

# THE LASS O' RICHMOND

8 QUEEN'S ROAD, RICHMOND UPON THAMES,  
GREATER LONDON TW10 6JJ

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## Conservation Report



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## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>3</b>
<b>1 INTRODUCTION.....</b>	<b>5</b>
<b>2 HISTORICAL ANALYSIS .....</b>	<b>6</b>
<b>3 ROYAL PARKS BOUNDARY WALL .....</b>	<b>8</b>
<b>4 ARCHITECTURAL INVENTORY .....</b>	<b>10</b>
4.1 Building Overview .....	10
4.2 Roof .....	10
4.3 Walls .....	12
4.4 Windows.....	12
4.5 Doors.....	14
<b>5 STAIRCASE .....</b>	<b>15</b>
5.1 Main Staircase .....	15
5.2 Basement Staircase .....	16
<b>6 EXTERNAL CONDITION.....</b>	<b>18</b>
6.1 Roof .....	18
6.1.1 Slipped and Broken Slates .....	18
6.1.2 Chimneystacks .....	18
6.1.3 Rainwater Goods .....	18
6.2 Walls .....	18
6.2.1 Brick .....	19
6.2.2 Render .....	19
6.2.3 Stringcourse .....	19
6.2.4 Coat of Arms .....	20
6.3 Windows.....	20
6.4 Doors.....	20
<b>7 CONSERVATION PLANNING STATEMENT .....</b>	<b>21</b>

## EXECUTIVE SUMMARY

Carrig was approached by Fergal O'Mahony of FOM Properties Ltd to carry out a report on 8 Queen's Road, Richmond upon Thames, Greater London TW10 6JJ, also known as 'The Lass O'Richmond'. The building is designated as being of Townscape Merit and comprises a public house constructed in 1901-1902 on the site of an earlier inn and livery stables. The grounds of the property share a boundary with Richmond Park.

The present use of the property as a public house is no longer sustainable and has been losing money for some time hence the property has been on the open market. The immediate area is well served with pubs, restaurants and hotels with the "Star & Garter retirement home being proposed to be returned to a Hotel.

The building as it is today is greatly changed and has gone through a number of changes over the decades with most intervention to the internal spaces of the building. Many of the original rooms have been changed to make larger open spaces to suit the modern day pub.

The front fenestration has also undergone change with the windows to the front facade altered, a door to the side being closed up and a new fascia sign installed. The building was unaltered up the late 1950's when some changes took place but the major intervention or rearrangement of the space made in 1978, a large single story extension was built in c. 1998.

The listing as "Townscape Merit" is a replacement for the old grade III and the fact that it also sits in a "Conservation area" means no change should happen to the external aesthetics of the building, however we would argue as change is required for the proposed new use then we should take this opportunity to restore the original external fenestration and detail. As the new use proposed is private residential we should also retain a marker to show the site has been a public house for a number of centuries. The historic research shows that the original 1745 building had a private space to the elevation fronting onto Queen's Road it is proposed to reintroduce this detail in a discreet way.

The condition of the external elevations and internal spaces are in poor condition and as part of the redevelopment of the site it is proposed that the external fabric will be enhanced with minimal intervention repairs and Carrig have also highlighted the few remaining original fabric sections of the interior, these will be retained where possible and mitigated where not.

As per the listing "Building of Townscape Merit" and the fact that it is within "A Conservation Area" the impact on the external aesthetics of the three main facades of the building will be minimal and in our opinion will be enhanced to its original form. We have taken photographic evidence of the existing building built in 1902 and suggested reversing some of the later interventions made in 1978 and in the mid to late 1990's, the removal of these later and poor elements will enhance the facades and the incorporation of the plaque on the east elevation will pay respect to the fact that it was a public house. Sadly the south façade facing into the car park has been much altered over the decades. The new proposed use for the building will guarantee its survival and will insure the ongoing maintenance of the building.

The property bounds Richmond Park and the boundary wall will be subject to a separate application to Royal Parks for essential repairs and maintenance to the brick wall. It is also understood that Royal Parks has a 5.03 m “Freebord” or way leave which is deemed Royal Parks Property, this has been respected in the planning application.

We believe this conservation report is a good and true record of the building as it is today and that it records its history and many changes. A copy of the report will be submitted to the Richmond Library “Local Studies Collection” for public record.

## **1 INTRODUCTION**

Although the existing building in this application is not listed, it is registered as of "Townscape Merit" and it also sits in a conservation area.

With this in mind the client and design team have employed Carrig Conservation Consultants to contribute to the design process for the proposed new development and to produce a conservation planning report as part of the planning application procedure.

The survey was carried out over two visits to site in April 2010, a measured survey was also carried out at the same time and with the historic research all three have contributed to the full understanding of the buildings chronological order and has helped us understand and record the changes to the building over its 108 year existence.

The report is in 7 sections excluding the executive summary. The sections include Introduction, Historic analysis, Royal Parks, Architectural Inventory, Staircase, External Conditions and a Conservation Planning Statement.

## 2 HISTORICAL ANALYSIS

The property at 8 Queens Road, known as The Lass of Richmond Hill occupies a site which is thought to have functioned as the site of an inn as far back as 1537, while records said to be held by Watney Mann Brewery refer to a pub on the site in 1596. Since then there have been many changes with several buildings occupying the site, the latest constructed in 1902.

The Lass of Richmond Hill was first built in 1745 with the Rates Book for 1760 listing Thos Taylor being the licensee for the establishment. It is unknown when a license was first issued for the inn. The inn constructed in 1745 comprised a three-bay two-storey structure and is shown in a late nineteenth-century image (see Fig.1) as having canted-bay windows to the ground floor, flanking the central entrance. The establishment also included livery stables which is borne out by the entry in *Kelly's (Street) Directory of Richmond* of 1880 which lists a William Weston as Licensee for 'The Lass of Richmond Hill and Livery Stables'. The licensee for the establishment in 1888-1889 was Benjamin James Carswell.

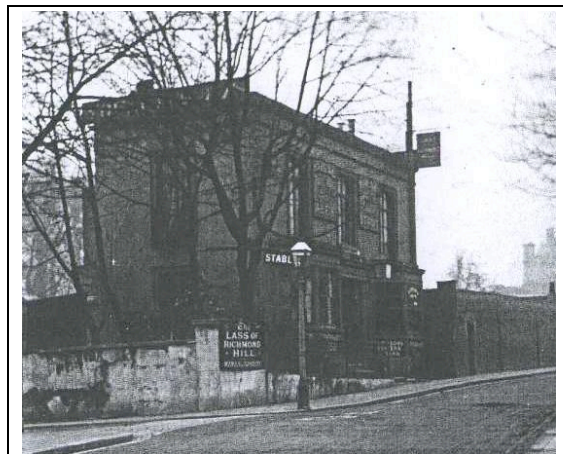


Fig. 1: The Lass of Richmond Hill, pre-1900 image of structure built in 1745

In 1900, the building was demolished and a new inn constructed in its place. This is borne out by the entry into *Kelly's (Street) Directory of Richmond* for 1900-1901 which did not include an entry for the site. In 1902 the site re-appears and Albert Noke is listed as the licensee. Albert Noke is again named as licensee in the 1904-1905 Directory. A change of ownership subsequently occurred with Harry E. Hill listed as the licensee in 1910. In 1914 Mrs Alice Augusta Bylord is named as licensee and is also named in 1922. She was succeeded by Herbert Taylor, known to his friends as 'Captain Joe', who died in 1930 aged 58. For seven years he was the licensee of the Lass of Richmond Hill Hotel, which he left in 1929.

The building constructed in 1900 comprised a four-bay two-storey structure with a pitched roof, projecting flat-roofed brick porch to front elevation. An image taken in 1936 (see Fig.2) shows the building to have had timber casement windows with the ground floor windows divided by signage. The same fenestration layout is shown in an image from 1952 (see Fig. 3).

In September 1978, plans were lodged for internal alterations and a new front fascia at the Lass of Richmond Hill. The results of this are borne out in an image from the same year (see Fig. 4) which shows the fenestration to the ground floor altered to contain a grouping of three (left) and two (right) curved windows wither

side of the central entrance with a canopy replacing the original porch. The original fenestration to the first floor appears unchanged.

Since the end of the 18<sup>th</sup> century, when the song became universally known, disputes have arisen between Richmond, Yorkshire and Surrey as to which town has the strongest claim to the famous song 'The Lass of Richmond Hill'.



Fig. 2: The Lass of Richmond Hill in 1936

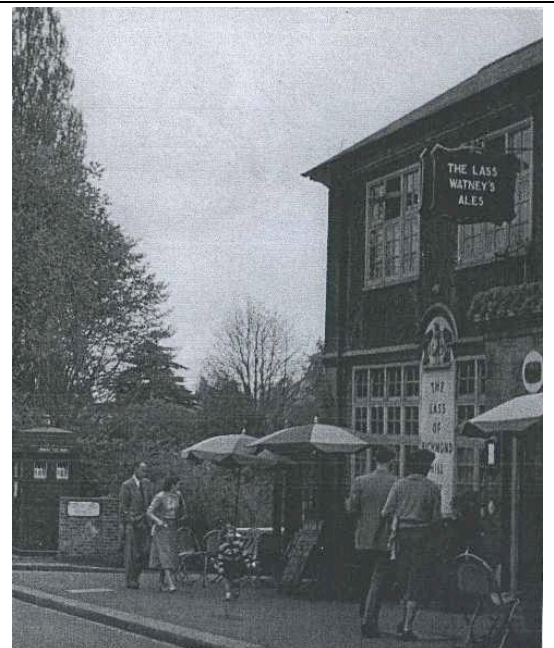


Fig. 3: The Lass of Richmond Hill in 1952



Fig. 4: The Lass of Richmond Hill in 1978, following alterations

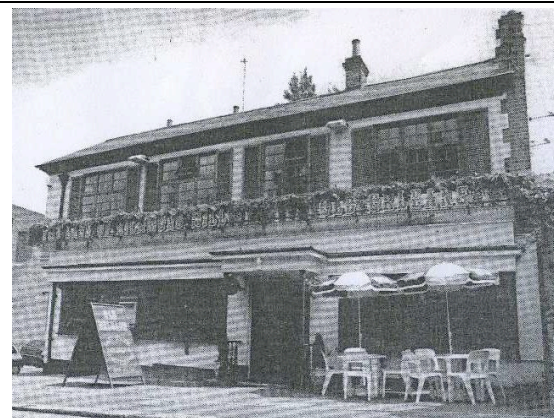


Fig. 5: The Lass of Richmond Hill in 1989

### 3 ROYAL PARKS BOUNDARY WALL

The site is bounded by Richmond Park and the property shares a section of historic wall which is governed by Royal Parks. The design team has had correspondence with the relevant person dealing with permissions and approvals for essential repairs and maintenance of the wall.

The condition is generally good with much ivy and other biological growth present on the wall, a good deal of the pointing has failed and is no longer serving its purpose. The formed capping bricks are in good order with 90% of pointing washed out, there are also some metal nails and fixings which held creeper plants in the past. There are no structural issues obvious and all proposals will be to best conservation practice using lime based mortar. We understand that Royal Parks have a "Freebord" of 5.03 metres along the wall which is a strip of Crown land from the base of the wall. This freebord land is treated as park land and access and use of it is subject to a license granted by the Royal parks office.



Fig. 6: A section of the wall from the park side



Fig. 7: A further section of the wall from the Park side



Fig. 8: A close up of the brick and failed pointing to the Park side



Fig. 9: A section of the wall from the car park with the neighbours later wall abutting



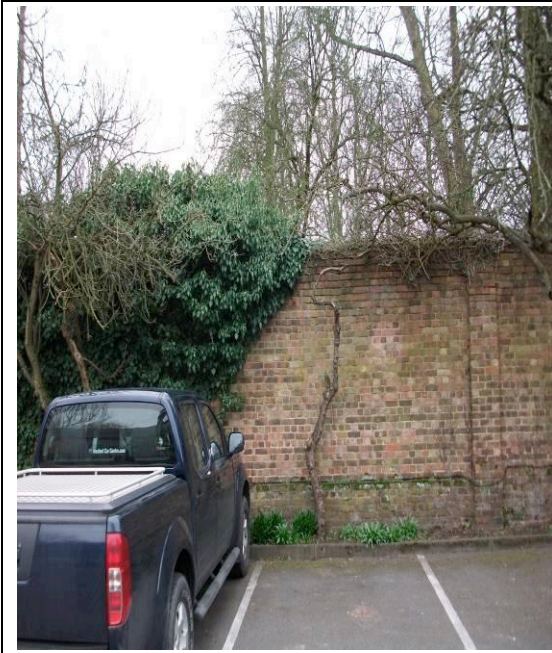


Fig. 10: A section of the wall from the car park side showing heavy Ivy



Fig. 11: A section of the wall from the Car Park side showing serious loss of pointing.

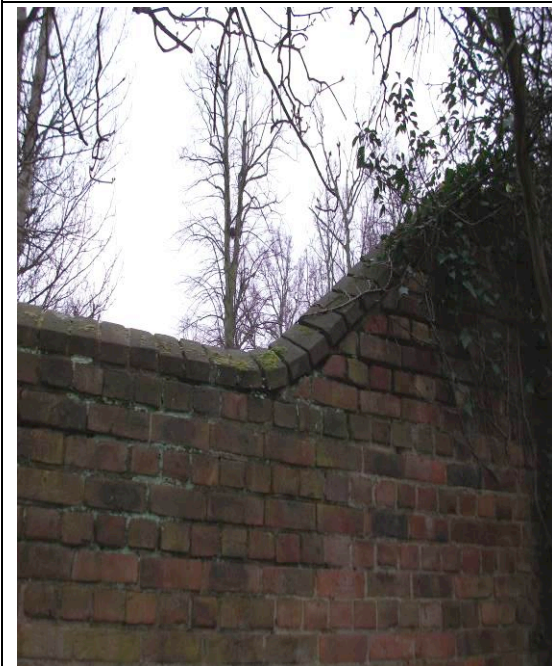


Fig. 12: A close up of the brick and failed pointing to the Car Park side



Fig. 13: A section of the wall from the car park showing loss of pointing, biological growth and a recent repair.

## 4 ARCHITECTURAL INVENTORY

### 4.1 Building Overview

Lass O'Richmond at 8 Queens Road comprises a corner-sited four-bay two-storey structure built on a roughly square-plan in 1901-1902 with single-and two-storey extensions to the rear. The site is bound by a street to its east and north with a carpark and outside seating area to the rear south elevation. A further outdoor seating area has been created to the front site comprising a concrete slabbed raised area with brick retaining wall surmounted by timber railing.



Fig.14 View of Lass O'Richmond from north



Fig. 15: east elevation from southeast



Fig. 16: West elevation

### 4.2 Roof

The roof to the main front section is a pitched slate roof with terracotta ridge tiles, a red brick corbelled chimneystack with terracotta pots to the ridge and timber bargeboards to the gables. The roof projects slightly and has timber soffited eaves supporting cast-iron gutters. A moulded eaves course returns around the east gable which is infilled with timber panelling. The stump of brick chimneystack survives to the western gable which is of stepped brick forming a fractable. Downpipes are of cast-iron and there are some hoppers.

The rear section of the building has a central pitched roof set perpendicular to the front roof with a hipped roof to the east and a flat roof to the west. Red brick corbelled chimneystacks of varying size and height and having terracotta pots are located to the roofs. Cast-iron gutters to timber eaves and cast-iron downpipes also survive.

The roof of the rear extension is a hipped tiled roof with a central flat area to the single-storey section. The two-storey section is flat-roofed.



Fig. 17: Detail of eaves and chimneystack to front section



Fig. 18: View of eastern gable showing bargeboards and timber panelling



Fig. 19: View of western brick gable



Fig. 20: Detail of rainwater goods



Fig. 21: Roof to rear from southwest



Fig. 22: Roof to rear from southeast

### 4.3 Walls

The lower half of the walls are of painted brick with roughcast-render to the upper section. A timber fascia and cornice were added to the front of the building in 1978. A denticulated stringcourse runs along the east elevation and continues around to the front (north) elevation where it appears to have been removed when the fascia was added, or at least partly truncated to allow for the addition of the timber fascia. The northeast corner is chamfered and the northwest corner has red brick quoins. Later signage, possibly dating to the late 1990s, has been added to front elevation with an original plaque to the eastern elevation.

The walls to the rear extension are brick, some of which has been painted.



Fig. 23: Fascia and cornice added to front elevation



Fig. 24: Detail of section of denticulated stringcourse. Note where cornice has been truncated to allow for later fascia



Fig. 25: Chamfer to northeast corner



Fig. 26: Original Plaque to east elevation.

### 4.4 Windows

The windows to the first floor of the north and east elevations are timber casement set in square-headed openings and are original to the building. The windows are set in moulded architraves with sills set flush to the walls.

The ground floor windows to the north elevation are square-headed curved fixed-light windows dating to the alterations to the building carried out in 1978. There are three to the east of the door, the central one being now blocked, and two to the west.

At ground floor level on the east elevation a square-headed window opening has been inserted in place of an earlier door opening. It comprises a central curved

fixed-light window flanked by timber casement windows. Further south on the east elevation a small window opening is now blocked.

The first floor of the east elevation contains square-headed openings of varying size with timber casement and fixed-light windows. The southern window opening contains an original window, while the others appear to be replacement windows or later openings.



Fig. 27: First floor window opening



Fig. 28: Window opening to stairwell, east elevation



Fig. 29: Window openings, north elevation



Fig. 30: Replacement window, ground floor east elevation



Fig. 31: Blocked window opening, east elevation



Fig. 32: Window openings, south elevation

#### 4.5 Doors

The central door has covered by a timber porch which was added in 1978 replacing the original brick porch. The porch has a shallow pitched roof with lead covering supported on carved timber brackets and square-profile columns. The square-headed door opening has a moulded architrave and double-leaf timber panelled doors.

A later square-headed door opening has been inserted to the east elevation with timber door and accessed via Portland limestone steps.



Fig. 33: Porch to main door opening



Fig. 34: Door opening, east elevation

## 5 STAIRCASE

There are two staircases currently located within The Lass O' Richmond - the main staircase linking the ground and first floors and the staircase linking the ground floor with the basement.

### 5.1 Main Staircase

The staircase providing access between ground and first floors, which is to be removed as part of the proposed development, is located along the east side of the building. It comprises a dog leg stairs set in a narrow staircase with both flights having a steep pitch. The stairs has winders at half-landing level and at the base of the lower flight. The staircase is lit by a long window opening having a timber casement window.

The stairs has closed strings and is carpeted with safety nosing to the threads. The wall string to both flights is stepped to follow the rise of each step.

The lower flight is bordered by hardwood tongue and groove wainscoting which slopes to follow the rise of the stairs. This wainscoting continues along the wall side of the upper flight which has a balustrade comprising squared-profile balusters supporting a plain handrail to its other side. The undercarriage of the upper flight is rendered. At landing level the balustrade is returned to the wall parallel to the stairs.



Fig. 35: Staircase from first floor landing



Fig. 36: View of upper flight from landing

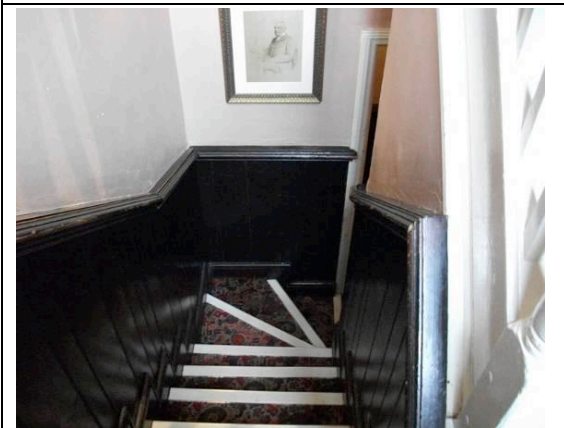


Fig. 37: View of lower flight from half-landing

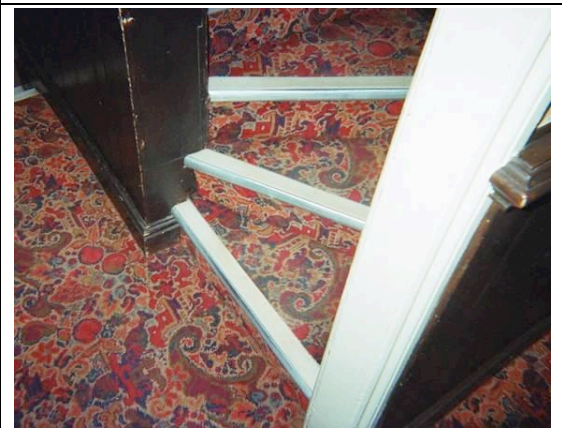


Fig. 38: Winders to base of stairs. Note safety nosing to threads



The staircase is proposed for removal as part of the proposed development on the site as it is too narrow and steep to adequately provide access to the first floor. A new staircase is to be provided. The walls of the stairwell are to be retained within the development. The staircase will be carefully removed from the building with the view to it being set aside for recycling.

## 5.2 Basement Staircase

The basement staircase is accessed via a door at the base of the main staircase and comprises a straight-run stair with a quarter-turn at its base. The steps are covered in linoleum with safety nosing to the threads. A timber handrail is set into the wall along the side of the stairs. The opposite side is bounded by a rendered wall surmounted by a timber handrail.

This staircase is to remain in situ, though access to it will be closed off. An alternate access to the basement will be provided.

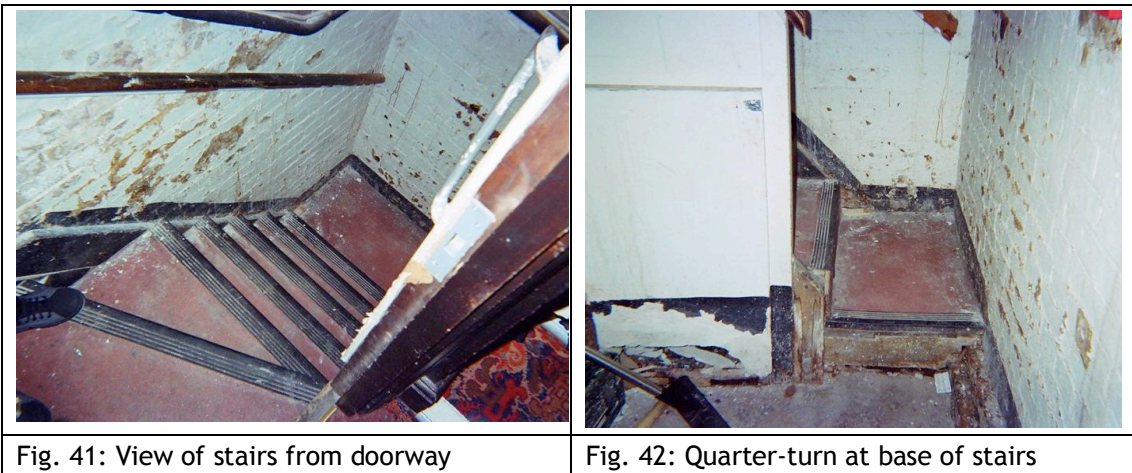






Fig. 43: Handrails from base of stairs

## 6 EXTERNAL CONDITION

The external fabric of the 1901-1902 building has gone through a number of changes over the years, most notably in 1978 and again in 1998/9. There is a large single story extension to the rear of the original building which was built in the late 1990's and as there is no significance to this element, it is recommended that this can be removed.

The condition report on the exterior concerns the original 1901-1902 building.

### 6.1 Roof

#### 6.1.1 Slipped and Broken Slates

The natural slate roof to the original building is in poor condition with some slipped and missing slate. Cracked and broken slates were also noted to the roof. It is highly likely that the building will have to be re-roofed with as much slate salvaged as possible. Replacement slate will be Bangor blue.

#### 6.1.2 Chimneystacks

The chimneystacks are in the main in good condition, though it will be necessary to carry out repointing to the brickwork and some capping details are in need of repair. It is proposed to re-instate the removed chimneystack to the west gable.

#### 6.1.3 Rainwater Goods

The rainwater goods to the building are largely of cast-iron which appear to have been repainted at a recent date. It will be necessary to carry out some refurbishment of the rainwater goods during the re-development of the site to ensure they are in full working order.



Fig. 44: Section of roof to south showing slipped and broken slates



Fig. 45: Chimneystack to southeast with damaged capping and loss of mortar

### 6.2 Walls

As discussed in Section 4.3, the lower section of the walls is painted brick while the upper section is roughcast-render.

### 6.2.1 Brick

The brick to the ground floor has a number of paint coatings. Scaling and dissolution of the brickwork was noted in areas, particularly towards ground level where rising damp with moisture being retained within the bricks. Subsequent freeze-thaw action has then generated tension inside the material and against the outer masonry layer resulting in the dissolution of the brickwork.

The brickwork to the quoins at the southern end of the building is also in a poor condition, particularly along the corners where bricks have been chipped.



Fig. 46: Spalled brickwork at ground level

Fig. 47: Damaged brickwork to quoins

### 6.2.2 Render

The roughcast render appears to largely be in good condition, however, two cracks were noted to the west elevation running vertically down the gable.



Fig. 48: Cracks to render of west elevation

### 6.2.3 Stringcourse

The denticulated stringcourse which runs along the east and east elevations appears to have been at the least truncated to allow for the addition of the later timber fascia to the north elevation. The section along the east elevation appears to be in good condition and has retained its crispness. Once the fascia has been removed it will be necessary to reinstate the stringcourse where it has been removed and carry out repairs where necessary.



Fig. 49: Northeast corner showing truncation of stringcourse



Fig. 50: Plaque to east elevation which is to be retained

#### 6.2.4 Coat of Arms

There is one cast in coat of arms for the "Lass O'Richmond Hill" which we recommend is retained to display the fact that there has been a public house on the site for some time, the other protruding name signs are all later and rather crude.

### 6.3 Windows

The fenestration to the ground floor as it is today dates from the changes of 1978 and is in poor condition, it is also recognised that in order to install this new fascia some of the original material was hacked off. It is proposed that this later material should be removed and the original windows be reinstated as per the photographic records of 1936.

The windows to the first floor, which date to the original building, are in need of refurbishment.

### 6.4 Doors

The doors to the building are all of a later date and are not considered to be significant.

The Portland limestone steps to the east elevation are to be retained, repaired and cleaned.

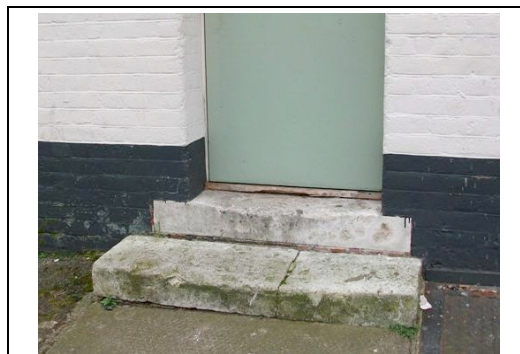


Fig. 50: Portland limestone steps to east elevation

## 7 CONSERVATION PLANNING STATEMENT

The following is a planning statement from a Conservation perspective, the building known as "The Lass O'Richmond Hill" was constructed in 1902 and has gone through many changes externally and internally over its relatively short life. The first major change happened in 1952, with a major intervention in 1978 and again it was much changed and extended to the south in the late 1990's. The three main facades the North (front), the South facing onto the car park, the East fronting on to Stafford Place and the West facing the adjoining neighbour.

The main facades have been changed over the years with largely in appropriate changes such as the changing of the original ground floor windows, the removal of the original porch and replaced with a light canopy and the reordering of the east elevation converting a door to a window and creating a new door further along the façade. The introduction of a poorly constructed fascia has perhaps had most visual and aesthetic negative impact and as it is in poor condition will not survive for very much longer. The rear or south elevation has been mostly reconstructed as extension upon extension has been created over the decades.

The present proposal is to remove all pre 1978 extensions to the rear of the property, this will allow the developer to retain any original fabric and introduce a modern contemporary addition to the original footprint of the 1902 building.

The reinstatement of the two primary facades, the north and east fronting on to the Queen's Road and Stafford Place respectively will enhance the status of the building as a "Building of Townscape Merit" and will enhance and protect the conservation area, the retention of the pub plaque on the east façade will respect the history of the site. If so desired a condensed version of the history of the site as per section 2 of this report could also be erected on the boundary wall of the site as a permanent "Historic Marker" for the site.

The proposed reordering of the internal spaces is paying respect to what original fabric remains such as walls, fireplaces, floors and ceilings. The changes will be carried out sympathetically and with care. The changes to the external facades are truly minimal and we will reinstate replicas of the original ground floor windows, remove the later interventions and reinstate the damaged frieze. The roof needs replacement and it is intended to use natural slates to the same detail, size and layering. The chimney's, render and brick are to be repaired.

Once planning consent has been approved a series of further investigations will be carried out to further understand the original fabric of the building and to assist the design team in completing their construction drawings and specifications.