

LONDON BOROUGH OF RICHMOND UPON THAMES

Supplementary Planning Document

Royal Star & Garter Home Planning Brief

(including Ancaster House,
Richmond Hill)

Adopted August 2008



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Nese keni veshtersi per te kuptuar kete botim, ju lutemi
ejani ne recepcionin ne adresen e shenuar me poshte ku ne
mund te organizojme perkthime nepermjet telefonit.

Albanian

إذا كانت لديك صعوبة في فهم هذا المنشور، فنرجو زيارة الإستقبال في
العنوان المعطى أدناه حيث بإمكاننا أن نرتب لخدمة ترجمة شفوية
هاتفية.

Arabic

এই প্রকাশনার অর্থ বুঝতে পারায় যদি আপনার কোন সমস্যা হয়, নিচে দেওয়া
ঠিকানায় রিসেপশন-এ চলে আসুন যেখানে আমরা আপনাকে টেলিফোনে দোভাষীর
সেবা প্রদানের ব্যবস্থা করতে পারবো।

Bengali

اگر در فهمیدن این نشریه مشکلی دارید لطفاً به میز پذیرش
در آدرس قید شده در زیر مراجعه نمایید تا ترتیب ترجمه
تلفنی برایتان فراهم آورده شود:

Farsi

જો તમને આ પુસ્તિકાની વિગતો સમજવામાં મુશ્કેલી પડતી હોય તો, કૃપયા
નીચે જણાવેલ સ્થળના રિસેપ્શન પર આવો, જ્યાં અમે ટેલિફોન પર ગુજ
રાતીમાં ઇન્ટરપ્રિટીંગ સેવાની ગોઠવણ કરી આપીશું.

Gujarati

ਜੇਕਰ ਤੁਹਾਨੂੰ ਇਸ ਪਰਚੇ ਨੂੰ ਸਮਝਣ ਵਿਚ ਮੁਸ਼ਕਲ ਪੇਸ਼ ਆਉਂਦੀ ਹੈ ਤਾਂ ਹੇਠਾਂ
ਦਿੱਤੇ ਗਏ ਪਤੇ ਉੱਪਰ ਰਿਸੈਪਸ਼ਨ 'ਤੇ ਆਓ ਜਿੱਥੇ ਅਸੀਂ ਟੈਲੀਫੋਨ ਤੇ ਗੱਲਬਾਤ
ਕਰਨ ਲਈ ਇੰਟਰਪ੍ਰਿਟਰ ਦਾ ਪ੍ਰਬੰਧ ਕਰ ਸਕਦੇ ਹਾਂ।

Punjabi

پہاں اشاعت کو سمجھنے میں کوئی مشکل ہے تو، براہ کرم نیچے دیے ہوئے ایڈریس کے استقبال پر جا کر ملیے، جہاں
پہاں کیلئے ٹیلیفون انٹرپرائیٹنگ سروس (ٹیلیفون پر ترجمانی کی سروس) کا انتظام کر سکتے ہیں۔

Urdu

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1.0 INTRODUCTION

1.1 Background

1.1.1 New uses will need to be found for the Royal Star and Garter Home, a Grade II Listed care home for ex-Service men and women (with ancillary uses), once the owners, The Royal Star and Garter Charity, move outside the Borough to new upgraded care home accommodation in West London and Solihull. Opposite is Ancaster House, also Grade II Listed, which provides a parking area for the Home building. Wick House, adjacent to the main Home along Richmond Hill and associated with the care facility, is not now in the Charity's land holdings.

1.2 Purpose of planning brief

1.2.1 Following public consultation and consideration of the responses, this Planning Brief was adopted by the Council as a supplementary planning document (SPD) on 13th August 2008. PPS12 states at Para 2.43 that SPDs may cover a range of issues, both thematic and site specific, which may expand policy or provide further detail to policies in a development plan document. As an SPD, the Brief aims to deliver an exemplar heritage regeneration scheme and any proposal for will be required to have regard to it as a material consideration in determining any applications for planning permission or listed building consent.

1.2.2 The key principles which frame the contents of the Brief are encapsulated in the Council's Unitary Development Plan (UDP) First Review and emerging Core Strategy, namely:

- Protecting the character and appearance of conservation areas
- Protecting the special interest, character and setting of listed buildings and historic parks, gardens and landscapes
- Promoting environmental sustainability and high quality design
- Providing the right mix of uses and well designed housing, where appropriate

1.2.3 The Council considers it is necessary to safeguard the historic character of these important buildings, particularly the Royal Star and Garter Home which is a local landmark and there is a clear expectation that historic parts of the building should be retained in their current layout in accordance with national planning policy. *"Generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use"* (PPG15 Para 3.8). *"The best use will very often be the use for which the building was originally designed.... But not all original uses will now be viable or even necessarily appropriate"* (PPG15 Para 3.10). *"It requires balancing the economic viability of possible uses against the effect of any changes they entail in the special architectural and historic interest of the building.... In principle the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building. This may not necessarily be the most profitable use if that would entail more destructive alterations than other viable uses."* (PPG15 Para 3.9).

2.0 ANALYSIS OF SITE AND SURROUNDINGS

2.1 Location and site characteristics

- 2.1.1 The Royal Star and Garter Home sits at the top of Richmond Hill. Ancaster House is opposite, adjacent to Richmond Gate to Richmond Park with access off Queens Road. See *Figure 1*. These sites are in one of the most prominent locations in the Borough just to the south of the historic riverside of Richmond town centre and at the entrance to Richmond Park. This is a highly sensitive site lying within the Richmond Hill Conservation Area (No 5), surrounded by other listed buildings and partly within the Thames Policy Area.
- 2.1.2 The Royal Star and Garter Home fronts the junction of Richmond Hill, Queens Road and Star and Garter Hill, and is surrounded on two sides by Petersham Common (protected by a range of planning policies) with its main entrance fronting Richmond Hill and vehicular access is gained from Star and Garter Hill. The building therefore covers almost the entire site. This wooded open space drops down to Petersham Road. The elevated position of the Home provides spectacular views southwestwards down the River Thames corridor and affords the building a particularly high level of visibility from many historic and environmentally sensitive sites and places within the Borough including along stretches of both banks of the River Thames, Petersham, Ham and Richmond Bridge (listed Grade I).
- 2.1.3 Ancaster House fronts the junction of Richmond Hill, Queens Road and Star and Garter Hill, although it is set back from the road and enclosed by a boundary wall in part. Frontages are currently used for car parking but were originally garden spaces. The building is prominent in short range views up Richmond Hill, as well as from Richmond Gate since the site backs onto Richmond Park.

2.2 Historic background

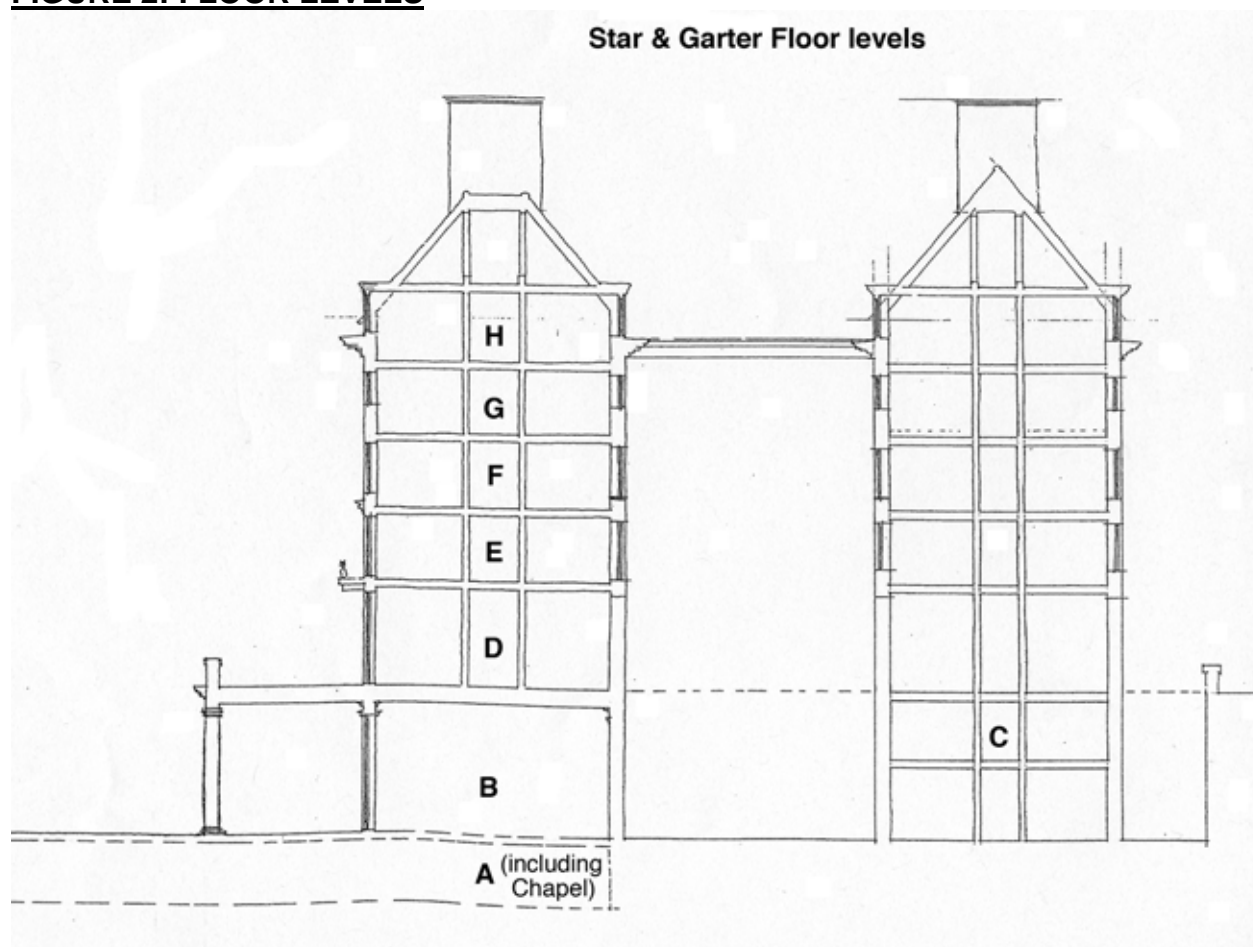
- 2.2.1 The Richmond Hill Conservation Area Study, Thames Landscape Strategy and numerous local history publications give full accounts of the history of this part of the Borough. See *Appendix 3* for a summary statement on the conservation area. Many of the surrounding properties are 19th century and there is consistency in the use of materials – mainly stucco and brick.
- 2.2.2 The original home was built on the site of the earlier Star and Garter Hotel, designed by EM Barry in about 1864, prior to which it was the site of the Star and Garter coaching inn in 18th century. The second home and current building on site, listed Grade II in 1990, was erected between 1919 and 1924 as a home and hospital for disabled servicemen. The architect was Sir Edwin Cooper but his design was based on a plan of 1915 by Sir Giles Gilbert Scott. The home was a revolutionary concept in provision for the disabled at the time of construction, allowing ex-servicemen to lead independent lives in a building carefully planned for their convenience that is also of high architectural quality with lavish original fittings.
- 2.2.3 This imposing red brick structure has key landmark status by virtue of its Royal associations and long standing symbolic military connections, role and purpose set within the nationally important historic London Arcadian Thames landscape.
- 2.2.4 Ancaster House, built in 1772 is currently in independent residential use as well as housing the Commandant's House for the Charity and provides car parking for the Home building. It was listed Grade II in 1950. See *Appendix 2* for full listing descriptions.

2.3 Current buildings

2.3.1 The Royal Star and Garter Home building is constructed externally of red brick with stone dressings on a steel frame with hipped pantile roofs, heavy modillion eaves cornice and symmetrically-placed stacks. It is based on a figure of eight plan on the steeply sloping site so that the building is four storeys to the northeast elevation, and five storeys to the southwest elevation, including an additional storey beneath the projecting terrace garden flanked by single storey colonnade wings. The main elevations each have an additional storey hidden in the steeply sloping roof marked by finely detailed pedimented dormers. External spaces of importance include the terrace garden to the rear of the building although the exterior envelope in general is of importance and includes a number of features which are typical of Sir Edwin Cooper's work.

2.3.2 For ease of reference within the brief, the entrance (ground) floor is generally known as Level D which includes the reception hall and principal staircase, offices, health facilities and some wards. Mezzanine floors, the colonnade and terrace, kitchens and servicing areas, the Chapel and therapy rooms are located below on Levels A-C. Ward rooms and ancillary accommodation are located on the floors above the ground floor on Levels E-H. See *Figure 2*.

FIGURE 2: FLOOR LEVELS



2.3.3 This brief does not include a comprehensive assessment or inventory of all internal rooms and features, as it will be a requirement for any planning

application to undertake a full architectural and historic appraisal of all three buildings in order to identify parts of less value. However, important internal spaces and fixtures within the Royal Star and Garter Home which are considered key to its special architectural interest are likely to include:

- the main entrance hall at upper ground floor (Level D), which features fixtures and fittings as part of the original building, Ionic columns, coffered ceilings, marble walls and floors; there is also an apsed memorial alcove with stained glass windows by J. Dudley Forsyth, opposite which is the main staircase also set within a similar apse.
- the large garden facing rooms on the lower ground floor (Level B) which feature decorative plasterwork, columns, coffered ceilings and fireplaces with large paintings hung above them.
- the chapel in the basement (Level A), entered from the side of the building via a pylon doorway with a winged figure wreathed in poppies on the lintel; which has a tripartite interior separated by Doric columns set between pilasters. Other features also include marble walls and floors, coffered ceilings, stained glass and star-shaped light fittings. The chapel was dedicated to the son of Viscountess Cowdray, whose bust it contains.
- any other rooms and spaces that have associations with a particular function of the original building and retain a substantial amount of decoration and special features, including the main staircase and circulation areas.

2.3.4 Ancaster House is a large three storey brick building and built of brown brick. It now houses the Commandant's Lodge for the Royal Star & Garter Charity; the neighbouring section, with full height semi-circular bays facing Queens Road, is leased as private residential units. The building plays an important role in the townscape by being adjacent to the entrance to Richmond Park and terminates a short range view up Star & Garter Hill.

2.4 Site opportunities and constraints

2.4.1 Given the importance and visibility of the buildings and the special interest of the surrounding landscape and setting a number of opportunities and constraints have been identified. *See Figure 3.*

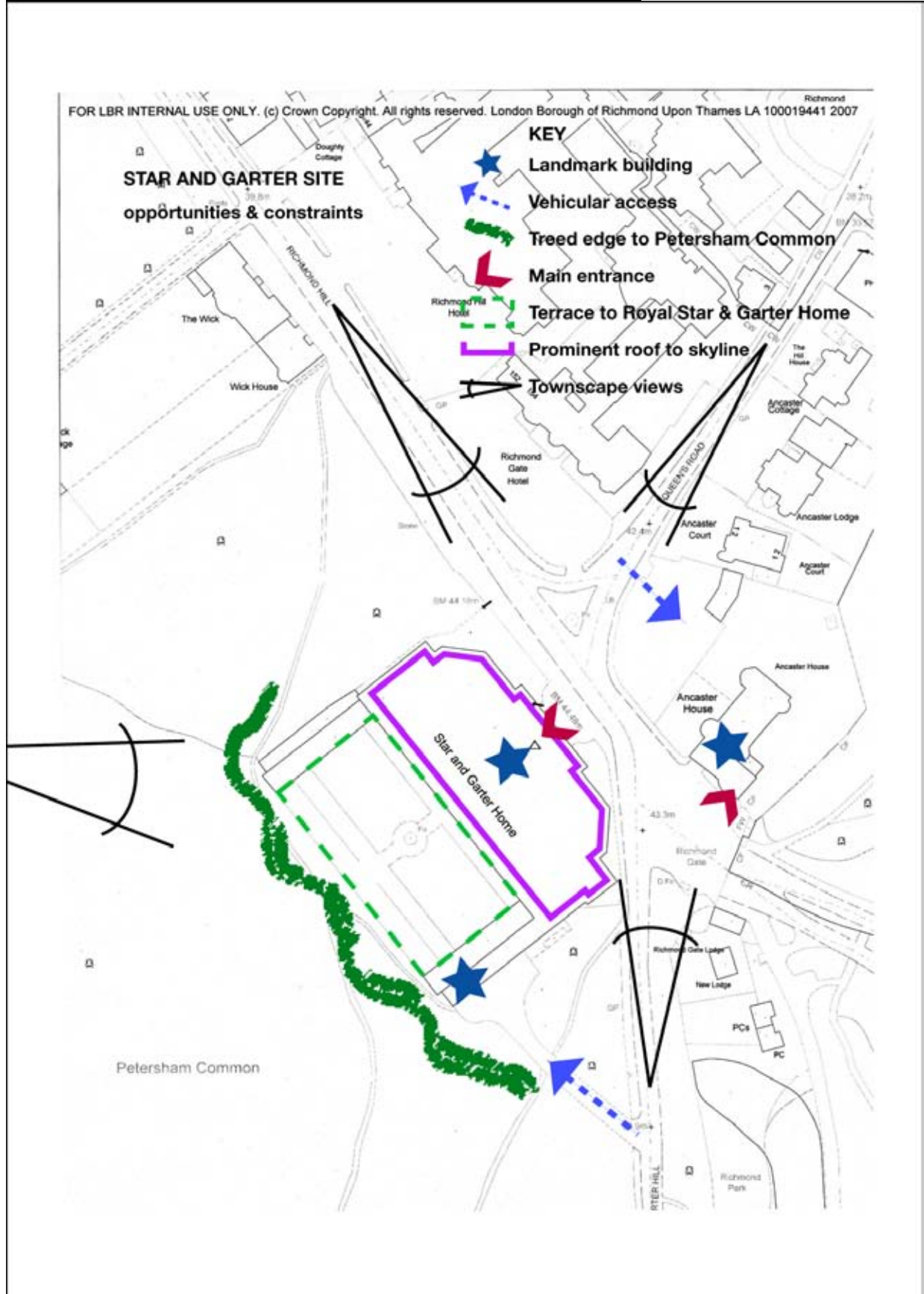
2.4.2 Both listed buildings, but particularly the Royal Star and Garter Home building, are key landmarks in the local area, and therefore sensitive to change in views and the skyline. Proposals must preserve and enhance the character and appearance of the Richmond Riverside Conservation Area and consider the visual impact on Petersham Common, long distance Thames views and the 'Arcadian' landscape.

2.4.3 Any new buildings or extensions to existing buildings will need to respect the setting of nearby listed buildings and buildings of townscape merit, historic landscapes (Richmond Park is Grade I and Richmond Terrace Walk Grade II* on the Historic Parks and Gardens Register) and Metropolitan Open Land.

- 2.4.4 New uses will need to be compatible with each individual listed building and the fabric of individual rooms in accordance with PPG15 advice. Based on an initial survey, the subdivision of principal rooms and spaces with the buildings is not considered appropriate in principle and opportunities for internal alterations should be limited to upper floors where alterations have already occurred and historic detailing is absent.
- 2.4.5 The sites currently have a low public transport accessibility level (rating of 1b**) due to the limited bus service (one frequent service) and distance from the train station. They are however within walking distance of Richmond town centre with its excellent transport links and other bus routes on Petersham Road, although the topography does mean the walk is uphill. There are several vehicular constraints, namely:
- Vehicular access to the Royal Star and Garter Home is limited to the front off Richmond Hill and to side off Star & Garter Hill. There is some potential for basement parking and improvements to visibility to access and servicing.
 - There is car parking and servicing space within the grounds of Ancaster House which, although it is screened behind a high wall, provides a neutral setting to the listed building. There is the opportunity to improve the setting of this building through the reinstatement of gardens.
- 2.4.6 The effect of any new uses and traffic movements on neighbouring residential amenity and impact on nearby hotel uses needs to be considered. Disabled access to each building will need to be provided and escape routes sensitively positioned.

***Ratings can range from 6a (highest) to 1a (lowest) in terms of public transport accessibility*

FIGURE 3: OPPORTUNITIES AND CONSTRAINTS PLAN



3.0 LOCAL PLANNING POLICY FRAMEWORK

3.1 For more information on planning policy see *Appendix 1*. Whilst all relevant national, regional and local policies and guidance apply in the context of this SPD, attention is drawn to the thrust of the following Council UDP (2005) and GLA London Plan (2004, 2008) policies. These will be relevant subject to any limitations brought about by the need to conserve the historic fabric of the listed buildings.

3.2 Built environment

3.2.1 Both buildings are listed and located within a conservation area and any development will need to preserve and enhance the special architectural interest, fabric and setting of the Listed Buildings as well as preserve or enhance the character or appearance of the conservation area, under the provisions of Policy BLT2 and BLT3.

3.2.2 The Star and Garter Home is located within the Thames Policy Area and any development will need to accord with the criteria set out in policy ENV 26. This includes the protection and enhancement of views and vistas and the character of individual reaches as well as ensuring high quality design for new development.

3.2.3 The archaeological significance of the site may need to be assessed and suitable provisions made (policy BLT8 and 9).

3.3 Land use and housing

3.3.1 The future of the Star and Garter Home is subject to policies HSG9 (supported housing), CCE5 (loss of health facilities) and CCE3 (use of surplus community use sites and premises) all of which seek the retention of health and social facilities or adequate replacement. It is recognised that alternative provision is being made and where no specific community need has been identified CCE3 would normally require residential development unless there is an opportunity to enhance the mix of uses.

3.3.2 It is understood that Ancaster House is in residential use and any future uses or alterations to the buildings on this site would be considered against the housing policies including those relating to affordable housing, small units, and mobility and wheelchair housing.

3.3.3 The key elements of housing policies applicable to these sites are as follows:

- HSG11 (residential density and mix) will be applied and, taking account of the location and the need for any conversion to be sensitive to the need of conserving the listed buildings, it is considered that 25% of units provided should be small (one bed or less).
- HSG6 and Affordable Housing SPG requires a 40% affordable housing target to apply to all sites capable of providing 10 or more units (or 0.3 ha or more)

with a split of social rented housing (30%) and housing for key workers and shared ownership (10%). However, the London Plan, the Community Plan and the emerging LDF Core Strategy set a target of 50% (40:10 split) on which decisions will be based and weight accorded as the LDF process moves forward. On-site provision is expected in accordance with UDP policy. Only where it can be demonstrated this is not feasible across the site, or individual building, taking account of a range of factors including, the affordability of the housing, the impact of a range of tenures and mix on the historic fabric, RSL management arrangements and service charges; will consideration be given to the provision of off-site affordable housing on a linked site within the same part of the Borough.

- HSG8 requires 10% of housing to be designed for wheelchair housing on developments of more than 10 units. The designated units should be shown on any plans, with turning circles and dimensions clearly shown to demonstrate that the Council's guidance on 'Design for Maximum Access' has been taken into account;

3.3.4 London Plan (policy 3A.4) anticipates that all new housing should be built to 'Lifetime Homes' standards, an aspiration to which the Council's emerging LDF Core Strategy also commits.

3.4 Sustainability and transport

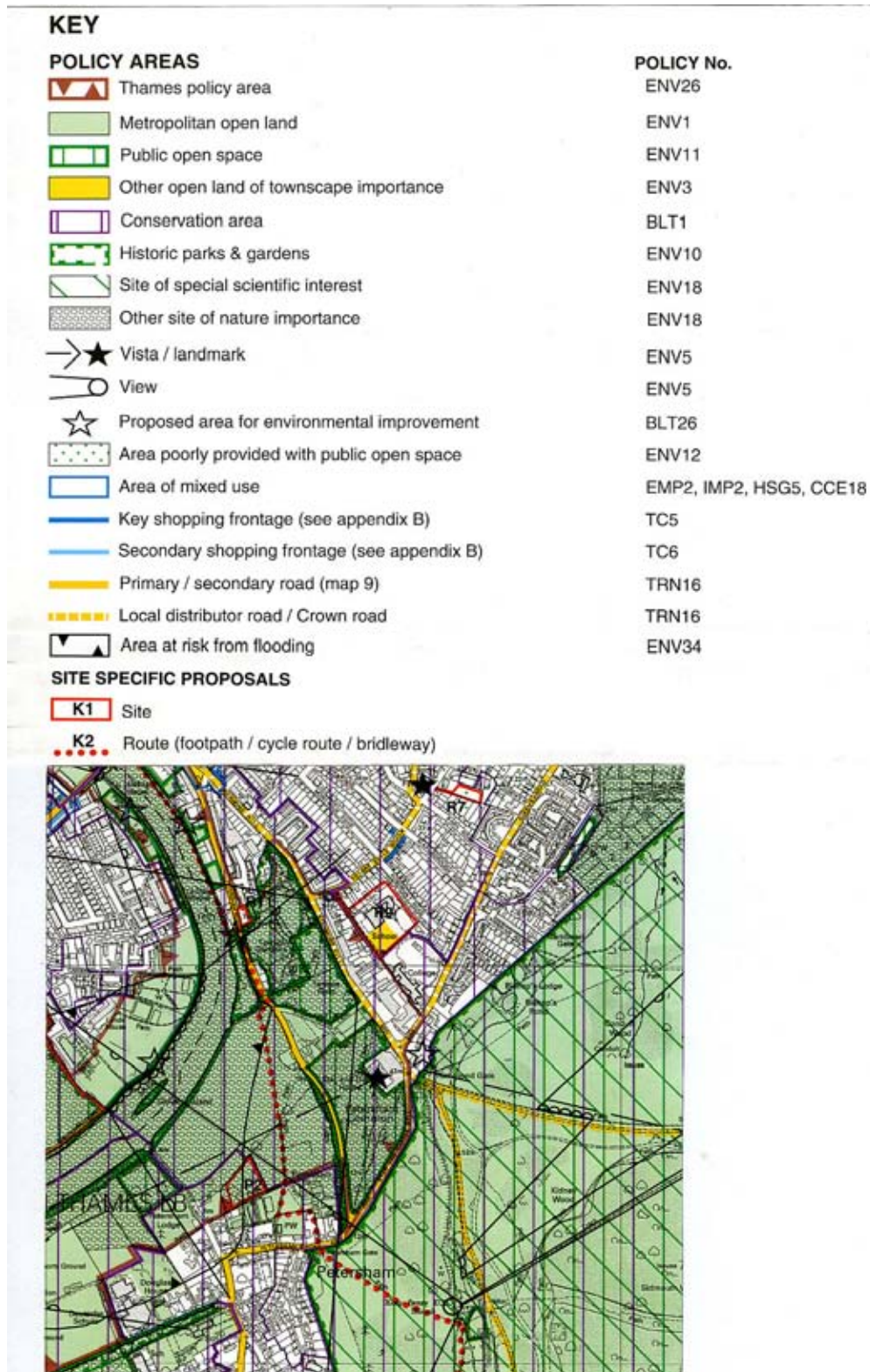
3.4.1 The Council gives a high priority to sustainable development and the design and use of materials should maximise the potential for renewable energy up to 20% provision on-site (London Plan target), resource conservation and carbon reduction subject to the practicalities of safeguarding the special architectural interest of the listed buildings. A Code for Sustainable Homes Level 3 rating or equivalent BREEAM (or superseding standards) assessment for other uses applies (policy BLT11 and Sustainable Construction SPD) and the Council will require a travel plan (TRN3).

3.4.2 Changes of use are permitted where infrastructure can cope or be adapted sufficiently; and proposals are acceptable in terms of traffic generation, parking, servicing and the overall environmental impact (policies TRN 2-4).

3.5 Planning obligations

3.5.1 The Council's Planning Obligations Strategy and any subsequent revisions will apply.

FIGURE 4: UDP DESIGNATIONS MAP



4.0 SITE STRATEGY

4.1 Vision for the site

4.1.1 The Council will work with developers to ensure that any redevelopment scheme:

- Leads to the reuse of the listed buildings and safeguards their future upkeep;
- Accords with planning policy requirements in the most appropriate way;
- Addresses the site constraints and maximises potential opportunities;
- Is financially viable and commercially deliverable, but with land values and revenues based on the constraints of the site and the planning policy framework.

4.1.2 The Council will expect a comprehensive scheme that celebrates the inherent qualities of the site and its buildings to provide an inclusive development, reflected in the mix and type of uses proposed. Public and private amenity space and open space should be appropriate to the mix and type of uses proposed.

4.2 Planning guidance: Star and Garter Home

Conservation and design

4.2.1 Any proposals including alterations and extensions will have to safeguard the historic and architectural importance of the listed building, informed by a detailed heritage assessment and inventory by the applicant that identifies those areas most and least sensitive to change.

4.2.2 The subdivision of principal rooms and spaces on Levels A-D will not be acceptable where these are key aspects of the listed interior, and instead should provide opportunities for community and commercial uses so that activities are found which are compatible with these parts of the building, limiting unnecessary or inappropriate alterations. These may or may not be ancillary to a main use.

4.2.3 Alterations or additions clearly visible at roof level will not be acceptable in order to maintain the Royal Star and Garter Home's roofline in significant local views. Internal roof slopes, not visible from the surrounding area, may be able to sustain some minor change such as renewable energy technology, subject to the historic fabric of the listed building.

4.2.4 No subdivision of the terrace area to the rear of the building will be permitted in order that its spatial quality as a communal garden, integral to the special interest and setting of the listed building, is preserved.

4.2.5 Extensions, remodelling or removal of the 'infill' accommodation below ground floor level (Levels A-C) at the front of the building may be possible, subject to

a detailed heritage assessment and inventory of the listed building by the applicant and range of uses.

- 4.2.6 The removal of all plant and antennae from the roof and any unnecessary extensions to internal courtyards, the rear terrace such as the conservatory structures, and the projecting glazed front entrance porch will enhance the character and appearance of the listed building and the conservation area and will be encouraged.
- 4.2.7 Safety, escape and accessibility requirements to the front of the building, where necessary subject to appropriate uses, will need to minimise the impact on the elevation and be designed as lightweight structures that are not visually intrusive.
- 4.2.8 Extract ducts, flues and other pipes/cabling, where necessary subject to appropriate uses, should not be viewed from the street and not adversely impact on the special interest on the listed building.

Land uses

- 4.2.9 A mixed use scheme will be expected the uses of which relate to the fabric and spatial qualities of the listed building. In this respect much of the building could lend itself well for conversion to hotel or other institutional use or residential, including affordable housing. Certain areas within the listed building such as those identified earlier in this Brief at paras 2.3.2 and 4.2.2, could be compromised by conversion into residential units and these areas could be used independently or ancillary to the main use for community or commercial uses such as conference/meeting facilities, office, leisure (gym, spa), café or restaurant uses. The mix and range of proposed uses will need to be compatible with each other, including any residential use.
- 4.2.10 If residential use is proposed as part of a mixed use development it would be expected to meet the requirements of para 3.3.3 for affordable housing, small units, mobility and wheelchair housing.
- 4.2.11 Clear distinctions should be made between public and private spaces with defensible amenity space provided for residential units where possible.
- 4.2.12 Well designed and screened refuse and recycling storage must be provided as an integral part of any design proposal.
- 4.2.13 Retention of the chapel, as a continuing memorial to the Royal Star and Garter Charity and Home, will be expected as part of a planning obligation on the site. This could be managed through a Trust. In order to make independent use practicable consideration will need to be given to the need for a small related space to provide an ante room and toilet.

Note: Insertion of plan denoting extent of chapel area subject to landowner agreement.

Transport and access

- 4.2.14 Within the Council's overall priority for sustainable travel there will be a need to minimise car parking so far as is practicable in the light of the limited public transport accessibility. Limited car parking, the restriction of on-street parking permits and the provision of a car club will be expected as part of an undertaking associated with planning applications for residential use.
- 4.2.15 Other uses either as the primary use or secondary uses within parts of the building will need to recognise the Council's objectives towards sustainable transport and the limited potential for on-site parking, subject to gradient, sightlines, level of use and trip generation. The Council would need to be satisfied through a green travel plan that traffic generation and services would be acceptable.
- 4.2.16 The potential for a Travel Plan network, working with other trip generators in the locality (such as the nearby hotels and education institutions), will be encouraged and should be addressed by any future applicant.
- 4.2.17 Provision of cycling stands within any new parking areas will be necessary.
- 4.2.18 New pedestrian links and improved pedestrian movement to the surrounding area should include public realm enhancements from Richmond Park's Richmond Gate to Richmond Hill Terrace (as noted in the Conservation Area Study). Improved pedestrian access through Petersham Common to link to Bus Route 65 along Petersham Road will be necessary.
- 4.2.19 Removal of Royal Star and Garter Home parking associated with Ancaster House in relation to redevelopment will be expected and garden space reinstated as far as possible.

Planning obligations

- 4.2.20 Financial contributions as set out in the Council's Planning Obligations Strategy will apply to proposals for new uses and activities on this site including:
- Provision and maintenance of pedestrian links and public realm improvements in the surrounding area and to Richmond Park
 - Contribution to the maintenance and preservation of the surrounding area for nature conservation
 - Improvements to signage through Petersham Common and to surrounding area

4.3 Planning guidance: Ancaster House

4.3.1 Planning applications for this site be expected to comply with the following guidance.

- A heritage assessment and inventory to identify areas sensitive to change must be undertaken.
- Maintain residential uses (including on-site affordable housing provision if the Council's policy is triggered with an individual application) within the existing plan form of the listed building with the provision of additional small units where necessary.
- Provide secluded and screened parking to the side/rear of the dwelling for a level appropriate for the number of on-site units only.
- Create a green setting around the listed building and fronting onto Queens Road.
- Tidy up frontage to Richmond Gate and remove parking to create a better threshold to the listed building.
- Any additional development would need to be compatible with maintaining the setting of the listed building. Views of the listed building from Queens Road, Richmond Gate and Star and Garter Hill would need to be maintained and not harmed.
- Planning obligations as set out in the Council's Planning Obligations Strategy will be necessary.

5.0 PLANNING APPLICATION DETAILS

In line with best practice, the Council will not grant outline planning permission for the redevelopment of these listed buildings. A validation checklist of documentation required for planning applications and listed building consent can be found on the Council's website www.richmond.gov.uk/environment/planning

Full planning applications will need to be supported by:

5.1 Design and Access Statement

- 5.1.1 This should include a comprehensive site analysis, explanation of the scheme and level of intervention, and evolution of the scheme showing how the proposals have resulted from a clear response to the qualities of the site and its surroundings. It will also need to illustrate how the scheme has been designed in respect of each site's individual opportunities and the constraints, and illustrate how 'secure by design' crime prevention principles have informed the proposal. The statement should be illustrated with photos, sketches, views and cross sections.

5.2 Environmental and Sustainability Statements

- 5.2.1 In accordance with the relevant Regulations regard will also need to be given to whether an Environmental Statement is required to support a planning application. A scoping should be submitted to the Council.
- 5.2.2 Proposals will need to be designed in accordance with, and therefore supply information that satisfies, the Council's Sustainable Construction Checklist SPD for instance:
- Energy use calculation, assessment and efficiency savings
 - A Code for Sustainable Homes or BREEAM (or superseding standard) pre-assessment report
 - Renewable energy feasibility
 - Flood Risk Assessment
 - Biodiversity report

5.3 Heritage Assessment and Inventory

- 5.3.1 Any redevelopment proposals will need to be accompanied by a detailed heritage assessment including a management plan for each listed building which identifies those areas most and least sensitive to change. This should describe the qualities and architectural and historic importance of the building and its features, fixtures and fittings on a comprehensive room by room basis.
- 5.3.2 This will need to inform any proposal so that uses are accommodated in the most appropriate parts of the building without the need for unnecessary or inappropriate alterations. Early discussions with relevant national advisory

bodies such as English Heritage and the Twentieth Century Society, as well as full engagement with the Council's conservation team, will be required.

5.3.3 Upgrading of servicing will be required and clear servicing strategies will need to be developed from the outset in order to accommodate modern requirements. These should be in areas where change has already happened, wherever possible, and this should inform the uses and their distribution within the buildings.

5.3.4 An archaeological 'desk top study' will be required.

5.4 Transport Assessment

5.4.1 This will need to consider amongst other aspects:

- Trip generation, route distribution and the extent to which any new proposed uses will impact on the immediate road network
- Proposals for servicing and waiting restrictions
- Car club
- Travel plan

5.4.2 Pre-application discussions are encouraged to agree the scope of the Transport Assessment and Travel Plan.

5.5 Planning Statement

5.5.1 A planning statement should address the issues contained in this brief and set out how a comprehensive or individual site proposal complies with the Council's planning policy framework. The statement should also include:

- Proposed mix, amount and floorspace of uses, including affordable housing provision
- Planning obligation figures
- Financial viability calculations, with an accompanying justification and supporting statement, based on the 'Three Dragons' toolkit methodology and subject to an independent review funded by the applicant
- Community consultation methodology and feedback

5.6 Tree and Landscape Report

5.6.1 Where works will affect trees and vegetation, on-site or adjacent, an arboricultural assessment in accordance with the relevant British Standard, and landscape proposals, will be required.

6.0 SUSTAINABILITY APPRAISAL

6.1 Legal requirements

- 6.1.1 Under the Planning and Compulsory Purchase Act 2004, a sustainability appraisal (SA) is required for Supplementary Planning Documents (SPDs), incorporating the requirements of the Strategic Environmental Assessment Directive within a single appraisal process.
- 6.1.2 In order to test that the objectives of the Planning Brief are in accordance with sustainability principles they have been tested for compatibility with the Council's Draft SA objectives (See Table 1). A draft framework for assessing possible sustainability implications is set out in the Draft Sustainability Scoping Report. For more information please use the following link:
http://www.richmond.gov.uk/home/environment/planning/local_development_framework/sustainability_appraisal_ldf.htm
- 6.1.3 The strategy for this Planning Brief takes account of these SA objectives by requiring the submission of further detailed information and studies as set out in Section 5 in support applications for planning permission and listed building consent.

**Table 1: Appraisal of SPD against Draft SA objectives
(Objectives taken from the Draft Sustainability Appraisal Scoping Report)**

		Impact of SPD	
E N V I R O N M E N T A L	1) To promote sustainable waste management, including reducing waste and waste disposal, promoting recovery, reuse and recycling.	+	See para 6.2 for further explanation
	2) To make the most efficient use of land and to reduce contamination and safeguard soil quantity and quality.	=	
	3) Reduce air and noise pollution, including greenhouse gases, and ensure air quality improves.	=	
	4) Minimise congestion and pollution by reducing the need to travel, encourage alternatives to the car and making best use of existing transport infrastructure.	=	
	5) To maintain water quality and reduce the risk of flooding.	=	
	6) To promote sustainable energy use through improved energy efficiency reduced energy use and increased use of renewable energy.	+	
	7) Conserve and enhance biodiversity avoiding irreversible losses, through responsible management of key wildlife sites.	+	
	8) Promote high quality places, spaces and buildings & conserve and enhance the landscape and townscape character of the borough including historical features for the benefit of both residents and visitors	++	
	9) to make best use of previously developed land and existing buildings, encouraging sustainable construction practices	+	
S O C I A L	10) to provide new housing opportunities and sufficient affordable housing that meets local needs.	+	See para 6.3 for further explanation
	11) to create and maintain safer and more secure communities.	+	
	12) To facilitate the improved health and well-being of the population, including enabling people to stay independent and ensuring access to those health, education, sport, leisure and recreation facilities and services that are required.	+	
E C O N O M I C	13) To increase the vitality and viability of existing town centres, local centres and parades.	+	See para 6.4 for further explanation
	14) To promote and encourage a buoyant and diverse economy that will provide sustainable economic growth.	+	
	15) provide appropriate commercial development opportunities to meet the needs of the local and sub-regional economy.	+	

key to potential impacts:
 + positive = neutral or no impact + / - both positive & negative impacts

6.2 Environmental considerations

- 6.2.1 The SPD will have a particularly positive impact by promoting high quality places and townscape (objective 8), and making best use of land (objective 9) through the safeguarding of the listed buildings and encouraging their reuse and enhancement particularly the Royal Star and Garter Home building. The use of sustainable design and reduction in energy use (objective 6) is promoted within the SPD, as well as the need to comply with the Council's waste and recycling requirements (objective 1). Surrounding woodland will be protected and potentially enhanced by proposals arising from the SPD to help conserve biodiversity (objective 7).
- 6.2.2 The removal and/or improvement to the frontage parking to Ancaster House may offer improvements to soil and landscape quality (objective 2). Proposals arising from the SPD guidance will have to be designed to minimise any potential impacts on air quality (objective 3), congestion and pollution (objective 4) and the risk of flooding (objective 5) although the location of both buildings on the brow of a hill means it is unlikely this would become an issue.

6.3 Social considerations

- 6.3.1. The SPD should have a beneficial impact on creating new housing opportunities (including affordable housing) as part of a mixed use development (objective 10). The policies should also create safer communities through the additional natural surveillance to the street (objective 11) and improve health and wellbeing through the promotion of walking to the town centre and use of nearby parks and woodland (objective 12).

6.4 Economic considerations

- 6.4.1 The SPD should make some positive impact on economic considerations by introducing additional population to serve the town centre and local economy (objectives 13 and 14). By identifying land for redevelopment and actively promoting good land uses the SPD is aiming to meet both the commercial and community needs of the local area (objective 15).

APPENDIX 1: PLANNING POLICY BACKGROUND

National and Regional Planning Policy and guidance

Any proposals that come forward should take particular account of:

- PPS1: Creating Sustainable Communities
- PPS3: Housing
- PPG13: Transport
- PPG15: Planning and the Historic Environment
- The London Plan 2004, 2008
- GLA Sustainable Construction and Design SPG
- Companion guide to PPS1, 'By Design' (joint CABE/DCLG formerly DETR)
- Companion guide to PPS3, 'By Design – Better Places to Live' (joint CABE/DCLG formerly DETR)
- Building in Context (joint EH/CABE publication)

Local Planning Policy**

London Borough of Richmond upon Thames Unitary Development Plan: First Review particularly policies relating to:

- Open and Built Environment
- Transport
- Housing
- Community, Cultural and Entertainment
- Implementation

Supplementary Planning Guidance:

- Conservation Area Study for Richmond Riverside
- Conservation Area Study for Richmond Hill
- The Thames Landscape Strategy
- Affordable Housing
- Planning Obligations Strategy
- Recycling for new developments
- Trees: Legislation and Procedure
- Design for Maximum Access
- Sustainable Construction Checklist SPD
- Design Quality SPD

Design Guidelines:

- Historic Buildings
- Nature Conservation and Development
- Trees: Landscape Design, Planting & Care

** Note that emerging planning policies in the Local Development Framework may also apply.

APPENDIX 2: LISTED BUILDING DESCRIPTIONS

5028 RICHMOND HILL**(east side)****Ancaster House.****Star and Garter Nurses'****Home****TQ 1873 25/10 10.1.50**

Grade II

1772. Brown brick large 3-storey house with later additions. Entrance end of 4 windows wide, including a large segmental full-height bay to right and with one window and a porch with Tower of the Winds Columns and enriched frieze. Second floor windows blind. Pedimented porch on the garden front, and 2 bay windows on the opposite front, facing Queen's Road there is a full-height semi-circular bay at each end of the facade. Square headed sashed windows retaining glazing bars.

Good staircase inside.

**TQ 1873 and TQ 1973 RICHMOND HILL
(south west side)****25/70****Royal Star and Garter
Home**

Grade II

Home and hospital for disabled servicemen, 1919-24 by Sir Edwin Cooper based on plan of 1915 by Sir Giles Gilbert Scott. Red brick with stone dressings on steel frame with hipped pantile roofs, heavy modillion eaves cornice and symmetrically-spaced stacks. Figure of eight plan on steeply sloping site so that building is 4 storeys and attic to front elevation, and to rear 6 storeys with attic including one storey beneath projecting walled garden flanked by single storey wings. Main elevations each have an additional storey hidden in roof. Front elevation of 7 bays with central door having 5-bay return and 7-bay side-wings set back and each ending in single-bay pavilions, the wings and pavilions all behind projecting single-storey nine-bay screens. Centre and pavilions have paired Corinthian columns in antis forming aedicules to recessed fenestration - a typical Cooper motif. Garden front of 21 bays between single-bay pavilions in same style, the central paired columns rising above wreathed portrait medallion surmounted by crown. Doors lead onto terrace above projecting ground-floor loggia of Roman Doric columns now glazed, that continues along right-angled wings for 10 bays, the last with recessed moulded entrance and paired columns in antis. Heavy cornice to loggia which has central door to paved garden with central bulb-shaped fountain surmounted by cherubs. 7-bay side elevations, central bay with aediculed surround and balcony. All windows small-pane glazing bar sashes, those to first floor on entrance front (third floor on garden front) set in stone surrounds; pedimented dormers to all elevations. Interior: modern doors lead to entrance hall with Ionic columns, coffered ceilings, marble walls and floors. To left apsed memorial alcove with stained glass by J Dudley Forsyth; to right staircase set in similar apse. Offices to front, ward for the especially handicapped to rear, leading onto terrace. 6 lifts, and stairs, lead to lower ground floor containing dining room to right and recreation hall to left, with square columns forming aisle and coffered ceiling. Hospital facilities to front. Mortuary chapel, in basement under walled garden reached via separate pylon doorway to side with winged figure wreathed in poppies on lintel, has tripartite interior separated by Doric columns set between pilasters, marble walls and floors, coffered ceilings, stained glass, star-shaped light fittings, dedicated to son of Viscountess Cowdray, whose bust it contains. Upper floors contain bed-sitting rooms and staff accommodation. A revolutionary concept in provision for the disabled, allowing ex-servicemen to lead independent lives in a building carefully planned for their convenience that is also of high architectural quality with lavish original fittings.

APPENDIX 3: RICHMOND HILL CONSERVATION AREA STATEMENT

Designation

Conservation Area designated:

14.01.1969

Conservation Area extended:

16.09.1975

05.07.1977

17.01.2000

Location

OS Sheets: 1773 1774 1873 1874

Richmond Hill conservation area spans the river to include the open landscape on both banks of the Thames south of Richmond town centre, and rises up to include the townscape along Richmond Hill, overlooking the river, as far as Richmond Gate of Richmond Park. The conservation area is almost entirely surrounded by other conservation areas towards Richmond, Petersham and Twickenham.

History and Development

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

Character

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

Riverside and Rural Richmond

The historic open landscape encompassing both banks and the river Thames south of Richmond Bridge, Terrace Gardens, Petersham Common, Petersham Meadows and Richmond Park provides a distinctive rural setting to the important 18th and 19th century townscape of Richmond Hill. This townscape is subservient to this landscape, trees and the topography of the hill. Along Petersham Road fine groups and individual houses from the 18th to 19th centuries address the Thames, affording gap views to the river from the road. There is a general transition from more isolated buildings in the south to the more cohesive development along the road into town. The natural curve of the river allows unfolding views along the towpath and exceptional views to and from Richmond Hill and the town. The view from the hill, west towards Ham House, presents a dramatic panorama of rural riverside landscape. Within these strategic views key landmarks are: Richmond Bridge, Petersham Hotel, Star and Garter Home and St Matthias Church spire on the hill. The Twickenham bank is an open landscape of large gardens, trees and spaces, reinforcing the rural character of the wider area and offering a transition between Richmond town and Marble Hill Park.

The Vineyard

The Vineyard area began as the tending outskirts of the Mediaeval Richmond town. The present 18th and 19th century townscape still follows the ancient field pattern of this area. The building scale is generally two to three storeys in a mix of styles, retaining many traditional materials and fenestration. This area forms part of the wider residential development of Richmond Hill to the north and east, continued within the adjoining St Matthias conservation area. Key landmarks are: Halford House and the Church of St Elizabeth of Portugal.

Richmond Hill

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

Queen's Road

The Queen's Road area is characterised by streets of two storey mid-late 19th century houses in Cambrian and Chisholm Roads and complimentary modern residential development, set in a wider area of mature planting along Queen's Road. This area offers an important transition between the townscape of St Matthias conservation area to the west and the open landscape of Richmond Park to the east. Key buildings include the late 18th century Kingsmead, former Richmond workhouse, and Richmond College.

Problems and Pressures

- Development pressure which may harm the balance of the river and landscape-dominated setting, and the obstruction or spoiling of views, skylines and landmarks
- Loss of traditional architectural features and materials due to unsympathetic alterations
- Loss of front boundary treatments and front gardens for car parking
- Lack of coordination and poor quality of street furniture and flooring
- Domination of traffic, vehicular parking and poor pedestrian safety leading to clutter of signage and street furniture
- Loss of original or quality shopfronts and unsympathetic alterations and advertisement

Opportunity for Enhancement

- Improvement and protection of river and landscape setting
- Preservation, enhancement and reinstatement of architectural quality and unity
- Retain and enhance front boundary treatments and discourage increase in the amount of hard surfacing in front gardens
- Coordination of colour and design and improvement in quality of street furniture and flooring
- Improvement of highways conditions and pedestrian convenience, and rationalisation of existing signage and street furniture
- Retain and improve the quality of shopfronts and advertisement
- Areas identified for environmental improvement include: Warren Footpath, Cambridge Park Gardens, Car Park to rear of Odeon, Richmond Landing Stage, Three Pigeons PH, Chitty Hole and Richmond Park Gate

APPENDIX 4: OTHER DOCUMENTATION

The following references may be of use to prospective developers and architects:

Elaine Harwood (November 1989), 'Royal Star and Garter Home Report to English Heritage'.

The Architectural Review (January 1925), 'Article on Royal Star and Garter Home'

Ken Wilson, 'The Story of the Royal Star and Garter Home'

'The Home on the Hill – The Story of the Royal Star and Garter Home, Richmond'

Available from:

Trading & Events Office
The Royal Star & Garter Home
Richmond Hill
Surrey
TW10 6RR

London Borough of Richmond Upon Thames

Environment Directorate

Policy & Design Section

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