



**Unit 6 Griffin Centre,  
Market Place, Kingston-  
Upon-Thames  
Heritage Statement**

Client: URBAN ORIENT

AB Heritage Project No:60287

Date:07/03/2018

GLHER Data Licence Number: 13925

## Unit 6 Griffin Centre, Market Place, Kingston-Upon-Thames Heritage Statement

<b>Client</b>	<b>Urban Orient</b>
<b>Project Number</b>	<b>60287</b>
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## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Urban Orient to produce a Heritage Statement to cover a proposed development at the Unit 6 Griffin Centre, Kingston-upon-Thames, which is part of the Grade II Listed 'Former Griffin Hotel, Now Griffin Centre, including Shops, Bar and First-Floor Former Assembly Room' (NHLE 1080078). Unit 6 is part of a modern extension to the rear of the former Griffin Hotel and contains no historic fabric or features. The building is located within Kingston Old Town Conservation Area.
- 1.1.2 This report will form part of Planning Application (ref. 18/12177/FUL) and an application for Listed Building Consent (ref. TBC).
- 1.1.3 Works had been commenced on site but have been stopped following an urgent notice from Kingston Council to cease works to the property immediately.

### 1.2 Statutory Designations

- 1.2.1 The 'Former Griffin Hotel, Now Griffin Centre, including Shops, Bar and First-Floor Former Assembly Room' (Hereafter Former Griffin Hotel) is Grade II Listed (NHLE 1080078). The building was first designated in 1983 and the Listing entry was subject to a minor amendment on in February 2016. The NHLE listing is included below:
- 1.2.2 *'Former Griffin Hotel, now shops and bars, and including the first-floor former Assembly Room. Early- mid C19, incorporating some earlier brickwork and with a range probably of the 1860s to rear. Stuccoed brick to front, with painted quoins, cornice and bands, stock brick to rear with red-brick dressings; slate roofs and brick stacks. Three storeys. Long front continuing round from the High Street towards the Market Place, thought originally to have been two buildings. Tripartite composition of three bays, then three-light bow front over late C20 entrance with two bays to right over former carriage entrance now infilled by late C20 shopfront. Upper floors have four-light sashes set in painted architraves, eared on the first floor and with keystones. New central entrance leads to rear shops, with on first floor former assembly room denoted by round-arched windows and glazing bars with a single transom.*
- 1.2.3 *Assembly room to rear stylistically of the 1860s, with elaborate plaster decoration. Lozenge-shaped room with arcade on inner wall matching fenestration opposite, with pilasters and round arches bearing plaster heads. The ceiling is a largely tripartite composition of a circle flanked by two diamonds, with central rosette. Doorcase with pediment and moulded architrave.*
- 1.2.4 *The Griffin occupies a prominent location at the entrance to Kingston's Market Square, and is recognisably a former coaching inn of early origins. In 1851 it was taken over by John Williams, who established the assembly room to the rear' (Historic England 2018).*
- 1.2.5 The site is located within Kingston Old Town Conservation Area, designated in March 1971. It comprises the historic town centre of Kingston and contains a range of good quality vernacular architecture dating from the 15th Century onwards. Whilst part of Greater London, Kingston Old Town has the feel of a country town rather than a suburban centre. The Old

Town retains a retail role as part of Kingston's town centre and also retains a role as a focus for eating and drinking (Kingston Council 2006).

- 1.2.6 Also in the study area is Clattern Bridge [NHLE 1080064; MLO88177], a designated Scheduled Monument and Grade I Listed Building, located c. 50m to the south-west of the proposed development site. It was built across the Hogsmill River in the late 12<sup>th</sup> century and has been subject to later alterations and was widened in c.1758 and in 1852.

### 1.3 Site Location & Description

- 1.3.1 The site is located at Unit 6, Griffin Centre, Market Place, Kingston-Upon-Thames, KT1 1JT, which is situated in the historic core of Kingston town centre, at approximate NGR: TQ 17881 69147.
- 1.3.2 Unit 6 is situated on the northern side of Griffin Passage, which forms the southern boundary of the site (Plate 1). The site is bounded by Unit 5 on the west and Unit 1 (which fronts onto Market Place) on the east. The northern site boundary is formed by an alleyway leading from Market Place to the rear of the neighbouring property (Fig 1). The layout of units within the Griffin Centre is shown in Plate 1.

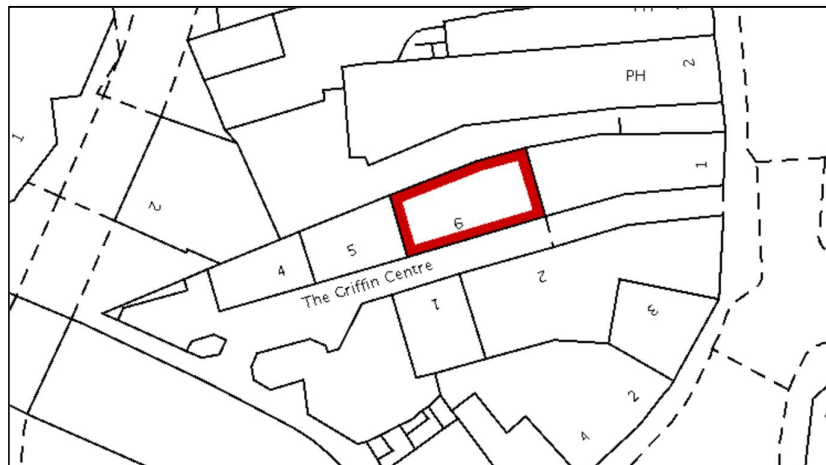


Plate 1: Site Location and Title Plan © Crown Copyright Ordnance Survey 100050237

### 1.4 Proposed Development

- 1.4.1 The proposal is for change of use from A1 use (retail) to A3 (restaurant) and includes renovations associated with restaurant services, including the installation of kitchen equipment, ventilation machinery, service lift and WC facilities.
- 1.4.2 The ground floor is proposed as generally open plan seating with an open cooking area in the north-western corner and stairs and WC facilities in the north-eastern corner. Proposals for the first floor include a ventilation shaft in the north-western corner, food preparation area in the northern central area and WC facilities and stairs in the north-western corner. The southern side of the building is under a sloping pitched roof and is proposed as a seating area (Fig 3).

- 1.4.3 Some remodelling works have already been undertaken at the property, including: removal of shop fixtures and fittings, replacement of the staircase, installation of ventilation system (including internal extraction unit and flue and exterior flue), construction of stud walls for WC facilities on ground and first floor, and painting the exterior shopfront. Work ceased immediately following an urgent notice from the council.

## 2. AIMS & METHODOLOGY

### 2.1 Aims

2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

*'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

### 2.2 Consultation

2.2.1 During consultation undertaken between Elisabetta Tonazzi (Conservation Architect; Kingston Council) and Chloe Smith (Heritage Consultant; AB Heritage) on 19<sup>th</sup> February 2018, she noted that this Heritage Statement should closely relate to the design proposal and that the design proposal submitted should take note of the findings of this assessment to ensure that the proposal respects and is sensitive to the heritage significance of the building.

### 2.3 Data Collation

2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (January 2017) and the *Archaeological Investigation and Recording of Standing Buildings and Structures* (December 2014).

2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.3.3 The Greater London Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 13925.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:



- Heritage Gateway for information from the Historic England National Monuments Record;
- Pastscape and other research resources, including the The National Archives;
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 28<sup>th</sup> February 2018. During the site visit, an inspection of the building was made, and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed.
- Additional relevant documentary resources at the Kingston History Centre were accessed on the 28<sup>th</sup> February 2018 and online historic sources.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

## **2.4 Assessment of the Cultural Heritage Resource**

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

2.4.2 While Historic England uses the terminology 'Significance' to describe the value of a heritage asset, AB Heritage has elected to use the term 'Importance' in this report, in order to avoid any confusion between the assessment of Significance of Effect on our Table 3 and value judgement of a heritage asset.

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.3 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Impact**

IMPACT LEVEL	DEFINITION
<b>HIGH</b>	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
<b>MEDIUM</b>	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
<b>LOW</b>	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
<b>NEGLIGIBLE</b>	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>UNCERTAIN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

## 2.6 Limitations

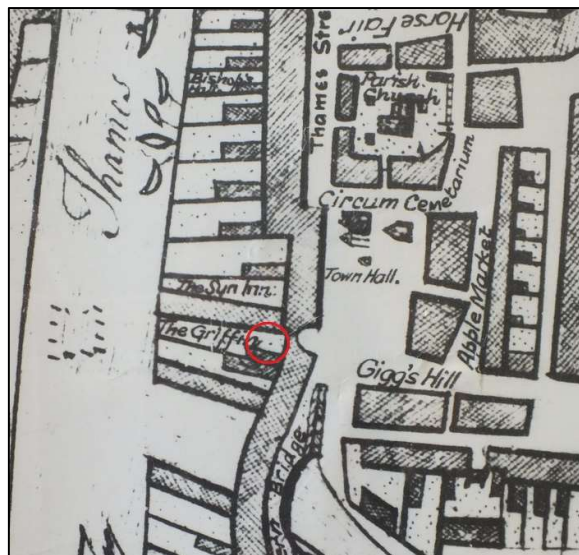
2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Urban Orient, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (February 2018) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

### 3. HERITAGE REVIEW OF SITE

#### 3.1 Historic Development of Site

- 3.1.1 The town was established by the late 12th Century when a bridge was first constructed across the River Thames and Clattern Bridge [Scheduled Monument; Grade I Listed NHLE1080064; MLO88177] built across the Hogsmill River to replace its Saxon predecessor, c. 50m to the south-west of the proposed development site. Excavations with Kingston town centre have revealed evidence of the early settlement including: waterside structures and piers, and timber-framed buildings around the Market Place.
- 3.1.2 The Griffin was first documented in a valuation dated 1552 and is also recorded in parish registers of 1572. Deeds from 1668 record that the inn was owned by a London Merchant called Richard Sherwood (Holmes 2009). A map of Kingston produced in the 17<sup>th</sup> century (Plate 2) shows the indicative layout of the Market square and surrounding streets with various buildings (including the Griffin) and streets having been labelled at a later date. Information regarding the production of the map or when the place names were added was not available at the Kingston History Centre.



**Plate 2: 17th century Plan of Kingston** (Kingston History Centre)

- 3.1.3 Trade directories and license records provide evidence of the continuing use of the Griffin throughout the 18<sup>th</sup> and 19<sup>th</sup> centuries (Holmes 2009).
- 3.1.4 A Plan of Kingston dated 1813 (Plate 3) shows a building marked 'Griffin' curving around the southern corner of the Market Place, in the location of the current Units 2 and 3. At this time, the northern building (approximate location of Unit 1) is separated from the southern building by a narrow alleyway. The northern range extends to the rear, incorporating the area now occupied by Unit 6. The function of these buildings is not identified on the map. One possible interpretation may be stabling for horses, perhaps associated with the Griffin, since it was known to have been a coaching inn (Historic England 2018). Kingston was known to be popular with coach traffic throughout the 17<sup>th</sup> and 18<sup>th</sup> centuries, leading to the rise in the

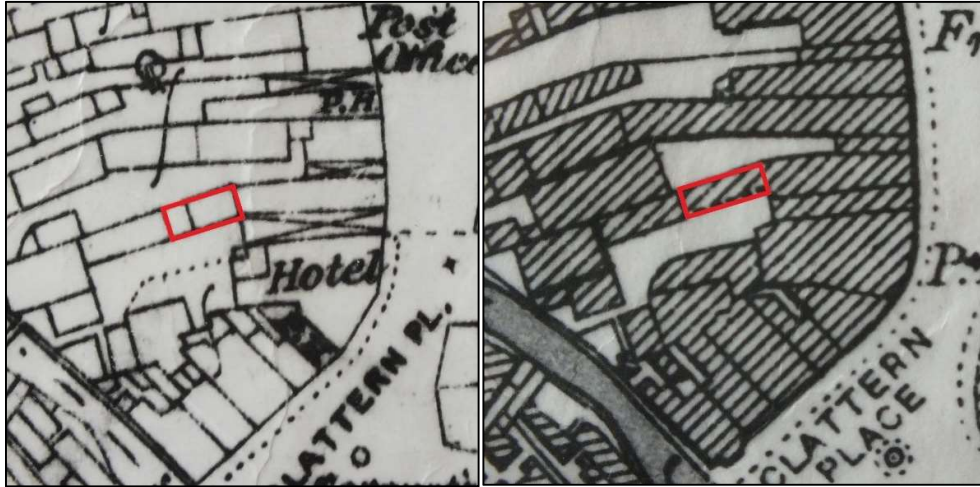
number of coaching inns and public houses within the town. Those shown in the surrounding area on the map of 1813 include The Lion and Lamb, Castle Inn, Coach and Horses, Wheat Sheaf and Sun Inn. Another alternative may have been as a soldiers' room (see Section 3.1.6, below) left over from the Civil War, when troops were billeted in the various inns of the town. This practise of providing military accommodation continued in numerous pubs in Kingston until the 1850s (Holmes 2009).



**Plate 3: Plan of the Town and Parish of Kingston Upon Thames, 1813 (Kingston History Centre)**

- 3.1.5 By 1865, the Ordnance Survey Map (Plate 4) shows the Griffin in a different shape and marked as 'hotel', indicating that building work has taken place. The Listing information for the former Griffin Hotel notes that the current building is of early- mid 19<sup>th</sup> century date, incorporating some earlier brickwork (Historic England 2018). Therefore, the changes shown on the map of 1865 may reflect a phase of extension and remodelling, rather than complete rebuilding. The building is shown with a covered area over the coaching entrance.
- 3.1.6 Documentary evidence from 1857 records that the Griffin had only three bedrooms at this time and these were 'frequently slept in by some of the first gentlemen and ladies of the land'. There had previously been a 'soldiers' room' at one time (see also Section 3.1.4) but this had been pulled down by 1857 (Holmes 2009). This 'soldiers room' could have been part of the northern range, shown on the map of 1813 but demolished by 1865. In its place stands a new long rectangular building, which is subdivided and includes the area of the site (now Unit 6). The demolition of the former northern range may have been undertaken to make way for the construction of the assembly rooms on the southern range.
- 3.1.7 In 1851-2 the Griffin was taken over by John Williams, who established the assembly room to the rear. The range to the rear is thought to have been added in the 1860s (Historic England 2018). A dotted line marks the footprint of the assembly rooms on the Ordnance Survey of 1865, indicating that this part of the building was under construction. The Ordnance Survey map of 1898 (Plate 4) shows the assembly rooms have been completed.





**Plate 4: Ordnance Survey Maps of 1865 (left) and 1898 (right)** © Crown Copyright Ordnance Survey 100050237 (Kingston History Centre)

3.1.8 The OS map of 1913 (Plate 5) shows another phase of remodelling. The carriage entrance (indicated by a building marked with a cross) has been moved to the northern end of the hotel. The building (or part of the building) previously shown occupying the site area (Unit 6) has been demolished and an L-shaped building is shown at the western end of the site presumably to allow space for the carriages to pass to the rear of the property. This overall layout of the Griffin hotel remained the same until the late 20<sup>th</sup> century, as shown on the OS map of 1956 (Plate 6) although some alterations appear to have been made to the southern side of the hotel, as shown on the OS map of 1956. .



**Plate 5: Ordnance Survey Map, 1913** © Crown Copyright Ordnance Survey 100050237 (Kingston History Centre)

3.1.9 In 1985-6 The Griffin was sold and converted to shops (Holmes 2009). It is likely that the rear extension was added as part of this conversion, which also included blocking the carriage entrance, which became unit 1, and restoring the entrance passage to the middle of the building. Unit 6 is first shown on the Ordnance Survey map of 1994 (Plate 6). Since then, the units have been re-numbered, as shown on the Title Plan (Plate 1).

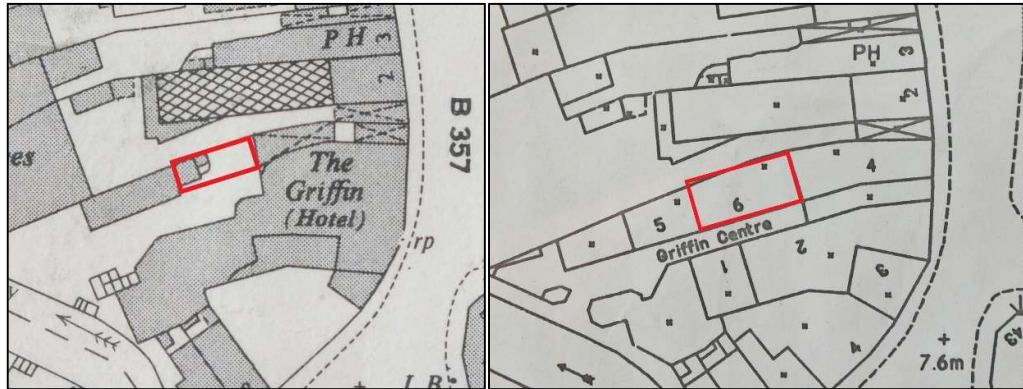


Plate 6: Ordnance Survey Maps of 1956 (left) and 1994 (right) © Crown Copyright Ordnance Survey 100050237 (Kingston History Centre)

### 3.2 Current Condition of Unit 6 Griffin Centre

- 3.2.1 The front of the building (part of Units 1 and 2; see Title Plan- Plate 1) fronting onto Market Square comprises the former Griffin Hotel, described in the NHLE listing as '*recognisably a former coaching inn of early origins*' and noted as being of early 19<sup>th</sup> century with assembly rooms added to the rear in the 1860s (Historic England 2018).
- 3.2.2 In the 1980s, the former hotel was extended at ground floor level and divided up into separate commercial units either side of Griffin Passage, which are now in use as shops and restaurants. Unit 6 is part of this rear extension added in the late 20<sup>th</sup> century.
- 3.2.3 Unit 6 is constructed on a concrete slab, supported by a steel frame with breeze block walls (Photo 1 & 2). On the first floor, the southern façade has a pitched slate roof with three dormer windows. These are white painted timber with glazing bars. There is no historic fabric within the building.



Photo 1: Interior of Unit 6 showing concrete floor and breeze block walls, looking east





**Photo 2: Roof interior, showing steel frame construction (courtesy of Jo Dyszlewicz; Design-London Ltd)**



**Photo 3: Dormer windows and view towards newly installed ventilation flue, looking north-west**

- 3.2.4 The southern façade has a plate glass shopfront at ground level, which has been sensitively designed to be in-keeping with the traditional building style of the Griffin hotel and character of the Conservation Area (Photo 4).



**Photo 4: Shopfront on southern facade, looking north-east**

- 3.2.5 The shopfronts of all of the commercial units within the Griffin Centre are of identical form but some have been painted different colours. Unit 1 on the eastern side of Unit 6 is painted cream; while Unit 5 on the western side of Unit 6 is painted a shade of dark blue (Photo 4).
- 3.2.6 The northern elevation of Unit 6 is barely visible due to adjacent built development and there are no windows on this side of the property. Only the rooftop (and new ventilation flue) is just visible from Wadbrook Street (to the rear of the property). Views are limited to glimpses over and between adjacent modern development. Photo 5 shows the view from Wadbrook Street, with the new flue visible in the centre of the photo, where it blends in with other chimneys and flues.



**Photo 5: View towards site from Wadbrook Street, looking south-east**

### **3.3 Current Setting of Unit 6 Griffin Centre**

- 3.3.1 As previously discussed, Unit 6 is part of a modern extension to the rear of the former Griffin Hotel. The eastern wall of Unit 6 abuts the western wall of the former Griffin Hotel, comprising Unit 1, which is was remodelled in the late 20<sup>th</sup> century and is currently in use as a café. Unit

6 is joined to the brickwork of Unit 1 by lead flashing. The western wall of unit 1 has vents and wiring inserted into the brickwork and air conditioning units on the roof.



**Photo 6: Rear of Unit 1, former Griffin Hotel, looking north-east**

- 3.3.2 To the west of Unit 6 is Unit 5, which forms part of the same 20<sup>th</sup> century extension and is currently in use as a restaurant. Other units within the Griffin Centre include restaurants and retail use.
- 3.3.3 Views westwards along Griffin Passage lead to Wadbrook Street, which curves around the rear of the Griffin Centre from the High Street and over a bridge crossing the Hogsmill River as it winds through the town centre. Wadbrook Street is lined with several large brick-built structures of modern date, including the Rose Theatre and office / apartment blocks.



**Photo 7: View westwards towards modern buildings, looking west.**

- 3.3.4 The eastern end of the of Griffin Passage is marked by the shopfront of the former Griffin Hotel (now part of Units 1 and 2), described by Pevsner as a '*friendly early Victorian façade*' (Cheery & Pevsner 1983). This shopfront and those of neighbouring properties to the north

are noted as having ‘*Shopfronts of Merit & ground floor frontages of quality*’ (Kingston 2006). These shopfronts present onto Market Place, which comprise a range of historic buildings, many of which were built as inns, taverns and public houses, but have since been converted into shops and cafés.



**Photo 8: Street frontage of former Griffin Hotel, looking west**

- 3.3.5 The Griffin Centre is located within Kingston Old Town Conservation Area. The Old Town is primarily a commercial environment with ground floor level retail uses centred on the Market Place. The majority of the buildings within the Kingston Old Town Conservation Area are considered to be of architectural merit (Kingston Council 2006). Unit 6 is only visible from within the Griffin Centre itself and is not experienced from the Market Square or wider Conservation Area.
- 3.3.6 The site is within part of the Conservation Area described as ‘the Medieval Quarter’. This area is considered to be an ‘*exceptional example of a largely intact Medieval street pattern and contains an impressive range of good quality vernacular architecture dating from the 15th Century onwards*’ (Kingston Council 2006). The retention of the street pattern can be seen in historic maps (Plates 1-5) but Unit 6 is located to the rear of the former Griffin Hotel and does not contribute to the historic layout of the town.
- 3.3.7 Clattern Bridge [Scheduled Monument; Grade I Listed NHLE1080064; MLO88177] is located c. 50m to the south-west of the proposed development site. There are no views between the site (Unit 6) and the Clattern Bridge,

### **3.4 Significance of Identified Heritage Assets**

- 3.4.1 While Historic England uses the terminology ‘Significance’ to describe the value of a heritage asset, AB Heritage has elected to use the ‘Importance’ in the text below, this is to avoid any confusion between the assessment of Significance of Effect on our Table 3 and value judgement of a heritage asset.

#### The Former Griffin Hotel

- 3.4.2 As a Grade II Listed Building, the former Griffin Hotel (Griffin Centre) is considered to be a heritage asset of Regional Importance in line with Table 1.
- 3.4.3 However, Unit 6 comprises a late 20<sup>th</sup> century addition to the building and this assessment has identified no historic fabric or features of architectural interest within Unit 6 itself. The former Griffin Hotel was originally designated prior to the construction of the rear extension. Despite being attached to a designated Grade II Listed Building, Unit 6 is considered to be a heritage asset of Negligible Importance.
- 3.4.4 The southern façade of the building has been sensitively designed using decorative mouldings, which echo the traditional styling of the Griffin Hotel. The retention of traditional materials and styling on the façade of this building are in-keeping with the style and character of the former Griffin Hotel and the Old Town Conservation Area, but Unit 6 is not considered to contribute to the importance of the setting of these heritage assets to any substantial degree. Unit 6 is considered to make a neutral contribution to the setting of the former Griffin Hotel and the Old Town Conservation Area.
- 3.4.5 The heritage importance of the former Griffin Hotel relates primarily to the historical and architectural values of the historic fabric / original building itself and its setting within the Market Place, once dominated by coaching inns and public houses, which provides a context in which to understand and appreciate the heritage asset. These elements make a high contribution to the importance of the former Griffin Hotel.

#### The Clattern Bridge

- 3.4.6 As a Grade I Listed Building and Scheduled Monument, Clattern Bridge is considered to be a heritage asset of National Importance in line with Table 1. The heritage Importance of the Bridge comes predominantly from its architectural interest as a surviving Medieval structure, and from its immediate setting on the Hogsmill River. The historic buildings within the Conservation Area provide a historical context in which to experience the monument and therefore contribute to the Importance of the wider setting. However, Unit 6 is a modern addition to the Conservation Area and is concealed behind the frontage of the former Griffin Hotel, with no visual access to the monument. Therefore, Unit 6 is not considered to contribute (positively or negatively) to the setting of the Scheduled Monument.



## 4. IMPACT ASSESSMENT & RECOMMENDATIONS

### 4.1 Predicted Impact of Development

- 4.1.1 Works on site were commenced prior to securing planning permission or Listed Building Consent but ceased following an urgent notice from the council. Remodelling works have already been carried out at the property, including: removal of shop fixtures and fittings, replacement of the staircase, installation of ventilation system (including internal extraction unit and flue and exterior flue), construction of stud walls for WC facilities on ground and first floor, and painting the exterior shopfront.
- 4.1.2 As a modern building of negligible heritage importance, the redevelopment of Unit 6 is not considered to have any direct impacts, since there is no historic fabric or features of architectural interest to be impacted. The following section focusses upon the setting of the former Griffin Hotel and the Old Town Conservation Area.
- 4.1.3 The surrounding units in the Griffin Centre are used as restaurants, cafes and retail use. The change of use from retail to restaurant will not change the character of the setting of the former Griffin Hotel, Conservation Area or Clattern Bridge. Therefore, the change of use is considered to have a neutral impact upon the setting of these heritage assets.
- 4.1.4 Similarly, as Unit 6 does not contribute to the importance of the former Griffin Hotel, the internal remodelling will not alter the setting of the surrounding heritage assets, so is considered to have a neutral impact.
- 4.1.5 The ground floor shopfront on the southern façade of the building, fronting onto Griffin Passage, has been painted as part of this redevelopment. A shade of dark blue has been chosen, which is similar to the existing colour at the adjacent property Unit 5, and therefore does not alter the character of the setting of surrounding heritage assets. This is considered to have a neutral impact upon the setting of the former Griffin Hotel.
- 4.1.6 A ventilation unit has been installed on the roof of Unit 6. It is only visible from limited viewpoints due to the placement of the dormer windows (Photos 3 & 5). This is a very small intrusion (visual and sound) into the Conservation Area and setting of the Former Griffin Hotel. Numerous other examples of modern equipment (e.g. ventilation / air conditioning units etc) can be seen in the surrounding area, (including on the eastern wall of adjacent Unit 1; Photo 6), which forms the modern functional setting of the town centre as a vibrant and thriving commercial centre. Due to its concealed location and being mainly obscured by built development, the installation of the ventilation unit is considered to have a negligible adverse indirect impact upon the Conservation Area and the setting of the former Griffin Hotel.
- 4.1.7 Overall, the predicted impact upon the setting of the former Griffin Hotel, Conservation Area, and Clattern Bridge is thought to result in a Not Significant Significance of Effect (in line with Table 3; Section 2.5)

### 4.2 Outline Recommendations

- 4.2.1 No further works are recommended.

### 4.3 Conclusion

- 4.3.1 The Griffin Centre occupies a prominent location at the southern entrance to Market Square and is described in the listing as '*recognisably a former coaching inn of early origins*' (Historic England 2018). The front of the building (part of Units 1 and 2), fronting onto Market Square, comprises the former Griffin Hotel [Grade II Listed; NHLE 1080078], noted in the listing as being of early 19<sup>th</sup> century date with assembly rooms added to the rear in the 1860s. In the 1980s, the former hotel was extended at ground floor level and divided up into separate commercial units either side of Griffin Passage, which are now in use as shops and restaurants. Unit 6 is part of this rear extension, added in the late 20<sup>th</sup> century.
- 4.3.2 As a modern building of negligible Heritage Importance, the redevelopment of Unit 6 is not considered to have any direct impacts, since there is no historic fabric or features of architectural interest to be impacted.
- 4.3.3 The change of use, internal remodelling and painting of the shopfront of Unit 6 are considered to have a neutral impact upon the setting of the surrounding heritage assets.
- 4.3.4 The installation of the ventilation unit is considered to have a negligible adverse indirect impact upon the Conservation Area and the setting of the former Griffin Hotel.
- 4.3.5 Overall, the predicted impact upon the setting of the former Griffin Hotel, Conservation Area and Clattern Bridge, is thought to result in a Not Significant Significance of Effect (in line with Table 3; Section 2.5).
- 4.3.6 No further works are recommended.

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### **5.3 Correspondence**

- Consultation was undertaken between Elisabetta Tonazzi (Conservation Architect; Kingston Council) and Chloe Smith (Heritage Consultant; AB Heritage) on 19<sup>th</sup> February 2018.

# Appendices

## Appendix 1 Planning Policy

### Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

### Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

### National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

## **Regional Planning Policy**

### **The London Plan**

Policy 7.8 Heritage Assets and Archaeology

#### *Strategic*

*A. London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

*B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.*

#### *Planning decisions*

*C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

*D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

## **Local Planning Policy**

The Kingston Council’s Core Strategy Development Plan Document, adopted in April 2012 (Kingston Council, 2018) forms the key policy document. Relevant policies are described below. A further

supplementary document, the Kingston Town Centre Area Action Plan was adopted July 2008 and identifies specific areas of special interest, which includes the location of the site within the Old Town Conservation Area (OTCA).

### **Kingston Council's Core Strategy Development Plan**

Core Policy CS 8

#### *Character, Design and Heritage*

*The Council will protect the primarily suburban character of the Borough, existing buildings and areas of high quality and historic interest from inappropriate development and will seek opportunities for sensitive enhancement in these areas and in areas of poorer environmental quality, where the character has been eroded or needs improving. It will use the Borough Character Study and Residential Design SPD to require good design and guide the assessment of development proposals and will seek to ensure that new development:*

- *recognises distinctive local features and character*
- *has regard to the historic and natural environment*

Development Management Policy DM 12

Development in Conservation Areas and Affecting Heritage Assets

*The Council will:*

- a. continue to identify, record and designate assets, and periodically review existing designated assets within the Borough that are considered to be of special historic significance in order to ensure that future development will preserve or enhance locally distinctive heritage assets. These records will be maintained in the form of a Historic Environment Record.*
- b. preserve or enhance the existing heritage assets of the Borough through the promotion of high quality design and a focus on heritage-led regeneration*
- c. allow alterations which preserve or enhance the established character and architectural interest of a heritage asset, its fabric or its setting*
- d. ensure that development proposals affecting historic assets will use high quality materials and design features which incorporate or compliment those of the host building or the immediate area*
- e. respect features of local importance and special interest through the consideration of form, scale, layout, and detailed designs of a site, area or streetscape*
- f. seek the conservation and improvement of the natural and built historic environment which contribute to the character of the Borough's historic riverside setting*
- g. where possible, provide access for all to encourage public enjoyment of the historic environment and Kingston's heritage assets*

## Kingston Town Centre Area Action Plan

Key Objective 4:

*To protect and enhance the distinctive historic environment.*

*Kingston retains its unique historic character around the Market Place, which is the heart of the Old Town Conservation Area (OTCA). The Old Town has a medieval street pattern and contains an impressive range of good quality vernacular architecture dating from the 15th century onwards, including many Listed Buildings. It retains its trading role, with shops and the daily Ancient market and has significant cultural heritage value.*

Policy K11

The Old Town Conservation Area (OTCA)

*The Council will seek a range of enhancements to the OTCA through: the development control process; the management of the Ancient Market Place and Market House; pro-active work with land and property owners and improvements to the public realm. Development proposals should preserve or enhance the character, appearance, setting and medieval layout of the OTCA, as well as its vibrancy and vitality, and will be required to:*

- Achieve a high standard of design, with appropriate scale, height, massing and materials, which relates well to surrounding buildings and frontage lines, demonstrating the impact on the OTCA in a Design Statement*
- Retain buildings which make a positive contribution including listed buildings and Buildings of Townscape Merit*
- Enhance or replace buildings/structures which detract from the appearance and character of the area*
- Safeguard important views to, from and within the area*
- Maintain the variety of architectural styles and richness of traditional detailing*
- Retain historically significant features such as boundaries, plot widths, building lines and open spaces and natural features such as trees*
- Retain and restore traditional features such as shop fronts, walls, paving*
- Proposals for development within the OTCA or within 200m of its boundary that exceed 20m in height above street level, will require a visual impact study to demonstrate its impact on the conservation area and views.*

*Streetscape clutter and unnecessary signage will be removed, inappropriate street furniture will be replaced and where possible lighting columns will be removed and appropriate replacement lamps positioned on buildings.*

## **Appendix 2      GLHER search results**

Greater London Historic Environment Record data © Historic England 2018.  
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2018.

The Dataset contained in this material was obtained on 21<sup>st</sup> February 2018.



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