

No. 40 RICHMOND HILL
RICHMOND

HERITAGE ASSESSMENT

9 April 2021

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HERITAGE PLANNING

CONTENTS

1	INTRODUCTION	2
2	LEGISLATION, POLICY & GUIDANCE	3
3	THE SITE AND ITS HERITAGE SIGNIFICANCE	12
4	ASSESSMENT OF EFFECT & CONCLUSIONS	24

1 INTRODUCTION

- 1.1 This Heritage Assessment has been prepared by GJHP in support of the planning and listed building consent applications for an extension and internal alterations at no. 40 Richmond Hill in the London Borough of Richmond (LBR). GJHP is a consultancy that provides expert advice on heritage and townscape matters.
- 1.2 The assessment considers the effect of the proposed development (the 'Proposed Development') on heritage significance and the townscape of the area around the Site. No. 40 Richmond Hill is part of a terrace of houses listed grade II and the Site lies within the Richmond Hill Conservation Area.
- 1.3 The report sets out the following:
- Relevant statutory duties and national and local policy and guidance;
 - A description of the Site and its heritage context;
 - Statements of significance of the relevant heritage assets; and
 - An assessment of the effects of the Proposed Development and conclusions.
- 1.4 A separate listed building consent application has been submitted for internal works to the main house at no. 40 Richmond Hill.

2 LEGISLATION, POLICY & GUIDANCE

- 2.1 This section sets out the relevant statutory duties and national and local planning policies and guidance that are relevant to the consideration of heritage and townscapes matters.

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

Listed buildings

- 2.2 Section 7 of the Act requires listed building consent for any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of architectural or historic interest. Section 16 (2) places the duty on the decision maker to have special regard to the desirability of preserving the building or its setting in determining applications for listed building consent.
- 2.3 Section 66 (1) of the Act states, *‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.’*

Conservation areas

- 2.4 Section 72 of the Act requires that when considering applications for planning permission for buildings or land in a conservation area, *‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.*

National planning policy

The National Planning Policy Framework, 2019

- 2.5 The Government issued the National Planning Policy Framework (NPPF) in February 2019. The NPPF sets out planning policies for England and how these are expected to be applied.

Heritage

- 2.6 Section 16 of the NPPF deals with conserving and enhancing the historic environment. It applies to plan-making, decision-taking and the heritage-related consent regimes under the 1990 Act.
- 2.7 Heritage assets are defined in Annex 2 of the NPPF as *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'*
- 2.8 The NPPF notes, at paragraph 184, that heritage assets *'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.'*
- 2.9 The NPPF requires an applicant to describe the heritage significance of any heritage assets affected by a proposal, including any contribution made by their setting (para 189). It goes on to say that *'the level of detail should be proportionate to the heritage assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*
- 2.10 The NPPF identifies three key factors local authorities should take into account in determining applications:
- 'The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
The desirability of new development making a positive contribution to local character and distinctiveness.'
- 2.11 Paragraph 193 states that in assessing impact, the more important the asset, the greater the weight should be given to its conservation. It notes that heritage significance can be harmed or lost through alteration or destruction of the heritage asset or from development within its setting.
- 2.12 The setting of a heritage asset is defined in Annex 2 as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*
- 2.13 The NPPF states, at paragraph 195, that where a proposed development would lead to *'substantial harm'* or total loss of heritage significance of a designated heritage

asset, consent should be refused, ‘...unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss’, or all of a number of specified criteria apply, including that the nature of the heritage asset prevents all reasonable uses of the site.

- 2.14 Where a development proposal will lead to ‘less than substantial’ harm to the heritage significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use (paragraph 196).
- 2.15 The NPPF requires local planning authorities to look for opportunities for new development within conservation areas and World Heritage Sites (WHSs) and within the setting of heritage assets to enhance or better reveal their heritage significance. Paragraph 200 goes on to say ‘Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.
- 2.16 Paragraph 201 states ‘Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.’

Planning Practice Guidance

- 2.17 The PPG includes a section called ‘Historic environment’ which was updated on 23 July 2019. It explains which bodies are responsible for the designation of HAs and provides information on heritage consent processes.
- 2.18 The PPG considers the factors that should inform decision taking about developments that would affect HAs. It notes that ‘HAs 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 HA, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals...’ (18a-007). It goes on to say ‘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’ (18a-008). It states that in assessing proposal, where harm is found, the extent of harm should be ‘clearly articulated’ as either ‘substantial’ or ‘less than substantial’ (18a-018).
- 2.19 The PPG notes that setting is defined in the NPPF and that ‘all heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset’s curtilage may not have the same extent’ (18a-013). It goes on to say, ‘the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way

in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each' (18a-013).

2.20 The PPG notes at para 20 that *'Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.'* It goes on to note that examples of heritage benefits may include:

- *'sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- *reducing or removing risks to a heritage asset*
- *securing the optimum viable use of a heritage asset in support of its long term conservation'*

Local policy and guidance

The London Borough of Richmond Upon Thames Local Plan (2018)

2.21 The Local Plan was adopted in July 2018. It sets out policies and guidance for the development of the borough over the next 15 years.

2.22 **Policy LP 1 'Local Character and Design Quality'** requires all development to be of high architectural and urban design quality. Development proposals must 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.

2.23 The policy goes on to set out a number of considerations the Council will consider in assessing proposals. Those relevant to this assessment include:

- '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;*
5. *inclusive design, connectivity, permeability (as such gated developments will not be permitted), natural surveillance and orientation; and*
6. *suitability and compatibility of uses, taking account of any potential adverse impacts of the co-location of uses through the layout, design and management of the site.'*

2.24 All proposals (including extensions, alterations and shopfronts) will be assessed against the advice set out in the relevant Village Planning Guidance and other SPDs relating to character and design.

2.25 **Policy LP 3 'Designated Heritage Asset'** requires development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. The significance (including the settings) of the borough's designated heritage assets, 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.*
2. *Resist the demolition in whole, or in part, of listed building. Consent for demolition of Grade II listed buildings will only be granted in exceptional circumstances and for Grade II* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset.*
3. *Resist the change of use of listed buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.*
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.*
5. *Demolitions (in whole or in part), alterations, extensions and any other modifications to listed buildings should be based on an accurate understanding of the significance of the heritage asset.*
6. *Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.*
7. *Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.*
8. *Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.*

9. Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.'

- 2.26 Policy LP 5 'Views and Vistas' states the Council will protect the quality of the views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area, by the following means:

1. protect the quality of the views and vistas as identified on the Policies Map, and demonstrate such through computer-generated imagery (CGI) and visual impact assessments;

2. resist development which interrupts, disrupts or detracts from strategic and local vistas, views, gaps and the skyline;

3. require developments whose visual impacts extend beyond that of the immediate street to demonstrate how views are protected or enhanced;

4. require development to respect the setting of a landmark, taking care not to create intrusive elements in its foreground, middle ground or background;

5. seek improvements to views, vistas, gaps and the skyline, particularly where views or vistas have been obscured;

6. seek improvements to views within Conservation Areas, which:

a. are identified in Conservation Area Statements and Studies and Village Plans;

b. are within, into, and out of Conservation Areas;

c. are affected by development on sites within the setting of, or adjacent to, Conservation Areas and listed buildings.'

Design Quality SPD February 2006

- 2.27 The Guide notes it provides the overall context for design guidance in the borough and applies to the design of all new buildings regardless of use and size. It should be taken into consideration when designing individual buildings, groups of buildings, redevelopment and infill schemes, extensions and even minor building works.
- 2.28 Chapter 2 identifies 7 guiding principles that need to be taken into account in new development: character, continuity and enclosure, public realm, ease of movement, legibility, adaptability and diversity.
- 2.29 In respect of character it seeks to promote 'A place with its own identity' where proposals 'promote character in townscape and landscape responding to and reinforcing locally distinctive patterns of development, landscape and culture.' It provides guidance on how proposals should respond to local character, stating 'Whilst applicants for planning permission will be required to display an informed response to the local character of the site the mere replication of past architectural forms is not always appropriate; Design should reflect the locality but be honest to its time. The Borough contains some of the best example of innovative architecture through the past centuries and this continues today. Contemporary design allows the

Borough to develop a further layer of townscape which complements rather than competes with the past. This section concludes by identifying three types of character contexts in the Borough: homogeneous, mixed and creative.

Richmond Hill Conservation Area Statement

- 2.30 The Conservation Area Statement explains why and when a conservation area was designated and includes a short history of the area and a map showing the boundary. This is referred to where relevant in section 3 below.

Richmond Hill Conservation Area Study July 2000

- 2.31 This document provides a detailed study of the character, appearance and significance of the conservation area. This is referred to where relevant in section 3 below.

Other guidance

Historic England Advice Note 1, Conservation Area Appraisal, Designation and Management (Second Edition) (February 2019)

- 2.32 The purpose of this note is to provide information on conservation area appraisal, designation and management to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). The advice in this document emphasises that evidence required to inform decisions affecting a conservation area, including both its designation and management, should be proportionate to the importance of the asset.
- 2.33 At paragraph 4 of the introduction it states, 'Change is inevitable, and often beneficial, and this advice sets out ways to manage change in a way that conserves and enhances the character and appearance of historic areas', and that 'Conservation areas can contribute to sustainable development in all its three dimensions as outlined in the NPPF.

***Historic England: Historic Environment Good Practice Advice in Planning
Note 2: Managing Significance in Decision-Taking in the Historic
Environment (March 2015)***

- 2.34 The purpose of this note is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding.
- 2.35 In terms of general advice on decision-taking it notes at para 4 that, *'The first step for all applicants is to understand the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance'*. The guidance goes on to suggest a number of common steps in assessing significance.

The Setting of Heritage Assets: Historic England: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) December 2017

- 2.36 This guidance states that it provides *'information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties'* and that *'alternative approaches may be equally acceptable, provided they are demonstrably compliant with legislation, national policies and objectives.'*
- 2.37 At para 9 it states that, *'Setting is not a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate that significance.'*
- 2.38 At para. 18 the guidance states that the *'Conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive, for instance where the setting has been compromised by poor development.'* It goes on to say that *'many places coincide with the setting of a heritage asset and are subject to some degree of change over time'*.
- 2.39 The guidance proposes a five stage programme of assessment: (1) identifying the assets affected; (2) assessing the degree to which the setting make a contribution to the significance of a heritage asset or allows the significance to be appreciated; (3) assessing the effect of the proposed development; (4) maximising enhancement and minimising harm; and (5) making and monitoring the decision and outcomes.

Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

- 2.40 Historic England issued Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets in October 2019. The note covers the NPPF requirement that heritage significance is described in order to help local authorities make decisions on the impact of proposals for change to heritage assets. It states, in paragraph 2 of the introduction, that *'the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance'*. It describes a statement of heritage significance as *'an objective analysis of significance, an opportunity to describe what matters and why'*.
- 2.41 The advice note states that a staged approach to decision making, where the significance is assessed before the design of the proposal commences, is the best approach. It states in paragraph 29, under 'proportionality', that while *'analysis should be as full as necessary to understand significance, the description provided to the LPA need be no more than sufficient to understand the potential impact of the proposal on significance'*.

3 THE SITE AND ITS HERITAGE SIGNIFICANCE

Location

- 3.1 The Site lies on Richmond Hill (B321) in Richmond town centre, within the Richmond Hill Conservation Area (close to the boundary with the St Matthias Conservation Area). Some 240m to the north-west, Richmond Hill joins Petersham Road (A3017).
- 3.2 The Site forms part of the built edge to the north east of Richmond Hill within an irregular shaped urban block defined by Ellerker Gardens to the south east, Lancaster Park and Vine Row to the north-east and the Vineyard to the north-west. Lancaster Mews runs parapedicular to Richmond Hill, at the north-western end of the terrace, and continues behind it up to the rear of no. 40.

The Site

- 3.3 The Site comprises no. 40 Richmond Hill, a 3 storeys high house, with a hidden pitched roof and a lower ground floor, at the south-eastern end of a set piece terrace of 7 houses, nos. 28 to 40. The terrace is listed grade II and a statement of significance of no. 40 is set out below.



Figure 1: Street elevation of no. 40 Richmond Hill (right of centre, facing)

Historic development of the area

- 3.4 The Council's Conservation Area Study sets out the history of the area as follows:

'This area had been part of the Royal Manor of Richmond since Domesday, until the enclosing of Richmond Park by King Charles I (including most of Petersham Common) around 1635. Mostly agricultural land in the early 18th century, it was in this period that the number of large houses in their own grounds increased significantly, such as Halford House and Vineyard House. The formal Terrace Walk was laid out in the later 18th century followed by further important houses such as Downe House, Ancaster House, Wick House and The Wick on the hill, as this area became an increasingly fashionable place to live. Richmond Bridge was completed in this period, in 1777. With the arrival of the railways in Richmond in 1846, development of this area increased with newly laid out residential streets (such as The Hermitage, Halford Road, Cambrian Road and Chisholm Road) and shops along the Hill Rise. In 1887, part of the grounds of Buccleugh House on the riverside was opened to the public as Terrace Gardens. In 1902 the Richmond Petersham and Ham Open Spaces Act was passed by Parliament to safeguard the famous view (as recorded by Turner and Reynolds) from Richmond Hill. The modern period has witnessed further infill development of houses and blocks of flats in the area.'

Immediate Site context

- 3.5 The terrace within which the Site lies, is set back from the street behind front gardens, and has a generally uniform frontage to the street. To the rear, as would be expected, it is more varied with each property having undergone various piecemeal alterations and extensions at ground floor level, 1st floor level, some at 2nd floor level, and roof level.
- 3.6 The varied design of the ground floor extensions is apparent with the most recent visible at nos. 36 and 34, each adopting a different design approach. No. 38 adjoining the Site has a modern conservatory. Each property in the terrace has an outrigger of a different design, reflecting the phased development and successive alterations and extensions to these elements. The majority, as on Site, are 2 storeys high; that to no. 36 is 3 storeys high. That to no. 28 (which does not have a garden) is believed to follow the original design as built.
- 3.7 The elevations of the main houses remain generally consistent, the principal difference being the varied extent of waste water and rain water pipes. Further variety can be seen at roof level, and whilst each house retains a pitched roof, each has a dormer (generally centrally placed) of a different size, detailed design and materials, most having lead or zinc clad cheeks. Whilst not visible from the street nos. 28 and 30 also have dormers in the front roof slope.



Figure 2: Rear of terrace nos. 28 to 40 Richmond Hill. No. 40, the Site, to the far left facing

- 3.8 Adjoining the Site to the south-east are nos. 42 to 46, a 2 storey terrace of large red brick turn of the C20 houses with accommodation in the large pitched roofs, with full height gabled bay windows to the street. No. 42 has a ground floor extension with a tall brick flank wall along the boundary with the Site. Past these, at the junction with Ellerker Gardens, is the 4 storeys high grade II listed Old Vicarage School (no. 48), see below. The rear gardens of nos. 8 to 10 Ellerker Gardens, of a similar design to nos. 40 to 46 Richmond Hill, back onto the rear gardens of the Site and Lancaster Mews.
- 3.9 To the north-west and rear, Lancaster Mews comprises a modern residential development of 11 units (2 and 3 storeys high) that wrap around the rear of the listed terrace. Beyond Lancaster Mews is the rear of the 2 storeys high terrace along the south-west side of Lancaster Park. The gardens of nos. 40 and 38 run up to the mews and there are garages on the opposite side of the mews.
- 3.10 Opposite the Site, on the south-west side of Richmond Hill, is Cardigan Mansions, a large 5 storeys high mansion block, faced in red brick with a rendered top floor and detailing.

Heritage context

- 3.11 The Site lies in the Richmond Hill Conservation Area, a statement of significance of which is set out below.

3.12 Listed buildings within 50m of the Site comprise:

- The remainder of the terrace within which no. 40 lies, nos. 28-38 Richmond Hill, listed grade II (see below).
- No. 48 Richmond Hill, The Old Vicarage School, listed grade II*. Situated to the south-east of the Site it is a 4 storey former house, now a school. It dates from c1680, was remodelled internally in the early C18, altered in c1790, and remodelled as a Gothic castle in 1809. It is believed to have been stucco rendered in the 1840s.

Statements of significance

3.13 No. 40 Richmond Hill is listed grade II and the Site lies in the Richmond Hill Conservation Area. A statement of significance for each designated heritage asset is provided below.

3.14 The National Planning Policy Framework defines heritage significance at 'Annex 2: Glossary' as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

3.15 This statement of significance, in line with PPG paragraph: 006, considers the various heritage interests of the building as follows:

'Archaeological interest *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

Architectural and artistic interest *These are interests in 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 *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. 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.'*

- 3.16 Listed buildings generally hold special architectural or historic interest. The following assessments of significance are based on on-site visual inspection, the list description, the Council's adopted guidance, and published material. They are proportionate both to the importance of the assets and to the nature and extent of the application proposals. They are sufficient to understand the potential impact of the proposals on heritage interest. We were not able access the local archives at the time of drafting this report.

No. 40 Richmond Hill

Listing

- 3.17 Nos. 28-40 Richmond Hill were listed grade II on 1 December 1992. Specific mention is made of a number of the properties in the list description, including no. 40, which reads as follows:

'Terrace, c1840, in Italianate style. Built of stock brick with stucco dressings and slate roof with brick chimney-stacks. 3 storeys and basement; 14 windows. Moulded cornice and architraves. Windows and sashes with vertical glazing bars, 1st floor windows are longer, acting as French windows onto continuous tented balcony with decorative cast iron railings and column supports. No 34 has in addition a slightly raised parapet over the cornice, the window surrounds are slightly more elaborate, with reeding and pattern in the corners and the balcony has coupled colonnettes on either side of the house front. Doorcases have rectangular fanlights and all except no 28 retain their original front doors. Most retain their original cast iron latticed flower guard below ground floor windows, cast iron railings to steps and railings in front of the houses. No 38 had extremely well preserved interior including stairs with stick balusters and mahogany handrail, marble chimney-pieces, ceiling roses and the 2nd floor had an original pump with lead-lined sink, no 40 had a slightly more elaborate interior with stairs with turned balusters and more elaborate cornices and ceilings to ground floor. Other interiors not inspected. This terrace appears in 1850 rate books.'

History

- 3.18 The terrace dates from the 1840s on the cusp between the Georgian and Victorian periods and this is reflected in the detailed design of the exterior and interior. It represents an early intensification of development along Richmond Hill and predates much of the detached, semidetached and terraced houses seen along the surrounding streets. This can be seen in the 1879 OS map below. The terrace is called Lancaster Place in the 1894 OS map. Alterations that are believed to have taken place to the house are set out below.

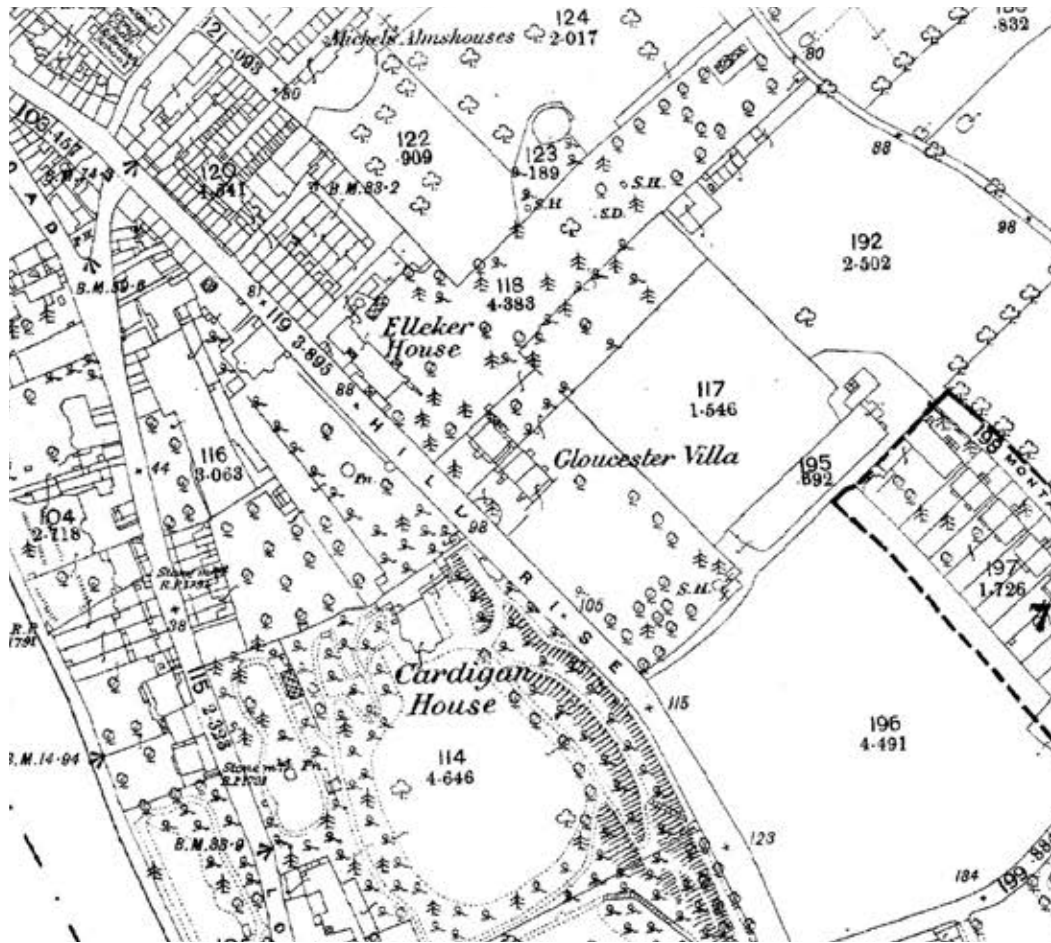


Figure 3: 1879 1:1250 OS Map Crown copyright and Landmark Information Group Limited 2021. All rights reserved

Architecture

Exterior

- 3.19 The front elevation is of a refined and ordered design completing the southern end of a set piece terrace. Built of pale yellow brick it is two windows wide. The front door, to the left (facing) is reached by a short flight of steps. It is a single panel door with a moulded surround, and a glazed rectangular fanlight above. The large sash window to the right has a robust render architrave with a Regency style blind and cast iron plant guards of a latticed geometrical design on the cill. The 1st floor, treated as a *piano nobile*, has a pair of tall window openings, with robust architraves and Regency style blinds, onto a full width balconette with metal clad canopy with decorative valance, that runs the length of the terrace. Above, and aligning with the 1st floor windows are a pair of windows of a similar design to that at ground floor level (but without the Regency blind detail). The whole is topped by a rendered parapet with a robust moulded cornice detail with architraves.
- 3.20 There is a shallow light well with reproduction railings and steps down to lower ground level to the right. The lower ground elevation is rendered and painted white.

The front garden boundary railings, different in design to those to the remainder of the terrace, appear to date from the first part of the C20 (at which time it is believed the outrigger was extended, see below).



Figure 4: Rear elevation

3.21 The stock brick rear elevation, whilst still ordered is of a simple, plain utilitarian design with large sash windows that align vertically (with small lights) in the left bay (facing) that serve the rear rooms of the main house. To the right is a 2 storeys high outrigger and metal framed conservatory (altered, see below), and the half landing window onto the staircase. Steps lead down to a lower ground floor lightwell area to the left, where the house elevation and boundary wall brickwork have been painted white. No. 40 (together with no. 38) has the longest garden in the terrace; nos. 30 to 36 have large garages at the end (no. 28 does not to have a large garden).

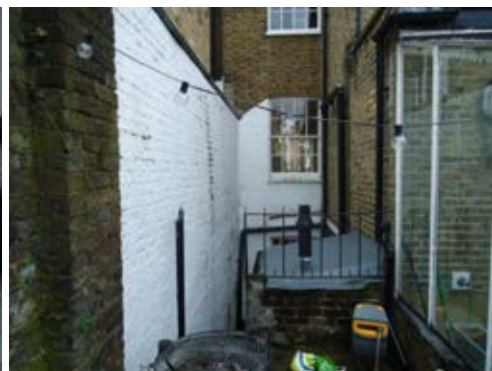


Figure 5: Entrance into lower ground outrigger Figure 6: View into lightwell to the rear



Figure 7: Overhang and filled in opening of ground floor outrigger

- 3.22 The original alignment of the side elevation of the outrigger can be seen at lower ground level, the ground and first floors having been extended out to the side along a supporting iron beam (it is believed this took place in the early C20). This explains the alignment of the side wall directly the ground floor window reveal, as seen in Figure 7. Figure 7 also shows what appears to have been a doorway to the side that has been bricked-in to create a top light. Both the ground floor and 1st floor elements have also been extended out towards the garden since built, and the ground floor element has been extended further with a metal framed conservatory. The effect overall is visually cluttered, lacks the rigour of the design of the main house, and detracts from the significance of the listed building.
- 3.23 The lightwell area is cluttered with pipework and a timber shed housing a boiler, and the brickwork has been painted white.

Interior

- 3.24 The original plan form of a cellular layout of two rooms per floor to the main house survives, as seen in the existing plan drawings. There are three rooms in the basement and a single room in the attic. Later alterations include the opening between the front and rear room at ground floor level, the timber and glazed screen to the front room at lower ground level (which is modern) and the fit out of the attic bedroom, bar the timber panelled wall to the stairs and door, is of relatively recent times.
- 3.25 The outrigger is divided into a series of small spaces at lower ground level (all with a modern finish); and a narrow lobby with WC, and then the kitchen at ground level (the dividing wall between the two is believed to be the original extent of the outrigger, as seen at no. 28 and follows the alignment of a similar wall at lower ground floor level. At 1st floor level it is less deep in plan and provides the main family bathroom in the house (the other being a small bathroom at basement level in the far end of the outrigger).

- 3.26 The list description notes that no. 40 has a *'slightly more elaborate interior with stairs with turned balusters and more elaborate cornices and ceilings to ground floor'*.
- 3.27 The original staircase remains intact throughout the house, with a door and timber panelled screen wall to the flight of stairs up to the attic space. The timber screen in the main hall to the flight of stairs from the ground to lower ground floor has been altered at some point though remains in place and is largely intact. Good cornices survive at ground and 1st floor levels, as do the original doors throughout the main house. In addition a number of the original fire surrounds and fireplaces remain (one is believed to have been moved, see below).
- 3.28 Each floor / area where works are proposed are considered in turn below from the 3rd floor attic down to the lower ground floor outrigger.

3rd floor

- 3.29 The original door and timber partition wall to the stairs survive. There is no cornice, fire surround or fireplace. The skirting is modern as is the door into the front eaves from the main room. The partition wall to the front eaves has been renewed, the dormer linings are modern.

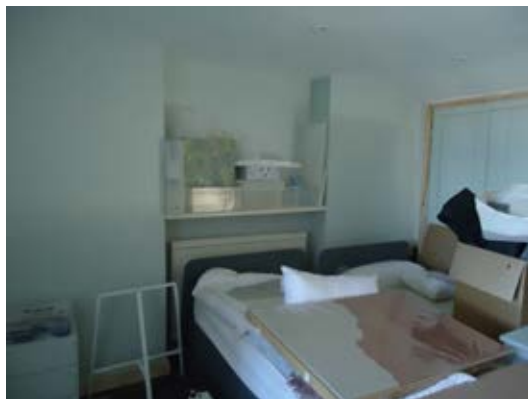


Figure 8: Timber panelled wall to stairs



Figure 9: Modern dormer

Half landing outrigger

- 3.30 The 1st floor outrigger is fitted out as a modern bathroom.



Figure 27: Modern family bathroom off half landing

Ground floor outrigger - kitchen

- 3.31 The small kitchen comprises a modern fit out. No historic finishes or fitting survive, and this area has been extended to the side (likely in the early C20), and to the rear at the same time or later. The doors into the conservatory are modern.



Figure 30: Kitchen

Lower ground floor outrigger

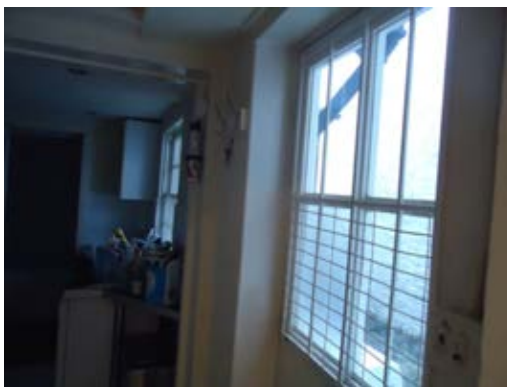


Figure 6: Interior of outrigger



Figure 6: View into tiny 2nd bathroom

- 3.32 Nothing of interest remains in the outrigger which provides a laundry and poor quality bathroom today. The finishes and fittings are modern, including the rear door. This space is of the least significance within the whole house.

Summary of significance

- 3.33 No. 40 is of architectural and historic significance as part of set piece terrace on Richmond Hill. It is the front façade, forming a composition with the 6 other houses, that is of most significance (as well as the interior features mentioned in the list description, see below). To the rear, the elevations are varied, each house having undergone piecemeal changes and extension, as would be expected (particularly in light of the relatively recent listing), and is of lesser significance.
- 3.34 The interior has undergone various changes focused at basement and attic level and retains good detailing and features. The staircase remains with turned balusters and is noted in the list description. The cornices at ground and 1st floor levels are of note as are the fire surrounds and fireplaces at ground, 1st and 2nd floor level where they remain. It is the ground and 1st floor rooms that contribute most to the building's significance, and of these it is the front rooms, onto Richmond Hill that are of most significance and where the best cornices can be found on each floor.

Richmond Hill Conservation Area

- 3.35 The Richmond Hill Conservation Area was designated on 14 January 1969 and extended on 16 September 1975, 5 July 1977 and 17 January 2000. It adjoins the Richmond Riverside, Central Richmond and St Matthias Conservation Areas.
- 3.36 The Council's Conservation Area Statement states:

'Richmond Hill conservation area is a distinctive and well defined area containing a variety of building types and mix of uses such as residential, commercial, educational, institutional and important public open space. The conservation area can be divided into a number of distinct character areas, although the whole conservation area is unified by its relationship to Richmond Hill.'

- 3.37 The Council's Study identifies 4 distinct areas within the conservation area 'Riverside and Rural Richmond', 'The Vineyard', 'Queen's Road' and 'Richmond Hill'. The Site lies in the latter and the Study reads as follows:

'The Richmond Hill area is characterised by the exceptional quality of its 18th century architecture, and its distinctive groups of fine later Regency and Victorian housing, historically overlooking the river landscape from the hillside above. These buildings form a varied and distinctive landmark skyline in views from the river. The townscape is unified by the general use of face brickwork in a limited palette of colours. The repetition of similar architectural features, fenestration and materials, and their scale and proportions, further draws the character of these buildings together. Traditional narrow colourful shopfronts characterise Hill Rise. Key buildings also include the lodges of Richmond Gate to Richmond Park.'



View up Richmond Hill, the Site is right of centre (facing)

- 3.38 The significance of the area around the Site is derived principally from the rich variety of large detached, semidetached and terraced houses, which together with mansion blocks and isolated areas of mews development, define a strong residential character.
- 3.39 Nos. 28 to 40, the grade II listed terrace within which the Site lies, makes a positive contribution to the significance of the conservation area, derived principally from the set piece street elevation.
- 3.40 The Conservation Area Analysis Map which accompanies the CA Study does not identify any views of the Site.

4 ASSESSMENT OF EFFECT & CONCLUSIONS

- 4.1 This section describes the Proposed Development as relevant to the consideration of effects on heritage significance. It goes on to consider the effect of the Proposed Development on the heritage significance of no. 40 Richmond Hill, the Richmond Hill Conservation Area and the setting of nearby listed buildings.
- 4.2 Reference should be made to the scheme drawings and design and access statement ('DAS') accompanying the application which set out details of the Proposed Development.
- 4.3 The application material includes annotated plans and cross section drawings of the proposed works. Further detail can be conditioned or provided as required.

The Proposed Development

- 4.4 The Proposed Development comprises a ground and lower ground floor extension to the rear of the house, involving alterations to the rear outrigger at these levels; the remodelling of the dormer in the rear roof slope; and the installation of a brick parapet to the rear of the 1st floor of the outrigger.
- 4.5 The existing mid C20 metal conservatory is removed and the ground and lower ground outrigger partially demolished. The new rear extension extends as far out to the rear of the house as those on the neighbouring properties at nos. 36 and 34. It occupies the full width of the garden, abutting the boundary walls either side, and infills the lightwell to the side of the outrigger. The rear elevation comprises 3 aluminium framed sliding doors. The return elevations (of the rear section of the extension) are metal clad and has a green roof. The roof and flank wall of the section adjoining the house comprise frameless glazing.
- 4.6 The lower ground outrigger is opened out to the side to provide a single space at this level with a double height atrium in the lightwell with stairs up to the ground floor extension. Part of the flank wall of the ground floor outrigger is removed to open out this space.
- 4.7 A brick parapet, to match existing, is added to the 1st floor of the outrigger to enhance its appearance (and conceal views of the rerouted down pipes).
- 4.8 The existing dormer (which is not original) is modestly enlarged with a dormer of a similar traditional design, with lead cheeks and timber framed windows with small lights.

Assessment

- 4.9 The extension represents a thoughtful and well planned response to the Site, accommodating a family kitchen, as an integral part of the house, with minimal intervention to the main body of the house (that part of the listed building which is of most significance) and minimal loss of original fabric. The ground floor extension, where it meets the main house takes the form of a highly glazed modern addition to the house. It will ensure the rear of the house will remain visible in views from the garden and from within the extension.
- 4.10 Alterations to the listed building to accommodate the extension are confined to the outrigger, which as noted above has been altered and extended over time. An opening is created in the side wall of the outrigger at lower ground level retaining nibs and a downstand. The opening in the wall is necessary to enhance the amount, quality and proportions of the space at this level to provide usable space in this area. The external elevation of the main house, including the sash window, are retained, and the brickwork cleaned of the white paint. This will become the backdrop of the new double height atrium space celebrating the architecture of the main house. The lower ground level of the outrigger is the built element of the house of least significance and whilst there will be some loss of historic brickwork the effect on the significance of the house as a whole will be minimal. There will be no loss of any original features of interest.
- 4.11 The outrigger is also altered at ground level. The later conservatory is removed and the rear and side elevations, rebuilt in the C20, are cut back to what is believed to be the original extent of the outrigger of the house when built, where a sash window is reinstated. The effect will be to increase visibility of the rear elevation of the main house from the extension and provide a kitchen of a suitable size (proportionate to the scale of the rooms of the main house) for this large house, without requiring any alterations to the interior of the main building. The fabric that is lost is not original to the house nor does it contribute aesthetically to it. No decorative features remain in the small galley kitchen space of the existing outrigger and all the finishes in this room are modern.
- 4.12 The new extension, in line with the Council's adopted SPG on design quality is clearly of its time, whilst also of a design that is respectful and subservient to the listed house. The simple form and details complement the architecture of the main house and will provide a calm and elegant addition to it. The frameless glass roof that links the rear metal clad section of the extension to the house ensures a clear distinction remain between the listed host building and the new addition, and that the main rear elevation of the former remains clearly visible in views of the rear. It adjoins the main house, above the window arch to the 1st floor rear room of the main house and continues as a vertical glazed element along the boundary as it encloses the double height atrium above the lower ground floor, creating a

transparent and lightweight structure. The green roof to the rear section will complement the character of the domestic gardens to the rear of the terrace.

- 4.13 The extension, whilst confined to the ground floor levels, will enhance the local townscape and is compatible with the local character and grain in respect of scale, height, massing, proportions, form, materials and detailing. Extensions of a similar size, each of a different design, can be found at nos. 36 and 34. It will enhance the significance of the Richmond Hill Conservation Area.
- 4.14 The new dormer design is based on the design of the existing dormer (which is not original to the house) and has been increased modestly in width and depth. As noted in section 3 all of the dormers in the terrace are of different detailed designs; those at nos. 28, 32 (deeper), 34 and 36 are larger than that on Site. Once completed it will not be readily apparent that the dormer has been extended (but the quality of space in this attic room will be enhanced). The interior of the attic room in this location comprises modern finishes, including the partition walls and cupboard doors either side of the dormer, and there will be no harm to heritage significance.
- 4.15 The addition of a brick parapet to the rear of the 1st floor outrigger will enhance its appearance and that of the house and wider terrace. Brick will be salvaged from the lower level to ensure a good match. This addition will better reveal the significance of the listed building by enhancing its appearance to the benefit of no. 40 and the wider terrace.

Council policy and guidance

- 4.16 The **Design Quality SPD** notes the mere replication of past architectural forms is not always appropriate and seeks to avoid pastiche or mere copying of existing buildings. It goes on to say, *'Design should reflect the locality but be honest to its time... Contemporary design allows the Borough to develop a further layer of townscape which complements rather than competes with the past.'* The proposed rear extension is in line with this guidance and will create a valuable addition of a distinct and high quality appearance to this family home, that does not compete with or dilute the significance of the listed building. Changes to the host listed building are confined to the rear outrigger, which has been altered and extended since built and is the least significant part of the building.
- 4.17 The palette of materials of the extension comprises two elements, glass and aluminium cladding. The rear elevation comprises glazing in a simply profiled aluminium frame, the roof where the extension meets the house comprises frameless glazing. This provides a contemporary appearance to the extension as well as a lightweight subservient character adjacent to the listed house

- 4.18 In line with **Policy LP 1 ‘Local Character and Design Quality’** the proposed development is of high architectural and urban design quality, based on a thorough understanding of the Site and its existing context, and will improve the quality and character of the Site and the local area. It is compatible with local character including the existing pattern of extensions to the rear of the listed terrace, the local townscape, views and grain, as well as in respect of scale, height, massing, proportions, form, materials and detailing.
- 4.19 The rear extension, at low level, is of a modern lightweight design, maintaining views of the rear of the main house and celebrating this aspect of the listed building as part of the new much needed family kitchen, which will also enjoy an outlook over the rear garden. The design of the enlarged dormer is traditional, as this element is at high level and seen in conjunction with the roofscape of the wider listed terrace.
- 4.20 In line with **Policy LP 3 ‘Designated Heritage Asset’** the Proposed Development, for the reasons set out above, will better reveal the significance of no. 40 Richmond Hill and the Richmond Hill Conservation Area. The replacement of the current metal framed conservatory with a new ground floor extension of a high quality of design, including the removal of paint from the rear elevation of the main house, will enhance the appearance of the rear of the house and terrace generally. Extensions of a similar scale can be seen to nos. 36 and 34. The rear outrigger is a result of successive alterations and extensions to the house and not part of its original design. Whilst illustrating the historic development of the house it is of limited significance in its own right, and the loss of sections of it is considered acceptable as part of a wider scheme that delivers heritage benefits and an appropriately sized family kitchen for this house, with no impact on the main house or its interior.
- 4.21 The main extension is at ground and lower ground level and the effect on the remainder of the terrace will be limited. However, in enhancing the appearance of the rear of the listed building the Proposed Development will enhance the setting of the wider terrace, nos. 28 to 38.
- 4.22 It is our view that the enhanced appearance of the rear of the listed building through the provision of an extension of a high quality of design, outweighs any harm to the significance of the listed building that could be said to result from the loss of limited historic fabric associated with the altered outrigger, that is of lesser significance than the fabric and decorative features of the main house. The overall effect will be positive. Notwithstanding this, should others still consider there to be harm to heritage significance, any such harm could only be said to be ‘*less than substantial*’ in respect of NPPF policy and at the low level of this scale. This ‘*less than substantial harm*’ would be outweighed by the other benefits the scheme delivers. The national PPG notes that works to a listed private dwelling which secure its future as a designated heritage asset can be a public benefit. As can

securing the optimum viable use of a heritage asset in support of its long term conservation. The provision of enhanced family accommodation in this large house, where the current kitchen is clearly lacking, would clearly achieve these aims.

- 4.23 In line with **Policy LP 5 ‘Views and Vistas’** there is no effect on any view identified by the Council. The Proposed Development will not be visible in views from Richmond Hill and will have a minimal effect on views of the rear.

Conclusions

- 4.24 The Proposed Development is an intelligent and carefully considered response to the Site and its heritage context. It is based on a clear understanding of the significance of no. 40 Richmond Hill and the Richmond Hill Conservation Area, and the townscape character of the area around the Site. It will enhance the accommodation in this house with minimal impact on the main building, delivering spaces commensurate with character and stature of this family home.
- 4.25 In respect of the design considered in its own right, the relationship between the extension and the listed host building, and the relationship between the Proposed Development and its surroundings, the effect will be positive. It will not harm the setting of any designated heritage asset. In respect of design and built heritage considerations, it is in line with the policies and guidance set out in the NPPF and PPG; London Plan policies; local policies and guidance, as well as relevant SPDs and HE guidance.

Gareth Jones Heritage Planning
9 April 2021