



# Building of Townscape Merit

## Assessment for Proposed Designation

### 5-17 Portland Terrace, The Green, Richmond, TW9 1QQ

### Consultation Draft

June 2022

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Planning

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### **Buildings of Townscape Merit Assessment**

The criteria for deciding whether buildings or structures should be included within the buildings of townscape merit are derived from the Richmond Upon Thames SPD '*Buildings of Townscape Merit*' (2015). The criteria were developed alongside advice from relevant guidance such as the Historic England Advice Note No.7 – Local Heritage Listing.

The criteria to be utilised include:

- *Any building or structure which dates from before 1840.*
- *Later buildings or structures which are considered to be of definite quality and character, including the work of important architects and builders.*

*Particular attention will be paid to buildings which:*

- a) *Have important historic associations, in terms of famous people or events;*
- b) *Illustrates an important aspect of social or economic history or use;*
- c) *Represent an exceptionally good example of a specific and distinctive architectural style;*
- d) *Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;*
- e) *Form part of a distinctive and cohesive group of buildings;*
- f) *Retain its original architectural interest and integrity, and not subject to insensitive alterations;*
- g) *Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.*

Where a building is to be considered as a potential candidate as a BTM, it has been assessed against the above criteria, the results of which are detailed below.

Address	5-17 Portland Terrace, The Green, Richmond, TW9 1QQ
Description	<p>A highly uniform terraced development, built in 1970, to designs of local architects Manning and Clamp and situated within the Richmond Green Conservation Area.</p> <p>Terrace of 13 houses along the north-east side of The Green, Richmond upon Thames. Nos.5-11 aligned uniformly, with nos.12-17 staggered towards northern corner.</p> <p>Three-storey in height, with raised, recessed entrances at first-floor level accessed by external brick staircases. Multi-pitched roofs; flat to centre with pantiles to front and rear-facing pitches. Brown brick walling laid in stretcher bond. Glazed sliding doors give onto front garden. Timber sheeted doors with glazed sidelights and overlights within recessed porches at first floor. Glazed timber doors open onto recessed balcony at first floor with glazed balustrade and painted timber shutters. One-over-one sash windows flush with walling at second floor.</p> <p>Front gardens set behind brown brick boundary walls with concrete arched gateways containing metal gates. Rear gardens and individual, flat-roofed garages to rear of terrace.</p>
Assessment against criteria	<p><b><i>(a) Have important historic associations, in terms of famous people or events.</i></b></p> <p>Manning Clamp &amp; Partners are responsible for the terrace of 13 houses. The firm were well known within the Borough with many other developments attributed to the firm.</p> <p>Tom Manning (1924-2013) was involved in the designs of a wide range of building typologies, including the competition-winning Carnatic Halls of Residence for the University of Liverpool.</p> <p><b><i>(b) Illustrates an important aspect of social or economic history or use.</i></b></p> <p><b><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i></b></p> <p>Designed for the Crown Estate, the terrace was completed in 1970 and won the Civic Trust and Ministry of Housing and Local Government Awards in the same year.</p> <p>The buildings form an interesting and modern take on the traditional terrace with deeply recessed ground floor porches and large lower ground and ground floor openings and simplified features and detailing, reflecting the ideals of the Modern Movement. The tall front garden walls and entrance gates form part of the overall unified composition. The rear elevations are treated in a similar way to the front elevations with deeply recessed ground floor windows.</p>

	<p>Pevsner’s description: “Admirably reticent terrace by Manning and Clamp, 1970, dark brown brick, with high front garden wall forming part of the composition.”</p> <p><b><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i></b> The terrace boasts high quality craftsmanship and use of materials, with architectural features and detailing that have been carefully chosen to reflect the architecture and heritage of the surrounding area in a discreet, contemporary way.</p> <p><i>(e) Form part of a distinctive and cohesive group of buildings.</i></p> <p><b><i>(f) Retain its original architectural interest and integrity, and not subject to insensitive alterations.</i></b> Built in 1970, the terrace has managed to withstand over five decades and remain relatively unaltered externally. Architecturally, the terrace is of a Modernist design. It continues to exhibit much of its original charm and reflects the high-quality craftsmanship employed in its design and construction.</p> <p><b><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i></b> Located on the eastern side of The Green, the terrace overlooks the large, open space and in turn offers a positive contribution when viewed from it. The buildings, despite their modern design, sit well in the street scene around The Green, not visually competing with their historic and listed neighbours.</p>
Recommendation	Designate as a Building of Townscape Merit

5-17 Portland Terrace, Richmond Green









