

Heritage Statement

67–69 Barnes High Street, Barnes,
London, SW13 9LB

prepared for

Pretoria Road Properties Ltd

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1 Introduction

This Heritage Statement has been prepared by Dr Richard Hoggett MCifA FSA on behalf of Pretoria Road Properties Ltd. It accompanies a planning application for the partial demolition, refurbishment and extension of existing properties at 67–69 Barnes High Street, in the London Borough of Richmond upon Thames, and should be read in conjunction with the other documents and drawings submitted as part of the full planning application.

Standing in a prominent location on Barnes High Street, opposite the junction with Stanton Road and near to the intersection with Station Road and Church Road (Fig. 1), 67–69 Barnes High Street comprise a three-storey, red-brick structure with slated roof (Plate 1). The ground-floor contains two retail units, with a one-bedroom residential unit to the ground-floor rear, and two two-bedroom units spread across the first and second (loft) storeys. As is detailed in the submitted *Design and Access Statement* by Architecture Initiative (September 2017), the proposed scheme would see the partial demolition and remodelling of the rear elements of the building and the roof in order to create additional residential units, along with the internal refurbishment and external enhancement of the retained structure.

The *National Planning Policy Framework* (NPPF) requires planning applicants 'to describe the significance of any heritage assets affected, including any contribution made by their setting. 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' (DCLG 2012, para. 128). In terms of Heritage Assets, the existing building is within the Barnes Common Conservation Area, stands immediately adjacent to a Grade II Listed Building at 70 Barnes High Street (known as Rose House) and lies within the Archaeological Priority Area defined by the Greater London Archaeological Advisory Service.

This Heritage Statement presents a summary of the relevant national and local planning policies, guidance and legislation as they apply to the application site. The archaeological and historical significance of the site are appraised, and the potential impact of the proposed scheme upon the significance and setting of any Heritage Assets is assessed.



Figure 1. The location of the application site. Contains OS data © Crown copyright and database right 2017.



Plate 1. A view of the existing building looking north-west along Barnes High Street, with the Grade II-listed Rose House in the foreground and Seaforth Lodge behind. © Architecture Initiative

2 The Site and Surroundings

Barnes is an early settlement recorded in the Domesday Survey of 1086, and the Grade II*-listed parish church of St Mary has Norman and 13th century remains (National Heritage List Entry No. 1358083). The earliest complete surviving buildings in the area date from the 18th century, although the Sun Inn is one example of a partly 17th-century building (National Heritage List Entry No. 1261429). Extensive infilling, replacement and enlargement of the village took place from the early 19th century onwards, with Barnes railway bridge being constructed in 1846–9 (National Heritage List Entry No. 1080861).

The Barnes tithe map of 1837 (TNA IR 30/34/8) clearly depicts the triangular road junction at the western extent of Barnes green, which survive to this day (Fig. 2). The map illustrates the buildings clustered around the edges of the green, which included the aforementioned Sun Inn, and the line of what is now Barnes High Street is clearly visible. The plot on which the current application site stands is marked on the tithe map as plot 128, which the related Tithe Apportionment indicates was a house and garden owned and occupied by one John Stansby (TNA IR 29/34/8). The adjacent plot, number 129, corresponds to the Grade II listed Rose House, although it is not referred to by name in the Tithe Apportionment, being given as a house, yard and garden owed by Eggleham and Burree and occupied by J.W. Ratcliffe. The land to the west and south of the application site is shown as being largely open, forming a slight break in the settlement between the green-side area and the banks of the Thames.

The 1870 edition of the Ordnance Survey 25-inch map, surveyed in 1867 (Fig. 3) shows a very similar layout to that of the tithe map in the area of the application site, with extensive tree planting to the west and north of the site. The house on the site referred to in 1837 appears to have been replaced with a terraced row of properties with extensive outbuildings to the rear and the unusual angle of the boundary between the eastern edge of the application site and the neighbouring Rose House which is still a characteristic of the site had clearly been established by this date.



Figure 2. Extract from the 1837 Barnes tithe map showing the site of 67–69 Barnes High Street (TNA IR 30/34/8).



Figure 3. Extract from the 1870 Ordnance Survey 25-inch map showing the site of 67–69 Barnes High Street (OS London LXII).

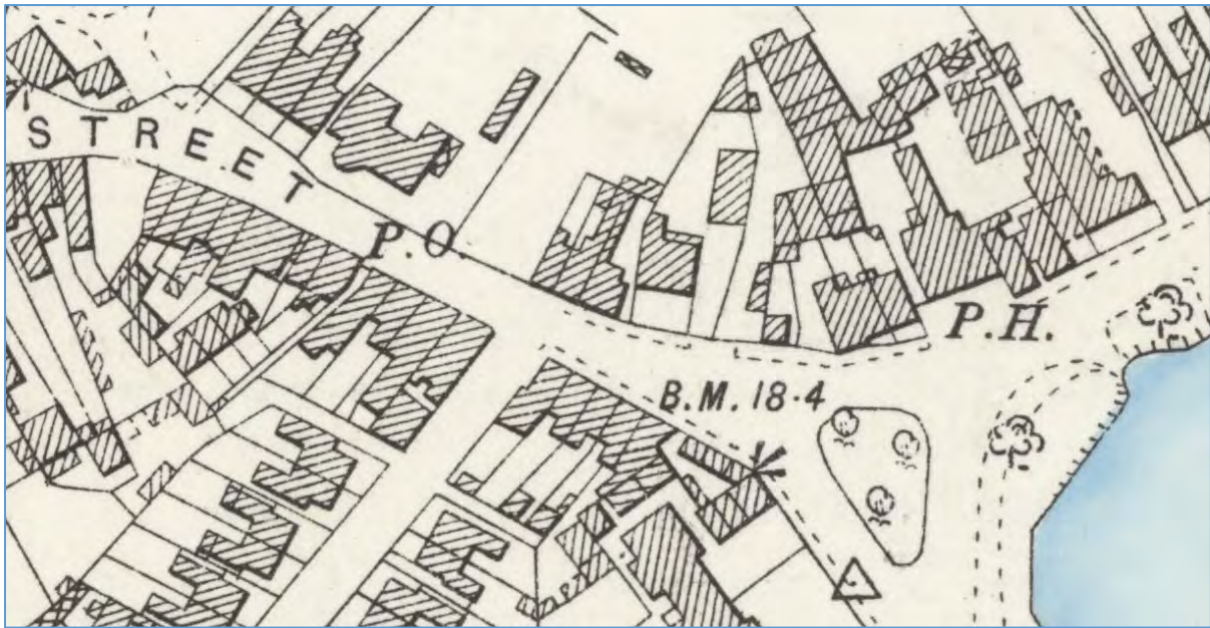


Figure 4. Extract from the 1897 Ordnance Survey 25-inch map (OS London XLVIII).

The 1897 edition of the Ordnance Survey map, surveyed in 1891–3, shows much the same arrangement as the previous map (Fig. 4), although there is a suggestion that the frontages of the buildings shown within the area of the application site had encroached southwards onto the street edge by this date. This arrangement is again depicted on the 1919 Ordnance Survey map (Fig. 5), by which time extensive infilling has occurred to the rear of the properties on the application site, consolidating many of the outbuildings into solid blocks of buildings, several of them constructed hard-up against the boundary with the neighbouring Rose House.

Substantial changes are in evidence by the time of the 1947 Ordnance Survey map, surveyed in 1940, but not published until after World War Two (Fig. 6). This map indicates the extensive clearance and remodelling of much of the northern side of Barnes High Street in the vicinity of the application site. This remodelling resulted in the creation of the distinctive row of buildings fronting onto the street which flank the entrance to the Seaforth Lodge apartment block behind. To the rear of the application site, many of the previous outbuildings also appear to have been cleared, with additional rows of garages created beyond to the north, presumably also to serve Seaforth Lodge. With some minor modification, this is broadly the configuration of buildings still to be found on and around the application site.

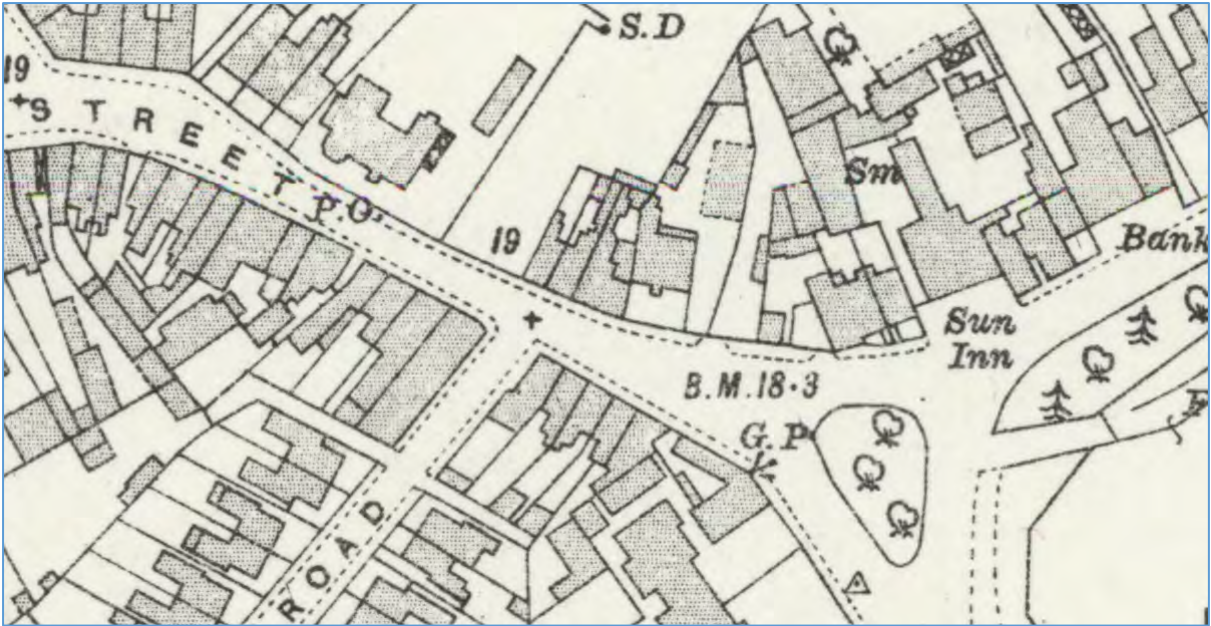


Figure 5. Extract from the 1919 Ordnance Survey 25-inch map (OS London VIII.6).



Figure 6. Extract from the 1947 Ordnance Survey 25-inch map (OS Surrey II.14).

3 Legislation, Policy and Guidance

Where any development may affect designated or non-designated heritage assets, there is a framework of legislation, planning policy and guidance to ensure that proposals are developed and considered with due regard to their impact on the historic environment. Only those pieces of legislation, policy and guidance of relevance to the proposed development area are presented here.

3.1 Legislation

3.1.1 Planning (Listed Buildings and Conservation Areas) Act 1990

Legislation pertaining to buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for Listed Buildings and Conservation Areas, and their settings.¹

Section 66 of the 1990 Act states that 'in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

Section 72 of the 1990 Act state that 'in the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

The application site lies within the Barnes Common Conservation Area and although the building which forms the focus of the present application is not a listed building, it does stand immediately adjacent to the Grade II-listed Rose House.

¹ <https://www.legislation.gov.uk/ukpga/1990/9/contents>

3.2 Planning Policy

3.2.1 National Planning Policy Framework

Designated and non-designated heritage assets are given protection under the National Planning Policy Framework (NPPF), which was published by the Department for Communities and Local Government in 2012 (DCLG 2012).²

Provision for the historic environment is considered in Section 12 of the NPPF, which directs Local Planning Authorities to set out 'a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance' (DCLG 2012, para. 126). The aim is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

Paragraph 128 of the NPPF states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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.' (DCLG 2012, para. 128).

Paragraph 129 of the NPPF instructs Local Planning Authorities to 'identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise' (DCLG 2012, para. 129).

Paragraph 132 states that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight

² <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional' (DCLG 2012, para. 132).

As a corollary, Paragraph 134 states that 'Where a development proposal will lead to 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' (DCLG 2012, para. 134).

3.2.2 The London Plan

The London Plan, published by the Mayor of London in March 2016, is the overall strategic plan for London, setting out an integrated economic, environmental, transport and social framework for the development of London over the next 20–25 years.³

The management of Heritage Assets and archaeology is considered under Policy 7.8 of the Plan, which includes the following statements:

- 7.8 B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.
- 7.8 C Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

³ <https://www.london.gov.uk/what-we-do/planning/london-plan>

- 7.8D Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

3.2.3 Borough of Richmond upon Thames Core Strategy

The Borough of Richmond upon Thames Core Strategy was adopted in April 2009. It sets out the key planning policies which, within the broader context of the London Plan, determine the future development of within the Borough until 2024.⁴

Core Strategy CP7 *Maintaining and Improving the Local Environment* includes the statement: 'Existing buildings and areas in the Borough of recognised high quality and historic interest will be protected from inappropriate development and enhanced sensitively, and opportunities will be taken to improve areas of poorer environmental quality

Core Strategy CP8 *Town and Local Centres* includes the statement: 'The Council will improve the local environment to provide centres which are comfortable, attractive and safe for all users. The historic environment and river frontage will be protected.'

3.2.4 Borough of Richmond upon Thames Development Management Plan

The Borough of Richmond upon Thames Development Management Plan (DMP) was adopted in November 2011 and complements the Core Strategy with more detailed policies for the control of development.⁵ Section 4.3 of the DMP pertains to heritage and seeks to protect and enhance the Borough's built heritage when new development is considered.

The following policies are relevant to the current application:

Policy DM HD 1 *Conservation Areas – designation, protection and enhancement* includes the statement: 'Buildings or parts of buildings, street furniture, trees and

⁴ http://consult.richmond.gov.uk/portal/planning_policy/core_strategy/acs?pointId=615776

⁵ http://consult.richmond.gov.uk/portal/planning_policy/dmdpd/admp?pointId=1947779

other features which make a positive contribution to the character, appearance or significance of the area should be retained. New development (or redevelopment) or other proposals should conserve and enhance the character and appearance of the area.'

Policy DM HD 2 *Conservation of Listed Buildings and Scheduled Ancient Monuments* state that: 'The Council will require the preservation of Listed Buildings of special architectural or historic interest and Ancient Monuments and seek to ensure that they are kept in a good state of repair by the following means: ...

(5) protecting the setting of Ancient Monuments and Listed Buildings where proposals could have an impact;

Policy DM HD 3 *Buildings of Townscape Merit* states: 'The Council will seek to ensure and encourage the preservation and enhancement of Buildings of Townscape Merit and will use its powers where possible to protect their significance, character and setting, by the following means: ...

(3) any proposals should protect and enhance the setting of Buildings of Townscape Merit;

Policy DM HD 4 *Archaeological Sites* states: 'The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting.

3.2.5 Richmond upon Thames Local Plan

The Core Strategy and Development Management Plan are now complimented by the Publication draft of the Local Plan (previously known as Local Development Framework), which sets out the priorities for the development of the Borough and

will be used for making decisions on planning applications.⁶ The draft was published in January 2017, and an independent Examination of the local Plan by the Secretary of State is currently underway.

The following policies are relevant to the current application:

Policy LP3 *Designated Heritage Assets* which states that : 'A. The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough' and 'C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.'

Policy LP 4 *Non-Designated Heritage Assets* which states that: 'The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features.'

Policy LP 7 *Archaeology* which states that: 'The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public.'

3.2.6 Richmond upon Thames Supplementary Planning Documents

Buildings of Townscape Merit (BTM) are buildings, groups of buildings or structures of historic or architectural interest, which are locally listed due to their considerable local importance. The Council's adopted Supplementary Planning Document on BTMs, adopted in May 2015,⁷ sets out the criteria that will be taken into account when considering whether a building or structure should be designated as BTM. A full list of the relevant buildings can be found on the Borough's website.⁸

⁶ http://www2.richmond.gov.uk/docs/LocalPlan/local_plan_publication.pdf

⁷ https://www.richmond.gov.uk/media/7621/buildings_of_townscape_merit_spd.pdf

⁸ http://www.richmond.gov.uk/locally_listed_buildings

3.3 Guidance

3.3.1 National Planning Practice Guidance

The NPPF is complemented by a series of National Planning Practice Guidance documents, which includes specific guidance on *Conserving and Enhancing the Historic Environment*, published in 2014.⁹ On the subject of how proposals can avoid or minimise harm to the significance of a heritage asset, the guidance states that 'a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way.'

3.3.2 The Setting of Heritage Assets

More specific advice is set out by Historic England in *The Setting of Heritage Assets* (2015), which defines a staged approach to assessing setting:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

⁹ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

4 Heritage Asset Assessment

In the light of the legislation, policies and guidance discussed above, this section presents an assessment of the Designated and Non-Designated Heritage Assets to be found within and around the application site and quantifies the potential impact of the proposed development upon them.

With regard to Designated Heritage Assets, the existing building is within the Barnes Common Conservation Area, stands immediately adjacent to a Grade II Listed Building at 70 Barnes High Street (known as Rose House) and lies within an Archaeological Priority Area defined by the Greater London Archaeological Advisory Service. With regard to Non-Designated Heritage Assets, Barnes High Street contains a high number of locally-listed Buildings of Townscape Merit. Although the application site is not one of these buildings, it does stand within the setting of several others.

4.1 Effect on the Barnes Green Conservation Area

The application site is contained within the Barnes Green Conservation Area, which has no unified character but instead derives its identity from four distinct elements: the Thames, the open space of Barnes Green itself, the Edwardian residential areas, and the local shopping centres at Barnes High Street and Church Road.¹⁰ The Conservation Area was originally designated in January 1969, and subsequently extended in September 1982, June 1988 and January 2004.¹¹ Although centrally located within the Conservation Area, Barnes High Street itself is described in the Conservation Area Study as being 'relatively undistinguished architecturally, with a mixture of traditional and modern building types', deriving most of its character from 'the variety of uses' to which the street it host.¹²

Of all the buildings to be found on Barnes High Street, the application site at 67–69 Barnes High Street can rightly be said to be of very little inherent architectural

¹⁰ http://www.richmond.gov.uk/media/4017/barnes_green_study.pdf

¹¹ http://www.richmond.gov.uk/media/13242/conarea1_a3_rgb.pdf

¹² http://www.richmond.gov.uk/media/4017/barnes_green_study.pdf

interest and it arguably contributes very little to the overall look and appearance of the Conservation Area. The windows and facias of the ground-floor retail units are of relatively modern type and are very much in keeping with many of those to be found along the High Street (Plate 1). The red-brick façade above is of a plain Flemish bond and is somewhat at odds with the coloured rendered finishes of the Art Deco Seaforth Lodge to the west and Rose House to the east, while the slate roof does match that of Rose House, with which it shares an eaves datum.

The exposed red-brick eastern gable of the building, in so far as it can be seen at all in the narrow passageway between it and the Rose House, is unremarkable, and the uniformity of the red-brick continues into the building's rear extension and large dormer windows. Indeed, the most exceptional architectural element of the application building is the double-flued brick chimney stack which rises from the western end of the property and extends up the side of the neighbouring building, which is perhaps the only surviving remnant of an earlier structure on the site.

Given the relatively neutral contribution made to the Conservation Area by the application building in its current state, it is argued that the development proposals put forward in the current application would actively enhance the visual appeal and architectural quality of the property and bring greater unity with the architectural styling in evidence in surrounding buildings. By enhancing the individual building, the proposals would therefore also have a positive effect on the surrounding Conservation Area.

As is discussed in more detail in the submitted Design and Access Statement, the proposed rendering of the exterior of the building would echo the character of the buildings which stand to either side of the application site and that of other buildings in the vicinity. The alteration of the roof from a gable roof to a mansard roof would likewise mirror the architectural styling of the roof of neighbouring Rose House, and other local structures, while the introduction of dormers into the front elevation of the new roof structure would similarly strike a chord with other properties in the area.

To the rear, while there is an increase in the overall length and height of the existing structure, the width from the first storey upwards is broadly comparable to that of

the existing structure, and the roofline of the proposed rear extension is lower than that of the main building, to indicate its subservience to the main structure. As with the façade, the improved architectural quality of the rear extension, along with the rendered finish and appropriately proportioned windows, again will enhance the overall visual appeal and architectural interest of the structure and, therefore the Conservation Area, from the limited viewpoints afforded from the rear of the structure.

4.2 Effect on the adjacent Listed Building

In addition to the effect which the proposed development will have on the Designated Conservation Area, it is also important to consider any effect which the proposals will have on the immediately adjacent Grade II-listed Rose House at 70 High Street (List Entry Number 1193550; GLHER MLOg1115; Plate 1). Designated in August 1974, the National Heritage List for England describes the building as; 'C17, C19 house. Three storeys. Three windows wide. Hipped slate roof with eaves. Walls roughcast. Square headed sash windows with moulded frames. Upper storeys retain glazing bars.'¹³ The historic mapping evidence discussed above and the architectural styling of the building indicate that this house has been modified in the past, particularly during the 19th century, and it has a full-width single-storey brick extension to the rear.

The proposed redevelopment of the application site will have no direct impact upon the fabric of the Rose House itself, however the proposed works will have an effect upon its setting. The setting of a heritage asset itself is not designated, but every heritage asset, whether designated or not has a setting. Its importance, and therefore the degree of protection it is offered in planning decisions, depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation.

The NPPF defines the setting of a heritage asset as: 'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset

¹³ <https://historicengland.org.uk/listing/the-list/list-entry/1193550>

and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (DCLG 2012, p.56). In addition, paragraph 132 of the NPPF states that 'significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.' It is therefore necessary for the implications of proposed developments which may affect the setting of heritage assets to be considered on a case-by-case basis.

In terms of the setting of Rose House, it is clear from the historic mapping that the buildings on the appeal site and Rose House have stood in very close proximity to each other for a considerable length of time, and that this has always formed an inherent part of the relationship between the sites. The proposed redevelopment of the main body of the building will not alter this relationship, while the creation of a mansard roof tapering away from the roof of Rose House while retaining the same eaves and roofline heights will actually have the effect of opening up space between the two structures at roof level, allowing for a more sympathetic roofscape, clearer visual differentiation and better understanding of the two structures.

To the rear of the application site, although there is a slight expansion of the footprint to rear of the building at ground-floor level, this is retained behind the tall boundary walls of the plot and is of no greater extent than many of the historic outbuildings indicated on the 19th- and 20th-century mapping. From the first storey upwards, the proposed rear extension would not be any closer to the walls of Rose House than is currently the case and although the extension will be taller and longer than is currently the case, again it is argued that the improved architectural quality of the rear extension, along with the rendered finish and appropriately proportioned windows, will enhance the overall visual appeal and architectural interest of the structure and, therefore also have a positive effect upon the setting of Rose House from the limited viewpoints afforded from the rear of the structure.

4.3 Archaeological Priority Area

A data extract provided by the Greater London Historic Environment Record on 31 October 2017 for a 250m radius around the application site indicated that the application site lies within the Designated 'Mortlake and Barnes' Archaeological Priority Area (APA) defined by the Greater London Archaeology Advisory Service in June 1999 and revised in August 2010 (GLHER: DLO33477).

An Archaeological Priority Area is a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries.¹⁴ The 'Mortlake and Barnes' APA is designated at Tier 2, which is defined as 'a local area within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest.'¹⁵

A flavour of the likely archaeological remains which might be discovered in the Barnes High Street area is given by a pair of archaeological excavations undertaken previously in the vicinity. First, an archaeological excavation undertaken 200m to the south-east on the site of Barnes Sorting Office on Station Road in 1998 revealed several phases of 17th- and 18th-century occupation on the site (GLHER MLO73889). A similar archaeological excavation undertaken in 2001 on the site of the Old Police Station some 200m to the west of the application site revealed 18th- and 19th-century made ground, along with walls surfaces and drainage feature associated with 19th-century properties on Barnes High Street (GLHER MLO75656).

However, as is apparent from the submitted Design and Access Statement, no additional works are proposed to the ground floor of the main building on the appeal site, with only the rear extension being demolished and rebuilt slightly wider than its existing footprint. These sideways extensions are both relatively

¹⁴ <https://content.historicengland.org.uk/images-books/publications/greater-london-archaeological-priority-area-guidelines/heag008-glaas-archaeological-priority-areas.pdf/>

¹⁵ <https://content.historicengland.org.uk/images-books/publications/greater-london-archaeological-priority-area-guidelines/heag008-glaas-archaeological-priority-areas.pdf/>

minor in their scale and both single-storey, and it is not anticipated that they will require deep foundations. The main body of the rebuilt extension stands within the disturbed ground of the footings of the existing extension.

Applying all of these factors to the risk matrix used to assess the likely archaeological impact of development within an APA presented on the Historic England website,¹⁶ it is apparent that the proposed redevelopments of the application site fall into the 'Very Minor' category in terms of the likely impact, resulting in a 'Negligible' risk of the development proposals causing harm to heritage assets. Any risk which might remain could be mitigated via a small programme of archaeological works, such as a watching brief, if this were to be considered necessary by the by the Borough Council and/or the Greater London Archaeology Advisory Service.

4.4 Buildings of Townscape Merit

Technically a Non-Designated Heritage Asset, within the Borough of Richmond upon Thames 'Buildings of Townscape Merit' (BTMs) are buildings, groups of buildings or structures of historic or architectural interest, which are locally listed due to their considerable local importance. The Council's adopted Supplementary Planning Document on BTMs sets out the criteria that will be taken into account when considering whether a building or structure should be added to the list.¹⁷

The list of BTMs available from the Borough Council website¹⁸ indicates that a large number of buildings on Barnes High Street are BTMs. Specifically these buildings are 1–9, 13–23, 27, 29, 36A, which lie along the southern side of Barnes High Street running from east to west, and numbers 53–56, 66A and 71 which are to be found strung out along the northern side of the street. The latter two buildings are near, but not immediately adjacent to, the application site.

¹⁶ <https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/>

¹⁷ http://www.richmond.gov.uk/services/planning/listed_buildings/locally_listed_buildings

¹⁸ http://www.richmond.gov.uk/media/4095/btm_register11_14.pdf

In terms of assessing the effect of the proposed redevelopment on 67–69 Barnes High Street on these BTMs, one has to take a similar approach to assessing their setting as has already been discussed for both the effect upon the Conservation Area and upon the setting of the Grade II-listed Rose House. As before, it is concluded here that the development proposals put forward would actively enhance the visual appeal and architectural quality of the application area and bring greater unity with the architectural styling in evidence in surrounding buildings. By enhancing the individual building, the proposals would therefore also have a positive effect on the setting of the nearby BTMs, as it would on the adjacent listed building and the Conservation Area as a whole.

5 Conclusion

This Heritage Statement has assessed the likely impact of the proposed partial demolition, refurbishment and extension of existing properties at 67–69 Barnes High Street, in the London Borough of Richmond upon Thames. As part of this process the historical mapping for the area, the Conservation Area documentation, records held in the National Heritage List for England and the Greater London Historic Environment Record have all been examined, as well as the architectural character of the surrounding buildings. Relevant legislation, national, regional and local policies and guidance have also been consulted and considered.

The existing building is within the Barnes Common Conservation Area, stands immediately adjacent to a Grade II Listed Building at 70 Barnes High Street (known as Rose House) and lies within the Archaeological Priority Area defined by the Greater London Archaeological Advisory Service. Barnes High Street also features a number of locally-listed Buildings of Townscape Merit, which also need to be considered.

It is concluded that by actively enhancing the visual appeal and architectural quality of the property and bringing greater unity with the architectural styling in evidence in surrounding buildings the proposed redevelopment of the application site would have a positive effect on the Conservation Area, the setting of the neighbouring Grade II-listed building and the nearby clusters of Buildings of Townscape Merit.

Finally, in terms of the likely impact of the proposed development might have on any buried archaeological remains which might be encountered in the 'Morlock and Barnes' Archaeological Priority Area, the limited increase in the scale of the footprint of the building and limited ground impact of the proposed works place generate a 'Negligible' impact in the Historic England risk matrix, and any remaining risk could be adequately mitigated by a small programme of archaeological works, if required.

6 References

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7 About the Author

Dr Richard Hoggett is a freelance heritage consultant with over 20 years' experience in the academic, commercial and local authority heritage sectors. Between 2013–16 he was a Senior Archaeological Officer for Suffolk County Council, in which capacity he assessed the heritage implications of planning applications and provided specialist advice to Local Planning Authorities, developers and landowners. He is a Fellow of the Society of Antiquaries of London and a Member of the Chartered Institute for Archaeologists.