

# John Rich Architects

Design and Access and Heritage Statement

1 Old Palace Terrace, Richmond TW9 1NB



Fig 1-2 Front View of 1 Old Palace Terrace, 1957 and 2022

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## Proposal

Internal remodelling to a Listed Building.

## Heritage Status

The house is a grade II\* listed building. The statutory listing is described as:

*Heritage Category: Listed Building*

*Grade: II\**

*List Entry Number: 1065311*

*Date first listed: 10-Jan-1950*

*Statutory Address 1: 1, OLD PALACE TERRACE, RICHMOND, TW9 1NB*

*No 1 OLD PALACE TERRACE, RICHMOND GREEN (south-east side) 10.1.50*

*II\**

*Early C18. Brown brick with red dressings. Two storeys with attic and basement, 3 windows wide. Tiled roof to timber modillion eaves cornice. One dormer. Entrance door with hood supported by carved console brackets. Flush framed sash windows with square heads, retaining glazing bars. Return of 18 Kings Street adjoins to the right. Interior not seen*

*Listing NGR: TQ1769874835<sup>1</sup>*

The listing describes the house as first built in the early 18<sup>th</sup> century. The listing gives a brief description of the exterior of the house. The adjoining houses no.'s 2-6 in the terrace are listed separately under one listing and the ends of the terrace no. 32 The Green and no. 18 King Street are under separate listings.

## History of area

Old Palace Terrace borders Richmond Green in the centre of Richmond. The area was first developed due to the Royal Palace built on this site. The first palace was built by Edward III when he converted his manor house into a palace. The last royal palace on the site was built by Henry VII, but after the civil war in the 17<sup>th</sup> century, it was sold and mostly demolished. The area of the old palace is now where Trumpeters House, Old Court House, Wentworth House and Maids of Honour Row are situated, some elements of the palace and walls still survive. The Green was first developed and popularised by Charles I when he brought the royal court to Richmond as this was the area where court attendants, diplomats and other nobility lived. After the demolition of the palace, the area declined, however, the prosperity returned with Londoners moving to Richmond to escape the plague and the discovery of a spring.<sup>2</sup>



Figure 3 – Drawing of Richmond Palace

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1065311?section=official-list-entry>

<sup>2</sup> [https://www.richmond.gov.uk/services/planning/conservation\\_areas/richmond\\_green\\_conservation\\_area\\_appraisal](https://www.richmond.gov.uk/services/planning/conservation_areas/richmond_green_conservation_area_appraisal)

## History of the House

Old Palace Terrace, the row of terraced houses was built in 1692 by Vertue Radford a local barrister. The builder was a local carpenter William Wollings.<sup>3</sup>

Previous to the current buildings, the first known buildings on the site were five cottages owned by the Charterhouse of Shene, until the dissolution of the monasteries. In 1635 there was a single large house on the site known as 'Mr Kirkhams'. This was demolished to build the current terrace.

The house was an apothecary and from 1826 the house was used as a chemist shop with offices above. The chemist was owned and run by Mr S.Lloyd. In the 20<sup>th</sup> century, the building was converted back into a house and is still currently used as such.

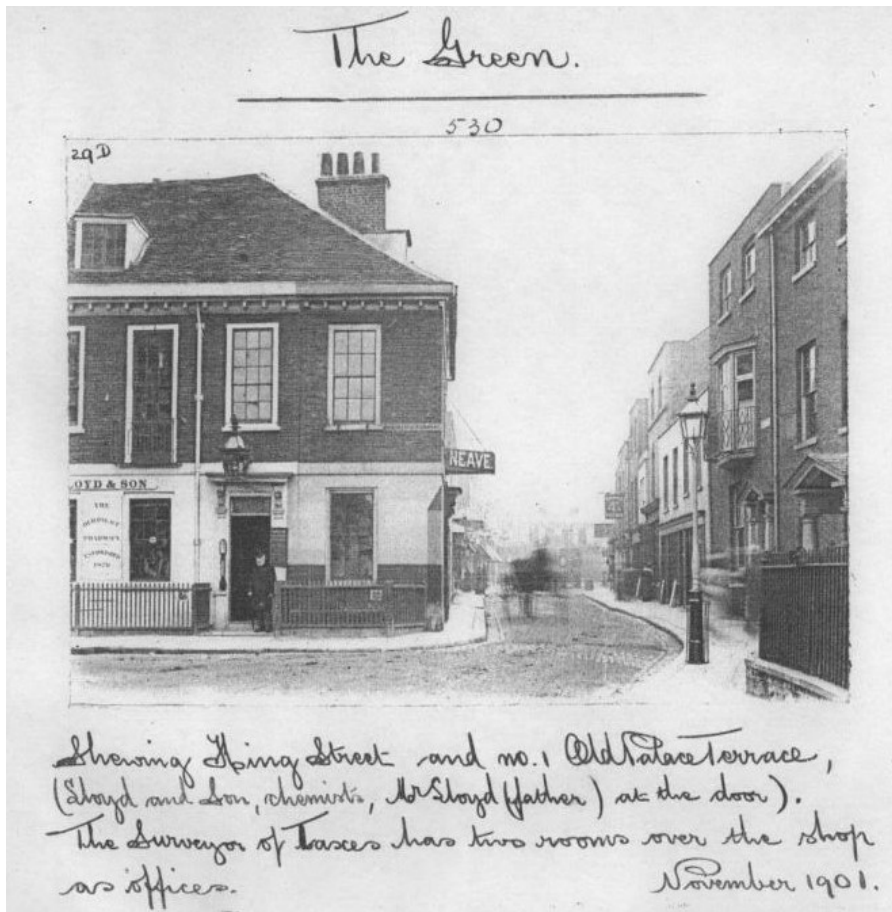


Figure 4 – No. 1 Old Palace Terrace in 1901

<sup>3</sup> [https://www.ribapix.com/old-palace-terrace-richmond-upon-thames-london\\_riba42039#](https://www.ribapix.com/old-palace-terrace-richmond-upon-thames-london_riba42039#)



Figure 5 – No. 1 Old Palace Terrace in 1957

## Conservation Area

The house is also within the Richmond Green Conservation Area, Area no.3. Old Palace Terrace is mentioned in the area appraisal:

*The small square in front of Old Palace Terrace has the character of a small intimate suburban green space. However, the road bisects the space, and due to the traffic and parked cars the grassed areas have little recreational use although they are visually important. Mature trees add character and definition to the space. The south-east and south sides of the square are characterised by terraces of listed town houses, ensuring a strong urban edge of very high-quality townscape. The block of which Old Palace Terrace forms a part is well defined and of exceptionally high-quality townscape. The south-east elevation is separated from the adjacent buildings by Paved Court, a narrow alley of York stone lined with small shops.<sup>4</sup>*

Richmond Green, Conservation Area Appraisal Conservation Area No. 3 Conservation Area statement are set out below in italics with responses in plain text:

### Problems and Pressures

#### General

- *Loss of traditional architectural features and materials due to unsympathetic alterations and extensions.* **No unsympathetic alterations or extensions are proposed that will affect the loss of traditional features.**
- *Use of poor-quality products in building works such as uPVC, roofing felt and GRP (glass-reinforced plastic) products.* – **No poor-quality products are to be proposed**
- *Loss of front boundary definition, sometimes due to front garden parking to accommodate vehicles.* **No changes are proposed that will affect the front boundary**
- *Burglar alarms, poorly designed hanging signs, air conditioning equipment and various accoutrements add to the clutter and unsightliness of some shopfronts.* – **Not applicable**

<sup>4</sup> [https://www.richmond.gov.uk/services/planning/conservation\\_areas/richmond\\_green\\_conservation\\_area\\_appraisal#managementplan](https://www.richmond.gov.uk/services/planning/conservation_areas/richmond_green_conservation_area_appraisal#managementplan)

- *The entire Conservation Area is dominated by parked cars. – Not applicable*

## Routes and spaces

- *The small urban square in front of Old Palace Terrace suffers from the dominance of parked cars and traffic as well as poorly maintained surfacing. Not applicable to this application*

## Buildings

- *There is no longer any strong front boundary definition to 1-3 Little Green. Not applicable to this application*
- *Further encroachment into the gaps between Pembroke Villas and damage to front boundaries due to front garden car parking. Not applicable to this application*

## Eyesore sites

- *The view along Quadrant Road to the rear of the shops is unattractive. Not applicable to this application*

## Opportunities for Enhancement and Recommendations

- *Preservation, enhancement and reinstatement of architectural quality and unity. The architectural features of the building are to be preserved and retained.*
- *Resist new development outside the Green, which would be visible above the roof line of its perimeter buildings when viewed from within the Green. No new development is proposed that will be visible from the green.*
- *Encourage the reinstatement of appropriate walls, railings and hedges to boundaries throughout the Conservation Area. Also, encourage improvement of existing boundaries where necessary. Existing walls and railings to the boundaries are to be retained.*
- *Coordination of colour and design and improvement in quality of street furniture and flooring. Not applicable to this application*
- *Ensure the visual gaps between Pembroke Villas are maintained and not encroached upon by further side extensions or other unsympathetic development. Not applicable to this application*
- *Encourage improvements in the design of front garden parking and boundary treatment and resist new applications for front garden car parking. Existing front boundary treatments are to be retained and unchanged by these proposals.*
- *Redesign the small urban square in front of Old Palace Terrace to reduce the dominance of traffic and parked cars. . Not applicable to this application*
- *Use the existing ribbed bollard design should any further bollards be required on the Green. Not applicable to this application*
- *Keep open prospects of the Green free of signage as far as possible. Not applicable to this application*
- *Street scene general guidelines: existing areas of high-quality paving (such as stone and granite) should be maintained and extended if possible. Established patterns of street furniture should be continued or refer to the Council's [Public Space Design Guide](#). Colour street furniture in black, and bollards and railings associated with the Green in white. Not applicable to this application*
- *Manage and maintain the quality trees and consider additional tree planting. . Not applicable to this application*

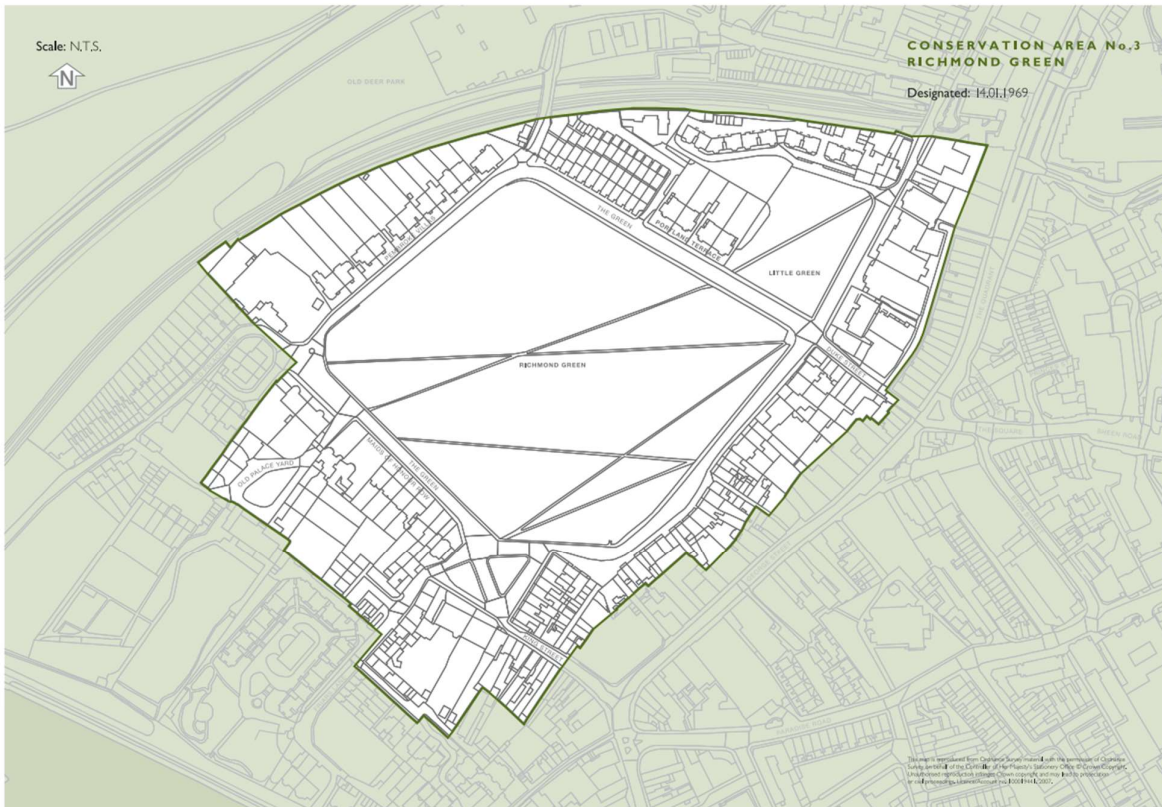


Figure 5 - Richmond Green Conservation Area Map

## Approved Planning Precedents

- 2 Old Palace Terrace - 86/0798 - Enlarge existing opening in ground floor spine wall and install double doors. Granted Permission 07/10/1986
- 4 Old Palace Terrace - 02/1029 - Internal And External Alterations, Including Removal Of Rear Toilet Pod, Provision Of New Rear Conservatory And Enlargement Of Front Lightwell And Alterations To Rear Boundary Wall. Granted Permission 06/06/2002
- 6 Old Palace Terrace - 02/3194 - Installation Of Oak Floors Laid Throughout Ground, First And Second Floors. Granted Permission 19/12/2002
- 6 Old Palace Terrace - 02/1474 - Installation Of Floor And Kitchen. Granted Permission 17/07/2002
- 18 King Street - 08/2799/FUL - Refurbishment of existing building including repairs to roof of lean-to to ground floor. Provision of a/c unit fixed to external wall in enclosed courtyard. Granted Permission 15/12/2008

## Relevant Previous Planning History

- 00/1274 - Removal Of Rear Toilet Annexe And Replacement With Conservatory And Alterations To External Windows. Granted Permission 22/08/2000
- 00/1275 - Internal Alterations, Removal Of Toilet Annexe And Provision Of New Conservatory Within Courtyard. Granted Permission 22/08/2000
- 00/1275/DD01 - Details Pursuant To Condition Lb08au (fixing Method Of Conservatory) Of Listed Building Consent 00/1275/lbc. Granted Permission 23/11/2000
- 00/1275/DD02 - Details Pursuant To Condition Lb08au (windows) Of Planning Permission 00/1275/lbc Dated 22/8/2000. Granted Permission 14/12/2000
- 22/2293/HOT - Internal and external alterations to a listed building with new windows. Granted Permission 27/04/2023
- 22/2294/LBC - Internal and external alterations to a listed building with new windows. Granted Permission 27/04/2023



## Proposed Design

Below is a general description of the proposals for this application. These are described in detail within the drawings and the Room by Room schedule.

Ground Floor:

- Enlarge existing opening between Kitchen and Living Room.

The proposal for the ground floor is to enlarge the existing opening between the Kitchen and Living Room. Currently there is an existing single door connecting the front Living Room and the rear Kitchen. The proposal is to enlarge the opening by 660mm. The enlarged opening is proposed to connect the front and rear spaces of the existing house.

This alteration will not constitute significant harm to the heritage asset. The majority of the existing wall panelling is to be retained. The area of panelling to be removed is approx. 10 percent of the existing wall with the only part of the top area and bottom area of panelling to be removed. The frame of the panelling is to be retained which will help the rest of the panelling to remain intact. The height of the existing door is to be maintained, the panelling pattern above the existing door is to be retained and replicated above the enlarged opening. The existing architrave is to be retained and extended around the enlarged opening.

The proposed opening is a sensitive approach that connects the two front rooms in a sympathetic manner that retains the plan form of the two rooms. Within the Old Palace Terrace Row all the other properties have openings which indicates that this is an original feature to the properties. However, most of the other properties have insensitive alterations to the separating wall. Due to the nature of the layout of the houses there is a need to increase the connectivity between the front and middle rooms and to increase the light into the middle room, however we wanted to avoid the insensitive alterations that have been made to the other houses. The enlarged opening is a small alteration that will greatly benefit the ground floor circulation of the ground floor without negatively affecting the plan form of the two spaces.

There are a few examples of insensitive alterations to the separating wall, which have completely removed the separating wall or opted for an open plan approach (see below plans of the existing openings). The proposed design retains the room separation and panelling with a balanced and proportionally appropriate opening.

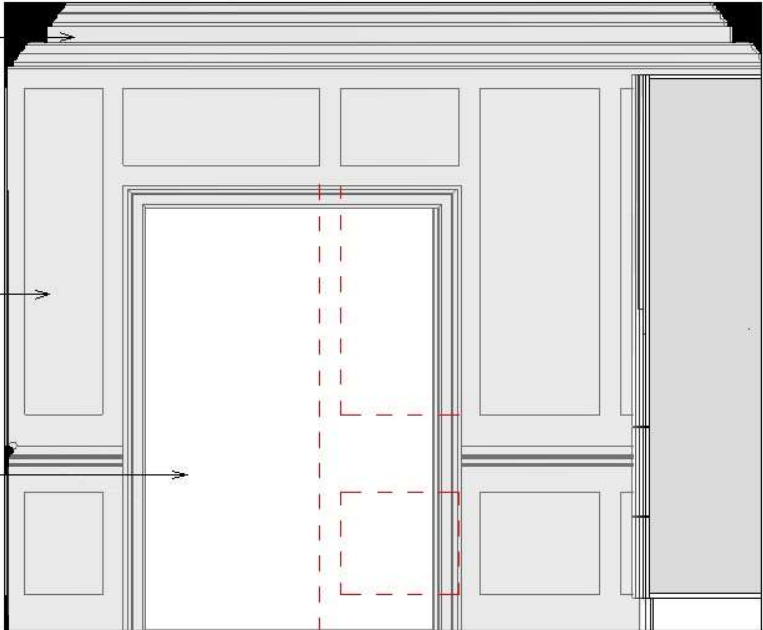


*No. 2 Old Palace Terrace –  
showing the existing enlarged  
opening between front and  
middle rooms.*



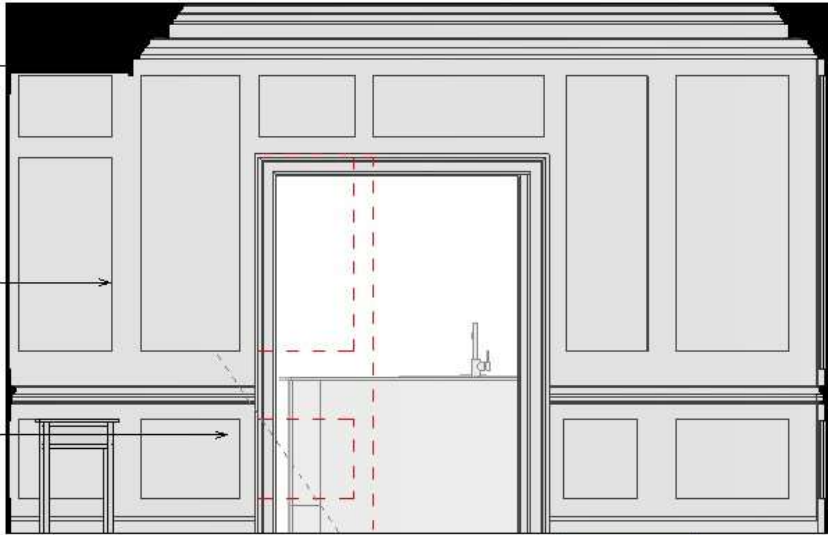
5 Old Palace Terrace –  
Existing enlarged opening between front and rear room with Corinthian columns.

The proposal does also not negatively affect the symmetry of the elevation. Within the kitchen the existing door is currently off centre, and the proposal will make the opening more symmetrical to the kitchen.



Proposed elevation of the enlarged opening from the kitchen side.

Within the sitting room the opening is more symmetrical, but the opening is off centre to the existing panelling. The non-original inbuilt cabinet is to be removed and the panelling will be revealed behind the cabinet which will make the enlarged opening more symmetrical to the existing separating wall.



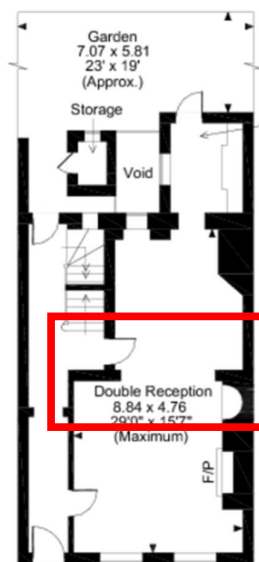
*Proposed elevation of the enlarged opening from the sitting room side.*

The proposed opening is a sensitive approach to connect the two front rooms in a sympathetic manner that retains the majority of the existing fabric, the original layout, and original features of the room. The new door opening is design to provide symmetry and balance to internal elevations and plan.

## Old Palace Terrace Planning Precedents

### 2 Old Palace Terrace

Large opening between front reception and rear sitting room



Ground Floor

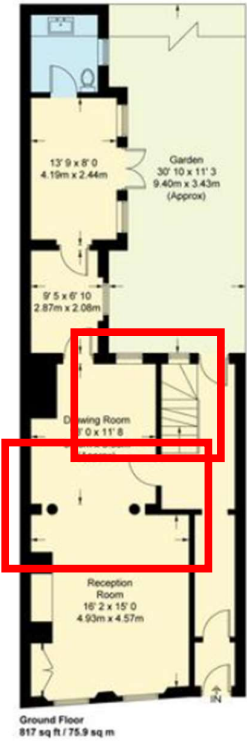
**3 Old Palace Terrace**

Opening between front reception room and rear kitchen



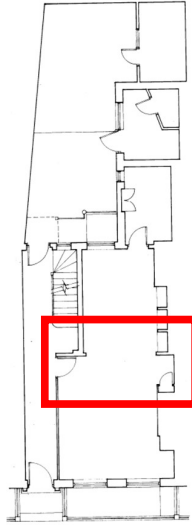
**5 Old Palace Terrace**

Large opening between front reception and rear living room with decorative Corinthian columns



## 6 Old Palace Terrace

Large opening between front reception and rear sitting room



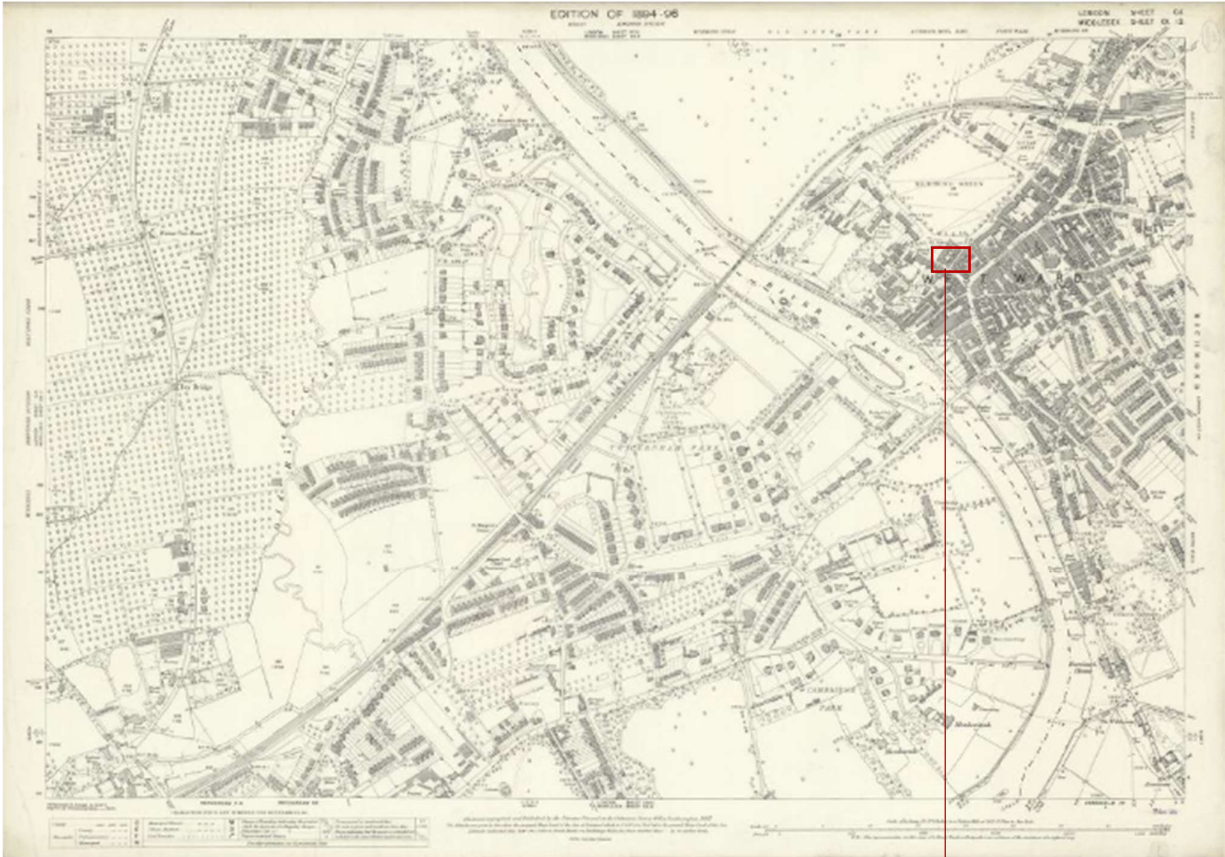
## Access

The access within and to the house remains unchanged by this proposal.

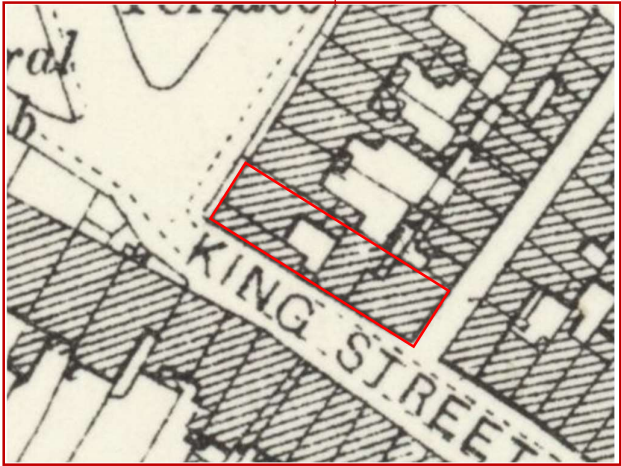
## Conclusion

The proposed design includes sensitive and minor alterations to the existing listed building. The design retains the integrity and significance of the building. There is no clear record of the properties' architectural features, but the proposed design doesn't detract or dominate the original architectural form and seeks to reinstate and maintain the architectural language.

Historical Maps

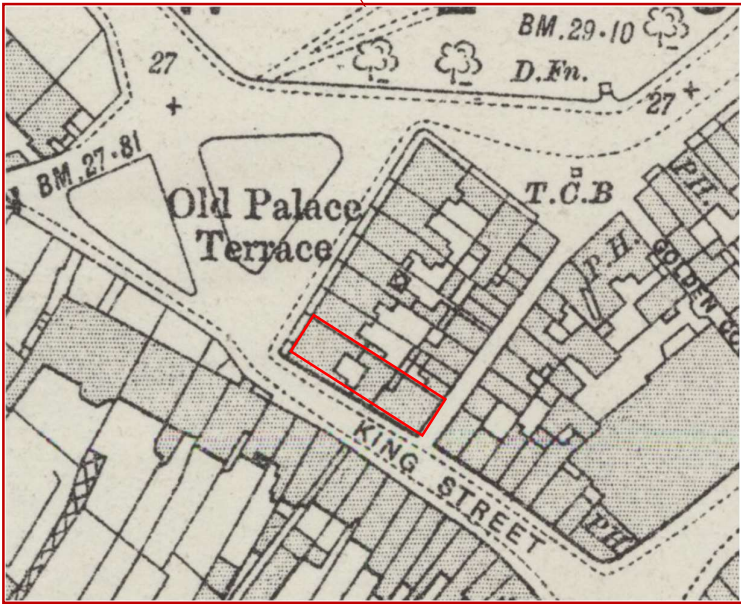


London (Edition of 1894-96) CX  
(Heston and Isleworth; Richmond;  
Twickenham)  
Revised: 1893 to 1894,  
Published: 1897





Surrey VI.4 (Heston and Isleworth; Petersham; Richmond; Twickenham)  
Revised: 1933, Published: 1936



Photographs



Front View of 1 Old Palace Terrace

