

**FOX HOUSE  
HAM  
London**

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**HERITAGE STATEMENT**



## Executive Summary

- Fox House (formerly Chestnut Cottage, and The Rosery), is statutorily designated Grade II as an 18<sup>th</sup> century cottage-style dwelling originally constructed on what was wasteland on the south-east side of Ham Common by John Denton, carpenter, in *circa* 1776, then extended in the early 19<sup>th</sup> century. The house is a stucco-fronted, brick edifice with symmetrical façade of two storeys and M-shaped hipped, slate roof to the main body of the house with third hip to the section to the rear. The existing extension to the south-west of *circa* 1950 replaced a smaller, single storey bow and attempts to reference existing elements, including sash window to the principal façade. Alterations in the mid-20<sup>th</sup> century included changes to the boundary and the garage, originally built for David Blumenfeld, the tenant here in 1937, by the Buckminster Estate, but later replaced.
- The social history of Fox House is unexpectedly rich: its first lessee was the Dowager Marchioness of Tweeddale, formerly Lady Frances Carteret, who had married the 4<sup>th</sup> Marquis of Tweeddale in May 1748, but was widowed in December 1762. She was at Fox House – then called Chestnut Cottage – from 1778 until 1788, the year of her death. None of the successive tenants or occupiers was aristocratic, but they did include among their number a surgeon, solicitor, architect, and War Office employee recalled out of retirement to join the war effort in 1939.
- The house is located within the boundaries of the Ham Common Conservation Area, first designated in 1969, defined by a mix of houses from the exquisite formality of Georgian mansions including Gordon House, and idiosyncratic Endsleigh Lodge to the west side of the Common. Fox House is also close to several heritage assets, including Buildings of Townscape Merit at Oak Lodge and Camilla Cottage to the north-east along Upper Ham Road, as well as the boundary of the Parkleys Estate Conservation Area to the south-east, which encompasses the 1950s works of Eric Lyons *et al* in successful speculative contemporary accommodation in brick, concrete and tile hanging.
- **Fox House is significant for its unusual, albeit muted, architectural genetics, as well as series of occupiers. Proposals, taking into consideration previous pre-application advice, encompass improvements inside the house, and skilfully devised extensions to the rear and side elevations. The Garage will be demolished and replaced with a new Gallery to house an important textile collection, much of which is currently in store, and which includes a 17<sup>th</sup> century wall hanging, significant for the rarity of its survival. Proposals are considered to have an overall moderate beneficial impact causing no harm to the heritage asset (see section 9).**



## **CONTENTS**

1.0	INTRODUCTION	page	05
2.0	BACKGROUND INFORMATION	page	06
3.0	CHARACTERISATION APPRAISAL	page	10
4.0	FOX HOUSE	page	14
5.0	MAP PROGRESSION	page	30
6.0	TOWNSCAPE	page	38
7.0	SIGNIFICANCE	page	41
8.0	PROPOSALS	page	49
9.0	IMPACT ASSESSMENT	page	54
10.0	CONCLUSION	page	64

## **APPENDIX**

11.0	PHOTOGRAPHS – FOX HOUSE	page	66
12.0	PHOTOGRAPHS – CAMILLA COTTAGE, CONSERVATION AREA	page	132
13.0	STATUTORY CONTEXT	page	138

## 1.0 **INTRODUCTION**

- 1.1 This Heritage Statement has been prepared on behalf of the owner in conjunction with a planning and LBC application for proposed alterations to Fox House (formerly The Rosery, also erroneously spelled Rosary and, at its inception in 1776, Chestnut Cottage), Upper Ham Road, Richmond, TW10 5LA, a relatively little-known dwelling built in the late 18<sup>th</sup> century by John Denton, carpenter. It is since much altered so that it represents an early 19<sup>th</sup> century villa-like edifice with a low M-shaped, hipped, slate-covered roof and symmetrical front of three bays. Fox House is Grade II Listed (*List Entry No. 1261977, 25<sup>th</sup> May 1983*) along with gate and railings, and is located close to a linear section of the Grade II\* Registered Park and Garden associated with Ham House to the north-west (*List Entry No. 1000282, 1<sup>st</sup> October 1987*) which marks the ‘axis that runs centrally through Ham House and extends across Ham Common to the south-east...’<sup>1</sup> Further to the south are the Grade II Listed Ivy House and Ivy House Cottage, of the 18<sup>th</sup> and 17<sup>th</sup> centuries respectively.
- 1.2 Fox House is also located within the boundaries of the Ham Common Conservation Area (also abutting the boundary of the Pinkneys Estate Conservation Area to the east) first designated on the 14<sup>th</sup> September 1969, and later extended in 1977, 1982, 1992, 2004 and 2007. It is exemplified by an ‘exceptional rural character... [with the Green] providing an important backdrop to those buildings’<sup>2</sup> which have been built at its edges, considered to be ‘well-spaced’ fine examples laid out in irregular format. The Conservation Area is also defined by important views towards Ham House, as well as the mingling of old and new: to the south-west edge of the Common is the Grade II\* Listed Nos. 1-18 Langham House Close, a group of apartment blocks designed in 1955-1958 by James Stirling and James Gowan for the Manouso Group of Companies (*List Entry No. 1033380, 22<sup>nd</sup> December 1988*).
- 1.3 Despite the relative lack of secondary source acknowledgement, Fox House is associated with a number of significant names, including the Marchioness of Tweeddale and Mrs Dorothea Jordan, apparently once mistress to the Duke of Clarence, later William IV, although evidence relating to the latter has disappeared, if it was ever available. Historic mapping confirms that there have been several changes to the outline of the house, which has been extended to the south post-1949. Proposals comprise changes to the interior, an orangery extension to the Kitchen, and reconstruction of the Garage as a Gallery. The historic information contained in this report has been based on a site visit, online research, sequential historic Ordnance Survey Maps and information from the Surrey History Centre. This report has been prepared by Lucy Denton BA (Hons) MA FRSA FRGS FRHistS, Architectural Historian.

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<sup>1</sup> Historic England, Registered Park and Garden List Entry No. 1000282, 1<sup>st</sup> October 1987

<sup>2</sup> London Borough of Richmond upon Thames Council, *Ham Common Conservation Area 7*, n.d., p2

## 2.0 BACKGROUND INFORMATION



**Figure 1: Location map, identifying the subject site at Fox House, Upper Ham Road, with Ham Common to the west**

- 2.1 Fox House, Upper Ham Road, Ham is a Grade II Listed dwelling which has been altered since its inception in *circa* 1776, resembling in its extant form an early 19<sup>th</sup> century villa-esque edifice with triple-hipped roof (M-shaped and hipped roof to rear section) and symmetrical three bay façade to the road-side, with walled garden to the south. It is one of several dwellings flanking the edges of this triangular segment of Ham Common, comprising a ‘variety of interesting and enjoyable buildings, old and new’<sup>3</sup>, albeit that it does not get a mention by Pevsner *et al*, or even in the Ham Common Conservation Area Appraisal. It is located broadly at the termination of the tree-lined vista leading south-eastwards from Ham House – although this is almost certainly aesthetic coincidence – which is part of the wider Registered Park and Garden designated Grade II\* status in October 1987 (*List Entry No. 1000282*).
- 2.2 The south-east side of Ham Common is less densely populated with buildings than the south-west and north edges, although Rocque’s map of 1761 reveals that it was developed, albeit piecemeal, after the south-west side. Not all structures on Upper Ham Road are statutorily designated, however, and only Ivy Cottage and Ivy House Cottage

<sup>3</sup> Nairn, Ian, Pevsner, Nikolaus, and Cherry, Bridget, *The Buildings of England – Surrey*, 2002, p299

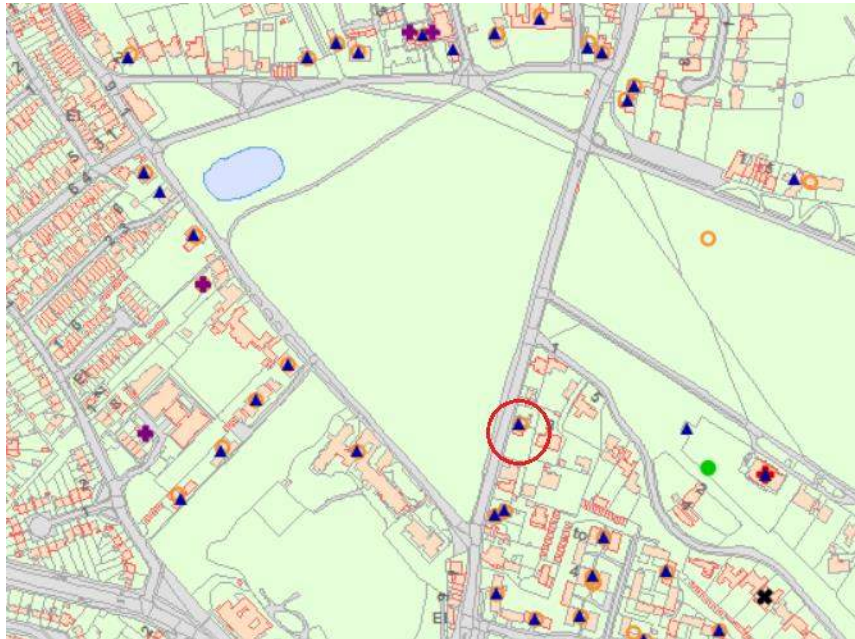
to the south are both Grade II Listed, along with the 1950s dwellings on the Parkleys Estate by Eric Lyons. Oak Lodge is considered to be a Building of Townscape Merit, as are St Andrews Place, Camilla Cottage, The Hand and Flower and The Stables<sup>4</sup>.

- 2.3 Planning history related to Fox House includes the addition of a bay window in 1983 (*Planning Ref. 83/0430*), and more recent applications to demolish the garden wall and install a new gate (*Planning Ref. 20/0342/LBC; written off, never validated*), broadly replicated in 2021 (and granted permission) to include the provision of new gates in the boundary wall and the rebuilding of the adjacent brick piers, along with the demolition of the existing rendered block and brick wall between the garage forecourt hardstanding and the garden (*Planning Ref. 21/2019/LBC*).

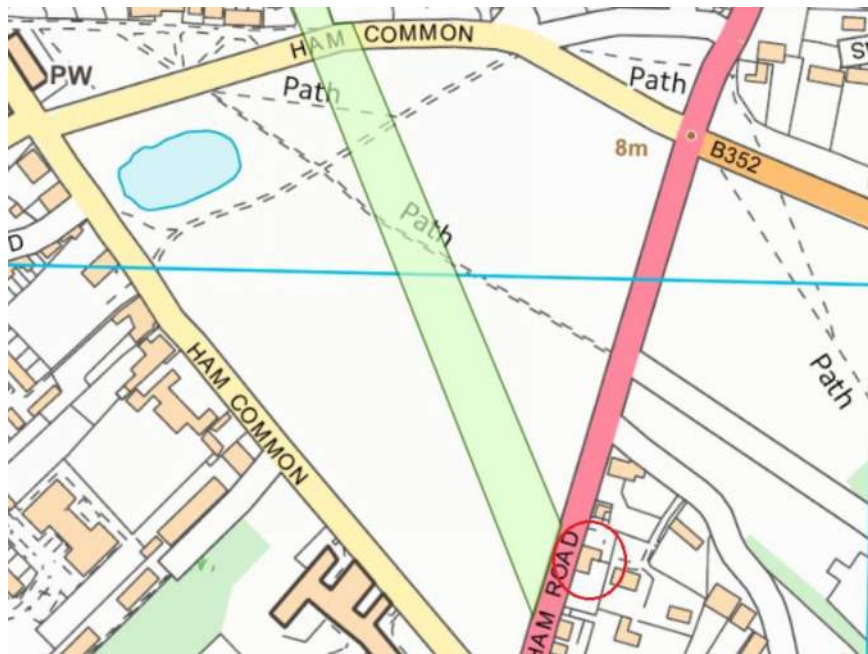


**Figure 2: Ham Common Conservation Area (No. 7), with approximate location of identified in red London Borough of Richmond Council, 2007**

<sup>4</sup> London Borough of Richmond, Buildings of Townscape Merit Register, online edition

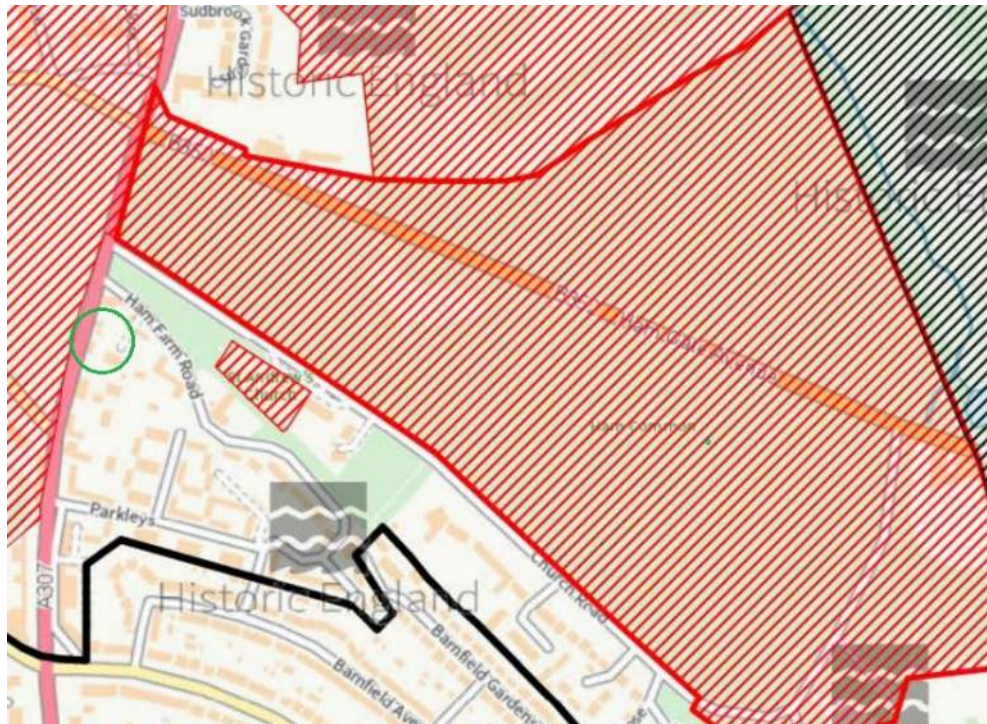


**Figure 3: Heritage assets, including Listed Buildings in blue; Grade II\* Listed in blue, Grade II Listed in red; approximate location of Nos. 21-23, Curzon Street is identified Westminster City Council, 2022**



**Figure 4: Linear strip in pale green denoting the South Avenue of the Grade II\* Registered Garden and Parkland associated with Ham House; location of Fox House identified Historic England, 2022**





**Figure 5: Archaeology Priority Areas marked in red (Tier II Ham Common APA, 2.10, and Tier II Ham APA, 2.11), with the approximate location of Fox House identified in green**

#### 2.4 Archaeology

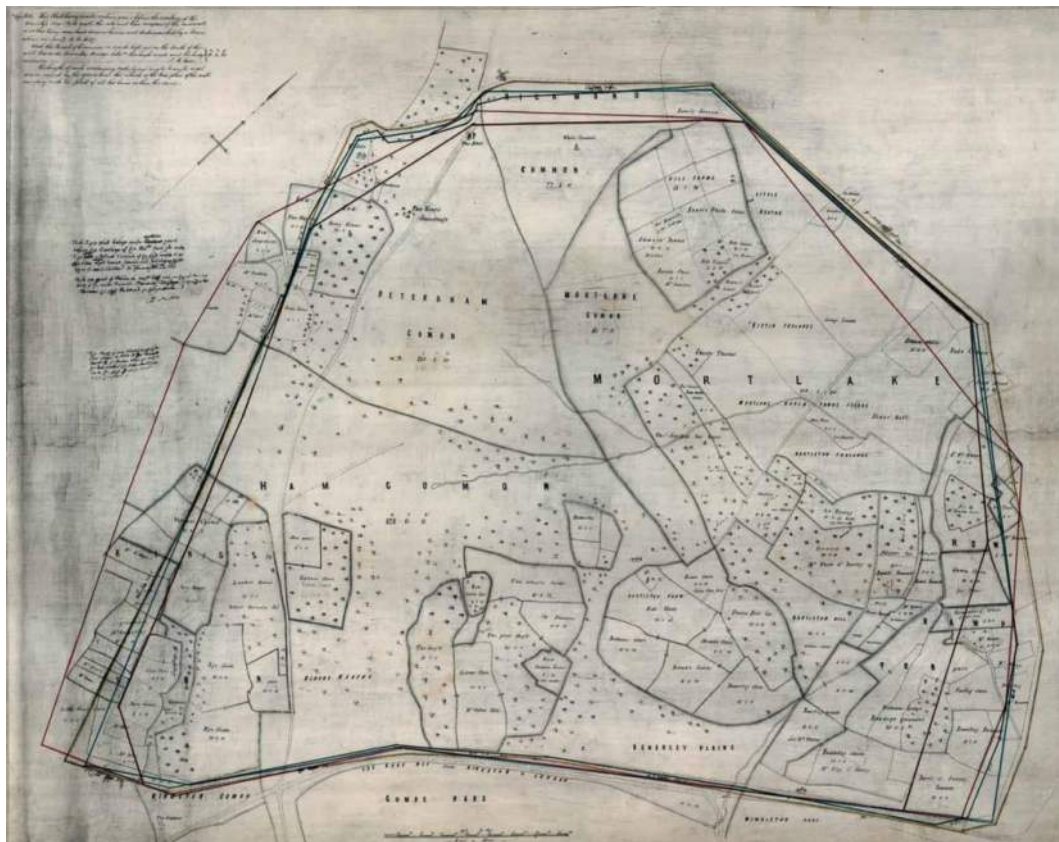
The land on which Fox House was built in *circa* 1776 was unmade waste or common land developed following enclosure in the 18<sup>th</sup> century, and there is little evidence that it was occupied prior to the construction of the extant dwelling. The site is, however, just outside of, but close to the boundaries of the Tier II Ham Common Archaeology Priority Area (2.10) and the Tier II Ham Archaeology Priority Area (2.11) to the north-east and west respectively; this section of Ham Common was enclosed by Charles I in 1635, and forms ‘part of a topographic and geological location alongside the Thames favoured by prehistoric communities... there is potential for survival of organic remains.’<sup>5</sup>

2.5 There have already been several finds in the vicinity of the subject site, the predominance of which date to the prehistoric period, as well as items from the Neolithic to Bronze Age, including flint heads, arrowheads, axes and rods. The ‘high frequency of prehistoric finds and sites within the wider area demonstrates the potential for discovery of further evidence that can enhance our understanding of prehistoric settlement and land use in the area. There is a consistent lack of evidence of Roman

<sup>5</sup> Historic England, London Borough of Richmond, *Archaeology Priority Areas Appraisal*, March 2022, p103

settlement in the wide area, and this may relate to natural factors such as drainage and soil type.<sup>6</sup> Archaeological investigation close to Ham Common include evaluation trenches at the site of the former St Michael's Convent at No. 56, Ham Common in 2018 which 'revealed no archaeological finds or features'<sup>7</sup>; six trenches dug at Craig House on Craig Road, also Ham, similarly recorded no significant archaeological activity.<sup>8</sup>

### 3.0 **CHARACTERISATION APPRAISAL** **The Origins and Development of the Area**



**Figure 6: Map drawn by Nicholas Lane for Charles I, 1637 relating to proposed enclosure; showing Ham Common unpopulated  
National Archives**

<sup>6</sup> Historic England, London Borough of Richmond, *Archaeology Priority Areas Appraisal*, March 2022, p104

<sup>7</sup> Ford, S., *Former St Michael's Convent, 56 Ham Common, London Borough of Richmond of Thames, An Evaluation Report*, No. 17/276b, Thames Valley Archaeological Services, 2018

<sup>8</sup> Taylor, A., *Craig House, Craig Road, Ham, London Borough of Richmond, Archaeological Evaluation*, Report No. 06/101, Thames Valley Archaeological Service, 2006

- 3.1 The historical development of Ham dates to the Saxon period when it is mentioned in the 7<sup>th</sup> century Charter of Chertsey as *Estreham*, etymologically derived from hamlet in a street. Petersham is recorded in the Domesday Book as *Patriceham*, and Ham, again, as *Estreham* then held by Hamo of the Abbot of the Church of Chertsey. The name Ham is related to the Old English, however, which also had several meanings, including enclosure or ‘land hemmed in by water or higher ground or land in a river-bend’<sup>9</sup>. The land on which Fox House was built, originally as Chestnut Cottage, when sold in 1949 as part of the disposal of the Buckminster Estate and the Ham and Petersham Estate, was described as having been given by Henry VIII to Anne of Cleves, and then granted by Charles I to William Murray, son of the Minister of Dysart, later created the Earl of Dysart.



**Figure 7: Garden front of Ham House, unknown artist, circa 1800**  
London Metropolitan Archives

- 3.2 Indeed, Ham Common was mostly wasteland, as shown on Nicholas Lane’s map of the area made in 1637 for Charles I (see figure 6; first version drawn in 1632) to determine

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<sup>9</sup> Mills, David, *A Dictionary of British Place Names*, 2011, p221

the new boundaries of his park at Richmond, until the King negotiated sales of land to be acquired to facilitate the enlargement of the hunting ground. Part of those negotiations required the rights to common land on the part of local residents, and the triangular section of Ham Common was established – along with the open landscape to the east, also common or wasteland – although the act of imposing new boundaries on this landscape was an important precipitating factor in the start of the Civil War.

**The Overseers of the Hamlet of Ham and Hatch,**  
**IN THE PARISH OF KINGSTON.**  
**IN ACCOUNT WITH THE HAMLET FOR THE YEAR**  
**ENDING 31<sup>st</sup> MARCH, 1824.**

Receipts,	Expenditure.
<p>1823, 1<sup>st</sup> April. Balance of the year, 1823 ..... 50 18 8</p> <p>14<sup>th</sup> June. By Rate of 1s. 6d. on two-thirds } of the Rent ..... } 204 14 10</p> <p>1824, 10<sup>th</sup> Jany: By Rate of 1s. 6d ditto ..... 206 15 8</p> <p>31<sup>st</sup> March, By Rents of Land, &amp;c ..... 34 11 6</p> <p>By Cash received from other } Parishes for their Paupers re- } sident in this Hamlet ..... } 18 16 6</p> <p>By Cash rec. of G. Morris, Esq } for the support of Capt Morris's } Wife and Child, deserted by him } 8s. per Week ..... } 20 16 0</p> <p>Arrears of the last Rates now pd 44 0 0</p> <p style="text-align: right;">£ 560 13 2</p> <p>Balance due to the Overseers.... 67 12 6</p> <p style="text-align: right;">£ 648 5 8</p>	<p>1824, 31<sup>st</sup> March. By 52 Weekly Payments to } the Poor, 15 Widows, 8 Old and In- } firm Men, 3 Women and 21 Children } 266 4 0</p> <p>Occasional Relief to the Sick and } Infirm Poor, by order of Vestry ..... } 11 10 0</p> <p>Bastard Children ..... 19 10 0</p> <p>Poor in the Workhouse ..... 23 17 1</p> <p>Medical Attendance on out Lying Poor 11 4 0</p> <p>Apprenticing Poor Children ..... 14 16 6</p> <p>Removing Paupers ..... 8 2 5</p> <p>Burying a Pauper ..... 2 0 0</p> <p>By Clothing ..... 11 8 3</p> <p>Law Proceedings ..... 50 0 0</p> <p>Vestry Expences ..... 9 9 8</p> <p>Constables Headboroughs, &amp;c ..... 18 19 0</p> <p>County Rates ..... 83 5 8</p> <p>Paid Messrs. Shute &amp; Co. for Mason's } children, as per Contract for 2 years .. } 24 0 0</p> <p>Overseers Salary ..... 25 0 0</p> <p>Mrs. Morris and Child deserted by her } Husband ..... } 20 16 0</p> <p>Medical Attendants Salary ..... 21 0 0</p> <p>Non-Parishioners Resident in this Hamlet 18 16 6</p> <p style="text-align: right;">£ 639 19 8</p> <p>Uncollected Rates..... 8 6 0</p> <p style="text-align: right;">£ 648 5 8</p>

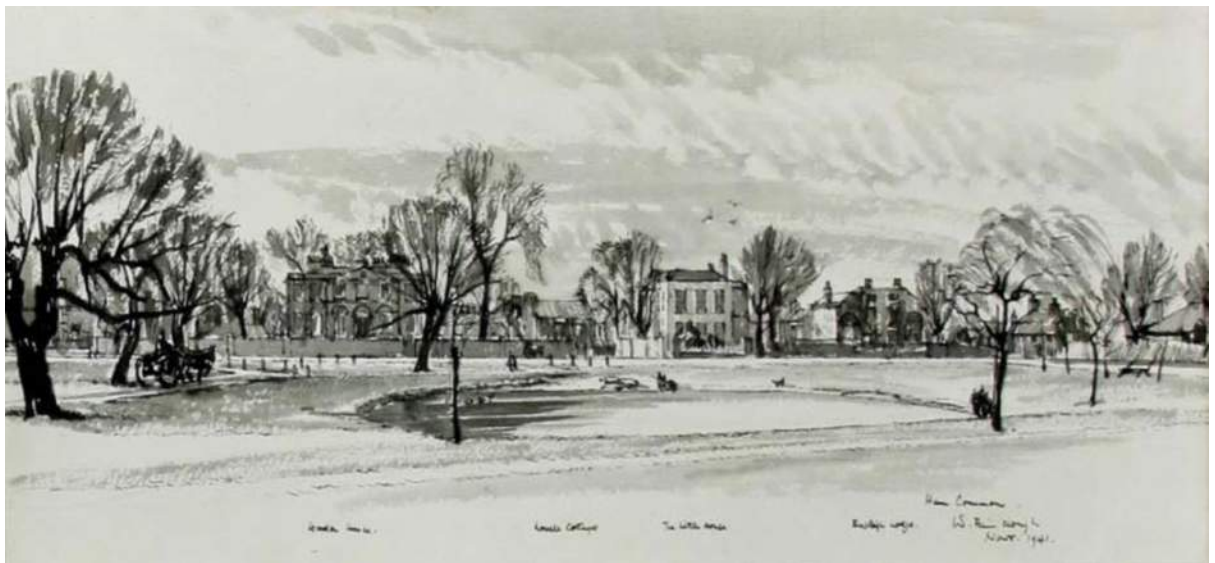
**JAMES WARR, }  
**THOMAS PAIN, } Overseers.****

Figure 8: Accounts of the Overseers of the Hamlet of Ham and Hatch, 1823-1824  
 Surrey History Centre, 2337/7/1

3.3 18<sup>th</sup> century mapping reveals the emerging inhabitation of Ham Common partly to its north and south-west edges, with the management of the Common overseen by the Lord of the Manor – the Earl of Dysart and the Tollemache family from the 17<sup>th</sup> century until



the 20<sup>th</sup> century. Ham House passed to Elizabeth Murray, eldest daughter of William Murray, created 1<sup>st</sup> Earl of Dysart after the Civil War as reward for his loyalty to the monarchy. The house then passed down through successive family generations uninterrupted until 1948, when it was given to the National Trust. In the intervening years, the development of the roads around this triangle of land encompassed each side, with the exception of the upper part of the eastern edge, with 18<sup>th</sup> and 19<sup>th</sup> century dwellings in a variety of styles constructed in mostly brick, and often with inventive classical citations. Several of these houses also have significant cultural associations, including Ormeley Lodge, one-time home to twice-widowed Mrs Maria Fitzherbert, a Roman Catholic who ‘married’ George IV, although the union was declared invalid.



**Figure 9: View of the north-west side of Ham Common, November 1941**  
Historic England, 3506/20

#### 4.0 **FOX HOUSE, HAM**

- 4.1 Fox House has an unexpected and slightly erratic history as a one-off, an individual building assembled on waste land (common land) in the Georgian period by a local carpenter who did not stay long either by intention or chance, but leased the property to an aristocratic tenant within two years of completing construction. It is not as imposing as several other dwellings flanking the edges of Ham Common: its proportions are less stately than Gordon House and not as flamboyant as Endsleigh Lodge, but it is an example of a vernacular cottage subsequently upgraded to its extant Regency-esque form by an unknown hand in the early 19<sup>th</sup> century. Fox House is not well-known in architectural accounts, although it has some notoriety as the home of the mistress of the Duke of Clarence, later William IV, despite a lack of documentary evidence.
- 4.2 Fox House was originally constructed in *circa* 1776 as Chestnut Cottage by John Denton, carpenter, on land in which the Parish had rights created by a 99-year grant in 1775 binding from 24<sup>th</sup> June the following year. This was instigated by a ‘major part of the freeholders and copyholders of estates lying within this hamlet of all that piece or parcell of waste ground part of Ham Common containing in length from North to South seventy feet or thereabouts, and from East to West thirty two feet abutting south upon a garden belonging to Stephen Long, gardener, in the occupation of Hazard Romnant, east upon the footway leading to Kingston... & North upon Ham Common aforesaid. The rent was fixed at 10/- per annum & was to be paid & applied for the benefit of the poor of the said hamlet...’<sup>10</sup> (*sic*). The first lease, prepared by overseers Thomas Scott and William Holland, was dated 19<sup>th</sup> August 1776 – and Denton presumably constructed the first house on this common land site soon after. He ‘never paid any rent to the Parish’, but within two years, Chestnut Cottage was leased to the Marchioness of Tweeddale, who appears in the applications for rent due to the Parish in 1778.
- 4.3 The Marchioness, formerly Lady Frances Carteret, daughter of John Carteret, 2<sup>nd</sup> Earl Granville and Frances Worsley, had married the 4<sup>th</sup> Marquis of Tweeddale in May 1748, but was widowed in December 1762 when John Hay, born in 1695, was Lord Justice-General (he had previously been Governor of the Bank of Scotland and Principal Secretary of State for Scotland). She appears to have lived at Chestnut Cottage for a decade as the Dowager Marchioness until her death in 1788 (each of her five children had pre-deceased her), broadly overlapping the occupancy of George Hay, 7<sup>th</sup> Marquis of Tweeddale at Langham House, also on Ham Common, between 1780 and 1790. In 1792, Edward James of The Elms ‘took up the lease [of Chestnut Cottage]. Oak Lodge land was added to his land at the increase of 1/- per year. James died and

<sup>10</sup> Surrey History Centre, 2337/7/4; handwritten notes

his son, Charles, took on the same, & paid six years arrears of rent in 1815. In 1817 the land was made copyhold'<sup>11</sup>.



**Figure 10: Lady Frances Carteret, later Marchioness of Tweeddale (1718-1788), Allan Ramsay, 1748; she lived at Chestnut Cottage from 1778 until 1788, the year of her death**

- 4.4 A notice placed in the *Morning Herald (London)* on 11<sup>th</sup> May 1826 for the Lease of the house provided a brief description of what was then called Chestnut Cottage, ‘arranged with every convenience for a Gentleman’s family, with correspondent offices, coach-house, and three-stalled stable, lawn, pleasure ground, kitchen garden, and meadow

<sup>11</sup> Surrey History Centre, 2337/7/4; handwritten notes

land<sup>12</sup> which had been in the occupancy of Henry Wright Esq. Relatively little is known about Wright, other than that he was born in 1771, died while living in Ham, aged only 54, and was buried in Kingston on the 14<sup>th</sup> April 1825<sup>13</sup>. The sale of the contents advertised in the same newspaper in 1826 revealed a polite residence of the upper middle class, with drawing rooms embellished with Kidderminster carpets and mahogany furniture, while the status of the house as a self-sufficient rural residence was suggested in the disposal of ‘two fine Alderney cows [and] brewing utensils, the requisites of the offices and grounds...’<sup>14</sup> The ‘thirty dozen of choice old port wine’ also suggests a cellar of some sort or that it was stored in one of the utilitarian ‘offices’.

By Messrs. PARNELL, on the Premises, Ham Common, on Wednesday, May 17, at One, by order of the Executors of Henry Wright, Esq. deceased,  
**THE unexpired Lease of the delightful Cottage**  
 Residence, called Chestnut Cottage, arranged with every convenience for a Gentleman's family, with correspondent offices, coach-house, and three-stalled stable, lawn, pleasure ground, kitchen garden, and meadow land.—To be viewed till the sale by tickets, and particulars had of Mr. Groom, 34, Russell-square, and at the offices of Messrs. Parnell, Leicester-place, Leicester-square, and Kingston.

Figure 11: Notice placed in the *Morning Herald* (London) for the Lease, 11<sup>th</sup> May 1826

By Messrs. PARNELL, on the Premises, Ham Common, on Wednesday, May 17, at Eleven, by order of the Executors of Henry Wright, Esq. deceased,  
**THE excellent modern Furniture, consisting of the**  
 appendages of the drawing rooms, in sofa, chairs, and French window curtains, loo, card, and sofa tables, Brussels and Kidderminster carpets, handsome mahogany four-post, tent, and other bedsteads, with hangings, mahogany wardrobes, chest of drawers, and chamber furniture, an eight day dial, mangle, thirty dozen of choice old port wine, two fine Alderney cows, brewing utensils, the requisites of the offices and grounds, and other effects.—To be viewed the day previous and morning of sale. Catalogues to be had at Mr. Groom's, Russell-square, and at the offices of Messrs. Parnell, Leicester-place, Leicester-square, and Kingston.

Figure 12: Notice placed in the *Morning Herald* (London) for the sale of the contents of Chestnut Cottage, 11<sup>th</sup> May 1826

- 4.5 Between 1829 and 1846, Chestnut Cottage was the home of Dr John Valentine Bridgeman, a surgeon who is recorded in London press in 1836 identifying the body of his brother who had died in an unusual drowning accident, although he is difficult to

<sup>12</sup> *Morning Herald* (London), 11<sup>th</sup> May 1826

<sup>13</sup> Surrey Burials, Kingston-upon-Thames

<sup>14</sup> *Morning Herald* (London), 11<sup>th</sup> May 1826



pick out in the Census of 1841 (his wife, Elizabeth, died in 1873, aged 78<sup>15</sup>). He was recorded as the occupier at the Tithe Survey, also undertaken in 1841, when Charles James was the property owner, landlord also to William Laffin at what is Oak Lodge to the north, as well as other lessees of houses, shops, gardens and gardens in Ham. There is some considerable confusion about the occupancy of The Rosery (hindered by variations in spelling of names) which, as suggested by Lang, was inhabited by Charles Edward Withall from 1846 until 1879, although Withall, a solicitor, was recorded at a property on Ham Street in 1871 and 1881<sup>16</sup>. *The Law Times* of 1886 also records that he died that year in ‘his residence, Selby House, Ham Common’<sup>17</sup>. What is of note is that the Censuses of the mid-19<sup>th</sup> century reveal a perhaps more mixed demographic than expected living along the sides of the Common, with agricultural labourers, carpenters, gardeners, dress makers, dairymen and washerwomen coexisting with merchants and those sufficiently well-off to be living on their own means.

- 4.6 The widow of Charles James, ‘Mrs Hooper’, ‘held the lease [in 1852] and refused to acknowledge any liability to the vestry on the ground that she was a copyholder of the manor. She promised to pay, but never did after persistent threats. About 1870, Richard Hall became the copyholder of the property, [when] the Lord A. Chichester’ lived in the house in the 1870s, and in 1876 the ‘vestry accepted an offer of £200 made by Mrs Chandler on behalf of Richard Hall... £173-12-10 was added to the Robin Hood investment for the reduction of the Poor Rate.’ A letter written by Richard Hall dated the 9<sup>th</sup> July 1875, and held at the Surrey History Centre, relates to his status as the copyholder of the ‘house and premises known as Chestnut Cottage... I hold the Title Deeds of Admission on to the Court Rolls of the Manor from the time of enclosure in the year 1775’<sup>18</sup>, but also his concern that he had heard that the Overseers were disputing the Title and hoping to sell the property without consulting him. He also requested that should there be any dispute over the ‘rights of Herbage in respect of the enclosure of the property’<sup>19</sup> that any claim should be submitted to the Trustee of F. Hooper, D.E. Chandler Esq.
- 4.7 An article in the *Surrey Comet* on 17<sup>th</sup> June 1871, however, referred to the Parish ‘Board [which has] at various times since 1864, unlawfully distrained and put in an execution upon the premises of Chestnut Cottage, late in the occupation of C[harles]. Whithall Esq. for 10s a year rent, for which this board and the Parish of Ham have no right or claim whatever, whereby my tenant has been driven from the house and I shall be deprived of my rent of £40 per annum. Mr [Richard] Hall [the freeholder] went into the

<sup>15</sup> *The Medical Times and Gazette*, 1873, p129

<sup>16</sup> Lang, Paul Howard, *Ham and Petersham Through Time*, 2018, no page numbers

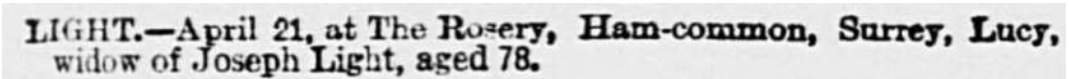
<sup>17</sup> *The Law Times*, Volume 70, 1886, p401

<sup>18</sup> Surrey History Centre, 2337/7/1q

<sup>19</sup> Surrey History Centre, 2337/7/1q

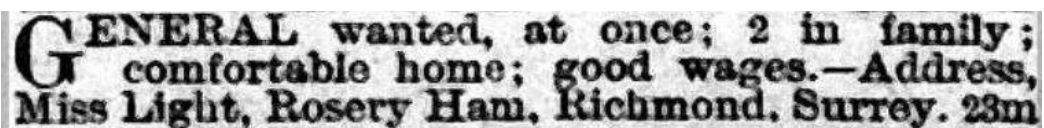
history of the land, which [he confirmed had been] leased in 1775 to one John Denton by the freeholders and copyholders of the Parish, at the yearly rent of 10s... he contended that the freeholders and copyholders had not power to lease the land [which had been granted by King Charles to the freeholders and copyholders]; that the lease was null and void... In conclusion, he moved that the matter be referred to the Poor Law Board.'

- 4.8 The Light family lived at Chestnut Cottage or The Rosery for much of the latter part of the 19<sup>th</sup> century, although when they moved in is a little uncertain: Joseph Light, aged 46, and born in Hampton Wick, was recorded in the 1851 Census living in a house on Ham Common with his wife, Lucy, aged 40 and from Richmond, 'Surry' (*sic*), then working as a Maltster and Coal Merchant employing six men. They were accompanied by their two children, also Joseph, 15, and Lucy, 12, scholars, both born in Strand-on-the-Green, as well as John, 10, Frank, 6, Elizabeth, 3, and an unnamed son who was just one day old. They employed a single General Servant, Emma Heather, 20-years-old, and a Nurse, Mary Heather, aged 60, also originally from Strand-on-the-Green. To properties either side was Richard Hazell, a Farm Bailiff, and Louisa Davis, a 68-year-old pauper.



**LIGHT.—April 21, at The Rosery, Ham-common, Surrey, Lucy, widow of Joseph Light, aged 78.**

Figure 13: Death notice placed in the *London Evening Standard*, 26<sup>th</sup> April 1888



**GENERAL wanted, at once; 2 in family; comfortable home; good wages.—Address, Miss Light, Rosery Ham, Richmond, Surrey. 23m**

Figure 14: Advertisement placed in the *Barking, East Ham and Ilford Advertiser, Upton Park and Dagenham Gazette*, 14<sup>th</sup> January 1905

- 4.9 The Light family were still there at the same house on Ham Common in 1861, although Joseph Junior had moved out; Frank was documented as Francis, now a farmer's son, and the unnamed baby was Daniel, now a scholar. Joseph Senior had persisted with his occupation as a Maltster, but was here also recorded as a Farmer of 100 acres, employing five labourers. He was also on the Local Committee<sup>20</sup> for the Polling District for the East Surrey Election of 1865, and was embroiled in legal wrangles as a result of Cattle Plague in 1866: he 'keeps his cows in a yard by the road side, and the animals go to water daily at a pond separated from the yard by a road, and a few yards of the Common (which suggests this was a property on the west side of the green). In order to

<sup>20</sup> *Surrey Comet*, 1<sup>st</sup> July 1865

take them to drink a license was necessary, for if an inspector saw the cows on the road, he could order them to be killed, supposing the owner had not a license.’<sup>21</sup>

- 4.10 By 1871, only part of the Light family was inhabiting a house on the west side of Ham Common – including Lucy, now described as head of the household, and who had taken on the malting and farming operation formerly overseen by her late husband, Joseph. She was accompanied by her two daughters, Lucy and Elizabeth, as well as her son, John, ‘farmer’s son’, but by 1881 they had moved (minus John) to The Rosery. Lucy Senior was described as a 71-year-old Retired Farmer and Maltster; both her daughters, Lucy Junior and Elizabeth had no profession, and both were unmarried. Lucy and Elizabeth, daughters, were there in 1891 – but their mother had died in 1888, and they were living on their own means.
- 4.11 The Rosery, listed in between Oak Lodge and No. 1 St Andrew’s Place in the 1901 Census, was again occupied by Lucy Light, 62, daughter of Joseph and Lucy Light Senior, and ‘living on own means’ in the property with her sister, Elizabeth, 53, and a single General Servant, Rhoda C. Brown, aged 33, and originally from Devon. The Electoral Register of 1905 records the house as ‘The Rosary’ (*sic*) on Kingston Road, still inhabited by Lucy and Elizabeth, who advertised that year in east London press for a general servant in a ‘comfortable home, good wages’<sup>22</sup>. The 1911 Census reveals that they had stayed on in the house, again referred to as The Rosery, but were now lacking any domestic staff in a property of eight rooms (excluding any scullery, landing, lobby, closet and bathroom). The Draft Conveyance of Freehold Hereditaments situate in Ham Fields, Surrey, dated 23<sup>rd</sup> May 1923 and made between Elizabeth Light and the Earl of Dysart<sup>23</sup> with George Tournay Biddulph of Douglas House, Petersham, and The Hon. Stanhope Tollemache of Bentley Manor at Ipswich, as Trustees, refers to the conveyance of land to the latter – ‘piece or parcel of arable land containing by measurement one rood... situate and being in the common field of the Parish of Ham... in a Shot there called North Hamworth Shot and abutting upon lands formerly in the occupation of William Newman... bounded on the North and South by land belonging to Lord Dysart’ – signed by Light.

<p>Write below the Number of Rooms in this Dwelling (House, Tenement, or Apartment). Count the kitchen as a room but do not count scullery, landing, lobby, closet, bathroom; nor warehouse, office, shop.</p> <p>8 rooms</p>	<p>I declare that this Schedule is correctly filled up to the best of my knowledge and belief.</p> <p>Signature <u>Lucy Light</u></p> <p>Postal Address <u>The Rosery, Ham Common</u></p>
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Figure 15: Section from the 1911 Census for The Rosery

<sup>21</sup> *Surrey Comet*, 27<sup>th</sup> January 1866

<sup>22</sup> *Barking, East Ham & Ilford Advertiser, Upton Park and Dagenham Gazette*, 14<sup>th</sup> January 1905

<sup>23</sup> Surrey History Centre, K58/6/379; Solicitors – Percy, Umney & Scorer, 19, The Green, Richmond

"The Rosery"	-	-	59	1	BLUMENFELD, David L.	M	Jan 18	93	M	Wid. Officer, Recalled, now on P.P.R. staff at War Office
				2	BLUMENFELD, Florence	F	Jan 11	00	M	unpaid domestic duties

**Figure 16: Section of the 1939 Register showing The Rosery**

- 4.12 Various papers held at the Surrey History Centre relate to the tenancy agreement of David Louis Blumenfeld in the late 1930s, including legal input sought<sup>24</sup> for which payments from the Buckminster Estate Office in Ham were made to W. Bouttell Esq. of New Square, Lincoln's Inn ('payment of £150 on account of work done at The Rosery, and we shall be grateful if you will kindly let us have the cheque in favour of Messrs. Hughes & Sons in due course') which covered corrections to the lease agreement (considered stringent). Blumenfeld's own solicitors informed the agents for the Buckminster Estate in October 1937 that 'The Rosery is a very old house, and was in a very dilapidated state and that it was therefore agreed that your Client should put it into substantial repair before the commencement of the Lease, and that during the term our Client should not be responsible for maintaining the property in repair, but merely be responsible for the interior decoration'<sup>25</sup>.
- 4.13 This was after the Estate had already commissioned George Hughes & Son, 'Builders and Undertakers of Petersham and Richmond' to retile the Kitchen and fix radiators in the Hall and on the landing in September 1937 alongside broader works 'in accordance with the plan and specification'<sup>26</sup>, although what these were is not known. Tollemache agreed to Blumenfeld's lease, reassured by his references 'which seem quite in order'<sup>27</sup>, which was to start on November 1<sup>st</sup> 1937 at a rent of £85 per annum, although a letter dated 31<sup>st</sup> August 1937 and sent to the London address of the Buckminster Estates on New Square, Lincoln's Inn Fields, not only referred to the 'provision of a garage' for him, but that 'you will doubtless remember that this house was previously let to the late Miss Elizabeth Light at an annual rent of £42.5.0'<sup>28</sup>. The lease for Blumenfeld, actually dated 8<sup>th</sup> November 1937, briefly described the dwellinghouse known as The Rosery... together with the Yard, Garden and Outbuildings... and together with the Landlord's Fixtures and Fittings... [and the tenant would] in the fifth, tenth and fifteenth and last year of the said term paint all the outside wood and iron and stucco or cement work usually painted...' The lease also mentioned wall paper inside, rather than only paint.

<sup>24</sup> Surrey History Centre, K58/6/381B

<sup>25</sup> Surrey History Centre, K58/6/381B

<sup>26</sup> Surrey History Centre, K58/6/381B; missing

<sup>27</sup> Surrey History Centre, K58/6/381B

<sup>28</sup> Surrey History Centre, K58/6/381B

- 4.14 Blumenfeld, born 1893, who had moved from his home at No. 67 Albany Mansions, Battersea, SW11, was living in The Rosery (also written as Rosary) in 1938, having been recorded in the *Richmond Herald* in October that year as having been fined for exceeding the 20mph speed limit in Richmond Park. He was still there in 1939, along with his wife, Florence, when he was described as a ‘Retired Officer, recalled for work at the War Office’ as Director of Public Relations staff according to the Register survey taken that year on the eve of the Second World War. He was gone by the late 1940s, however, when the house was sold as part of the disposal of the wider Buckminster Estate and the Ham and Petersham Estate recognised its apparent historic significance as the one-time home of the actress ‘Mrs Jordan... friend of William IV’<sup>29</sup>, but also that it appeared to have been sold not to the sitting tenant, but to a new owner; coverage of the sale in the *Richmond Herald* revealed that Glen Cottage, put up for auction at the same time, and formerly lived in by Captain George Vancouver, who ‘sailed on two voyages with Captain Cook’<sup>30</sup>, was noted as having been acquired by the existing lessee.
- 4.15 Wider press coverage, including in the *Daily Telegraph* on the 6<sup>th</sup> June that year, speculated on the factors which had precipitated the disposal of the estate, noting that Sir Lyonel Tollemache, then aged 95, had given Ham House to the National Trust in the previous year, while the contents had been sold to the Government for £90,000. Other newspapers commented on the historical provenance of several houses being sold – including ‘Sudbrooke Lodge where Nell Gwynn is reputed to have lived, Ormeley Lodge, once the home of Mrs FitzHerbert (later his wife, via an invalid marriage contract), and Elm Lodge, where Charles Dickens spent two summers, wrote a considerable part of *Nicholas Nickleby* and corrected the proofs of *Oliver Twist*.’<sup>31</sup>
- 4.16 The catalogue for the sale of The Ham and Petersham Estate comprising forty-one properties, including a farm, shops, a rifle range, gravel and sand works, and plots suitable for development, held at the London Auction Mart on 15<sup>th</sup> and 16<sup>th</sup> November 1949 (the auctioneers were Debenham, Tewson & Chinnocks) refers to The Rosery as ‘an attractive Georgian Freehold House... constructed of brick, with stucco facing and a slate roof... [it] overlooks the Common. There is a good Garden and Garage. The accommodation comprises Four Bedrooms, Bathroom, Three Reception Rooms, Kitchen, and usual Offices’<sup>32</sup>, although also strangely refers to its having been let to Mr T.A. Fennemore for eighteen and a half years from November 1937, at a rental of £90 per annum, even though David Blumenfeld was living at the house in 1938 and 1939.

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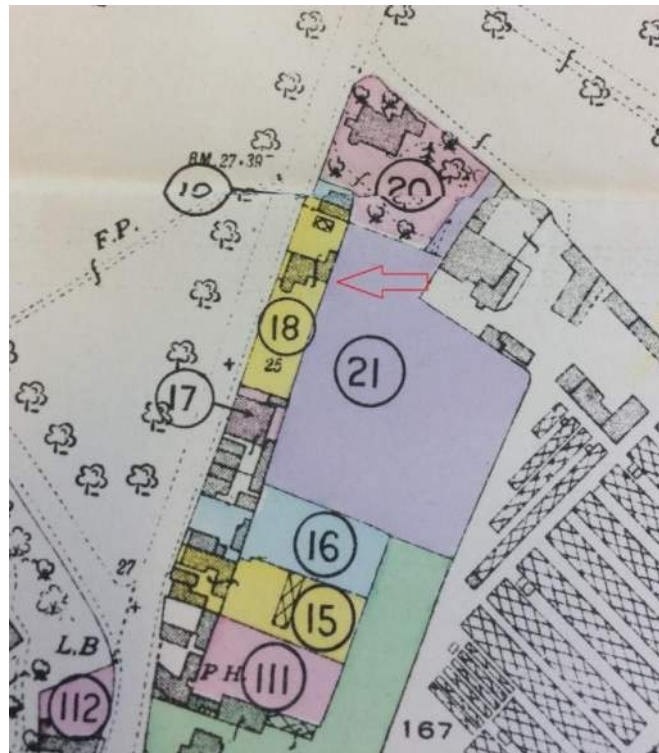
<sup>29</sup> Not confirmed

<sup>30</sup> *Richmond Herald*, 19<sup>th</sup> November 1949

<sup>31</sup> Unnamed paper clipping, Surrey History Centre, 4336/1

<sup>32</sup> Surrey History Centre, SP12/18

- 4.17 He must have been sublessee to Fennemore who was recorded at The Rosery by the *Architects' Journal* in 1948; Fennemore was Director of the Central Institute of Art and Design<sup>33</sup>. The details also referred to the responsibilities of the tenant – which included interior decoration and external painting. Oak Lodge was described as a ‘Georgian residence... rebuilt after war damage as Two Semi-detached Houses, built of brick, with tiled roofs...’<sup>34</sup> and then let to Mr F.H. Edwards M.C., MRCS paying £200 rent per annum (and who was responsible by demand of the lease to pay the Fire Insurance Premium). It is of note that in the Special Conditions of Sale, the auctioneers had remarked on the loss of the ‘Deeds and documents of title to all the Lots to be sold were destroyed by enemy action in 1940 as is evidenced by a Statutory Declaration dated the 19<sup>th</sup> June 1941...’ and that the ‘Purchaser of each Lot shall conclusively assume that the Property... [will be] subject to the Settlement made by the [Eighth Earl of Dysart who died on the 23<sup>rd</sup> September 1878]...’<sup>35</sup>

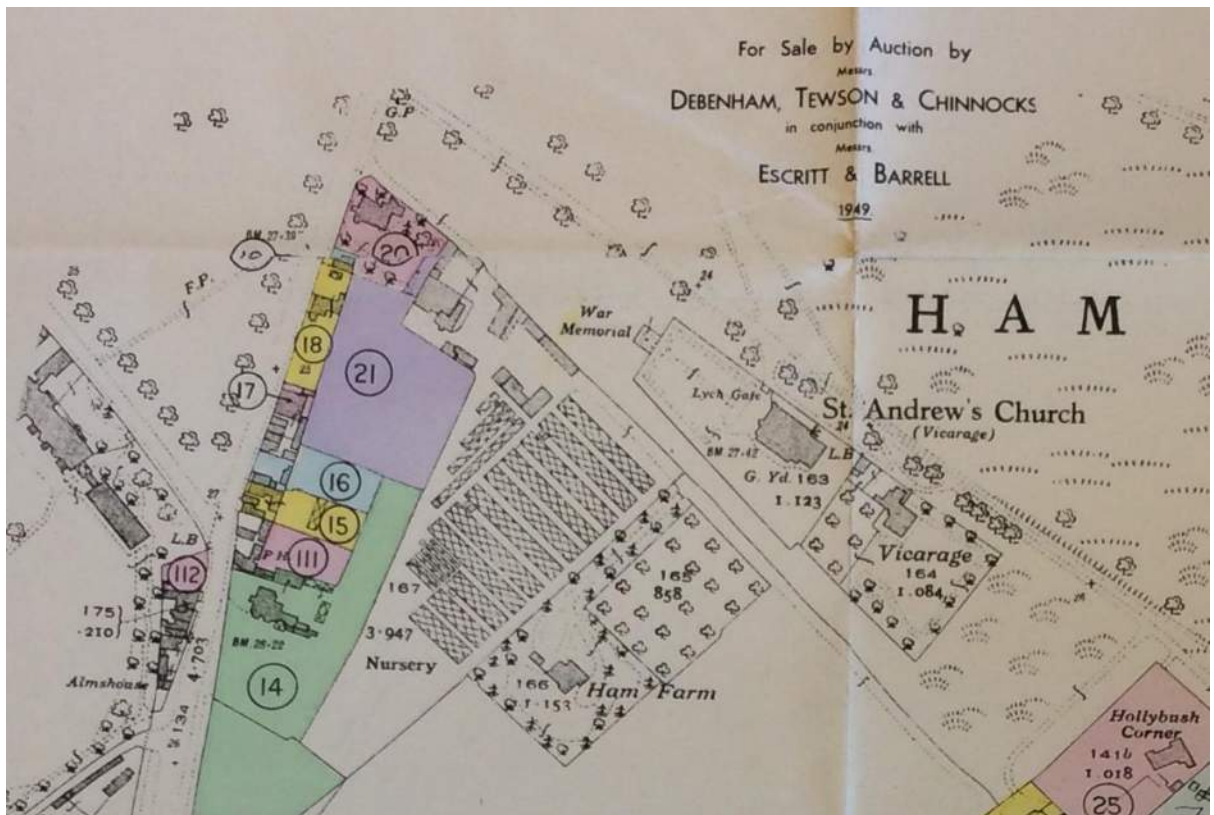


**Figure 17: Map supplied with the sale catalogue of 1949; showing The Rosery at Plot No. 18, identified  
Surrey History Centre, SP12/18**

<sup>33</sup> *Architects' Journal*, Volume 107, 1948, p184

<sup>34</sup> Surrey History Centre, SP12/18

<sup>35</sup> Surrey History Centre, SP12/18



**Figure 18: Map supplied with the sale details of 1949; The Rosery is at Plot No. 18, while Ham Farm Nursery is to the south-east, now covered with the houses of the Parkleys Estate Surrey History Centre SP12/18**

- 4.18 Photographs of Fox House dating from the 1940s and 1960s – in 1952, The Rosary (*sic*) was home to Gillian Dawson<sup>36</sup> – show the arrangement to the south-west end of the building prior to the modern extension, with single-storey bow. They also show, including the aerial shot of 1947, the open space to the north of the house, with what appears to be a garage (and outbuilding), which was to be constructed for David Blumenfeld as tenant in the late 1930s. To the south of the house was also a terrace with the garden beyond with tree planting, flower borders and what could be a sun dial to the lawn. To the immediate east of Fox House seems to be an area of disturbed ground, possibly foundations of a previous structure associated with nursery use, but which isn't shown on the 1930s or 1950s OS maps. The view to the south-west elevation of the house is also captured in the photograph taken in 1947 (*see figures 21 and 22*) and appears to suggest that not only was the bow removed and replaced with

<sup>36</sup> *Kensington Post*, 9<sup>th</sup> May 1952

the later extension, but that there have also been alterations to the double doors and arched opening to the recessed section of the early part of the structure. The blocked arched window to the first floor here was already blocked by 1947, while the photograph also shows that the chimney stack to the south-west end of the building post-dates the mid-20<sup>th</sup> century, and that the previous arrangement was symmetrical with two stacks to the principal body of the house as per *figure 24* of 1949 when the house was sold out of the Buckminster Estate ownership; the north stack also appears to have been rebuilt. What appears to be the garage in 1947 seems to be either flat-roofed or built with a very shallow pitch. Fox House was more recently acknowledged for its quarter-acre walled garden, described as ‘intimate... [and] fragrant with old roses’<sup>37</sup>, open briefly in 1990 as part of the National Gardens Scheme.



**Figure 19: Aerial view of Fox House (identified), 4<sup>th</sup> March 1944  
Historic England, RAF/HLA/691**

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<sup>37</sup> *Staines Informer*, 13<sup>th</sup> April 1990





**Figure 20: Aerial view of Fox House (identified), 7<sup>th</sup> August 1944**  
Historic England, RAF/106G/LA/29/RP/3164



**Figure 21: View of Fox House (identified), 18<sup>th</sup> March 1947**  
Historic England, EA W003765



**Figure 22: Close up of view of Fox House, 18<sup>th</sup> March 1947**  
Historic England, EA W003765



**Figure 23: Aerial view of Fox House (identified), 11<sup>th</sup> May 1947**  
Historic England, RAF/CPE/UK/2060



**Figure 24: The Rosery, photographed for sale details in 1949; note the damaged section of stucco to the front, right of the main entrance door**  
Surrey History Centre, SP12/18



**Figure 25: Aerial view of Fox House (identified), 31<sup>st</sup> August 1962**  
Historic England, RAF/58/5451/F21/0086



**Figure 26: Fox House (then The Rosery), main façade, 1964**  
Historic England, 3506/7



**Figure 27: Fox House (then The Rosery) in 1964**  
Historic England, 3506/7



**Figure 28: Fox House, Ham, 1992**  
Richmond Local Studies Library and Archive, LCF3115

## 5.0 MAP PROGRESSION



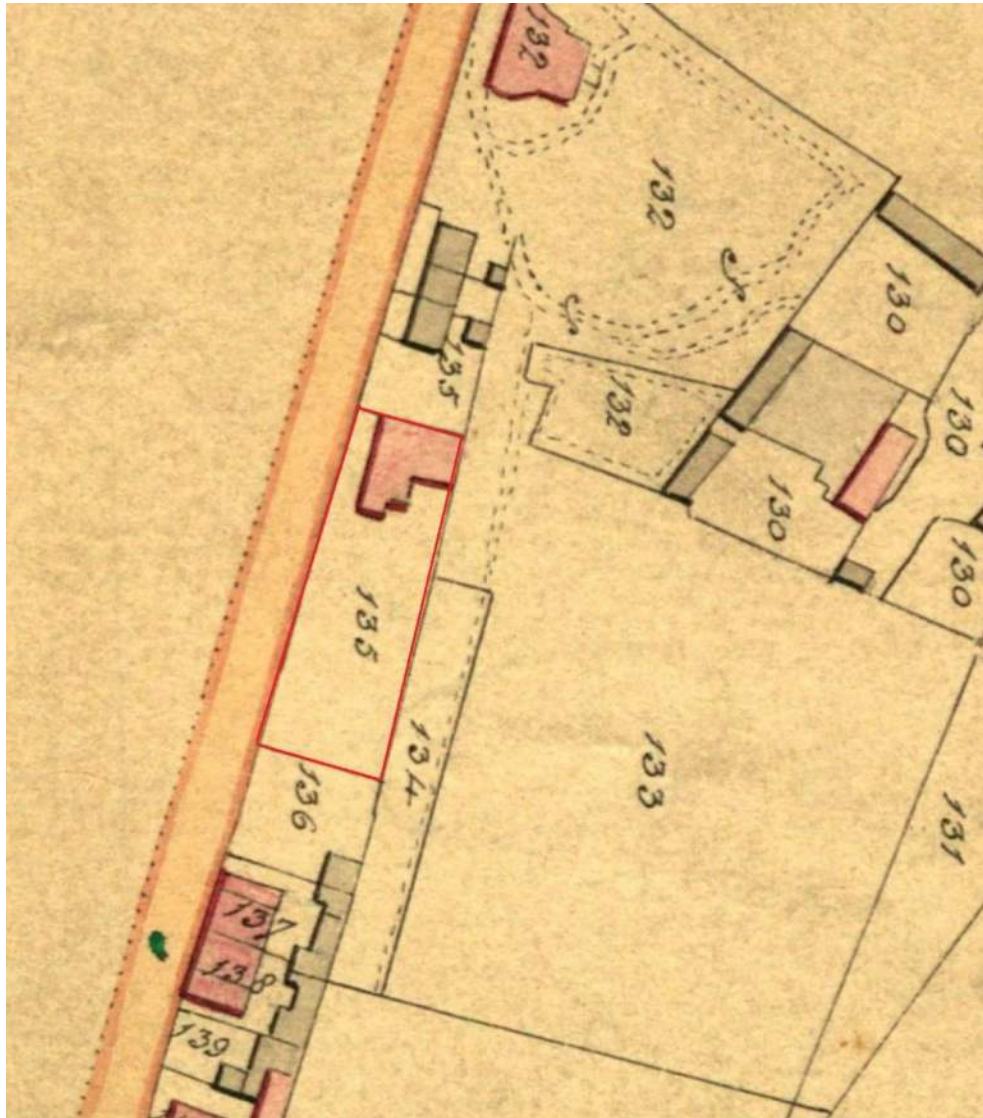
Figure 29: John Rocque's Map of Middlesex, 1754; with the approximate location of Fox House identified – although it is not shown



Figure 30: John Rocque's An Exact Survey of the City's (sic) of London, Westminster, Southwark... 1761; with the approximate location of Fox House identified



**Figure 31: OS Map of Hampton Court, William Stanley, 1804; with the approximate location of Fox House identified  
British Library, OSD 127/20**



**Figure 32: Tithe Map of Ham, Surrey, 1841; the location of Fox House is identified (Plot No. 135), although at this survey included the Plot to the north**





Figure 33: OS Map 1864 (published 1870)

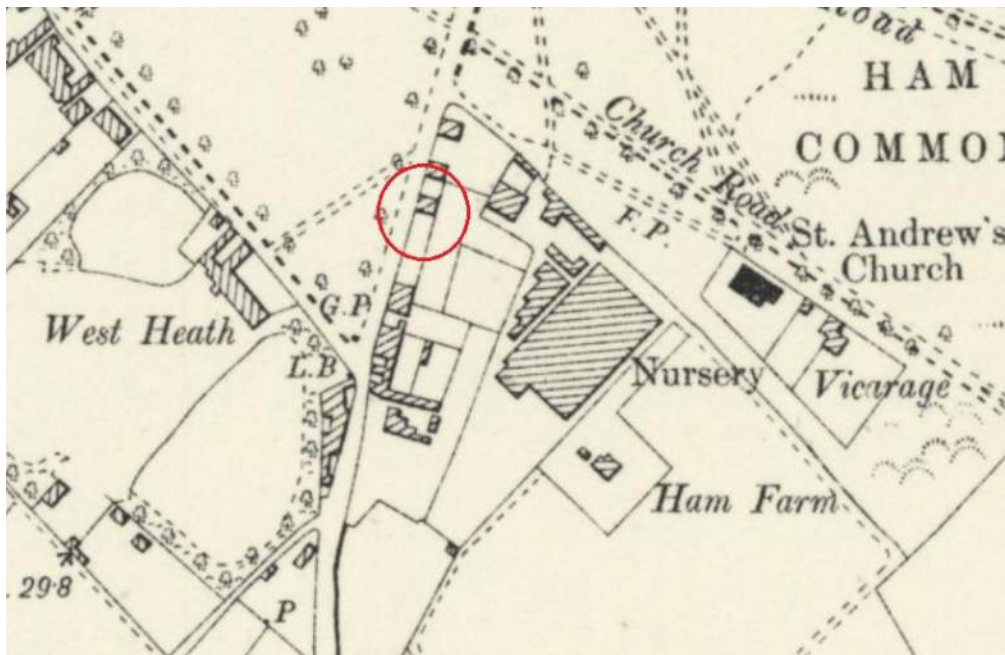


Figure 34: OS Map, 1894 (published 1896)

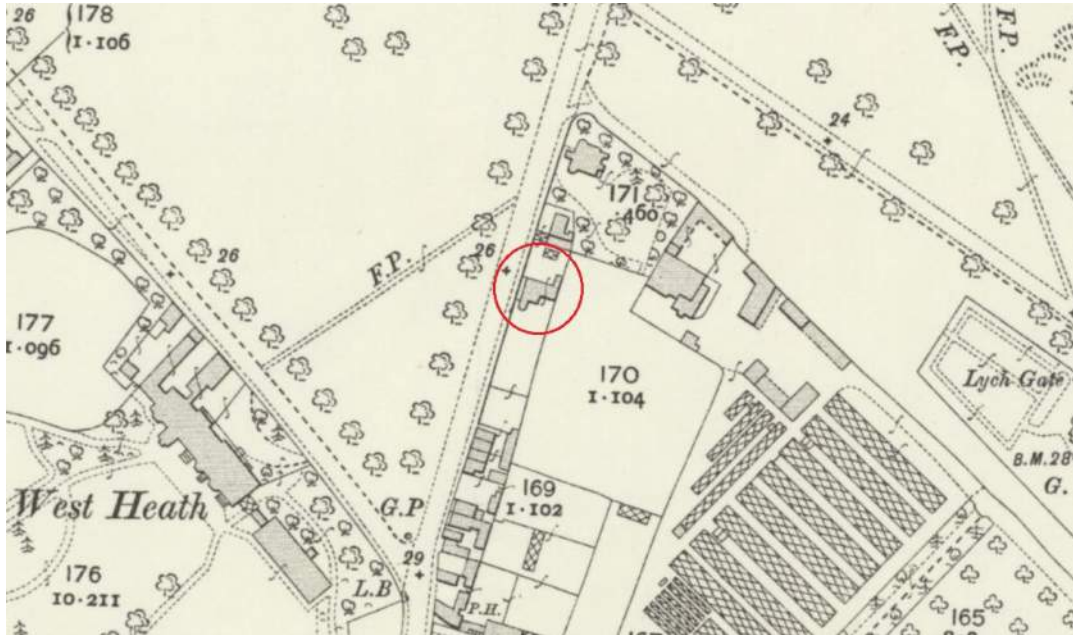


Figure 35: OS Map, 1911 (published 1913)



Figure 36: OS Map, 1933 (published 1934)



**Figure 37: OS Map, 1958 (published 1959)**

- 5.1 The map progression represents the evolution of the site at Fox House at Ham from the unmade, rural outskirts to the west of the capital, once part of the estates of the Tollemache family at Ham House (land and properties here at Ham Common sold off in the mid-20<sup>th</sup> century), which gradually developed as a rural village, before being amalgamated as part of the broader hinterland of the capital. Rocque's survey of this part of Middlesex made in 1754 (*see figure 29*) shows half of the northern part of the triangular section of Ham Common laid out with probable dwellings to its east end, bisected by the long avenue of trees running south from Ham House to the north. The extant Avenue Cottages, with apparent origins in the 17<sup>th</sup> century, which stand either side of this vista, appear to have been delineated by Rocque in different format to the existing arrangement, with a much more substantial edifice to the west edge, drawn on a U-plan. There is, as yet, no sign of Chestnut Cottage (Fox House), or any of its neighbouring buildings on land which was part of Ham Common. To the north-east of what would become Upper Ham Road Rocque had depicted two extensive formal gardens, since consumed by Richmond Golf Course and housing developments at Petersham.
- 5.2 Rocque's slightly later map of 1761 (*see figure 30*) reveals the topography of Ham Common, with what appears to be a viewing mound to the centre, no longer evident in the landscape, as well as a different layout to the houses either side of the avenue of trees at the north line of the Common suggesting the Lodges might not have a 17<sup>th</sup>

century provenance after all, but a later date of inception in the Georgian period. By 1761, buildings had also appeared to the south-east side on Upper Ham Road, albeit not yet Chestnut Cottage, which would be constructed in the next decade; what is of note is the larger dwelling in wooded, enclosed grounds to the immediate north-east, close to the line of what is now Ham Farm Road, then defined by a curving trackway now submerged under later development, and the road realigned. What was a substantial edifice must have been razed, or absorbed within the fabric of other buildings; there is also little obvious trace of its grounds with trees laid out in lines usually indicative of an orchard.

- 5.3 The early 19<sup>th</sup> century OS map of Hampton Court made by William Stanley in 1804, and which covered this part of Ham Common rather indistinctly shows several structures along the east side of Upper Ham Road, one of which should be Chestnut Cottage, although the trajectory of the avenue of trees running from Ham House to the south-east is not quite accurate, and the layout is muddled. That said, the house which most closely corresponds with the extant property is set back from the road with outhouses set further forward. The Tithe Map of Ham produced in 1841 outlines the site in more detail with the principal house abutting the garden boundary wall to the north-east, with outbuildings coloured grey, later partially demolished with remaining structural elements redevise as a separate dwelling (Camilla Cottage). Chestnut Cottage, laid out on a staggered L-plan, was then in the ownership of Charles James, and the occupation of John Valentine Bridgeman, surgeon; James also owned Plot No. 132, a mini-mansion, Oak Lodge, immediately to the north-east of Chestnut Cottage with ‘offices and a garden’ then inhabited by William Laffin.
- 5.4 The OS map of 1864, although available only with relatively minimal detail, incorrectly shows the house fronting the road, rather than being marginally set back within its own grounds, and here on a simplified L-plan which suggests some rebuilding since the Tithe Map of 1841. The outbuildings to the north-east had been amalgamated by this date, and enclosed within a new, separate boundary, while the outline of the dwelling to the north, Oak Lodge, appears to have been modified, although later maps contradict this showing instead what is the existing plan with bows defining the ends of the principal elevation. The 1864 OS map also delineates a dotted line running through the lawned garden of Chestnut Cottage, suggesting a pathway cutting through the upper part, albeit one that strangely did not continue round the edges. What is noticeable that between the publication of the 1841 Tithe Map and the 1864 OS, the fields to the rear of Chestnut Cottage had been subdivided into strips for orchards and read gardens, a feature not clear on the 1894 OS which is, again, lacking sufficient scale for much detail.

- 5.5 The 1894 OS map suggests that Chestnut Cottage, now called The Rosery (also appearing as *Rosary* in various sources), was built to relatively small dimensions by comparison with the more substantial edifices, including Morgan House to the south-west corner of the Common, here renamed West Heath, and that its initial form, almost certainly, was as a vernacular dwelling unembellished with any of the motifs of architectural formality, transformed in the early 19<sup>th</sup> century via the prism of late Georgian aesthetics imposing a symmetrical façade. What is odd is that the Tithe Map appears to indicate that Chestnut Cottage and Oak Lodge had been constructed on a comparable scale, not immediately apparent on the 1911 OS Map; the latter is on a more extensive footprint, but Chestnut Cottage had been enhanced with a (single storey) bow to the south-west garden elevation by this date (since demolished and rebuilt), shown as a square end in 1841.
- 5.6 The house had also been augmented to the north-east with a linear extension by 1911 and single, separately standing glasshouse to the north-east side, also shown on the 1933 map, albeit that the latter had gone by the publication of the 1958 OS map. By the mid-20<sup>th</sup> century, The Rosery had been altered to its south-west end with a larger extension, removing the bow which had survived until the 1940s, and replacing it with a more substantial single storey construction with flat roof and shallow, wide bow out of sight to the rear, although the latter feature is not captured on the 1958 OS map, and is a probable later addition.

## 6.0 TOWNSCAPE



**Figure 38: Axial relationship between Ham House to the north-west (direction of view) and the avenue of trees, and Fox House, identified**



**Figure 39: View to the east, with Fox House to the centre on Upper Ham Road, identified; flat-roofed modern housing on the Parkleys Estate (Grade II Listed) to the upper right**

- 6.1 The prevailing townscape character in this part of Ham is defined by mostly individual dwellings, both formal houses and vernacular cottages, set in their own garden plots lining the edges of the Common, of which many are of historic and architectural interest. Ham Common was created out of wasteland in 1635 when Charles I split the manor providing rights on the Common for residents in exchange for the land he acquired for Richmond Park. Hence, the date of inception of houses here does not precede the 17<sup>th</sup> century, and Rocque's maps of 1754 and 1761 confirm that the north and south-west sides of the Common leading up Ham Street were the first to be developed, albeit that the extant houses on the north include several later 18<sup>th</sup> and 19<sup>th</sup> century buildings including Avenue Lodge. The Conservation Area Appraisal notes not only that the topography of Ham confers a semi-rural setting, but that 'Ham and Petersham represent one of the best collections of 17<sup>th</sup> and 18<sup>th</sup> century mansions within such a small rural area. This includes the remarkably complete 17<sup>th</sup> century Ham House with its historic landscape and avenues... a great number of buildings within these villages retain the use of original or traditional materials and details, unspoilt by insensitive alterations.'<sup>38</sup>
- 6.2 Selby House, to the west upper corner of Ham Common dates to the early 18<sup>th</sup> century, although was refaced in the 19<sup>th</sup> century with red brick, while St Michael's Convent (Orford Hall) to the east side of the avenue of trees also has a very early Georgian date of construction, albeit also altered in the Victorian period, and again in the 20<sup>th</sup> century. Sudbrooke Lodge, Grade II\* Listed, has an early 18<sup>th</sup> century build date and is, again, composed of brown brick with red brick dressings. Buildings on the edges of Ham Common are complemented by mature tree planting, making for a verdant environment: with the 'large expanse of green space and... the trees of private gardens... it is the greenery which provides the real sense of enclosure to this space and dominates the view'<sup>39</sup>, although the avenue of trees – the South Avenue – running south-eastwards from Ham House is most noticeable in the landscape on historic mapping.
- 6.3 Mid to later 18<sup>th</sup> century buildings include Langham house with its distinctive Doric porch to the south-west side of the Common (Grade II Listed), and the more substantial Cassell Hospital, annotated on 19<sup>th</sup> century OS maps as Morgan House, and then West Heath. This is a late 18<sup>th</sup> or early 19<sup>th</sup> century abode in classical format, engaging architectural elements such as the tripartite window embellished with fluted stucco

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<sup>38</sup> London Borough of Richmond Council, *Ham & Petersham Conservation Area, Character Appraisal and Management Plan, Conservation Areas: Petersham No. 6, Ham Common No. 7, Ham House No. 23, & Parkleys Estate No. 67*, March 2007, p8

<sup>39</sup> London Borough of Richmond Council, *Ham & Petersham Conservation Area, Character Appraisal and Management Plan, Conservation Areas: Petersham No. 6, Ham Common No. 7, Ham House No. 23, & Parkleys Estate No. 67*, March 2007, p16

tympanum to each wing, and fluted columns to the main porch. Although it has been converted into a hospital, it retains a clearly decipherable form as a private house. Gordon House, further to the north on the south-west side of Ham Common, and also Grade II Listed, dates to a similar construction period, and also utilises the same classical themed references with Tuscan columns to the porch on the symmetrical principal elevation. The Little House, further along this side of the Common, is also 18<sup>th</sup> century and is of three bays to the road-side elevation, which is stucco fronted; the splendidly unusual Ensleigh Lodge, with its Dutch gable-esque façade is next, and also Grade II Listed, dating to *circa* 1800.

- 6.4 Unintrusive, but part of the built milieu, nevertheless, are the proficiently designed low-rise modern housing developments at Parkleys of the 1950s by the duo of Eric Lyons and Geoffrey Townsend, which are located to the south-east of Fox House: ‘it offered an attractive alternative to the many often lower speculative developments... With Parkleys, Span has left a legacy of superior planning and design which continues to influence residential design in this country.’<sup>40</sup> To the south-west side of the Common, the Langham House Close development of a similar period in the mid-20<sup>th</sup> century by James Gowan and James Stirling uses second-hand stock brick and flat felt roofs in a scheme which is now Grade II\* Listed.

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<sup>40</sup> London Borough of Richmond Council, *Ham & Petersham Conservation Area, Character Appraisal and Management Plan, Conservation Areas: Petersham No. 6, Ham Common No. 7, Ham House No. 23, & Parkleys Estate No. 67*, March 2007, p6



## 7.0 **SIGNIFICANCE**

- 7.1 The NPPF (Para 194) states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should also be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on that significance.'
- 7.2 Significance is determined on the basis of statutory and the guidelines contained in national documents: the DCMS *Principles of Selection for Listing Buildings* (November 2018) and in the Historic England's *Conservation Principles* (2008), as well as *Historic England Advice Note 12* (October 2019) which revised the significance categories from four to three.
- 7.3 The first document states that the special interest of a building is determined based on its Architectural and Historic Interest, assessed through the principles of Age and Rarity, Aesthetic Merits, Selectivity and National Interest. Historic England (English Heritage) identifies three types of heritage value that an asset may hold: archaeological value, architectural and artistic value, and historical value.
- 7.4 The descriptive appraisal will evaluate the buildings against Historic England's criteria outlined in 'Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic Advice Note 12' and see PPG – paragraph 006, reference ID: 18a-006-20190723:
- **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** – 'There 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 meaning for communities derived from our collective experience of a place and can symbolise wider values such as faith and cultural identity.'

**Fox House, Ham Common****Grade II Listed (garage post-1948, and therefore not Curtilage Listed)****7.5 Archaeological Interest**

There is **low to medium** interest in archaeological significance at Fox House, Ham Common as a result of its location on a plot which is close to the boundaries of both the Ham Common and Ham Tier II Archaeology Priority Areas – defined by former rural status as wasteland prior to the interventions on the part of Charles I in redistributing land for his own use at Richmond Park, and developed piecemeal around the edges of the triangular plot of land to the south of Ham House. Although the predominant archaeological interest to date is prehistoric *viz* finds including flints etc., there is potential for chance finds associated with the formal landscape schemes at Ham, as well as domestic use of the site since the late 18<sup>th</sup> century, although much of the proximate land of the Georgian and Victorian periods to the east has been submerged beneath housing developments of the mid-20<sup>th</sup> century.

**7.6 Architectural and Artistic Interest**

The architectural and artistic interest of Fox House is **low to medium** as a late 18<sup>th</sup> century house modified in the early 19<sup>th</sup> century as a gentleman's abode in muted Regency style. Originally called Chestnut Cottage, and then the Rosery, before being renamed in the second half of the 20<sup>th</sup> century, it appears to have been built as a cottage-style edifice in circa 1776 when the land was developed by carpenter John Denton post enclosure in Ham – it is certainly described as such in early documentation. The formal renovation with series of three shallow hipped roofs and symmetrical road-side elevation appears to have come later, as corroborated by the style of architecture, and the layout shown on the Tithe Map of 1841 (*see figure 32*) which reveals a staggered L-plan, the south-west elevation of which has since been reconfigured in the latter part of the 20<sup>th</sup> century when augmented with a single storey extension replacing what was a much smaller bow as shown in the photograph accompanying sales details of 1949. Fox House does not possess the grandeur of some of the other houses on Ham Common, and lacks the outer inventiveness of Endsleigh Lodge; it is an example of vernacular construction later upgraded to a plain and apparently belated version of the Regency-style house, albeit a form which was outwardly better accomplished at Oak Lodge, since altered.

**7.7** The house, externally, is simply designed to the main front, with casements to the first floor and six-over-six sashes to the ground floor, possibly mirroring something of the rhythm of fenestration of the garden front at Ham House with the shorter windows to the upper storey (nine panes) and similar sashes to the lower two storeys. Beneath the white stucco façade, Fox House is built of brick, but whether there was any intentional aesthetic cross-over with neighbouring properties or Ham House is not known – and its

original form was in any case a one-off devised by a local carpenter. Embellishment is limited to the fan light above the main door. The modification of Fox House by an unknown hand after its original construction – means that its plan-form is somewhat idiosyncratic, with narrow principal rooms downstairs and a slender entrance hall with plain staircase. Inside, parquet flooring is of the 20<sup>th</sup> century to rooms to the ground floor, while fireplaces are a mix of new and old in Regency style, with characteristic fluted architrave to rear Sitting Room and Dining Room.

### 7.8 **Historic Interest**

The historical significance of Fox House is **medium** as a dwelling house built on former wasteland on the edge of Ham Common in the 1770s initially by a relatively unknown carpenter, John Denton. Its initial appearance – as a one-off whether initially intended for Denton himself, or as a speculative venture on a rather small scale – was first described as a cottage, rather than villa or house. Despite modest origins, within two years of its completion in *circa* 1776, it had been let to the Dowager Marchioness of Tweeddale who seems to have stayed until her death in 1788; her will refers to her home on Ham Common. This aristocratic provenance is of some interest, although its later occupiers of what was a gentlemen's abode in polite form were mostly derived from the professional classes, including a surgeon, solicitor and, in the mid-20<sup>th</sup> century, an architect; it was the home to two spinsters from the Light family from the 1880s until the 1920s. Secondary source references to its one-time occupancy by Mrs Dorothea Jordan, mistress to the Duke of Clarence, later William IV, cannot yet be substantiated in primary documentary evidence, including in the hand-written note relating to the history of Fox House held at the Surrey History Centre.

### 7.9 **Setting**

The setting of Fox House is a village-like rural milieu of corresponding architectural themes, made up of individual houses mostly of the 18<sup>th</sup> and 19<sup>th</sup> centuries set back from the road in garden plots. To the west is the open expanse of the triangular section of Ham Common, a relic of the changes made by Charles I in his ambitions to augment the park at Richmond. The frontages of the buildings flanking the sides of the Common are not uniform, making for a variegated street-scene, with vernacular styles alongside formal examples of Georgian architecture with symmetrical façades and sash windows. To the south-east of Fox House is the series of modern dwellings of the mid-1950s designed as ten blocks by Eric Lyons for Bargood Estates Ltd, later Span Developments Ltd., but which are inconspicuous as low-level buildings set within dense tree planting.

7.10 Behind Fox House where modern infill has taken place on land formerly used as meadow, and then in conjunction with the activities of the Ham Farm Nurseries in the 19<sup>th</sup> century, houses have been designed to correspond with the prevailing idiom – including Fox House is close to the termination of the vista which runs down the South

Avenue from Ham House, but is just beyond its trajectory; the relics of the 17<sup>th</sup> and 18<sup>th</sup> century landscape are therefore evidence and survive – including the restoration of the southern end of this avenue of limes shown on maps up until the 1950s terminating broadly on a line further north with Church Avenue. **The broader setting contributes positively to the significance of the house**, cumulatively augmenting the polite Georgian idiom and the relics of the aristocratic input in the landscape, while absorbing much more modern constructions nearby which date to the 1950s, and which are very different architecturally, but which successfully complement the scale, proportion, spatial layout and material palette of existing structures.

### **Ham Common Conservation Area**

#### **Archaeological Interest**

- 7.11 The archaeological potential of the Ham Common Conservation Area is **medium**: much of the Conservation Area is within the boundaries of the Tier II Archaeology Priority Areas of Ham and Ham Common, characterised by prehistoric finds, although post-mediaeval evidence is considered by Historic England to be limited to ‘pipe bowls, slate pencils, ink bottles and pot lids... more substantial features including earthworks and banks have been recorded in close proximity to the boundary with Richmond Park’<sup>41</sup>. The semi-rural environment has survived at Ham, with houses dotted around the triangular Common land to the centre, along with formal landscape features associated with Ham House to the north; there is potential for chance finds linked to both local domestic activity, as well as agricultural and horticultural pursuits – including at the site of the former Ham Farm Nurseries to the rear of Fox House, albeit now submerged beneath mid to later 20<sup>th</sup> century development.

#### **Architectural and Artistic Interest**

- 7.12 The architectural and artistic significance of the Ham Common Conservation Area is **medium to high** as an example of an architecturally heterogeneous environment, albeit within the parameters of aesthetic themes of the 18<sup>th</sup> and 19<sup>th</sup> centuries, presenting examples of formal Georgian style with symmetrical façades and usually sash windows (six-over-six) alongside unusual manifestations, especially including the idiosyncratic Endsleigh Lodge with its Dutch gable-like wings. The Conservation Area Appraisal (for Ham Common, but also Ham House, Parkleys Estate and Petersham Conservation Areas) refers to the ‘impressive architecture of Ham Common... characterised by a number of individual mansions and houses. These key buildings are supplemented by more recent architect designed buildings of quality such as the Neo-Classical Forbes

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<sup>41</sup> Historic England, London Borough of Richmond, *Archaeology Priority Areas Appraisal*, March 2022, p104

House and the contrastingly Brutalist Langham House Close flats, by the renowned partnership of Stirling and Gowan<sup>42</sup>.

- 7.13 Indeed, the architectural environment within or close to the boundaries of the Ham Common Conservation Area is unusually diverse, especially behind the principal buildings fronting the Common, and which takes in the blocks of the Parkleys Estate to the east (separate Conservation Area), very different in aesthetic form to the prevailing late Georgian milieu, and which appeared via the design hand of Eric Lyons and Geoffrey Townsend in 1954-1956 as contemporary edifices incorporating a material palette of brick, concrete, hanging tile and Eternit blocks with felt roof. Because of the way in which the buildings are spatially articulated as low rise edifices, and because of the use of tree screening and planting, they are unintrusive in the historic landscape which, in the Ham Common Conservation Area, is characterised by ‘mansions enjoying wide garden plots and single or groups of smaller houses and cottages on narrower plots [which is] distinctive...’<sup>43</sup> The plot sizes of houses has generally been retained to the road fronts along Ham Common and Upper Ham Road with a variety of garden boundary treatments, from the relatively open setting of the Cassell Hospital (formerly Morgan House and West Heath) to picket fences and low brick walls and brick piers. The spatial tempo of buildings along the sides of the Common permits ‘mature planting of private rear gardens to contribute to the scene, helping to create the green backdrop to the silhouette of buildings’<sup>44</sup>, while the almost continuous line of plot fronts defines and emphasises the Common space.
- 7.14 Despite the Georgian aesthetic theme, there is comprehensive diversity in the use of materials which encompasses not only red and brown brick, but stucco, painted brickwork, slate and clay tile; windows are commonly sashes, but also embrace the use of casements (including at Fox House and the Avenue Lodges). Features comprise classical porticos and use of Orders including the Tuscan and Doric, gables to wings, Dutch gables as a pediment, and bows – as exemplified at Oak Lodge (Building of Townscape Merit) with its unusual plan. There has been some modern intervention to the Common front, including the conversion of outbuildings originally associated with Fox House into Camilla Cottage, but the resultant style successfully intermingles with

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<sup>42</sup> London Borough of Richmond Council, *Ham & Petersham Conservation Area, Character Appraisal and Management Plan, Conservation Areas: Petersham No. 6, Ham Common No. 7, Ham House No. 23, & Parkleys Estate No. 67*, March 2007, p17

<sup>43</sup> London Borough of Richmond Council, *Ham & Petersham Conservation Area, Character Appraisal and Management Plan, Conservation Areas: Petersham No. 6, Ham Common No. 7, Ham House No. 23, & Parkleys Estate No. 67*, March 2007, p16

<sup>44</sup> London Borough of Richmond Council, *Ham & Petersham Conservation Area, Character Appraisal and Management Plan, Conservation Areas: Petersham No. 6, Ham Common No. 7, Ham House No. 23, & Parkleys Estate No. 67*, March 2007, p16

the vernacular refrain at Ham Common via the use of brown brick, and tile-covered, steep hipped roof with tall stack redolent of rustic cottages of the early 19<sup>th</sup> century.

### **Historic Interest**

- 7.15 The historic interest of the Ham Common Conservation Area is **medium to high** in relation to its regal provenance, and its formation via the land exchanges pursued by Charles I to augment the Park at Richmond leaving residents of Ham with access to the common land now forming Ham Common. The geographical and social proximity of Ham House (within its own Conservation Area), the 17<sup>th</sup> century mansion to the north built originally for Thomas Vavasour in 1610, later extended via the patronage of Elizabeth Murray, Countess of Dysart and Duchess of Lauderdale in the 1670s, is of note, although the ownership of this stately home was bequeathed to the National Trust by Lyonel Tollemache in 1948 (although the Grade I List Entry does not record this). The South Avenue of lime trees extending all the way from the house through Ham Common and to Upper Ham Road preserves the visual relationship between aristocratic domain and broader landscape.
- 7.16 Ham Common Conservation Area is associated with significant literary and royal connections via the occupancy of several houses around the green, including Charles Dickens and Mrs FitzHerbert, wife via an invalid marriage to George IV.

### **Parkleys Conservation Area**

#### **Archaeological Interest**

- 7.17 The archaeological interest of the Parkleys Conservation Area is **low to medium** as a result of its location on an area of relatively unmade land prior to the mid-20<sup>th</sup> century, in use as Ham Farm Nurseries and its large glasshouses shown on OS maps of the 19<sup>th</sup> century. Prehistoric archaeology predominates analysis and finds within the broader vicinity; the Parkleys Conservation Area is just outside the boundaries of the Ham Common and Ham Archaeology Priority Areas (2.10 and 2.11), although there may be potential for chance discovery associated with domestic and commercial use of this part of Ham from the 17<sup>th</sup> century onwards.

#### **Architectural and Artistic Interest**

- 7.18 The architectural and artistic interest of the Parkleys Conservation Area is **medium** encompassing the single scheme of a series of blocks of flats (individually Listed Grade II) dating to the 1950s devised by Eric Lyons for Bargood Estates Ltd, which became Span Developments Ltd alongside Geoffrey Townsend, developer. The incorporation of existing trees imparts a sense of longevity and augments the setting of these flat-roofed structures made of brick, concrete and tile hanging. Furthermore, ‘the nursery

stock and its gardener [which were] taken over as part of the development’ also suggests that the architect was mindful of the historic provenance of this section of land to the east of the triangular part of Ham Common. It is ‘laid out as a series of cul-de-sacs with the taller blocks as distinctive points in this grid of lower development.’<sup>45</sup>

### **Historic Interest**

- 7.19 The historic interest of the Parkleys Conservation Area is **medium** as an exemplar of the emerging ‘mature work’ of Lyons and Townsend, and which was pioneering in its status as intended for first-time buyers. Span was ‘one of the first companies to promote the endowment mortgage. It is also one of the first examples of the system of residents’ management companies set up by Span which has kept most of their developments in such exceptional condition...’<sup>46</sup> It also exemplifies the inventive use of materials and form by its architect in what was essentially a speculative development.

### **Camilla Cottage**

#### **Building of Townscape Merit**

#### **Archaeological Interest**

- 7.20 The archaeological interest at Camilla Cottage is **low to medium** given its proximity to the boundaries of both the Ham Common and Ham Tier II Archaeology Priority Areas – significant for prehistoric finds: ‘a former river channel was recorded in excavations in Ham circa 500m west of the APA; the area would have been ideal for settlement in the prehistoric era.’<sup>47</sup> Camilla Cottage was built on the site of three outhouses associated with Fox House (Chestnut Cottage) shown on the Tithe Map of 1841, absorbing fabric from those structures in the 19<sup>th</sup> century, later altered by the 1950s.

#### **Architectural and Artistic Interest**

- 7.21 The architectural and artistic interest of Camilla Cottage is **low** as a 19<sup>th</sup> century dwelling formed on the site of three connected outbuildings originally associated with Fox House, shown on the Tithe Map of Ham made in 1841 and described in sale details as offices, coach-house, and three-stalled stable, although the 1911 OS map shows the reconfiguration which had taken place since then, reducing the former footprint of structures. Camilla Cottage is characterised by elements derived from the English vernacular and the Picturesque with hipped tile roof and symmetrical brick frontage with first floor casement windows pushed up into the eaves.

<sup>45</sup> Historic England, List Entry No. 1051030, 22<sup>nd</sup> December 1988

<sup>46</sup> Historic England, List Entry No. 1051030, 22<sup>nd</sup> December 1988

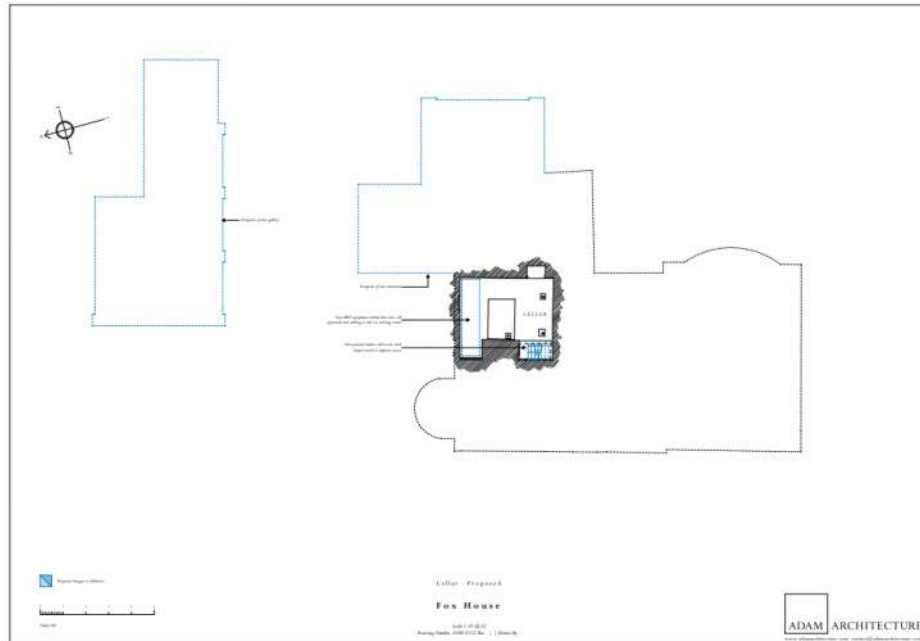
<sup>47</sup> Historic England, London Borough of Richmond, *Archaeology Priority Areas Appraisal*, March 2022, p103

**Historic Interest**

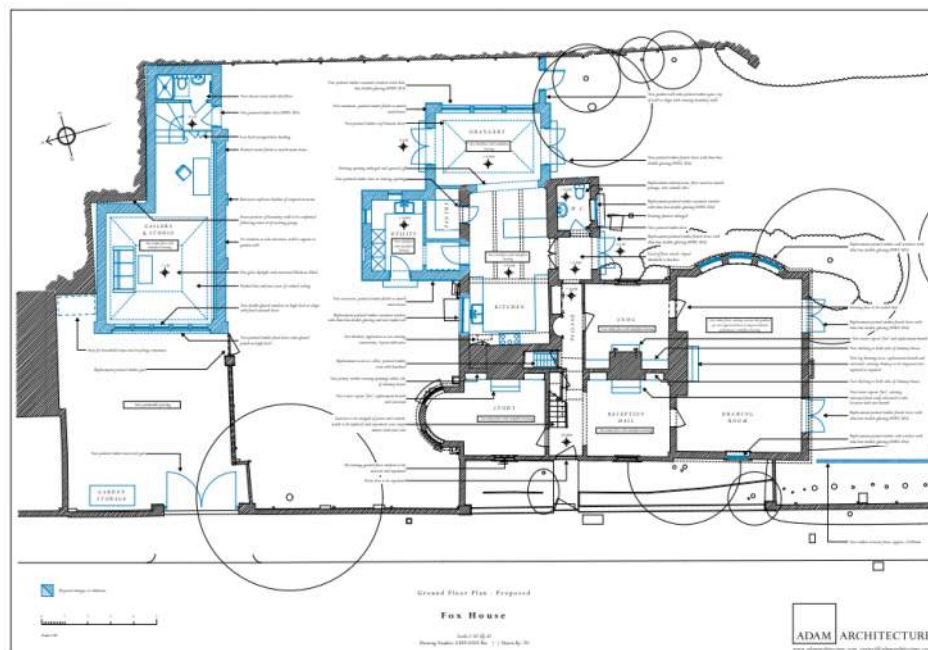
- 7.22 The historic interest of Camilla Cottage is **low** as a house built on the site of stables, offices and a coach-house originally part of the property of Fox House; its architect is not known, and it is not well documented even in local press reports.
- 7.23 The proposals will not have any impact on the significance of setting to the Ham House Park and Garden (Grade II\*) or on Ivy Cottage or Ivy House to the south-west along Upper Ham Road, and these heritage assets have accordingly not been assessed.



## 8.0 PROPOSED SCHEME



**Figure 40: Proposed Cellar level**  
ADAM Architecture, January 2024



**Figure 41: Proposed Ground Floor**  
ADAM Architecture, January 2024

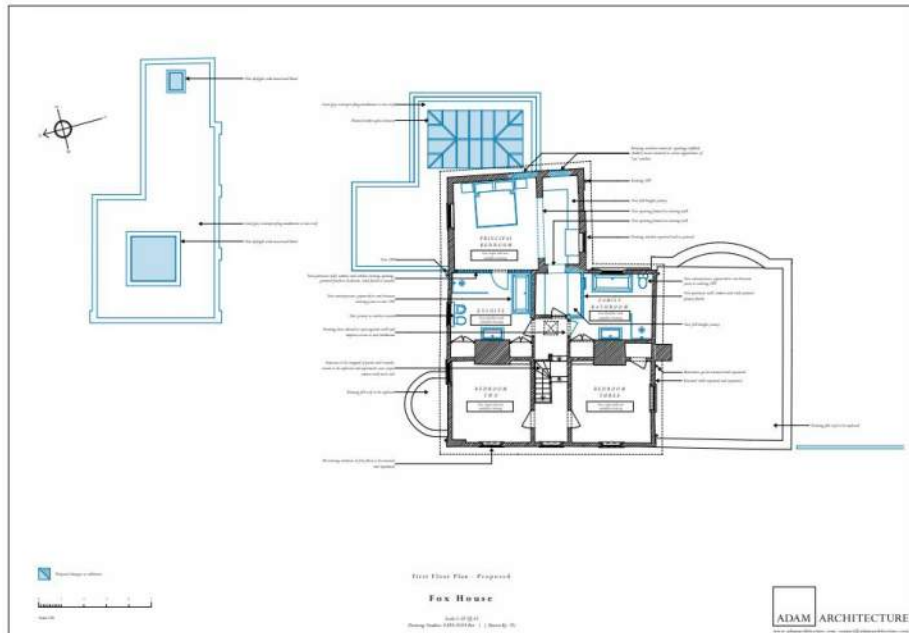


Figure 42: Proposed First Floor  
ADAM Architecture, January 2024

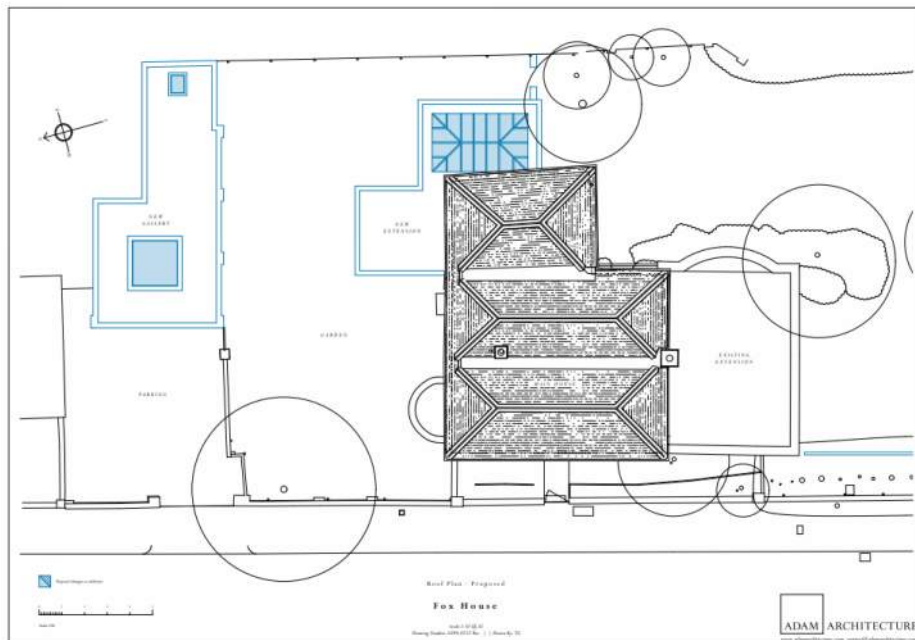


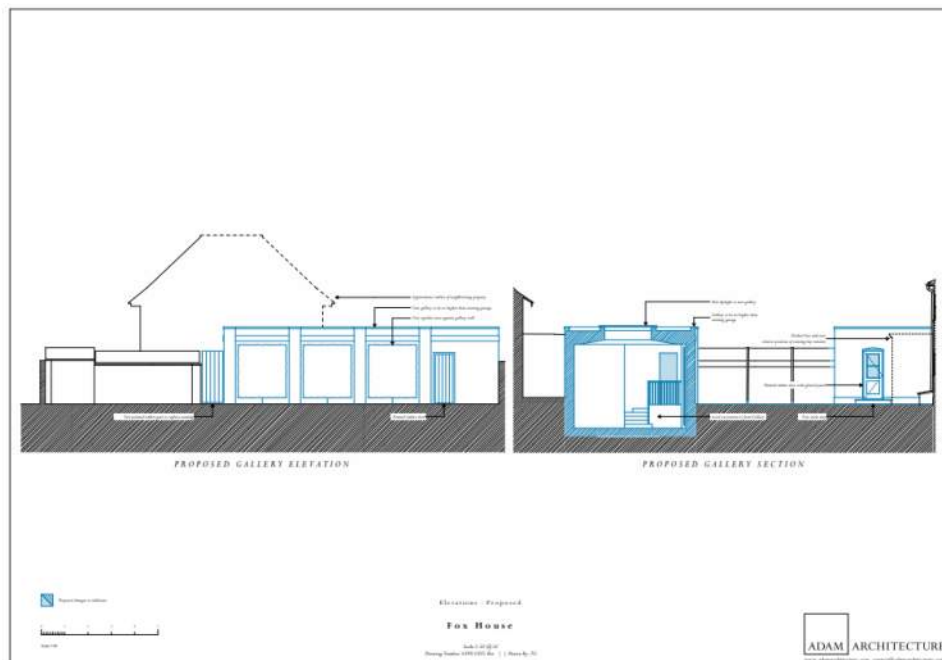
Figure 43: Proposed Roof Plan  
ADAM Architecture, January 2024



**Figure 44: Proposed East and West Elevations**  
ADAM Architecture, January 2024



**Figure 45: Proposed North and South Elevations**  
ADAM Architecture, January 2024



**Figure 46: Proposed Gallery Elevation**  
ADAM Architecture, January 2024

- 8.1 The proposals comprise replacement steps into the **Cellar** to improve access, along with new MEP with pipework to run via existing routes. To the **ground floor**, proposals include new timber floors (with underfloor heating) to the **Drawing Room, Reception Hall, Study and Snug**, with new fireplace (relocated from the Study) and hearth to the Reception Hall, and new surround and hearth to the other two principal rooms to this level. Joinery in existing openings to either side of the fireplace in the Study will be removed. The staircase, which appears to be ‘original’, will be retained, although stripped of paint and varnish, and improved with replacement treads, which are modern substitutes. The French doors to the 1950s extension housing the Drawing Room will be replaced, along with new sash window to the road-side elevation. The sash windows to the rear of this room, forming a tripartite bow, which have been thickly overpainted, will be replaced. The felt roof to this mid-20<sup>th</sup> century extension will be replaced (along with the extension to the Study).
- 8.2 To the **Snug**, a new fire will be installed with replacement hearth, while shelving in the niches to either side of the chimneybreast will also be replaced. The units to the Kitchen will be renewed, and a more appropriate casement window installed to the north elevation; a new tiled floor with underfloor heating will also be fitted. The house will be extended to the north side with the building of a new, single storey **Utility and Pantry** in painted render finish supplanting the existing annex which appeared by 1911,

but which had been reconfigured by the 1950s; the internal door to the Pantry will be replaced albeit in the existing opening. To the rear of the house, a new **Orangery** is proposed with lantern and French doors with slim-line double glazing in accordance with the Grade II Listed status of Fox House, also located in a Conservation Area; the extant shallow bow window will be removed. The existing garden wall – which is modern – will be repositioned. The extant boundary to the garden to the south of the house will be realigned and rebuilt, although the existing Magnolia tree will be retained.

- 8.3 The existing **Garage**, separated from the principal dwelling by a brick wall, will be demolished and replaced with a purpose-built **Gallery and Studio** adhering to height and design precedents already established, maintaining garage doors to the road-side elevation and a buttressed ‘garden wall’ to its south elevation. The new building, lit via flat, conservation skylights, will accommodate a textile collection, office and W.C. Outside, new paving and new gate to the existing access are proposed.
- 8.4 To the **first floor**, the existing plan will be reconfigured, entailing the reconfiguration of the existing main Bathroom to the centre of the house, and the space incorporated as part of the Principal suite as storage, rebuilding the wall to the existing side Bedroom to the immediate south. The redesigned space becomes an extension to the **Dressing Room** accommodated in the extant Ensuite to the Principal Bedroom; a new opening will be formed in the wall between these two rooms. The **Family Bathroom** will be relocated to the rear south Bedroom, while a new **Ensuite** will be created to the west part of the **Principal Bedroom** dividing the space with a timber stud partition wall with connecting door. Extant fitted wardrobes will be removed (as per Bedroom Two), while associated pipework will run in between joists; new sanitaryware and joinery will be installed. Windows at this level to the rear elevation will be blocked, but retained as ‘tax windows’; all other windows to the first floor will be restored and repainted.

## 9.0 IMPACT ASSESSMENT

- 9.1 In order to understand the magnitude of impact of proposals on heritage assets, several steps are identified in Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (GPA 3), December 2017 - GPA 3

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

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. Each of these steps is considered in more detail below.

The proposed development may have an impact on:

- the significance of Fox House, Upper Ham Road
- the significance of the Ham Common Conservation Area
- proximate heritage assets, including Buildings of Townscape Merit as formally identified by the London Borough of Richmond Council

- 9.2 The impact assessment on the special interest of Fox House, Upper Ham Road, Ham takes into account whether the proposals cause any harm, and if so, whether it will be substantial or less than substantial harm to the heritage assets by altering or eroding the authenticity of the heritage values identified on the assets (archaeological, architectural and artistic and historic). This will determine whether the proposals preserve or enhance the heritage assets and Conservation Area.

- 9.3 For the purposes of assessing the likely impact to result from the proposed development and its subsequent impact on the heritage asset, established criteria have been employed. The impact of proposals can be grouped into three categories: **neutral, beneficial or adverse.**

- 9.4 Within the three categories there are four different levels that can be given to identify the intensity of impact:

**nil / negligible** – impacts considered to cause no material change.

**minor** – 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.

### **Fox House, Upper Ham Road** **Grade II Listed**

- 9.5 The impact of the proposals on Fox House is **overall moderate beneficial, causing no harm to the significance of the asset**: proposals seek to augment the house with a skilfully-designed extension to the Kitchen to the east, and the rebuilding of the Utility annex to the north, along with various modifications inside, including restoration of the early staircase which has been altered. Proposals correlate with the requirements of the NPPF, as well as London Borough of Richmond local policies LP 3 and LP 4 relating to designated assets, non-designated assets and the historic environment. The proposals by Adam Architecture also seek to acknowledge the architectural genetics of this house which was adapted from vernacular cottage-style, brick-fronted edifice when first built in *circa* 1776 into a formal dwelling in the early 19<sup>th</sup> century – the use of stucco and the hipped roof over a symmetrical frontage corresponds with the post-Regency period.
- 9.6 The broadly symmetrical internal layout to the front has been relatively little altered since then, albeit that the Entrance Hall has been ‘extended’ into the adjacent Reception Room to the south on entry with an elliptical arched opening. There have also been extensions to the corner of the north-east side of the house, including small bow to the front office which is a mid-20<sup>th</sup> century addition, and linear Utility Room range to the opposite corner which appeared in the early 20<sup>th</sup> century, later altered by the 1950s, and again since then. There is photographic evidence that this side of the original house (existing Kitchen), facing south-west across the lawn, has also been modified with replacement double doors out into the garden, although the blocked opening to the first floor was there in the 1940s. Some of the ‘original’ scheme of the early 19<sup>th</sup> century has, therefore, been moderated, with the loss of early features. This also includes the change to the current rear elevation of the Kitchen which now has a bow (later 20<sup>th</sup> century addition) replacing a flat side which until the 1950s marked the garden boundary edge, later extended to incorporate part of the former field behind.

#### ***Cellar Level***

- 9.7 Proposals to the Cellar level comprise the replacement of the steps down from the hallway corridor with new, painted timber steps, which is an improvement; the existing steps (lacking a handrail other than a section of cord) are not of historic interest, are narrow and in poor condition.

### ***Ground Floor***

#### 9.8 *Study*

The fireplace will be reinstated with new hearth and surround, with water vapour fire: the existing Regency-style, marble fireplace, which has a characteristically ‘deep’ mantel as per the early 19<sup>th</sup> century convention, is not original as it appears to be too grand for the proportions of the room, and is almost certainly a 20<sup>th</sup> century addition; it will be relocated to the Hall, causing no harm to the special interest of the house. The extant parquet flooring, fixed using nails, and a 20<sup>th</sup> century addition of limited significance, is albeit oddly awkwardly fitted in places to the ground floor, and skirtings adjusted or added to in several places, and will be replaced with aesthetically and historically appropriate timber boards (continues to other rooms) with underfloor heating, which has negligible impact. Replacement of joinery in alcoves – which is relatively modern – elicits no adverse effect.

9.9 The roof to the mid-20<sup>th</sup> century bow to the north elevation will be restored with a new area of lead – an improvement on its current condition.

#### 9.10 *Reception Hall*

The existing fireplace will be reinstated with the fireplace from the Study and new water vapour fire; the current fireplace is English Rococo in mid-18<sup>th</sup> century style, and is not original to the house as per hearth on top of modern parquet, and design, which is entirely out of place: it does not correlate with the muted aesthetics of the Nash-inspired architecture, and its replacement does not cause harm to the significance of Fox House. As per the Study, the existing 20<sup>th</sup> century parquet flooring will be replaced with timber boards, in line with the original arrangement in this part of the house, and underfloor heating installed, respecting the historic fabric as far as possible.

9.11 The existing early 19<sup>th</sup> century staircase will be restored where treads have been replaced with modern plywood, which is a positive intervention, and stripped back of varnish and paint to bare timber, then stained and finished to match existing sections. A new carpet runner and stair rods elicits no harm. There is relatively little documentary evidence relating to the early history of Fox House, although it was reconfigured in the early 19<sup>th</sup> century as a gentleman’s residence, and the difference in levels to the first floor landing, also indicated in the lower ceiling to the rear, appears to suggest that this marks the point at which an older house was extended – the dividing line between mid-Georgian and early 19<sup>th</sup> century Nash-style architecture. The handrails and junctions to the staircase appear to be early, along with newel posts and plain balusters correlating with the period fifty years after 1790<sup>48</sup>, albeit in provincial style, including reeded closed stringer, although sections seem to be newer, and the newel post at the bottom of the stairs appears to be stained or veneered, as does the later newel drop. The

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<sup>48</sup> Burton, Neil, *Georgian Stairs*, Georgian Group, 2001, p21



restoration of this unusually configured staircase is, therefore, a valuable reinforcement of the significance of the house.

9.12 *Drawing Room*

The Drawing Room is a modern innovation having been built in the 1950s (then later altered with shallow bow window to the rear elevation), but which replaced a smaller bowed addition shown on the 1911 OS map and in photographs of the 1940s. This mid-20<sup>th</sup> century extension pursued a Georgian aesthetic, and attempted to replicate themes established in the early 19<sup>th</sup> century, with matching six-over-six sash window to the road-side, and similar use of materials. The proposed new timber flooring with underfloor heating (and required grubbing of concrete slab) throughout, therefore, causes no harm to a relatively recent addition to Fox House, but improves the consistency of the interior to suit the compound Georgian aesthetics. A new log burning stove, replacement heart and surround also causes no harm: the existing fireplace and hearth are aesthetically generic, modern installations. The sealing of the door between Drawing Room and Snug causes no harm: this was instituted in the 1950s, and proposals marginally reinforce something of the original plan of the Georgian abode.

9.13 The replacement of the sash window to the front elevation with slim-line double glazing, and to the sashes to the bow (which are thoroughly overpainted) in line with conservation area status, causes no harm, while installation of new French doors to the garden, using the existing openings, and also with slim-line double glazing, similarly causes no harm to the significance of the Grade II Listed house, or the Ham Common Conservation Area. Removal of paving outside, which is another later 20<sup>th</sup> century addition, and of no historic interest, does not impair the setting to the house. Replacement of the felt roof is an improvement.

9.14 *Snug*

The proposed removal and replacement of the existing hearth, along with new water vapour fire causes no harm: these are not original, while the removal of the joinery to either side of the fireplace – which is also unoriginal – has limited impact. The removal of the carpet and installation of underfloor heating has limited impact on historic fabric.

9.15 *Passage and W.C.*

The proposed removal of the Baroque-style moulded shell and shelving from the niche (but retention of the opening) in the passage to the Kitchen does not cause harm: this is not part of the Georgian house, but a much later addition *viz* asymmetrical alignment, and style which does not correlate with the aesthetics of the original house.

9.16 To the east end of the Passage at the access to the garden, the floor level will be raised with sloping threshold to the Kitchen: this part of the floor has already been altered,

and is a modern contrivance with a poorly aligned layout causing the partial obscuring of the door to the W.C. Instead, the existing door and step to the latter will be removed and the head of the door raised: even though the extant door is a plain four-panel timber door with in slender, simple moulded architrave, it has been altered, and its raising with new timber door causes no harm.

- 9.17 The replacing of the sanitaryware to the W.C. causes no harm to aesthetic value; the lower floor level here is probably early, if not original to Denton's 18<sup>th</sup> century dwelling, although its raising elicits limited impact as the W.C. is not of special interest, and there is no visual evidence of surviving early floor treatments. Modern tiles and skirting in situ and of no significance will be replaced. The casement window is another modern addition, and its replacement is an improvement; slim-line double glazing is in accordance with conservation standards, installed also to new French doors, replacing what are doors of no historic or aesthetic interest. The removal of the existing, small metal drain cover inside – in 20<sup>th</sup> century style – is not detrimental to significance.

9.18 *Kitchen*

The replacement of the window to the north side of the Kitchen is an improvement as the existing window is modern and inappropriate for the status and style of the building; the extant opening will be retained. Removal of the units to the Kitchen causes no harm, while new tiled floor with underfloor heating similarly would have limited impact: there is evidence from the cellar level that the ceiling beneath the Kitchen has been reinforced with a concrete slab ceiling with steel posts (possibly in relation to the fitting of the Aga) suggesting that any residual historic fabric has already been altered. The existing floor treatment to the Kitchen is modern in any case, and of no interest.

- 9.19 The addition of the Orangery to the rear (east) would lead to the removal of the existing shallow bow window, which is a late 20<sup>th</sup> century feature, although its loss causes no harm to the special interest of Fox House. The existing walls here will be retained in situ, preserving the outer plan of what was almost certainly the earliest part of the house of the 1770s. The pared-back design of the Orangery, in matching painted render finish with shallow hipped timber roof lantern, does not conflict with the prevailing architectural themes, but correlates with the form and hierarchical layout of the house; it is unobtrusive and relatively unembellished with just a simple cornice to three sides. Only predominantly later 20<sup>th</sup> century fabric is impacted here, and the new Orangery would be sited on an area of the garden which was only established after the mid-20<sup>th</sup> century when part of the enclosure to the east was acquired as part of the grounds; there were no previous structures on this part of the property.

- 9.20 The archway and wall into the rear garden from the lawn is also of the mid-20<sup>th</sup> century, and will be removed and relocated, causing no harm, but improving the spatial layout of this part of the grounds.
- 9.21 *Utility Room and Pantry*  
The proposed new Utility Room and Pantry in a rebuilding of the existing extension to the north east of the house improves what is currently a scrappy layout on a thin footprint which jars with the scale and proportion of the ‘original’ building. The intended new structure here, accommodating rooms accessed from the Kitchen via an adapted existing window opening of no significance, is set out on a more extensive area than its predecessor – which is currently built on an awkward angle from the house – and is much better spatially aligned and architecturally correlated with the rear section of the house as a result. This constitutes a positive amendment which minimises impact on historic fabric: the existing extension, first shown on the 1911 OS map, is of little historic significance having been reconfigured in the mid-20<sup>th</sup> century at broadly the same time as the addition of the Drawing Room, and has two half pitch roofs to two parts of the building constructed over two different levels. Fenestration, which is modern, is also mismatched. The existing doorway from the Kitchen will be reused as the access to the Pantry, albeit with new door replacing the existing of no interest.
- 9.22 The new design of the extension is unembellished with render finish, and suitably hierarchically subservient to the main house with new timber casement window to the north elevation, and one blank window in a niche, both under shallow arches, which visually harmonise with the opening to the Orangery to this side. On plan (*see Proposed Site Plan*), the footprint of the improved Utility and Pantry building correlates with its secondary, functional status, structurally merging with the new Kitchen Orangery extension to the east side of Fox House.

### ***First Floor***

9.23 *Principal Bedroom*

The rear window will be filled-in: it cannot be made out on the view of the rear of the house of 1947 (*see figure 22*), and it is a modern casement anyway, but will be replaced by a recessed ‘tax’ window retaining the rhythm of existing fenestration. The proposal, therefore, causes no harm, while the intended amalgamation of the space with the extant Ensuite via removal of the dividing wall elicits minimal impact; the octagonal window is modern suggesting this space was formed in its current use by 1947. The proposed reinstatement of the partition wall (timber stud) to the centre of the room to create a Bathroom, while retaining details including the carved scrolls to the Bedroom side, revives something of the early plan-form, where the earlier structure was augmented with a later, near-symmetrical formal residence to the front (hence the slightly skewed

plan to the east side). Lifting of the carpet, and installation of underfloor heating will respect the existing fabric as far as possible, causing limited impact.

#### 9.24 *Dressing Room*

The window opening to the east elevation of this room will be filled in, albeit that a slightly recessed ‘tax’ window will be retained in the opening. This elicits minimal impact: there was a window here as per the 1947 view of the house (*see figure 22*), but the extant window appears to be a modern version of a sash. The repair of the casement window to the south elevation is a positive intervention. A new opening will be formed to connect with what is now the Bathroom at the top of the stairs: this is a much more recent addition, but will be absorbed as part of the Principal suite as storage (it is of no historic or architectural interest) necessitating the realignment and rebuilding of its south wall dividing the space from the existing Bedroom – which is composed of modern fabric.

#### 9.25 *Principal Ensuite*

The proposed Principal Ensuite will be located in what is currently the west end of the Principal Bedroom: new sanitaryware is to run between existing joists to a new SVP. New joinery to accommodate sanitaryware to the north wall will entail alteration to the sill, which is at a different level to the corresponding window to the east end of this north-facing elevation, elicits minimal impact. New tiled flooring will have limited impact.

9.26 The proposed new Principal Ensuite will be accommodated in what is currently part of the Principal Bedroom suite, but which would reinstate what would originally have been a room partition removed and opened up by 1947 (as per sales particulars which refer to four bedrooms). Services will be installed with attention to historic fabric, and any impact minimised; modern wardrobes will be removed. Fox House appears to have been extended to the front as shown by the comparison between the 1804 map by Stanley (*see figure 31*) and on the Tithe Map of 1841; the early 19<sup>th</sup> century plan formalised the structure with a rectangular front symmetrically laid out with central staircase. The beam with nibs and scroll motif to the current Master Bedroom mark a probable earlier room division, and as a new wall will be installed here, the plan-form is rehabilitated and historic fabric will remain largely intact, albeit that scrolls to the Bathroom side will be concealed behind the new partition.

#### 9.27 *Family Bathroom*

The proposed new Family Bathroom will be accommodated in the rear Bedroom to the south of the house, where the existing carpet will be removed. Sanitaryware pipework will run between joists, eliciting minimal impact on historic fabric, while the existing door (unoriginal) leading off the landing will be rehung to allow for better access.

9.28 *Bedroom Two*

The fitted cupboards will be removed: these are of no historic or aesthetic interest. The removal of the existing carpet, and installation of underfloor heating will respect the historic fabric as far as possible.

9.29 *Bedroom Three*

The existing carpet will be removed, and installation of underfloor heating will take into consideration the residual historic fabric, and elicits minimal impact.

9.30 *General Exterior of Fox House*

The windows to Fox House to the main elevation, currently sealed with paint, would be restored so that they can be opened – an improvement to the practical as well as aesthetic status of the house. The existing ground floor windows will be restored and repainted, and the front door repainted, positive amendments augmenting the significance of Fox House. Similarly, the exterior of the house would also be repainted in Lime White No. 1 with French Grey No. 18 (to woodwork) which both correlate with a colour scheme which was used from the 1770s onwards, a period when other paint colours were developed, including browns and greens, and applied to middle class status houses. The white and grey scheme seems to have been used in the 1940s (*see figure 24*). The front door would be retained – and repainted black, as exists.

9.31 *Garage*

The proposed new purpose-built, single-storey Gallery and Studio with Shower Room with vaulted ceiling and flat glass skylights, designed to house a textile collection, will replace the current Garage which is of no historic or architectural significance, and which detracts from the setting of Fox House. The existing building, which will be demolished, is a later 20<sup>th</sup> century structure on the site of that first built in 1937 for David Blumenfeld by the Buckminster Estate as part of his tenancy agreement, and then altered; its replacement is a positive amendment in a style which alludes to its former use as a garage in the incorporation of (fixed) timber doors to its road-side elevation (with conservation status double-glazing), as well as its existing bulk and massing.

9.32 The new, purpose-built Gallery will house a collection of textiles, mostly currently in store, among which is a significant and rare 17<sup>th</sup> century hanging cloth depicting a biblical subject, and of which very few survive; the proposed replacement structure promotes the optimal conservation of this important compilation of pieces. The

proportions of the new Gallery are also based on the dimensions of the largest wall hanging which will be suspended in its own niche to the south internal wall; hence, the design fittingly expresses compatible architectural form and function. The appropriate height of the structure, as befitting hierarchical precedent, requires the excavation of ground beneath, although impact will be minimal: the archaeological significance of the site is low to medium as an area of waste ground first built on by John Denton in the 1770s.

- 9.33 The Shed to the rear of the existing Garage, assembled on a section of the grounds to Fox House which, until the mid-20<sup>th</sup> century, belonged to the enclosure (formerly agricultural, orchard) to the east, amalgamated as part of the gardens by 1958, will also be demolished; it is of no interest at all. It will be replaced as part of the new Gallery structure added in its place, constituting a substantial improvement on the currently scrappy arrangement which is also in a dilapidated state. The proposed new design also takes into account the spatial rhythm of houses along this side of Ham Common, and suitably sets it back in accordance with the former status of the site as a utilitarian building; it will not impede the view towards the north-east along Upper Ham Road which takes in Camilla Cottage and Oak Lodge, and its setting will be improved with new permeable paving to the front. The use of the buttress-style construction to the garden side also refers to the original configuration, visually merging the new structure with the existing milieu, as if part of the boundary wall in painted render finish to match the house.
- 9.34 It is of note that the existing Garage building has also become ‘separated’ from its principal dwelling via a sequence of land exchanges between Fox House and Camilla Cottage, with a mid-20<sup>th</sup> century dividing wall between the two (shown on the 1958 OS map). Tithe and OS mapping reveals that this part of the plot was originally part of the Chestnut Cottage property and in use as outbuildings, the footprint of which was then truncated and redeveloped as the private dwelling. The 1911 and 1933 OS maps show this part of the land here with a solid structure and glasshouse adjoining Camilla Cottage which had disappeared by 1958, and the boundary with Fox House reconfigured.
- 9.35 Proposals for a revised Gallery design with Studio take into consideration the complex evolution of this part of the site, as well as its early status as utilitarian outbuildings associated with a gentleman’s abode instituted in the late 18<sup>th</sup> century, since mostly gone (fabric probably reused; a section of brick wall is located to the north of the extant garage, but this is only first shown on the 1958 OS map). The proposals also take heed of the proximity of new housing (of limited architectural value) immediately behind Fox House, along with 1950s residential developments Listed Grade II as contemporary works by Eric Lyons on the Parkleys Estate, and amalgamate the aesthetic input to

generate a smartly-designed structure which does not overwhelm Camilla Cottage and its English vernacular form. The arrangement of houses and their outbuildings here is enhanced without blocking or detracting from the verdant view between buildings, as noted in the Conservation Area Appraisal for Ham Common.

### *Summer House and Gardens*

- 9.36 A new summer house-type octagonal construction composed of timber with concrete base will be built on the south-east corner of the lawn to the south side the house. This unobtrusive addition will not detract from the special interest of the house or its setting, or from the Ham Common Conservation Area.
- 9.37 The proposed new pavers to the north side of Fox House are to the ‘utilitarian’ part of the grounds formerly associated with outbuildings, and was not necessarily part of the ‘aesthetic’ or formal part of the gardens; this will have a limited impact on the special interest of the site.

### **Ham Common Conservation Area**

- 9.38 The proposed alterations to Fox House and Garage have a **minor to moderate beneficial impact** on the significance of the Ham Common Conservation Area: the proposed redevelopment of the Garage as a Gallery to the rear improves what is a disconnected visual relationship with the main house, aesthetically, while acknowledging the status of the original outhouses to this part of the Fox House domain as subservient to the principal gentleman’s abode. The single-storey addition has been assessed in relation to proximate heritage assets, as well as the broader architectural environment of the Conservation Area, while the style of the revamped structure corresponds with the existing milieu to Fox House, alluding not only to its former use as a Garage with a series of fixed timber doors to the road-side elevation, but the buttressed garden wall to its south. The front line of the Garage has been retained.

### **Camilla Cottage**

- 9.39 The proposals have sought to understand the historic and architectural significance of Camilla Cottage, built in the 19<sup>th</sup> century replacing outbuildings comprising coach-house, stable and offices, as well as the changes made to the site since then, including modifications to the property boundaries of both Camilla Cottage and Fox House. The intended new Gallery acknowledges the scale, massing and materials of proximate structures including Camilla Cottage, a Building of Townscape Merit: the impact is deemed to be **minor beneficial** in improving the architectural outlook and the setting

to the heritage asset via the upgrading of a post-1950s Garage building of no aesthetic interest.

## **10.0 CONCLUSION**

- 10.1 The proposals, which address concerns raised when initial Pre-Application advice was sought, identify the significance of the building, and seek to minimise the impact on Fox House which is, in any case, **overall moderate beneficial causing no harm to the asset**. Fox House is an unusual building in its architectural evolution, first constructed in *circa* 1776 on wasteland as a cottage-style dwelling by John Denton, a local carpenter, but which was then leased within two years of its construction to the Dowager Marchioness of Tweeddale, wife of the late 4<sup>th</sup> Marquis of Tweeddale, for a decade until her death in 1788. It passed subsequently through a series of tenants belonging to the professional middle classes, as well as two spinsters, Lucy and Elizabeth Light, who had lived previously in another house on Ham Common, from the 1880s to the 1920s, the longest residing lessees. Others were here only briefly, including David Blumenfeld, recalled to the War Office Public Relations department in 1939, but the house was sold out of the ownership of the Buckminster Estates in 1949, along with numerous other properties in this part of Ham. Private ownership seems to have precipitated a series of changes, not least the single storey extension to the south-west side replacing a much smaller bow, as well as the reconfiguration of the boundary with Camilla Cottage, extent of the garden, and garage arrangement.
- 10.2 Compared with other houses lining the sides of Ham Common, Fox House is a muted affair aesthetically, incorporating few embellishments apart from the fanlight to the principal entrance; it is otherwise a plain, stuccoed, Regency-style edifice with both casement and sash windows, and sought to emulate the Nash architectural leitmotifs of the early 19<sup>th</sup> century when it must have been altered. Its original form was almost certainly a brick construction (which it is behind the stucco), altered and added to at the front (not rear, as suggested) possibly by 1826 when it was sold as a gentleman's residence with all the necessary conveniences, including outhouses and land for grazing cattle; a description of some of the contents of the house sold at the same time at the death of Henry Wright Esq. suggests a polite abode with its Kidderminster carpets and mahogany furniture. Fox House, initially known as Chestnut Cottage, then The Rosery, before being renamed in the late 20<sup>th</sup> century, is of low to medium significance, having also been altered internally, and to the rear where brickwork visible inside the Kitchen dates to the 20<sup>th</sup> century.
- 10.3 Proposals reconfigure some of the internal plan, while augmenting the house with new extensions to the rear and north: this enhances the aesthetic character of the building,



while alluding to the prevailing architectural themes and hierarchy of the collective site. Outwardly, Fox House appears to be mostly composed of ‘original’ material, although documentary evidence and visual examination of the structure reveal that modern interventions are more prevalent than thought, especially to the Kitchen and current brick-built Utility Room, as well as the Drawing Room of the mid-20<sup>th</sup> century. Some of those modern alterations, pursued especially from the 1940s onwards, have resulted in the loss of historic features, including fireplaces, as well as floor treatments, and part of the plan; the Bathroom to the upper landing is a recent addition, distorting the ordered layout and obscuring part of the architrave to what is now the Master Bedroom. The Entrance Hall would originally have been divided into two principal, formal rooms to the front of the house.

- 10.4 Outside, there have been several changes, including to the Garage, originally the approximate site of utilitarian outbuildings shown in 1841, then demolished and the plot reused for Camilla Cottage with adjoining building and glasshouse. These were removed and, by 1958, the boundary division between the two properties (Camilla Cottage and Fox House) had been revised with a garage to Fox House first built for David Blumenfeld of the War Office in 1937 as part of his tenancy agreement with the Buckminster Estate, since rebuilt. Proposals to alter and upgrade the main house and reconfigure the Garage with a purpose-built Gallery are unintrusive, adeptly designed, and take into account the prevailing aesthetic themes, as well as the historic and social significance of the subject site, including the description of the property made in 1826, improving the current layout and architecture in relation to changes in the land boundary.

## 11.0 PHOTOGRAPHS – FOX HOUSE



**Figure 47: Main elevation of Fox House**



**Figure 48: Fox House, right, and Camilla Cottage, left**



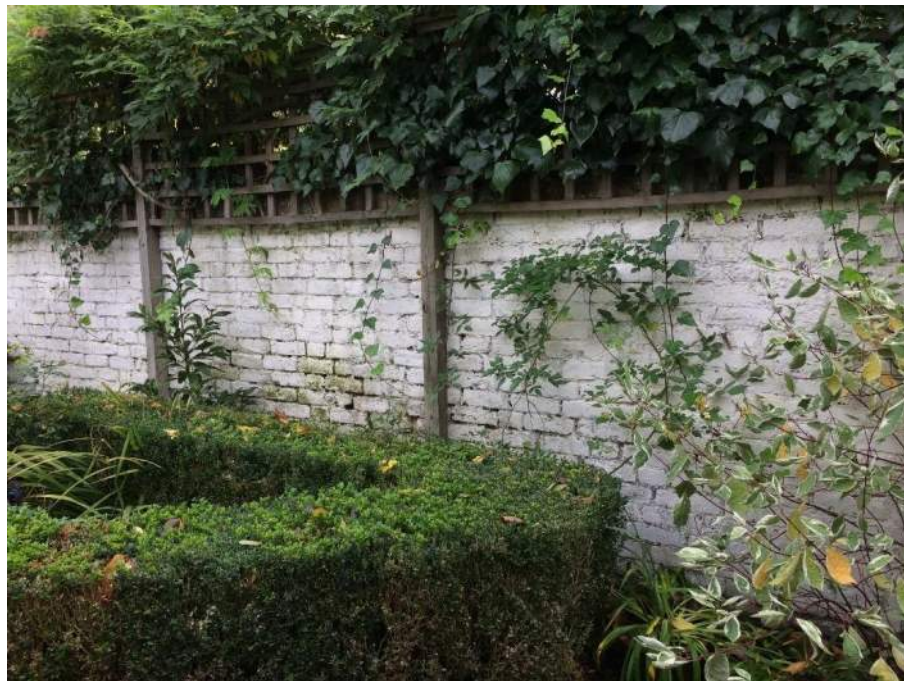
**Figure 49: View of Fox House from the south**



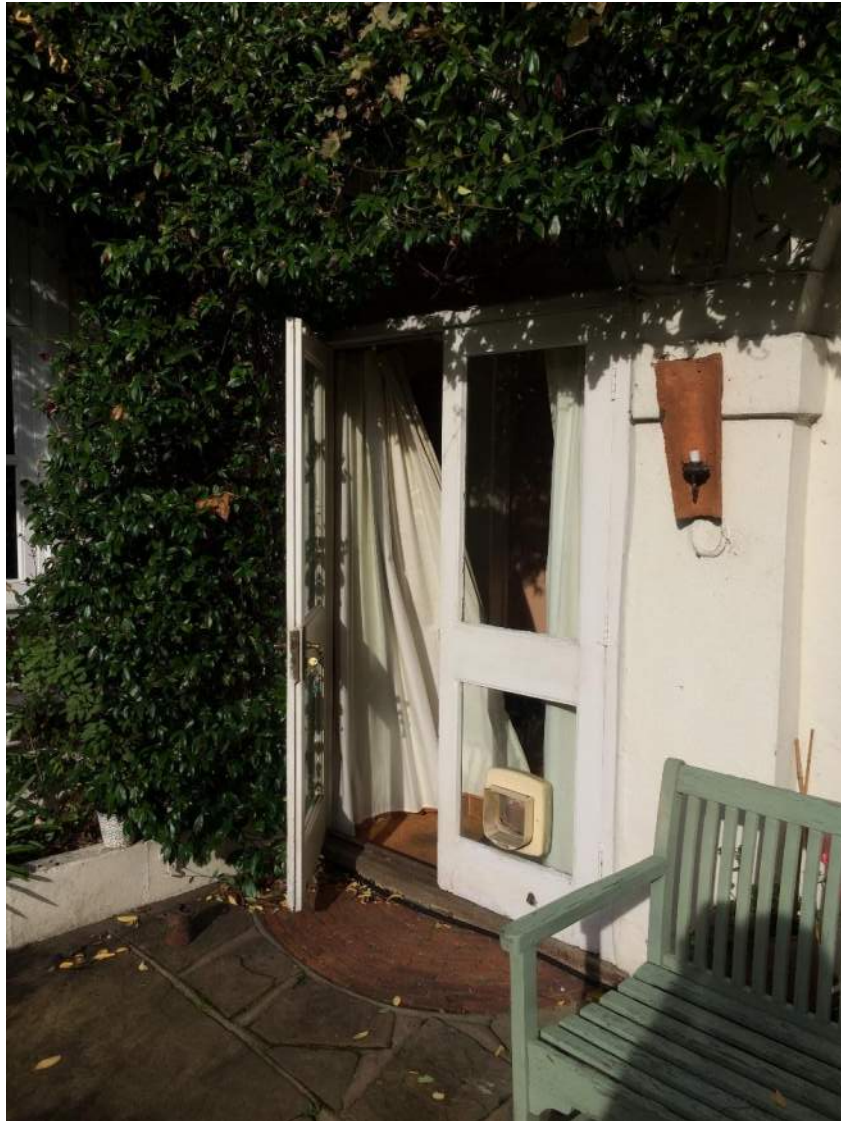
**Figure 50: Mid-20<sup>th</sup> century extension**



**Figure 51: Main house to the right, with mid-20<sup>th</sup> century extension, rear elevation with bow of post-1958, and mid-20<sup>th</sup> century garden arch (far right)**



**Figure 52: Garden boundary wall to rear, mid-20<sup>th</sup> century**



**Figure 53: Modern double doors to south-west Kitchen and W.C. elevation**



**Figure 54: Modern casement to W.C.**



**Figure 55: Rear elevation with 20<sup>th</sup> century bow to Kitchen**



**Figure 56: Archway to rear garden, mid-20<sup>th</sup> century**





**Figure 57: View north across the rear garden with the roof of Camilla Cottage in the background**



**Figure 58: Rear garden, laid out in the mid-20<sup>th</sup> century when land was acquired from the enclosure to the east**



**Figure 59: North-east corner of the garden**



**Figure 60: North-east elevation with bow added in the mid-20<sup>th</sup> century**



**Figure 61: Quoins effect in stucco to corner of north-east elevation**



**Figure 62: North-east elevation**



**Figure 63: Extension to the north-east, first built 1911, reconfigured 1958, and rebuilt again since then**



**Figure 64: Wall between the main Fox House grounds and Garage to the north, mid-20<sup>th</sup> century with buttress detail**



**Figure 65: View towards Camilla Cottage from the first floor of Fox House**

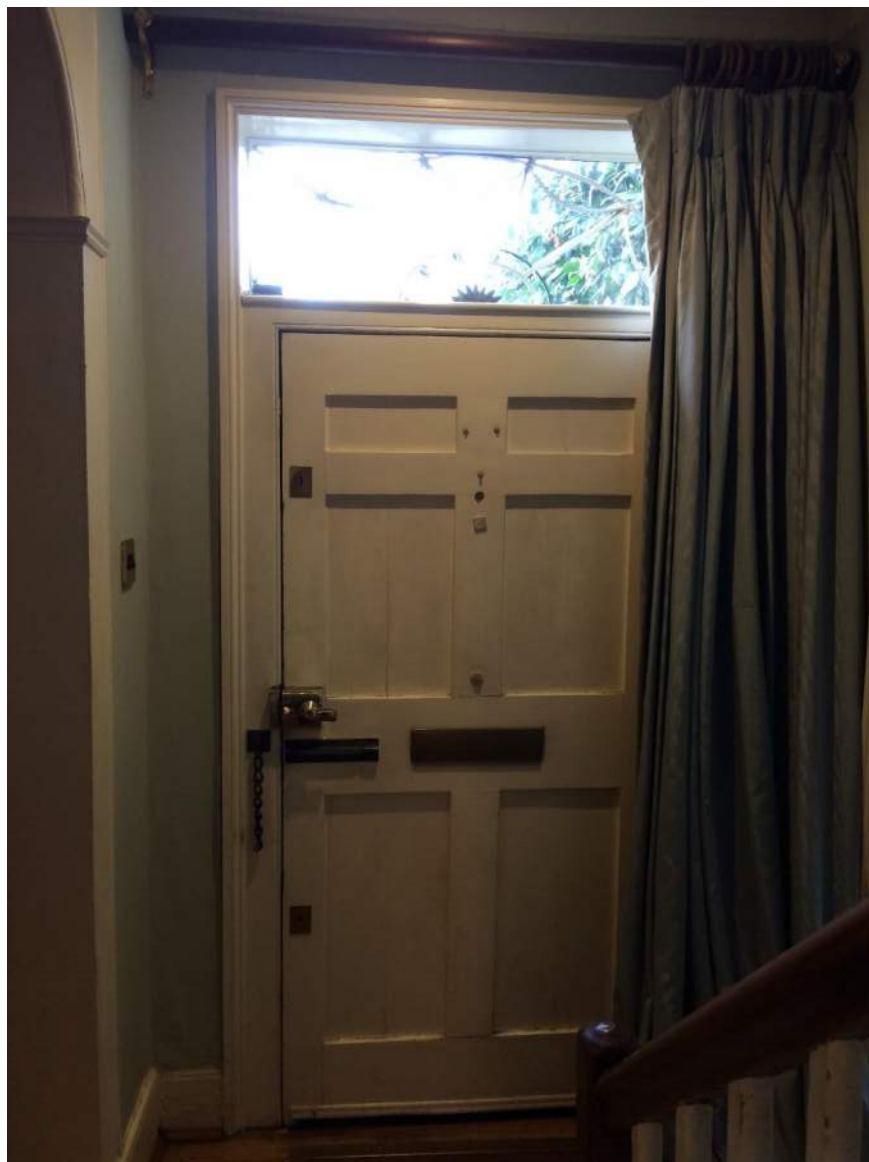




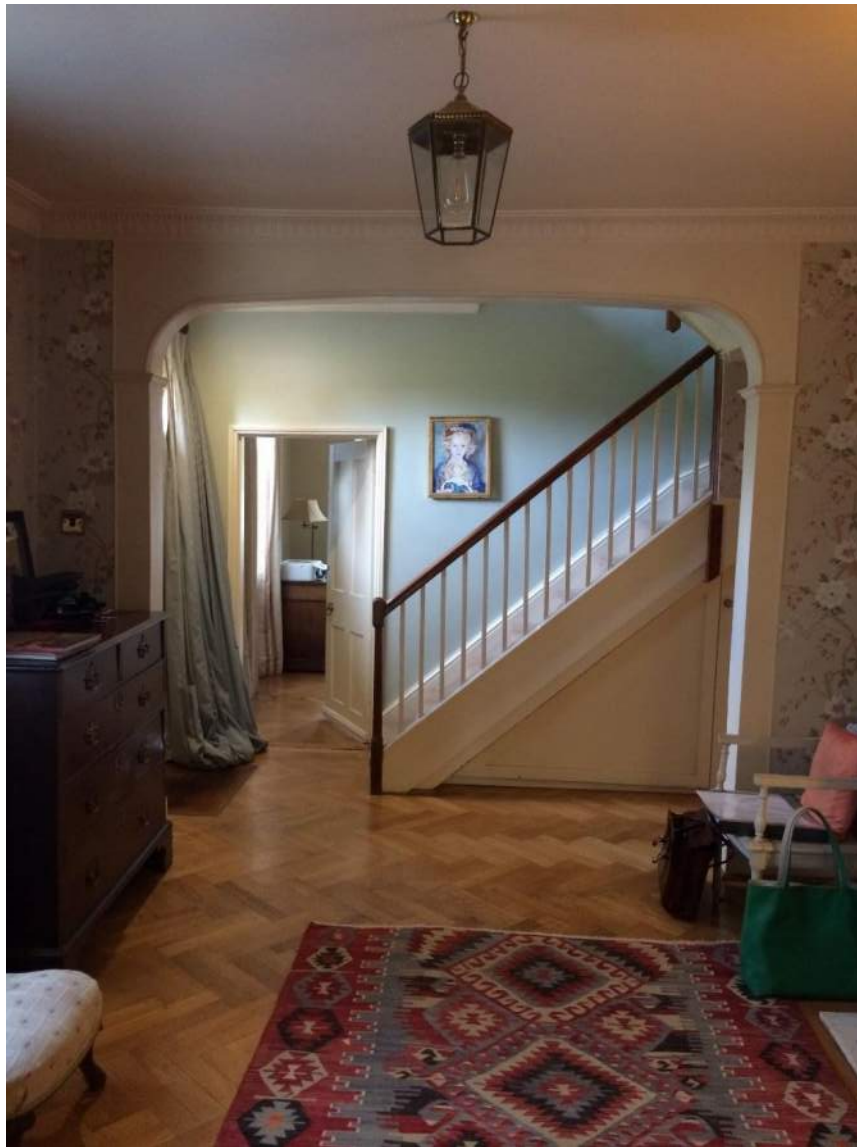
**Figure 66: View towards the north east of the garden**



**Figure 67: View towards the north east of the garden with Utility extension**



**Figure 68: Front door with fanlight**



**Figure 69: Entrance Hallway; modern parquet flooring**



**Figure 70: Fireplace to Entrance Hallway, leading to Drawing Room**



**Figure 71: Mid-20<sup>th</sup> century bow to Study**



Figure 72: Study to ground floor



Figure 73: Existing fireplace and hearth (modern) to Study



Figure 74: Drawing Room, added mid-20<sup>th</sup> century



Figure 75: Drawing Room fireplace, and bow window to right, added after 1958





**Figure 76: Bow window to Drawing Room**



**Figure 77: Sitting Room to rear of house**



**Figure 78: Sitting Room or Snug**



**Figure 79: Staircase**



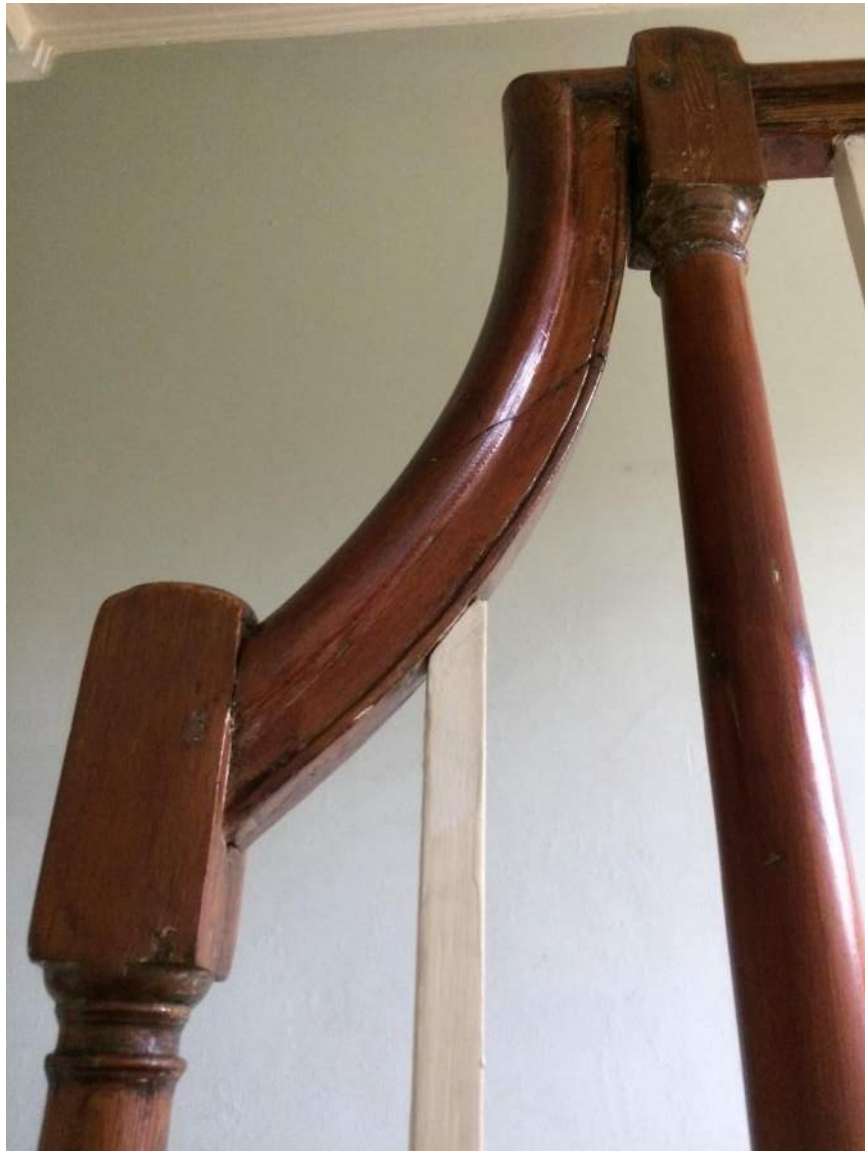
Figure 80: Carpet lifted to staircase revealing plywood treads and line of narrow runner



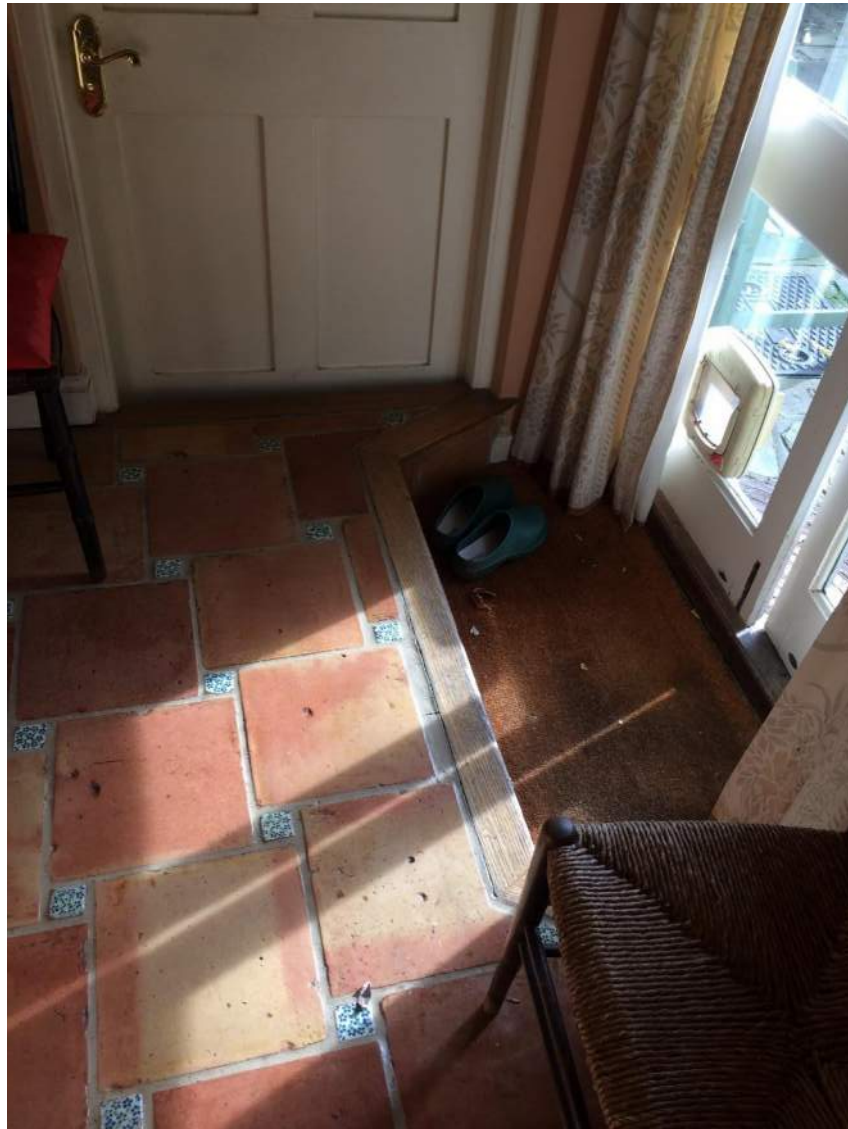
Figure 81: Corridor to Kitchen



**Figure 82: Reeded closed stringer to staircase with modern newel drop**



**Figure 83: Early handrail, upper landing**



**Figure 84: Modern tiles to Kitchen garden entrance with different floor level**

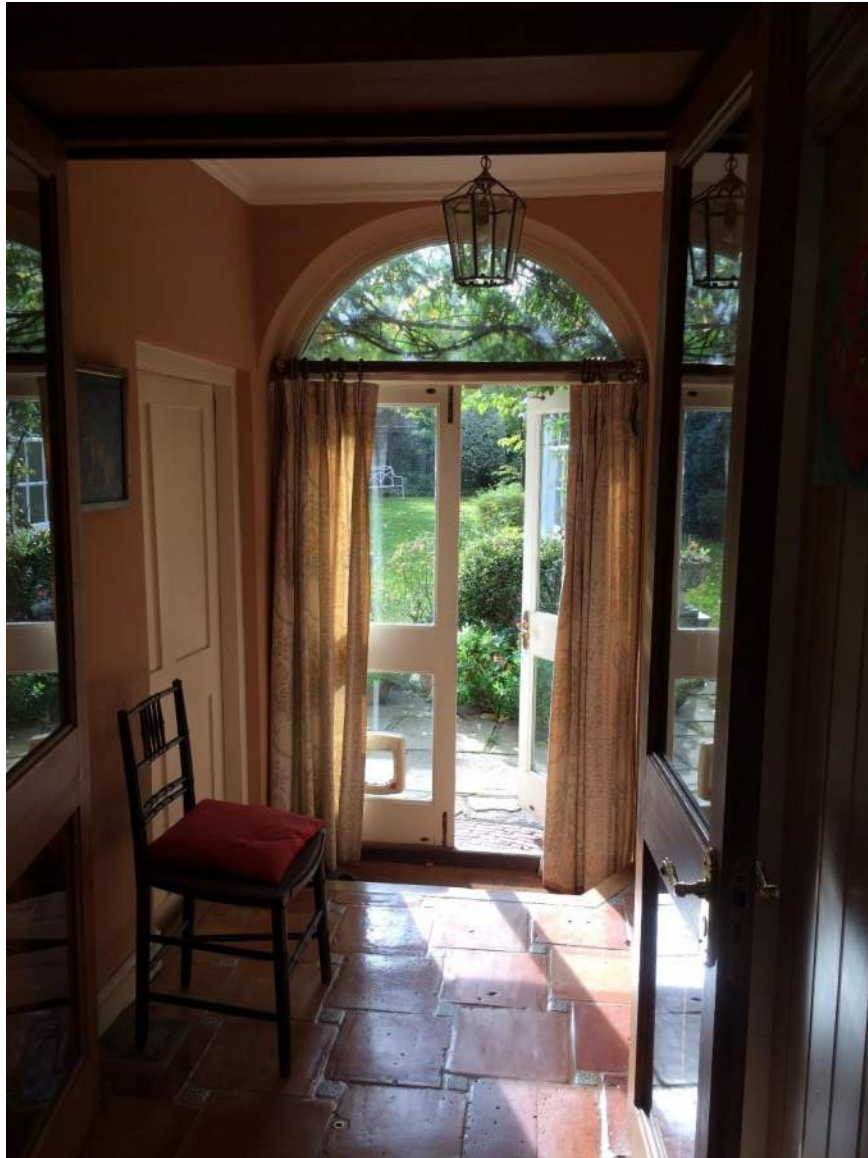




**Figure 85: Kitchen window surround with brick chamfer detail, 20<sup>th</sup> century, and modern casement**



**Figure 86: Three-light casement in Kitchen**



**Figure 87: Garden entrance**



Figure 88: Bow to kitchen, late 20<sup>th</sup> century



Figure 89: Brick chamfer edge detail to W.C



**Figure 90: Archway and corridor to front door**



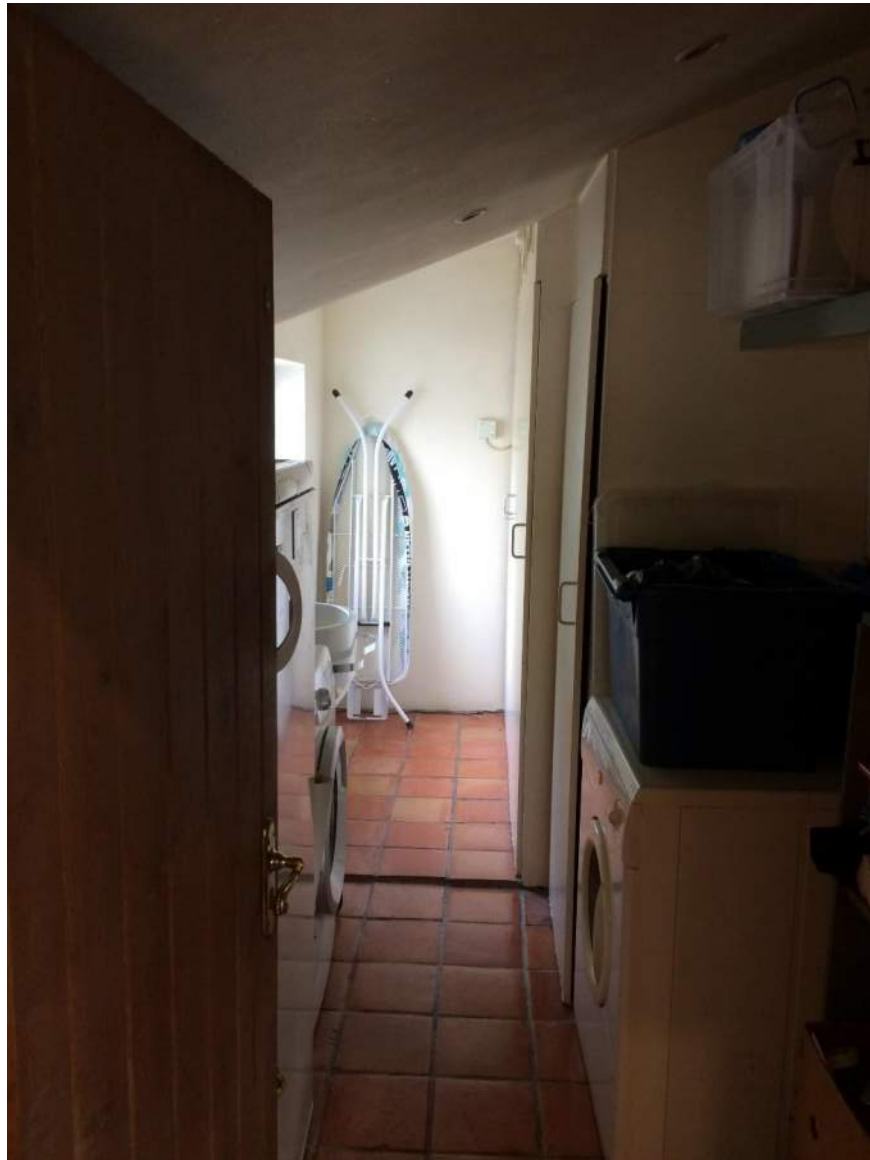
**Figure 91: Ground floor W.C.**



**Figure 92: Modern door to W.C.**



**Figure 93: Modern casement to W.C.**



**Figure 94: Utility Room, rebuilt post-1958**





**Figure 95: Utility Room**



**Figure 96: Modern door, Utility room**



**Figure 97: Brick surround to doorway, Utility Room, 20<sup>th</sup> century, feature used elsewhere**



**Figure 98: Landing and casement to front of house**



**Figure 99: Casement (sealed) to Bedroom 3**



**Figure 100: Side window to Bedroom 1**



**Figure 101: Felt flat roof to mid-20<sup>th</sup> century Drawing Room extension**



**Figure 102: Landing and modern cupboards to Bedroom 2**



Figure 103: Bedroom 2 with chimney breast to right

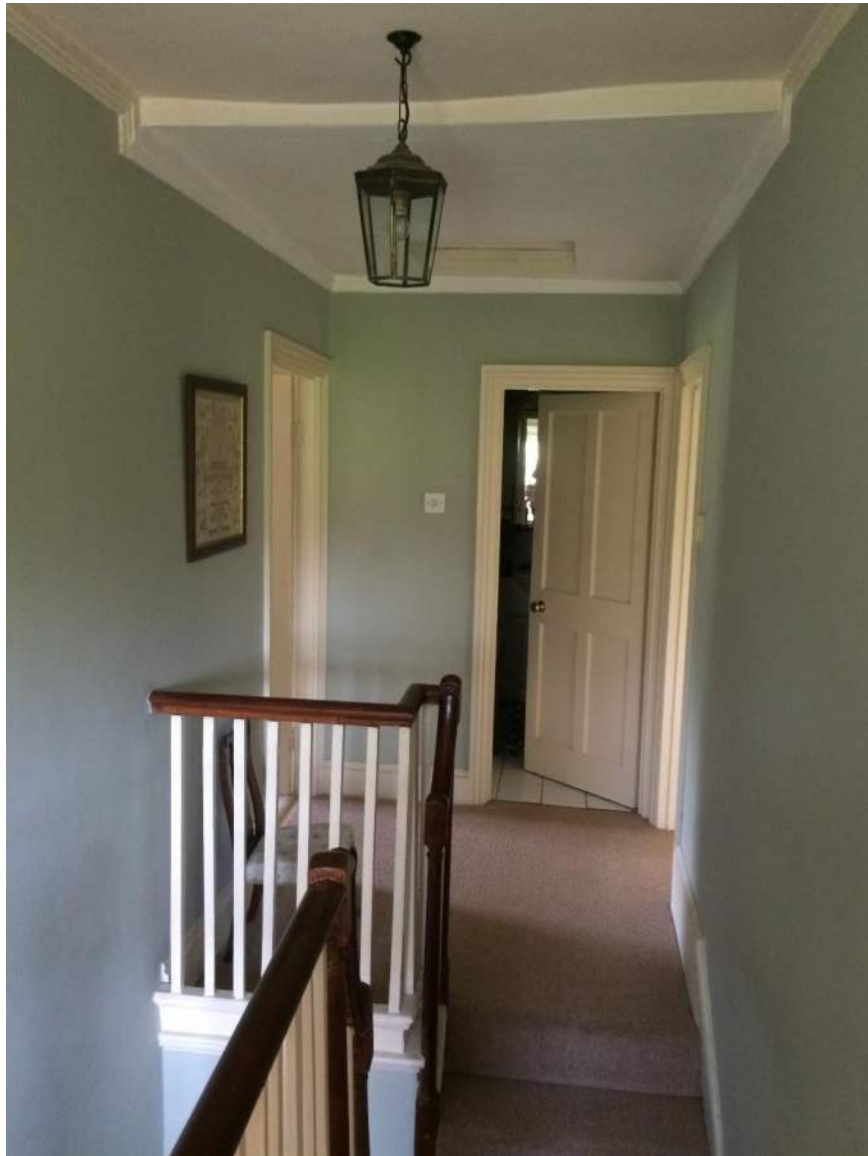




Figure 104: Bedroom 2, bookshelves to right of chimney breast



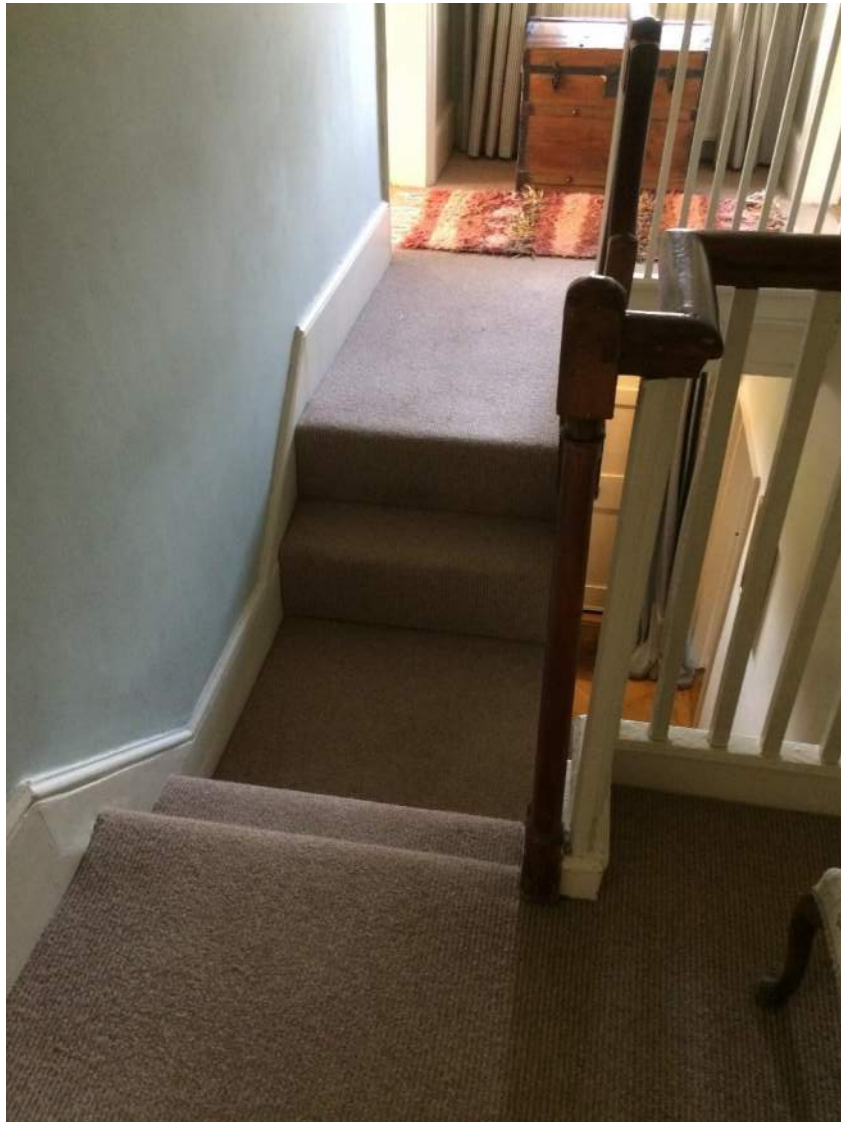
**Figure 105: Sealed casement to front of Bedroom 2**



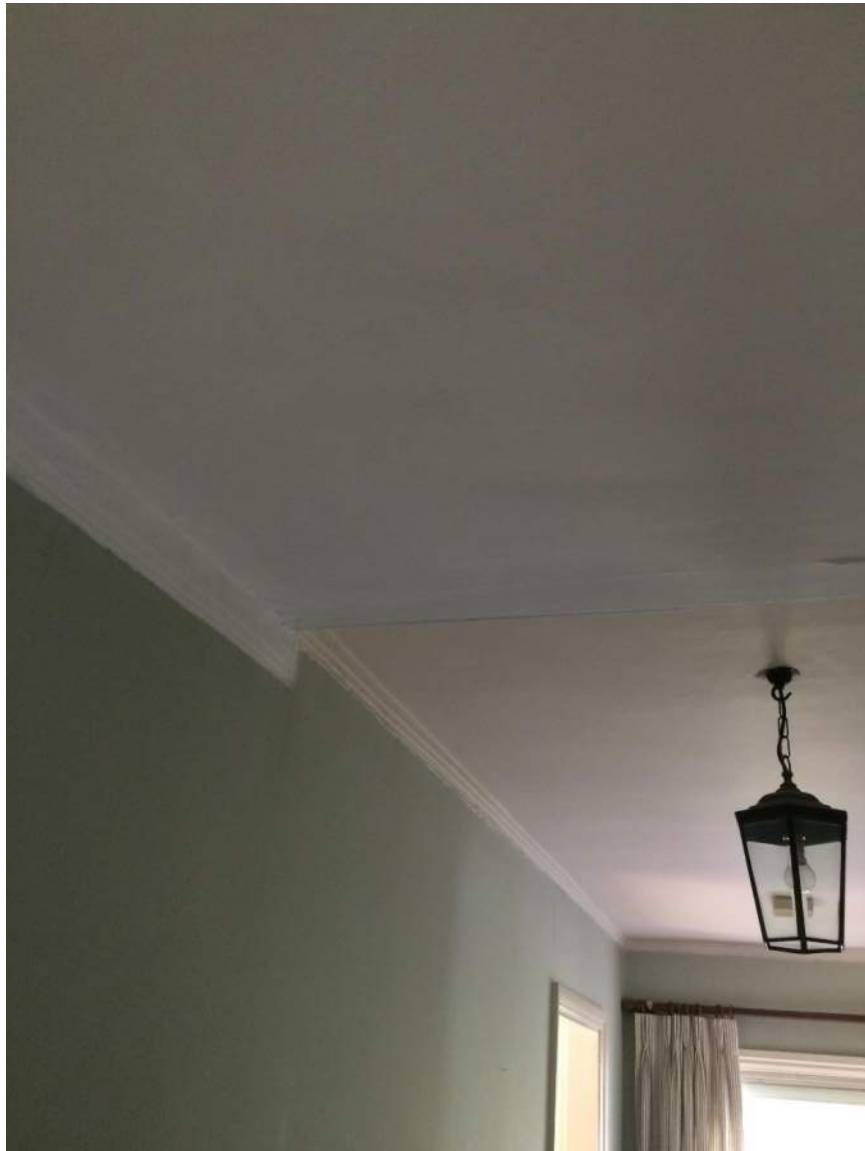
**Figure 106: Rear landing with staircase and late 20<sup>th</sup> century Bathroom**



**Figure 107: Handrails and newel posts to first floor**



**Figure 108: Landings to front and rear**



**Figure 109: Difference in ceiling levels, first floor**



**Figure 110: Main Bathroom, late 20<sup>th</sup> century**



**Figure 111: Realigned wall to main Bathroom**





**Figure 112: Door and partly cut or obscured architrave to Master Bedroom**



**Figure 113: Principal Bedroom**



**Figure 114: Door to Ensuite, Principal Bedroom**



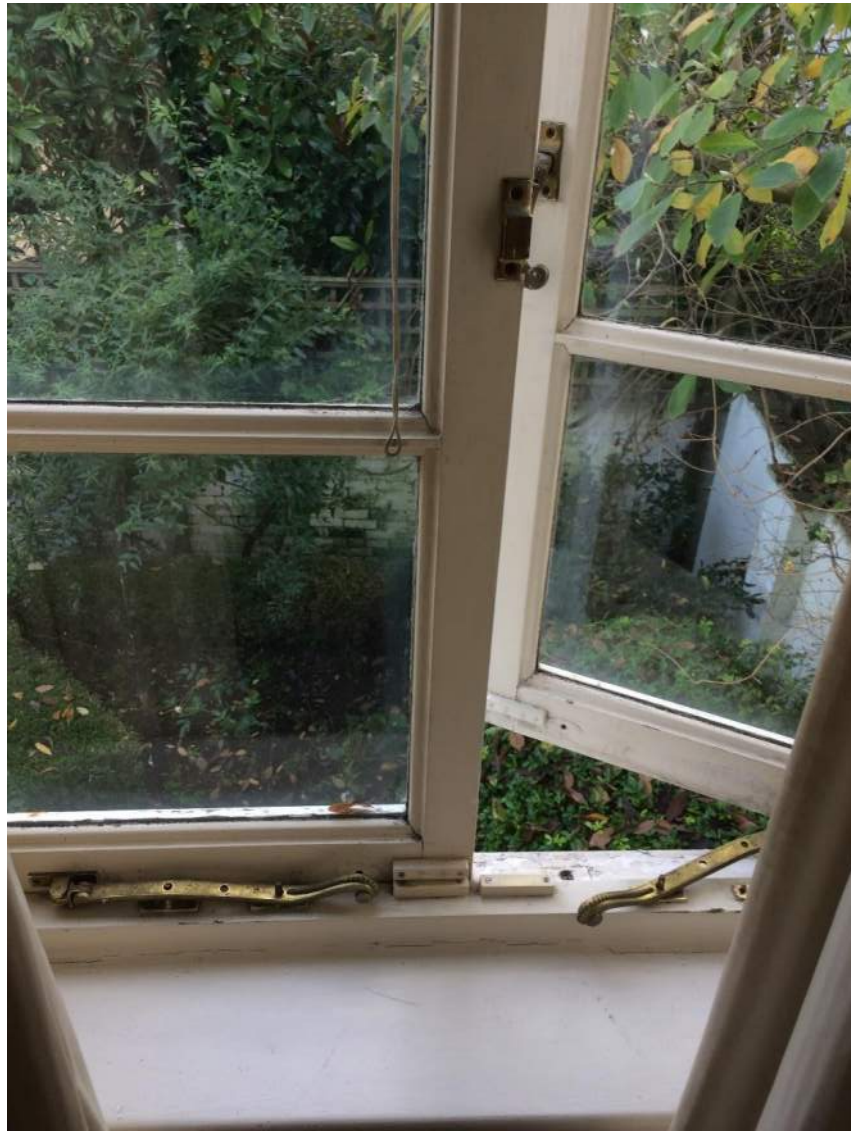
**Figure 115: Sash window to north-east elevation**



**Figure 116: Principal Bedroom with modern cupboards, and early 19<sup>th</sup> century chimney breast (fireplace lost)**



**Figure 117: Principal Bedroom beam detail**



**Figure 118: Modern casement to rear of Principal Bedroom**



**Figure 119: Ensuite to Principal Bedroom**



**Figure 120: Modern casement to Principal Bedroom Ensuite**



**Figure 121: Garage**



**Figure 122: View from the Garage across the driveway towards Upper Ham Road**





**Figure 123: Double doors to rear of Garage**



Figure 124: Garage interior; of no architectural value



Figure 125: Garage interior; of no architectural value



**Figure 126: Section of brick-built wall, mid-20<sup>th</sup> century, probably reusing material from the site**

## 12.0 PHOTOGRAPHS – CAMILLA COTTAGE AND CONSERVATION AREA



**Figure 127: Fox House and Camilla Cottage, left**



**Figure 128: Camilla Cottage and Oak Lodge, left**



**Figure 129: Looking south on Upper Ham Road**



**Figure 130: Looking north along Upper Ham Road; Fox House visible beyond the hedge**



**Figure 131: Fox House seen from the east across Ham Common**



**Figure 132: St Andrew's Place, left, and Ivy House and Ivy Cottage, right**



**Figure 133: Orford Hall St Michael's Convent**



**Figure 134: North side of Ham Common**



**Figure 135: North side of Ham Common**



**Figure 136: The Little House, left, and Endsleigh Lodge**





**Figure 137: Gordon House**

## 13.0 STATUTORY CONTEXT

### 13.1 Planning (Listed Buildings & Conservation Areas) Act 1990

The primary legislation relating to listed buildings and conservation areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Section 16(2) states:

*“In considering whether to grant Listed Building Consent for any works, the local planning authority or 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.”*

Section 66(1) says:

*“In considering whether to grant planning permission [or permission in principle] 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.”*

Section 72(1) says:

*“In the exercise, with respect to any building or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

### 13.2 National Planning Policy Framework (NPPF)

On March 27th 2012, the National Heritage Policy, Planning Policy Statement 5 (PPS5) was replaced by the National Planning Policy Framework (NPPF). The NPPF sets out the Government’s planning policies for England and outlines how these should be applied. This was revised in July 2018, 2019 and most recently in July 2021.

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and outlines how these should be applied. This section discusses the impact of the proposals according to the NPPF. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The conservation of heritage assets is one of the NPPF’s 17 core principles. The NPPF, Section 16 states:

**Paragraph 190:** “Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place.”

Proposals affecting heritage assets:

**Paragraph 194:** “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

**Paragraph 195:** “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Considering potential impacts:

**Paragraph 199:** “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

**Paragraph 200:** “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 201:** “Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

(a) the nature of the heritage asset prevents all reasonable uses of the site; and

(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

(d) the harm or loss is outweighed by the benefit of bringing the site back into use.”

**Paragraph 202:** “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

**Paragraph 203:** “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.”

**Paragraph 207:** “Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other elements) which makes a positive contribution to the Significance of the Conservation Area or World Heritage Site should be treated as substantial harm under Paragraph 201 or less than substantial harm under Paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site.”

### 13.3 National Planning Policy Guidance (NPPG) March 2014

*Conserving and Enhancing the Historic Environment*; updated 23<sup>rd</sup> July 2019

**PPG Paragraph: 003** – 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 everyday use to as yet undiscovered, 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. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.*

*Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. Heritage assets are either designated heritage assets or non-designated heritage assets.*

*Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a*

*heritage asset is justified, the aim then is to capture and record the evidence of the asset's significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available."*

**PPG Paragraph: 009** – Reference ID: 18a-007-20190723

*"Why is 'significance' important in decision taking?*

*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 (see How to assess if there is substantial harm)."*

#### **13.4 Historic England, Conservation Principles: Policies and Guidance, 2008**

In the overview, it is noted that this document sets out a 'logical approach to making decisions and offering guidance about all aspects of England's historic environment.'

*"The Conservation Principles (pages 19-24) provide a comprehensive framework for the sustainable management of the historic environment, under six headlines: Principle 1: The historic environment is a shared resource; Principle 2: Everyone should be able to participate in sustaining the historic environment; Principle 3: Understanding the significance of places is vital; Principle 4: Significant places should be managed to sustain their values; Principle 5: Decisions about change must be reasonable, transparent and consistent ;Principle 6: Documenting and learning from decisions is essential."*

*"We define conservation (under Principle 4.2) as the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations."*

The descriptive appraisal will evaluate the buildings against Historic England's criteria outlined in 'Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic Advice Note 12' and see PPG – paragraph 006, reference ID: 18a-006-20190723:

- **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** – ‘There 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 meaning for communities derived from our collective experience of a place and can symbolise wider values such as faith and cultural identity.’

On new work:

**Paragraph 138:** *“New work or alteration to a significant place should normally be acceptable if: a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place; b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed; c. the proposals aspire to a quality of design and execution which may be valued now and in the future; d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.”*

On integrating conservation with other public interests:

**Paragraph 149:** *“Changes which would harm the heritage values of a significant place should be unacceptable unless: a. the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need; b. there is no reasonably practicable alternative means of doing so without harm; c. that harm has been reduced to the minimum consistent with achieving the objective; d. it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering its comparative significance, the impact on*

*that significance, and the benefits to the place itself and/or the wider community or society as a whole.”*

On Impact on Significance:

**Paragraph 153:** *“The assessment of the degree of harm to the significance of a place should consider the place as a whole and in its parts, its setting, and the likely consequences of doing nothing. In the case of a derelict historic building, for example, should a viable, but modestly damaging, proposal be refused in the hope that a better or less damaging scheme will come forward before the place reaches the point of no return? In such circumstances, the known or predicted rate of deterioration is a crucial factor, and hope must be founded on rational analysis. The potential availability of subsidy as an alternative to harmful change, or to limit its impact, should be considered. The fact that a place is neglected should not, of itself, be grounds for agreeing a scheme that would otherwise be unacceptable.”*

**13.5 Historic England, Managing Significance in Decision Taking in the Historic Environment Historic Environment, Good Practice Advice (GPA) in Planning Note 2, 27<sup>th</sup> March 2015**

Paragraph 9: *“Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.”*

**13.6 Historic England, The Setting of Heritage Assets, Historic Environment, Good Practice Advice (GPA), Planning Note 3, 22<sup>nd</sup> December 2017**

**Paragraph 19:** *“Amongst the Government’s planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset. Historic England recommends the following broad approach to assessment, undertaken as a series of*



*steps that apply proportionately to the complexity of the case, from straightforward to complex:*

*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*

*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*

- 13.7** A new **London Plan** has been prepared (March 2021) and the following policies relate to built heritage:

### **Chapter 7 Heritage and Culture**

#### **HC1 Heritage, Conservation and Growth**

*A: Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.*

*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.*

*E: Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use*

### **13.8 London Borough of Richmond upon Thames Local Plan, Adopted 3<sup>rd</sup> July 2018**

#### **Policy LP 3**

##### **Designated Heritage Asset**

*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.*
- 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.*

*B. Resist substantial demolition in Conservation Areas and any changes that could harm heritage assets, unless it can be demonstrated that:*

- 1. in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;*
  - 2. in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or*
- C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.*
- D. Where there is evidence of intentional damage or deliberate neglect to a designated heritage asset, its current condition will not be taken into account in the decision-making process.*
- E. Outline planning applications will not be accepted in Conservation Areas. The Council's Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans, will be used as a basis for assessing development proposals within, or where it would affect the setting of, Conservation Areas, together with other policy guidance, such as Village Planning Guidance SPDs*

#### Policy LP 4

##### Non-Designated Heritage Assets

*The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features.*

*There will be a presumption against the demolition of Buildings of Townscape Merit.*

#### Policy LP 7

##### Archaeology

*The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting.*

*Desk based assessments and, where necessary, archaeological field evaluation will be required before development proposals are determined, where development is proposed on sites of archaeological significance or potential significance.*

- 13.9** The London Borough of Richmond upon Thames Council has also prepared Supplementary Planning Documents including on Buildings of Townscape Merit, Adopted 22<sup>nd</sup> May 2015; Conservation Areas, Adopted September 2002; and Listed Buildings, Published November 1978, Updated July 2005

18/10/2022, 14:50

FOX HOUSE AND GATE AND RAILINGS, Non Civil Parish - 1261977 | Historic England



# FOX HOUSE AND GATE AND RAILINGS

Listed on the National Heritage List for England.

[Search over 400,000 listed places](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>)

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1261977**

Date first listed: **25-May-1983**

Statutory Address 1: **FOX HOUSE AND GATE AND RAILINGS, UPPER HAM ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **FOX HOUSE AND GATE AND RAILINGS, UPPER HAM ROAD**

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

18/10/2022, 14:50

FOX HOUSE AND GATE AND RAILINGS, Non Civil Parish - 1261977 | Historic England

County: **Greater London Authority**

District: **Richmond upon Thames (London Borough)**

Parish: **Non Civil Parish**

National Grid Reference: **TQ 17835 71838**

## Details

1. 5028 UPPER HAM ROAD

Fox House (Formerly The Rosary) and gate and railings TQ 1771 23/10

||

2. C18 house, altered; painted stucco with low-pitched hipped slate roof to eaves. Three bays wide; flush framed windows. (Casement on first floor, barred sashes on ground floor.) Central entrance doorway with cornice and ornamental fanlight. Spearhead iron railings and gate.

Listing NGR: TQ1783571838

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **436138**

Legacy System: **LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

18/10/2022, 14:50

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## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 18-Oct-2022 at 14:49:48.

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End of official list entry

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← [Previous - Overview](#)

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