shown in the TVIA. Any less-than-substantial harm would be counterbalanced by the non-heritage related public benefit being offered by the proposed scheme – as outlined by the planning consultants in their report.

7.2. London Plan (2021)

7.2.1. 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*”.

7.2.2. **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).

7.2.3. 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 distinctiveness and the character of the local area outside the boundaries of Thomas's College. Within the college boundaries, views of the proposed sports canopy would be partially hidden by adjacent hedging (within short views), and large mature trees (within longer views). The proposed sports canopy would have a robust steel frame with walls comprising a perforated PVC fabric, and a barrel-vaulted roof covered with a tensile PVC fabric – all of which would weather and mature well.

7.3. The National Planning Policy Framework (December 2023)

- 7.3.1. The revised National Planning Policy Framework (NPPF) was published in December 2023 and provides a full statement of the Government's planning policies.
- 7.3.2. 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.
- 7.3.3. Relevant NPPF Policies are found in Section 12 "Achieving Well-Designed and Beautiful Places" and Section 16 "Conserving and Enhancing the Historic Environment".
- 7.3.4. 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 distinctiveness and the character of the local area outside the boundaries of Thomas's College. Within the college boundaries, views of the proposed sports canopy would be partially hidden by adjacent hedging (within short views), and large mature trees (within longer views).

7.3.5. 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 internal setting of the Grade II listed former Richmond College (and the locally listed buildings within its curtilage) is dominated by the college building itself (which is neo-Gothic in style, comprising Bath stone), the side and rear extensions to the main college building, the other ancillary buildings (some of which are locally listed), and the verdant grounds comprising mature

trees, planting, lawns and pathways. This includes the subject site, which comprises a tarmac driveway/pathway and the tennis court. As existing, the subject site is considered to make a moderate and neutral contribution to the setting of the statutorily listed Richmond College and locally listed building Red House, and a minimal and neutral contribution to the settings of the Upper and Lower Cottages and Oak Tree Lodge. The relatively open nature of the subject site is a positive factor in its contribution to the setting of the statutorily listed building, but the tarmac surfacing of the driveway/pathway is somewhat unsightly. From most viewpoints, the tennis court is largely hidden behind trees and planting.

The proposed scheme would have a moderate and neutral to negative impact on the settings of the former Richmond College (Grade II) and the Red House (locally listed and within the curtilage of the Grade II listed former Richmond College). It would have a moderate and neutral to negative impact on the settings of the former Richmond College (Grade II) and the Red House (locally listed and within the curtilage of the Grade II listed former Richmond College). It would have a minimal and neutral to negative impact on the settings of the Upper and Lower Cottages and Oak Tree Lodge. Its impact on the character and appearance of the RHCA and the setting of the SMCA would be negligible and neutral to negative impact. It would have no impact on the settings of any other nearby heritage assets. The negative aspect of the impact of the proposed new sports canopy would be due to the 10m height of the structure. However, the proposed sports canopy's paired back form and visually light-weight materiality would help mitigate its visual impact. Furthermore, the structure would be partially hidden behind hedges and mature trees – as shown in the TVIA. Any less-than-substantial harm would be counterbalanced by the non-heritage related public benefit being offered by the proposed scheme – as outlined by the planning consultants in their report.

7.4. National Planning Guidance (PPG)

7.4.1. Available from March 2014, the PPG is an online guidance resource which is updated continuously.

7.4.2. 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.

7.4.3. 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 to negative impact on the settings of the former Richmond College (Grade II) and the Red House (locally listed and within the curtilage of the Grade II listed former Richmond College). They would have a minimal and neutral to negative impact on the settings of the Upper and Lower Cottages and Oak Tree Lodge. Their impact on the character and appearance of the RHCA and the setting of the SMCA would be negligible and neutral to negative impact. The negative aspect of the impact of the proposed new sports canopy would be due to the 10m height of the structure. However, the proposed sports canopy's paired back form and visually light-weight materiality would help minimise its visual impact. Furthermore, the structure would be partially hidden behind hedges and mature trees – as shown in the TVIA. Any less-than-substantial harm would be counterbalanced by the non-heritage related public benefit being offered by the proposed scheme – as outlined by the planning consultants in their report.

7.4.4. 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 to negative impact on the settings of the former Richmond College (Grade II) and the Red House (locally listed and within the curtilage of the Grade II listed former Richmond College). They would have a minimal and neutral to negative impact on the settings of the Upper and Lower Cottages and Oak Tree Lodge. Their impact on the character and appearance of the RHCA and the setting of the SMCA would be negligible and neutral to negative impact. The negative aspect of the impact of the proposed new sports canopy would be due to the 10m height of the structure. However, the proposed sports canopy's paired back form and visually light-weight materiality would help mitigate its visual impact. Furthermore, the structure would be partially hidden behind hedges and mature trees – as shown in the TVIA. Any less-than-substantial harm would be counterbalanced by the non-heritage related public benefit being offered by the proposed scheme – as outlined by the planning consultants in their report.

8.0. CONCLUSION

- 8.1. The Grade II listed former Richmond College building possesses low to medium archaeological interest, medium to high architectural and artistic interest, and medium to high historic interest. The subject site (comprising a driveway/pathway and the tennis court) is considered to make a moderate and neutral contribution to the settings of this Grade II listed building and the locally listed buildings which are within the curtilage of the listed building. It is also considered to make a minimal and positive contribution to the character, appearance and setting of the Richmond Hill Conservation Area, and the St Matthias Conservation Area. The neutral contribution which the subject site makes to the character and appearance and/or settings of these heritage assets is due to its relatively open nature, although the tarmac surfacing of the driveway/pathway is somewhat unsightly. From most viewpoints, the tennis court is largely hidden behind trees and planting.
- 8.2. The existing subject site in its own right possesses low to medium archaeological interest, low architectural and artistic interest, and low historic interest. Its setting value is medium.
- 8.3. The proposed scheme would have a moderate and neutral to negative impact on the settings of the former Richmond College (Grade II) and the Red House (locally listed and within the curtilage of the Grade II listed former Richmond College). It would have a minimal and neutral to negative impact on the settings of the Upper and Lower Cottages and Oak Tree Lodge. Its impact on the character and appearance of the RHCA and the setting of the SMCA would be negligible and neutral to negative impact. It would have no impact on the settings of any other nearby heritage assets. It would have no impact on the settings of any other nearby heritage assets. The negative aspect of the impact of the proposed new sports canopy would be due to the 10m height of the structure. However, the proposed sports canopy's paired back form and visually light-weight materiality would help mitigate its visual impact. Furthermore, the structure would be partially hidden behind hedges and mature trees – as shown in the TVIA. Any less-than-substantial harm would be counterbalanced by the non-heritage related public benefit being offered by the proposed scheme – as outlined by the planning consultants in their report.
- 8.4. 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. 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.

APPENDIX 2: PHOTOGRAPHS OF THOMAS'S COLLEGE AND THE SUBJECT SITE



Figure 32: North-westward view through southern entrance to Thomas's College, with the front (north-east) elevation of the Lower Lodge on the left, and the side (south-east) elevation of the principal building. The driveway/pathway is within the subject site.



Figure 33: Side (south-east) elevation of south wing of the principal building, and a glimpse of the front (north-east) elevation of George House. The driveway/pathway is within the subject site.



Figure 34: North-westward view from the tarmac path in the direction of the existing tennis court (which is hidden behind trees), with the college building on the left and The Red House on the right. The driveway/pathway is within the subject site.



Figure 35: Front (north-east) elevation of the principal building.



Figure 36: North-west elevation of north wing of the principal building, and a glimpse of the Cyril Taylor Library on the right.



Figure 37: North-west elevation of north wing of the principal building and a glimpse of its rear (south-west) elevation, and the north-west elevation of rear extension A.



Figure 38: Northward view, with main college building on the left, and existing tennis court on the right (behind some trees). The tennis court and the driveway/pathway are within the subject site.



Figure 39: North-westward view towards Sir Cyril Taylor Library (south-east and north-east elevations), with a glimpse of the principal college building on the left. The driveway/pathway is within the subject site.



Figure 40: Southward view, with the principal building, and Sir Cyril Taylor Library (north-east elevation) on the right. The driveway/pathway is within the subject site.



Figure 41: Southward view, with existing tennis court on the left, and the Grade II listed college building and the Sir Cyril Taylor building on the right. The subject site includes the tennis court (which is hidden behind the trees and planting on the left) and the driveway/pathway.



Figure 42: Southward view, with existing tennis court on the left, and the Sir Cyril Taylor building on the right, with a glimpse of the college building in the background on the right. The subject site includes the tennis court (which is hidden behind the trees and planting on the left) and the driveway/pathway.



Figure 43: Southward view across landscaped gardens, with a glimpse of the principal Richmond College building (Grade II) on the right, and Sir Cyril Taylor Library. The subject site includes the tennis court (which is hidden behind the trees and planting on the left) and the driveway/pathway.



Figure 44: Southward view, with the Red House on the left, and the existing tennis court (within the subject site) on the right.



Figure 45: Westward view in the direction of the existing tennis court (within the subject site), which is hidden behind trees, and The Red House in the middle ground.



Figure 46: South-westward view in the direction of the existing tennis court (within the subject site) which is hidden behind trees, with The Red House on the right, and the Sir Cyril Taylor building in the background.



Figure 47: South-west and south-east elevations of the Red House.



Figure 48: Southward view towards principal college building (Grade II), across landscaped gardens. (This view is from further east of the Red House.)

APPENDIX 3: 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 49: Existing elevation 01.

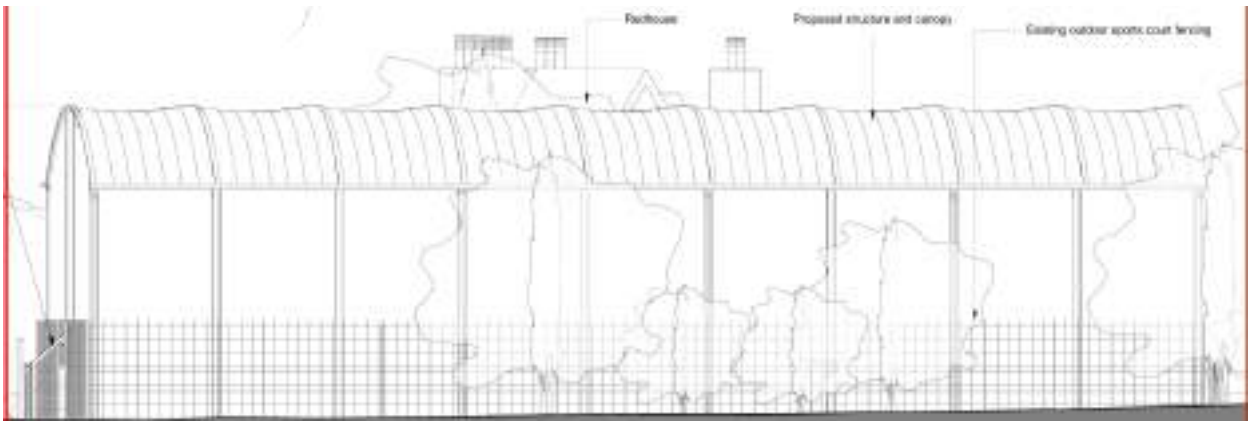


Figure 50: Proposed elevation 01.

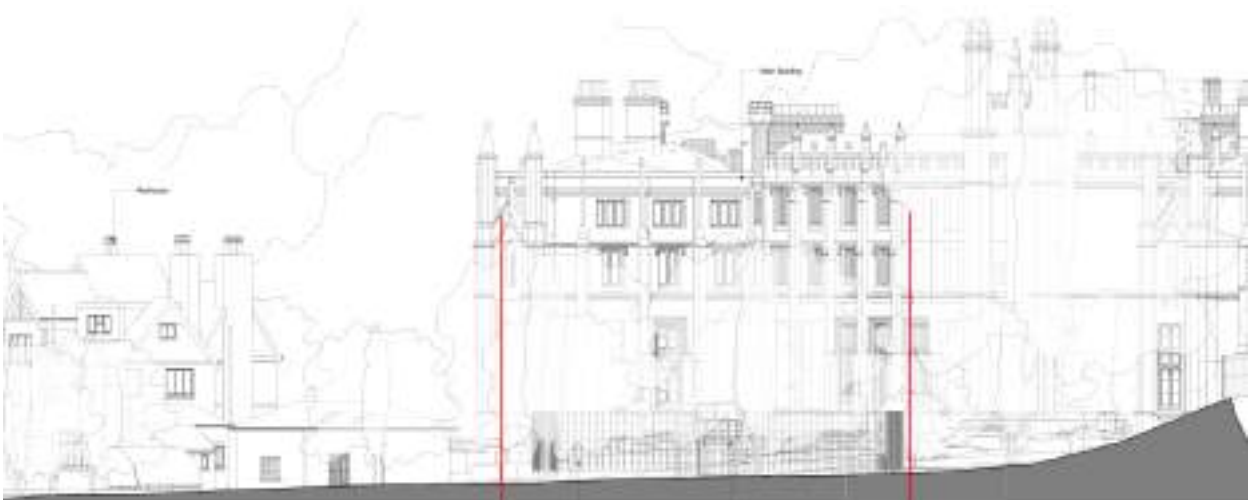


Figure 51: Existing elevation 02.

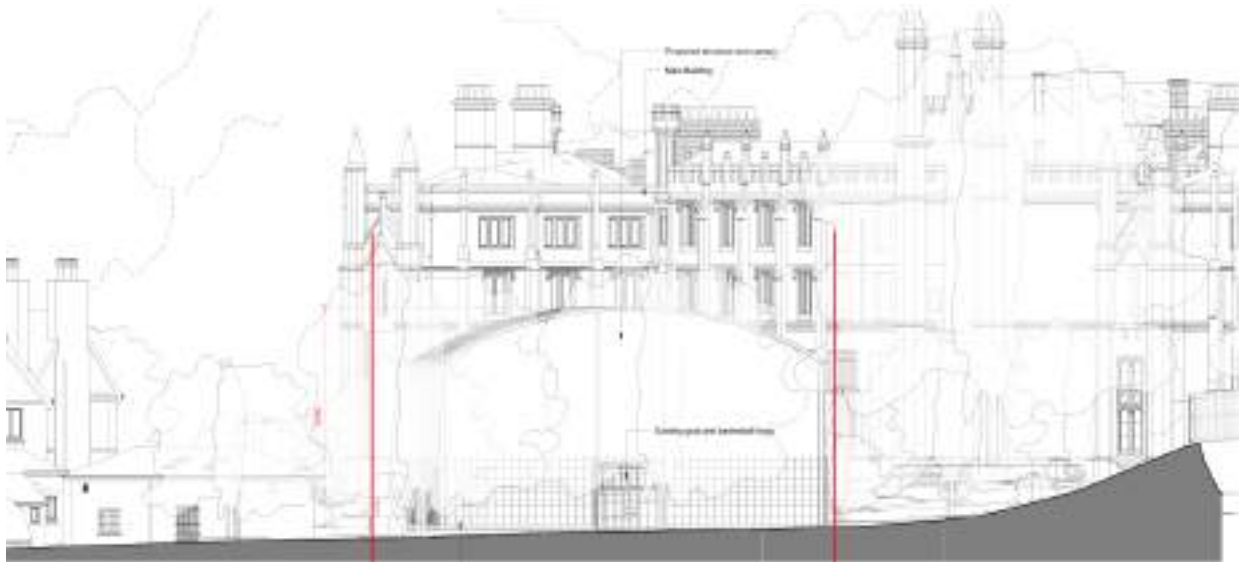


Figure 52: Proposed elevation 02.

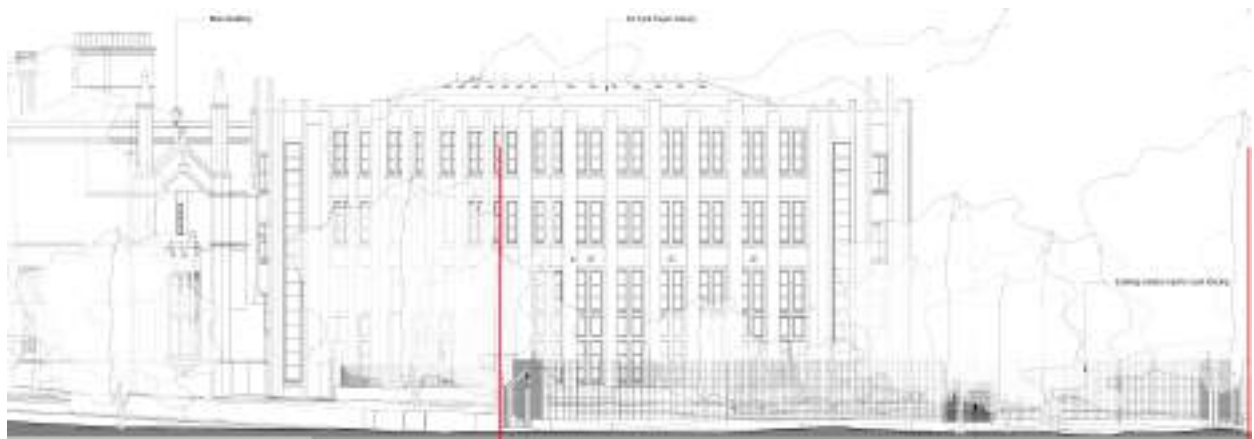


Figure 53: Existing elevation 03.

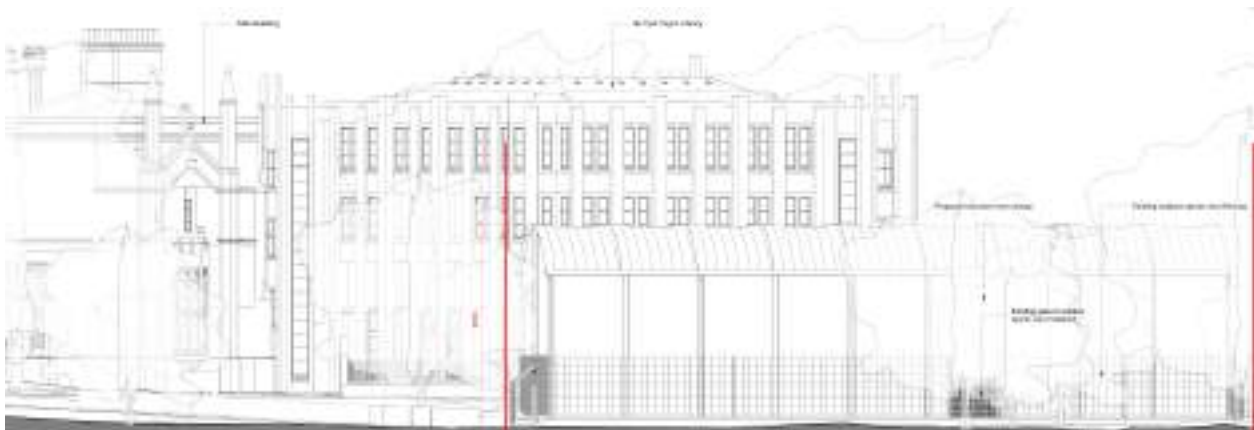


Figure 54: Proposed elevation 03.

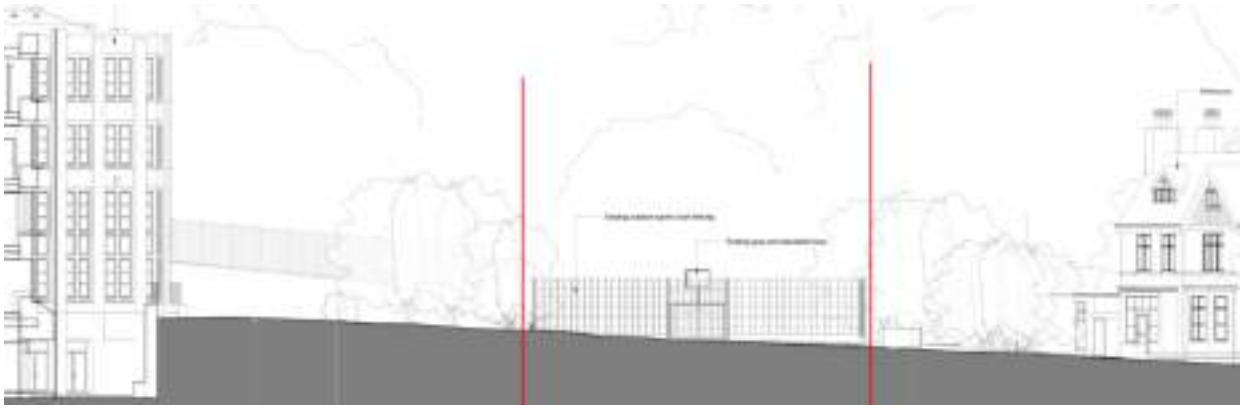


Figure 55: Existing elevation 04.

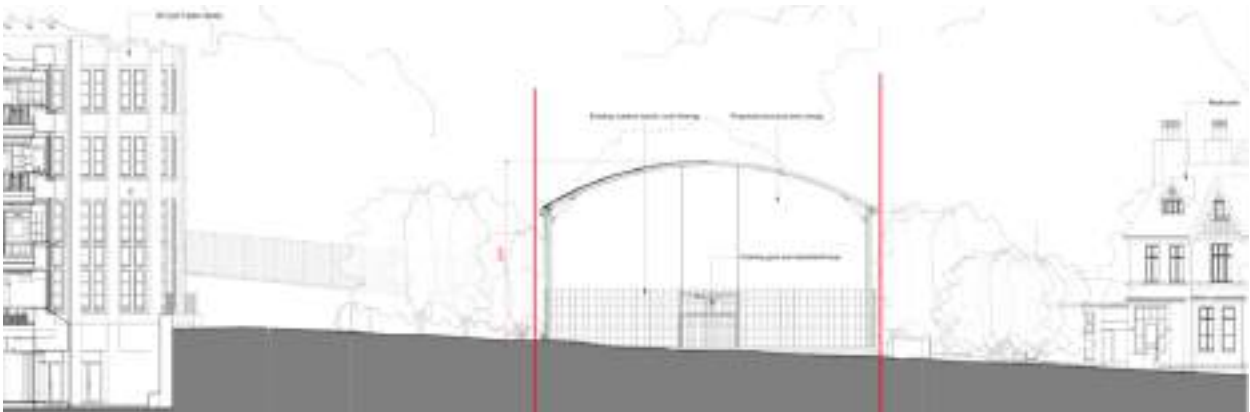


Figure 56: Proposed elevation 04.

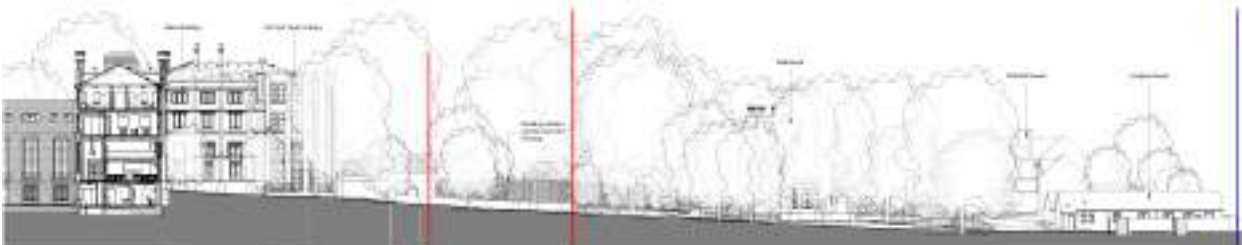


Figure 57: Existing site section 01.



Figure 58: Proposed site section 01.



Figure 59: Existing site section 02.



Figure 60: Proposed site section 02.



Figure 61: Existing site section 03.

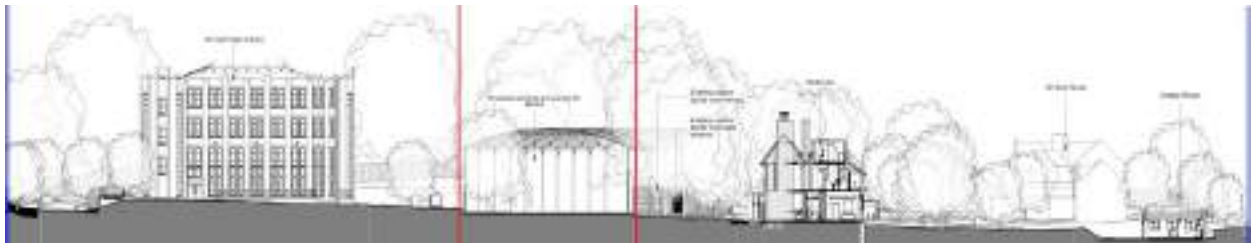


Figure 62: Proposed site section 03.