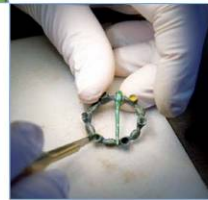
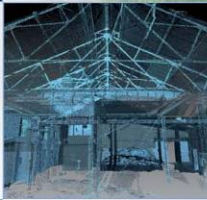
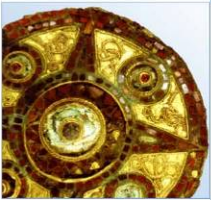
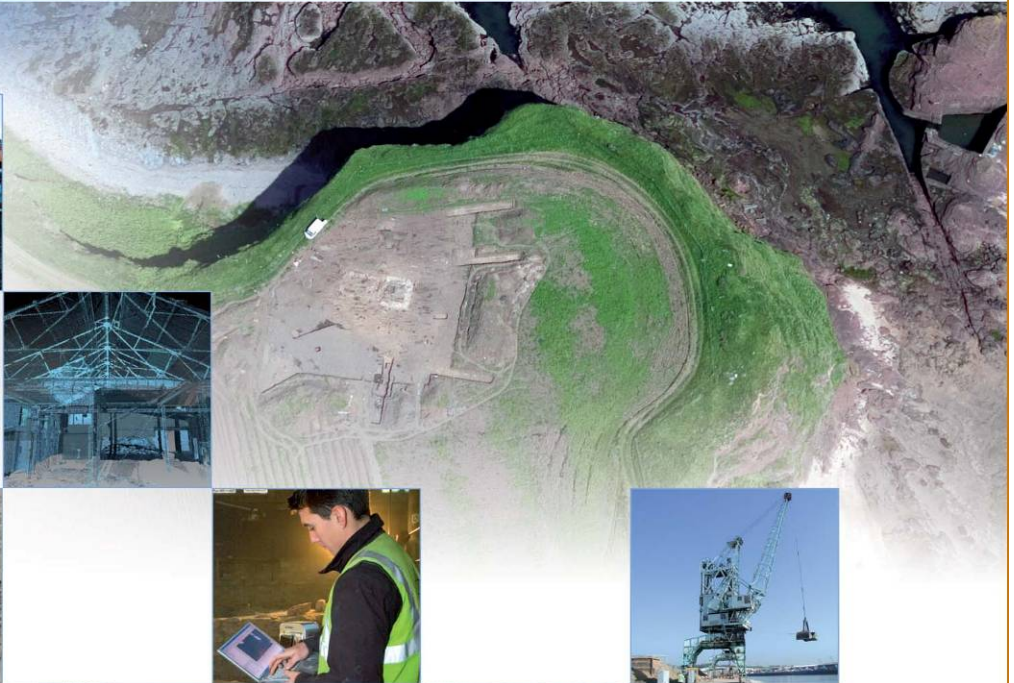


# Barnes School, London Borough of Richmond Upon Thames: Heritage Statement

Project No: 25279

August 2020



ARCHAEOLOGY

HERITAGE

CONSERVATION

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**Barnes School, London Borough of Richmond Upon Thames:  
Heritage Statement**

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<b>On Behalf of:</b>	<b>McBains Ltd</b> Beechwood Grove Park Waltham Road Maidenhead SL6 3LW
<b>National Grid Reference:</b>	<b>TQ 21560 75910</b>
<b>AOC Project No:</b>	<b>25279</b>
<b>Prepared by:</b>	<b>Philip Wright</b> <b>Diana Sproat</b>
<b>Illustration by:</b>	<b>Philip Wright</b>
<b>Approved by:</b>	<b>Victoria Oleksy</b>
<b>Date of Assessment:</b>	<b>August 2020</b>

**This document has been prepared in accordance with AOC standard operating procedures**

<b>Report Author: Philip Wright</b>	<b>Date: August 2020</b>
<b>Report Approved by: Victoria Oleksy</b>	<b>Date: August 2020</b>

**Enquiries to:** AOC Archaeology Group  
Unit 7  
St Margarets Business Centre  
Moor Mead Road  
Twickenham  
TW1 1JS  
  
Tel. 020 8843 7380  
Fax. 020 8892 0549

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## 1 NON-TECHNICAL SUMMARY

- 1.1 AOC Archaeology Group was commissioned by McBains Ltd to prepare a Heritage Statement relating to the proposed re-development of a plot within the grounds of Barnes Primary School, currently occupied by the c.1970s caretakers house, 32 Cross Street, Barnes (hereafter 'the Site').
- 1.2 This Heritage Statement has been prepared in support of a planning application for the demolition of the existing building on the Site and the construction of a new two storey special resource provision with two classrooms.
- 1.3 The present building on the Site is a large detached house, built c.1970, with a front and rear garden. Late-19th century brick walls form the southeast and northwest boundary of the Site within the rear garden of the house, which partly represent remains of former ancillary structures that once occupied the Site from the late-19th century to the to the mid-20th century.
- 1.4 National planning policies and planning guidance contained within the National Planning Policy Framework (MHCLG, 2019) and its accompanying Planning Practice Guide (DCLG, 2018), as well as local planning policies adopted by the London Borough of Richmond Upon Thames, outlined in Section 4.2 of this report, require a mitigation response that is designed to take cognisance of the possible impacts upon heritage assets by a proposed development and avoid, minimise or offset any such impacts as appropriate.
- 1.5 Given that the present house at No 32 Cross Street has little significance within the context of the Conservation Area, no historic building recording survey or analysis is recommended prior to its demolition. With regard to the rear walls, should these be affected by the development, either through demolition or through being completely obscured/covered by the new development, the local planning authority may impose a minimal historic building survey condition (such as a basic photographic survey tied into a site plan) to mitigate any loss of historic fabric.
- 1.6 This Heritage Statement has also considered the potential impact of the development proposals upon the settings of statutorily Listed and locally listed buildings in the surrounding townscape as well as the potential effects of the proposed development upon the character and settings of Thorne Passage Conservation Area, within which the Site is located.
- 1.7 Given, largely, that the proposed development will replace a building that is incongruous to the wider character of the Thorne Passage Conservation Area, this report has concluded that the proposed development is likely to cause less than substantial harm to the setting and character of the Conservation Area. With the assumption that materials used will be sympathetic to the surrounding historic townscape, no further mitigation for settings effects is considered necessary. Any further mitigation, however, would be a matter for the Local Authority.

## **2. INTRODUCTION**

### **2.1 Project Background**

- 2.1.1 The Site is located within the grounds of Barnes Primary School, Richmond and is presently occupied by 32 Cross Street, Barnes, centred on National Grid Reference: TQ 21560 75910.
- 2.1.2 The Site is bound by the rear gardens of terraced houses along Railway Side to the southeast and the narrow St Ann's Passage to the northwest, which separates the Site from the rear gardens of properties along Westfields Avenue to the northwest. The main grounds of the school are located immediately to the rear of the Site, to the northeast.
- 2.1.3 The present building on the Site is a large detached house, built c.1970, with a front and rear garden. Late-19th century brick walls form the southeast and northwest boundary of the rear garden of the house, which represent vestigial remains of former structures that once occupied the Site from the late-19th century to the to the mid-20th century.
- 2.1.4 AOC Archaeology Group has been commissioned by McBains Ltd to prepare this assessment in support of a planning application for the demolition of the existing structures on the Site and the construction of a new two-storey special resource provision with two classrooms.
- 2.1.5 The scope of this Heritage Statement is limited to a consideration of the potential effects of the proposed development on the settings of designated heritage assets within a 500m study area, as well as a consideration of the likely impacts of the development upon selected locally listed buildings and the character of the Thorne Passage Conservation Area. The assessment will also assess the anticipated impact of the demolition of the current building on the character of the Conservation Area.

## **3 ASSESSMENT METHODOLOGY & CRITERIA**

### **3.1 Assessment Methodology**

- 3.1.1 The aim of this heritage statement is to assess the potential impact of the development proposals upon the settings of statutorily Listed and locally listed buildings in the surrounding townscape. The potential for effects upon the character and setting of the Thorne Passage Conservation Area will also be considered. The evidence presented and the conclusions offered will provide a comprehensive basis for further discussion with stakeholders, should this be required.
- 3.1.2 The assessment is based upon data obtained from publicly accessible sources as described below. The report aims to identify and map the nature of the heritage resource surrounding the Site and includes an assessment of the relative value / importance of the known and potential heritage resource; and (where possible) the likely magnitude of impact upon such a resource from the proposed development.
- 3.1.3 The assessment has been carried out in accordance with the following Chartered Institute for Archaeologists' Standard and Guidance documents: Historic Environment Desk-Based Assessment (ClfA, 2017); Commissioning Work or Providing Consultancy Advice on the Historic Environment (ClfA, 2014a) and the Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (ClfA, 2014b). Relevant statutory requirements, national, regional and local guidance, including the Planning (Listed Buildings and Conservation Areas) Act, 1990; National Planning Policy Framework (2019) and regional

and local planning policy have also been taken into consideration. Historic England's (2017) guidance on the Setting of Heritage Assets has also been considered.

3.1.4 The following sources were consulted during the preparation of this statement:

- Designated heritage asset data, downloaded from the National Heritage List for England (NHLE);
- Historic Environment Record data obtained from the Greater London Historic Environment Record (GLHER report number: 15722);
- Historic maps held by the National Library of Scotland; and
- Locally listed building and Conservation Area data accessed through London Borough of Richmond upon Thames Council website.

### **3.2 Assessment Criteria**

3.2.1 This heritage statement considers the likely impact of the proposed development upon the setting and character of the Thorne Passage Conservation Area, Listed Buildings, and locally listed buildings within the vicinity of the Site.

3.2.2 Levels of importance in the report are expressed as ranging between the scales of National, Regional, Local, Negligible and Unknown. The value or importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important. For assets where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.

3.2.3 The likely magnitude of the impact of the proposed development is determined by identifying the degree of change from the proposed development upon the 'baseline' conditions of the assets identified in the assessment. This effect can be either adverse (negative) or beneficial (positive) and is ranked according to the scale of major; moderate, minor and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information) a professional judgement as to the scale of such impacts is applied.

### **3.3 Limitations**

3.3.1 It should be noted that the report has been prepared under the express instructions and solely for the use of McBains Ltd and their associates. All the work carried out in this report is based upon AOC Archaeology Group's professional knowledge and understanding of current (August 2020) and relevant United Kingdom standards and codes, technology and legislation.

3.3.2 Changes in these areas may occur in the future and cause changes to the conclusions, advice or recommendations given. AOC Archaeology Group does not accept responsibility for advising McBains Ltd or associated parties of the facts or implications of any such changes in the future.

3.3.3 This heritage statement is based upon data obtained from publicly accessible archives as described in Section 3.1 above as well as a visit to the Site and surrounding area conducted on the 30th July 2020.

### **3.4 Standards**

3.4.1 AOC Archaeology Group is a Registered Archaeological Organisation of the CIfA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards and skills development.

- 3.4.2 AOC Archaeology Group is ISO 9001:2015 accredited, in recognition of the Company's Quality Management System.

## 4 PLANNING BACKGROUND

### 4.1 Identified Heritage Assets and Key Planning Considerations

- 4.1.1 The Site is located within the Thorne Passage Conservation Area (**Site 30**). Thorne Passage Conservation Area borders Barnes Green Conservation Area (**Site 32**) to the north and Mortlake Conservation Area (**Site 31**) to the west. A further three Conservation Areas are also located within 500m of the Site: Barnes Common (**Site 33**); Cowley Road (**Site 34**); and Queens Road, Mortlake (**Site 35**). The Planning (Listed Buildings and Conservation Areas) Act 1990, defines Conservation Areas as *'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'* (HMSO, 1990).
- 4.1.2 No Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields are located within 500m of the Site. There are two Grade II\* Listed Buildings within 500m of the Site (**Sites 1 and 2**) and fourteen Grade II Listed Buildings (**Sites 3 to 17**). The Grade II Listed Church of St Michael and All Angels (**Site 17**) is located c.180m to the northwest of the Site.
- 4.1.3 The setting of Listed Buildings is a competent planning matter, as is the character and setting of Conservation Areas. The National Planning Policy Framework (NPPF) defines setting as *'the surroundings in which a heritage asset is experienced'* and notes that *'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'* (MCHGLC 2019, 71).
- 4.1.4 Several buildings that have been identified by the London Borough of Richmond Council as Buildings of Townscape Merit, otherwise known as locally listed buildings, are located within the vicinity of the Site. Selected Buildings of Townscape Merit have been included in this assessment (**Sites 36 to 41**). The London Borough of Richmond Local Plan defines Buildings of Townscape Merit as: *'buildings, groups of buildings or structures of historic or architectural interest, which are locally listed due to their considerable local importance'* (London Borough of Richmond Council 2018, 31).
- 4.1.5 Designated and non-designated heritage assets within 500m of the Site, together with selected locally listed buildings have been assigned '**Sites Numbers**' and are mapped on Figure 2. Details of these assets can be found in the Site Gazetteer (Appendix 1).

### 4.2 National & Local Planning Policy

#### National Planning Policy Framework (NPPF)

- 4.2.1 The National Planning Policy Framework (NPPF) was published by the Ministry of Housing Communities and Local Government (MHCLG) in 2018 and updated in February 2019. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for development can be produced and assessed. Chapter 16 of the document is concerned with *'Conserving and enhancing the historic environment'*. It identifies heritage assets as *'an irreplaceable resource'* and notes that *'they should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'* (MHCLG 2019, Para 184).



- 4.2.2 Where designated assets are concerned great weight should be given to the asset's conservation. The more important the asset the greater the weight should be. Any harm to or loss of significance should require *'clear and convincing justification. Substantial harm to or loss of:*
- *grade II listed building or grade II registered parks or gardens should be exceptional.;*
  - *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'* (MHCLG 2019, Para 194).
- 4.2.3 With regard to proposals that are predicted to lead to substantial harm or the total loss of significance to a designated asset, Paragraph 195 states that *'local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss'*. Where *'a development proposal will lead to less than substantial harm to the significance of a designated asset'* Paragraph 196 states that *'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'* (MHCLG 2019).
- 4.2.4 Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 197 states that *'In weighing applications that directly or indirectly affect 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'* (MHCLG 2019).
- 4.2.5 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to *'record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly available'* (MHCLG 2019 Paragraph 199).
- 4.2.6 *Planning Practice Guidance (PPG)*  
The DCLG published Planning Practice Guidance in April 2014 and the historic environment guidance was last updated in July 2019, to expand upon the NPPF. Section 18a of the guidance is concerned with *'Conserving and Enhancing the Historic Environment'*. The Guidance notes that *'conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings to as yet undiscovered, undesignated buried remains of archaeological interest'*.

### **London Planning Policy**

- 4.2.7 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. The London Plan includes the Minor Alterations London Plan (MALP) which was adopted in March 2016, the Further Alterations London Plan (FALP) which was adopted in March 2015 and the Revised Early Minor Alterations to the London Plan (REMA), which were published in October 2013. Policy 7.8 of the London Plan is relevant to this assessment:

#### ***'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.*

*E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

*LDF preparation*

*F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.*

*G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.'*

4.2.8 The Intend to Publish London Plan was published in December 2019 and the policies therein will replace those above in due course. With regard to the historic environment the following policy in the Intend to Publish London Plan are relevant:

Policy HC1 Heritage conservation and growth

A) Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.

B) Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
- 2) utilising the heritage significance of a site or area in the planning and design process
- 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
- 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

C) Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process

D) Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

E) Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

### **Local Planning Policy – London Borough of Richmond upon Thames**

4.2.9 The London Borough of Richmond upon Thames' planning policy is contained within the Local Plan adopted in July 2018. The following policies from the Local Plan regarding the historic environment are relevant to the proposed development:

#### *'Policy LP3: Designated Heritage Assets*

*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. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means:*

*B. Resist substantial demolition in Conservation Areas and any changes that could harm heritage assets, unless it can be demonstrated that:*

*1. in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;*

*2. in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or*

*3. the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.*

*C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.*

#### *Policy LP4: Non-designated Heritage Assets*

*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.*

*There will be a presumption against the demolition of Buildings of Townscape Merit'* (London Borough of Richmond Council 2018).

### Conservation Area Study

- 4.2.10 The London Borough of Richmond upon Thames has published a detailed Conservation Area Study, which includes the Thorne Passage Conservation Area: *Conservation Area Study Thorne Passage no.16, White Hart Lane no.53 & Model Cottages no.34* (London Borough of Richmond Upon Thames 2007). The study will be referred to in this assessment where pertinent to the Site.

## 5 BASELINE EVIDENCE

### 5.1 Documentary and Historic Map Evidence

- 5.1.1 Between the 11th and 13th centuries, the Site was situated in one of two open fields within the manor lands of Barnes, known as Westfield (London Borough of Richmond upon Thames 2007, 1). The name endures today in Westfields Avenue (formerly Railway Street) and a medieval path through the field is still legible today as Thorne Passage. The low-lying land close to the Thames and Beverly Brook to the southeast produced fertile soils and market gardens proliferated in the area in the post-medieval period. In 1837 it was reported by the Tithe Commissioner that the wealth of the parish was in its market gardens (ibid, 2).
- 5.1.2 Early maps show that the Site still lay in undeveloped fields in the 18th and early-19th centuries (eg, Rocque 1762; Davies 1847 – not illustrated). The railway opened in 1849 and the Barnes Curve, immediately to the southeast of the Site, was constructed in 1862. The market gardens in the area were sold in 1865 to the British Land Company, who developed the area into streets of small terraced cottages interspersed with beer houses and shops (ibid). The first edition Ordnance Survey map of 1874 (Figure 3), shows the Site developed for the first time with a building fronting Cross Street and outbuildings behind. The building formerly occupying the Site appears to have been amongst the first to be developed in the late-19th century together with railway workers cottages along Railway Side and the Public House (**Site 38**) opposite the Site. The 1874 map (Figure 3) marks the layout of further streets, which were soon to be developed. By 1896, Ordnance Survey mapping shows the area between the railway and Thorne Passage developed with rows of terraces, with much of the present layout of the area established (Figure 4).
- 5.1.3 Despite further development in the wider area, there was relatively little change to the immediate vicinity of the Site in the 20th century, although Westfields School had been constructed on the present site of Barnes Primary School by 1920 (Figure 5). The late 19th century house and outbuildings on the Site were still extant in the mid-20th century; large scale mapping published in 1951 depicts a large house (at that time No 24 Cross Street) with outbuildings to the rear, some of which may represent 20th century additions (Ordnance Survey 1951 – not illustrated).
- 5.1.4 The Site appears to have been cleared between 1962 and 1967 based on historic map evidence; the 1967 Ordnance Survey map (Figure 6) shows the Site vacant before the construction of the present building. The current house, 32 Cross Street, was constructed on the Site between 1967 and 1976 (Ordnance Survey 1975-6 – not illustrated).

## 5.2 Historic Townscapes and Listed Buildings

- 5.2.1 The Site is located within the Thorne Passage Conservation Area (**Site 30**), which is characterised predominantly by rows of two-storey late-19th century cottages with some larger terraced houses, particularly along Cross Street and Archway Street. The area developed alongside the railway in the late-19th century and retains the original layout and much of the original character of the Victorian planned development. The area's former use for market gardening is still reflected in the allotments to the south and southwest of the Site and a pathway through the medieval open field of Westfield is still legible today as Thorne Passage, which forms the northern limit of the Conservation Area.
- 5.2.2 To the north of Thorne Passage is the edge of the adjacent Barnes Green Conservation Area (**Site 32**), which is located around 180m to the north of the Site. Views towards Barnes Green Conservation Area from Cross Street feature the landmark Grade II Listed 1891-3 red brick Church of St Michael and All Angels (**Site 17**). Other Listed Buildings within Barnes Green Conservation Area are located further afield, with most representing the grand Grade II Listed 18th and early 19th century mansions along Surrey bank of the Thames on The Terrace (**Sites 6 to 14**, and **16**). Today, these buildings enjoy views of the Grade II Listed three-span iron Barnes Railway Bridge (**Sites 3 and 4**).
- 5.2.3 The Grade II\* Listed early-18th century Limes Court (**Site 1**) lies further along the Thames to the west, in the Mortlake Conservation Area (**Site 31**). The only other Grade II\* Listed Building within 500m of the Site is the early-18<sup>th</sup> century Milbourne House (**Site 2**), located around 500m to the northeast of the Site. Near to this is the Grade II Listed Old Essex House (**Site 15**), which has its origins in the late-16<sup>th</sup> to early-17<sup>th</sup> century. To the south, the Grade II Listed late-18<sup>th</sup> century The Cedars (**Site 5**) is situated near to the edge of Barnes Common, around 500m to the east of the Site.
- 5.2.4 Despite the abundance of Conservation Areas and Listed Buildings surrounding the Site, the intervening built environment means that the Site is only visible from specific parts of the Thorne Passage Conservation Area, namely from Cross Street and the narrow St Ann's Passage to the southwest of the Site (Plate 17). The Site does not appear to be visible from the Barnes Green Conservation Area (**Site 32**) or the Church of St Michael and All Angels (**Site 17**), although is visible in views towards the church from the southern end of Cross Street (Plates 18 and 9). Although no statutorily Listed Buildings are located within the Conservation Area, several buildings within the immediate vicinity of the Site have been designated as Buildings of Townscape Merit and are recorded on the locally listed buildings register (London Borough of Richmond upon Thames 2020).
- 5.2.5 Most notable amongst these is No 28 Cross Street (**Site 38**), which is located immediately opposite the Site on the western side of Cross Street (Plates 10 and 11). The building is occupied by the Brown Dog Public House (formerly the Rose of Denmark), which represents a well-renovated, reasonably unaltered and modest example of a typical Victorian Public House in a muted Classical style, albeit with replacement UPVC casement windows. The upper storey frontage is set back from the ground floor, and the building features two tall single brick chimneys. It makes a positive contribution to the historic character of the area. To the rear of the Site, Barnes Primary School (**Site 39**) is also listed as a Building of Townscape Merit, although this designation is assumed to refer to the 1908 brick and stone arched gateway on Westfields Street (Plate 12), which has no intervisibility with the Site.
- 5.2.6 Along the line of Cross Street to the northwest of the Site, several late-19th century terraced buildings near to the Site have also been designated as Buildings of Townscape Merit (**Sites 36, 37, 40, and 41**). The taller end of terrace houses, 75 Westfield Avenue (**Site 41**) and 77 Westfields Avenue (**Site 40**), are located around 40m to the northwest of the Site. Further along Cross Street, two slightly more ornate townhouses with moulded architraves are located around 60m to the northwest of the Site: Nos 9 and 11 Cross Street (**Sites 36 and 37**; Plate 15). All four of these buildings typify the taller and more eclectic mix of buildings styles found

along Cross Street and parts of Westfield Avenue that contrast to the modest rows of late-19th century terraced cottages that dominate much of the rest of the Conservation Area.

- 5.2.7 Although not designated as Buildings of Townscape Merit, the handsome row of Victorian terraced cottages (Nos 50 to 56 Railway Side) located adjacent to the Site to the southeast, clearly also make a positive contribution to the overall character of the Conservation Area (Plate 9). The buildings are typical two-bay two-storey brick-built terraces all with sash windows in keeping with the requirements of the Conservation Area. Each alternate house features a large chimney breast, with three chimney pots to each house, although some pots have been removed. They are presently in fine condition and all feature attractive front brick garden walls.

*The present building - No 32 Cross Street*

- 5.2.8 No 32 Cross Street, which is located within the Site, was built between 1967 – 1976 and is a uniform and plain red brick two-bay two-storey house with casement windows, a shallow pitched roof and a flat-roofed garage to the street frontage (Plates 1 – 3 and 8). The first floor over the garage has horizontal timber boarding and the rear has had an attic extension rather crudely completed in stretcher bond brick (Plate 4). Both the house and garage have been repainted in white from its original bare red brick, this was possibly undertaken to create an appearance of fitting in more easily with the rest of the older buildings within the Conservation Area. The brick walls to the rear gardens form boundary walls to the neighbouring properties (Plates 5 – 7). They are plain brick walls with a tiled cope and rounded brick buttresses and have been subject to much re-mortaring over their lifetime. The walls have now been removed from their context, with the demolition of the 19th century outbuildings which were once located here, although they may still have remnants of blocked openings.

## 6 PREDICTED IMPACTS

### 6.1 Predicted Impact upon the Historic Townscape and the Setting of Listed Buildings

- 6.1.1 As noted in Section 5.2, the location of the proposed development on the eastern side of Cross Street means that clear intervisibility with surrounding heritage assets is limited to the Thorne Passage Conservation Area (**Site 30**) and certain locally listed buildings within it. The intervening built environment precludes any intervisibility between the proposed development and Mortlake (**Site 31**), Barnes Common (**Site 33**), Cowley Road (**Site 34**), and Queens Road (**Site 35**) Conservation Areas.
- 6.1.2 The proposed development is not anticipated to be visible from the edge of the Barnes Green Conservation Area (**Site 32**) or the landmark Church of St Michael and All Angels (**Site 17**), given that the main building will be slightly set back from Cross Street (Plate 18). The western edge of the proposed development is, however, likely to be perceptible in views north towards the church from the southern end of Cross Street. Any such views would necessarily be rather distant (Plate 9). 'Fine' views towards the church from Cross Street have been identified by the Conservation Area Study: *Conservation Area Study Thorne Passage no.16, White Hart Lane no.53 & Model Cottages no.34* (London Borough of Richmond Upon Thames 2007, 4), although these are most clearly gained from further north along Cross Street such as at the junction with Archway Street (as illustrated in the Conservation Area Study). Given that the proposed development will not feature prominently in views towards the Church of St Michael and All Angels (**Site 17**), it is not anticipated to materially alter the setting of the church or the ability to appreciate its historic significance. This is considered to constitute considerably less than substantial harm in terms of the NPPF. Since the proposed development

is not likely to be visible from the edge of the Barnes Green Conservation Area (**Site 32**), it is considered that it will cause no harm to the setting or character of the Conservation Area.

- 6.1.3 The proposed development would, however, be visible from specific parts of the Thorne Passage Conservation Area (**Site 30**) and heritage assets within it. As noted in Section 5.2, several late-19th century terraced houses further to the north along Cross Street have been identified as Buildings of Townscape Merit: Nos 75 and 77 Westfields Avenue (**Sites 41 and 40**); and Nos 9 and 11 Cross Street (**Sites 36 and 37**). Whilst there appears to be no potential intervisibility with the proposed development from No 77 Westfield Avenue (Plate 13), the western edge of the development is likely to be obliquely visible from No 75 Westfields Avenue (Plate 14) and Nos 9 and 11 Cross Street (Plate 16). In all of these cases, visibility is likely to be limited to part of the northwest facing elevation of the main building, which will be set back from Cross Street (Drawing: LOND01-MCB-XX-ZZ-DR-A-SK11-S2-P1). Given the relatively limited visibility anticipated, it is considered that the proposed development will not materially alter the setting of these assets, which is considered to constitute less than substantial harm in terms of the NPPF.
- 6.1.4 In contrast, the southwest facing front elevation of the proposed development will be prominently visible from No 28 Cross Street (**Site 38**), the Brown Dog Public House (formerly the Rose of Denmark), which is also designated as a Building of Townscape Merit. The proposed development will be located immediately opposite No 28 Cross Street and will be prominently visible from the building (Plates 10 and 11).
- 6.1.5 As noted above, historic map evidence indicates that the present c.1970s building within the Site, No 32 Cross Street, represents a much later replacement of a former building that would have been broadly contemporary with the late-19th century No 28 Cross Street (**Site 38**). As such, the present building does not contribute to the ability to appreciate the setting or character of No 28 Cross Street. In replacing the present 1970s building within the Site, the proposed development is therefore anticipated to constitute less than substantial harm to the setting of No 28 Cross Street.
- 6.1.6 Within the wider Conservation Area, the proposed development will also be visible in views northeast along the narrow St Ann's Passage (Plates 11 and 17) and, more obliquely, northwards from the junction of Cross Street and Railway Side (Plate 9). The latter view features the row of Victorian terraced cottages (Nos 50 to 56 Railway Side) located adjacent to the Site to the southeast, which although not Buildings of Townscape Merit clearly make a positive contribution to the overall character of the Conservation Area (5.2.7).
- 6.1.7 Given that the proposed two-storey development will not be substantially taller than the present No 32 Cross Street (Drawing: LOND01-MCB-XX-ZZ-DR-A-SK11-S2-P1), and given that it will replace a late-20th century building that is incongruous to the wider character of the Conservation Area (7.1.1), the proposed development is not considered to substantially alter the overall character and setting of the Thorne Passage Conservation Area (**Site 30**). This is considered to constitute less than substantial harm in terms of the NPPF.

## 7 STATEMENT OF SIGNIFICANCE

- 7.1.1 The house at No 32 Cross Street is a typical example of 1960s – 1980s suburban housing. Although constructed in brick, the house is not a unique example of its type and has few features of architectural merit. The present building therefore has little significance within the context of the present Conservation Area.

## 8 CONCLUSION AND MITIGATION

- 8.1.1 This assessment has considered the potential direct impacts of the demolition of 32 Cross Street from a heritage perspective as well as impacts of the proposed development. Impacts upon the settings of statutorily Listed and locally listed buildings in the surrounding townscape and the potential for effects upon the character of the Thorne Passage Conservation Areas have also been considered.
- 8.1.2 National planning policies and planning guidance contained within the National Planning Policy Framework (MHCLG, 2019) and its accompanying Planning Practice Guide (DCLG, 2019), as well as local planning policies adopted by the London Borough of Richmond Upon Thames, outlined in Section 4.2 of this report, require a mitigation response that is designed to take cognisance of the possible impacts upon heritage assets by a proposed development and avoid, minimise or offset any such impacts as appropriate.
- 8.1.3 As noted above, the present house at No 32 Cross Street has little significance within the context of the Conservation Area and therefore no historic building recording survey or analysis is recommended prior to demolition. The walls within the rear garden of 32 Cross Street clearly relate to the former 19th century ancillary structures that once occupied the Site prior to the construction of the current house. Therefore, should these be affected by the development, either through demolition or through being completely obscured/covered by the new development, the local planning authority may impose a minimal historic building survey condition (such as a basic photographic survey tied into a site plan) to mitigate any loss of historic fabric.
- 8.1.4 Given that the proposed development is anticipated to cause less than substantial harm to the character and setting of the Thorne Passage Conservation Area and designated heritage assets within it, no further mitigation is considered necessary, with the assumption that detailed design considerations and materials used will be sympathetic to the surrounding Conservation Area. The requirement for any further mitigation would, however, be the decision of the Local Planning Authority.



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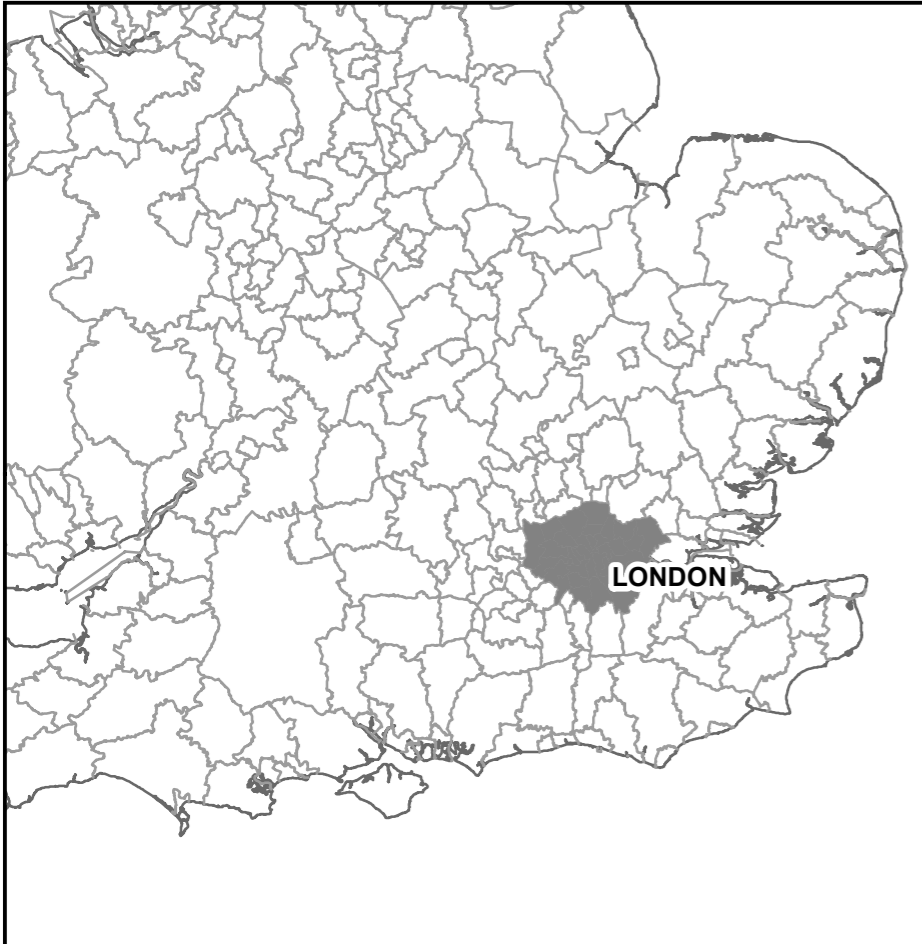
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Figure

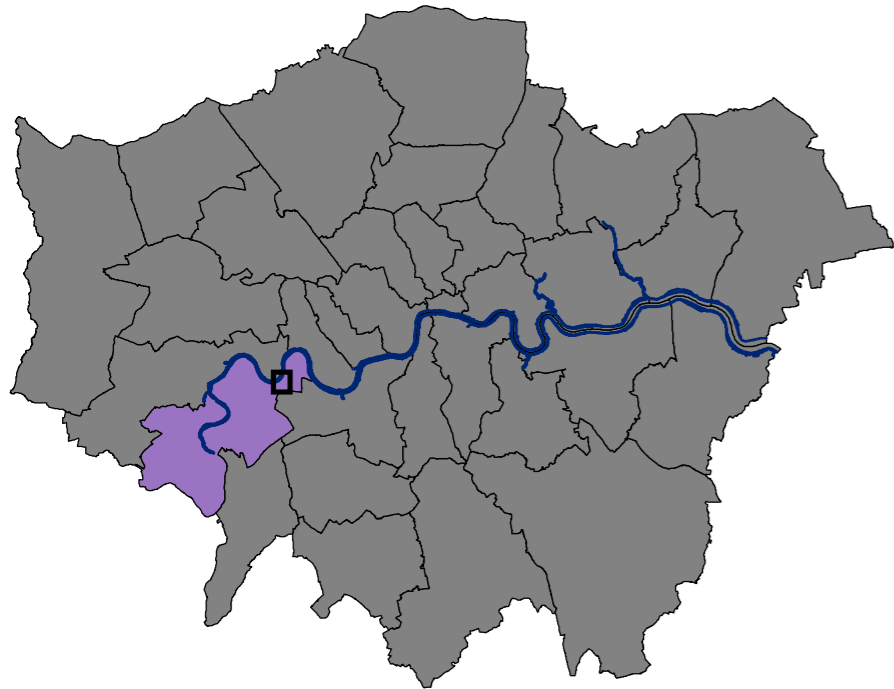
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Site Location Plan

Legend

Site Boundary

London Borough of Richmond upon Thames



FOR  
McBains  
Beechwood Grove Park  
Waltham Road  
Maidenhead  
SL6 3LW

Drawn/checked:	PW/SO
DWG no:	01/25279/HS/01/01
AOC Project No.:	25279



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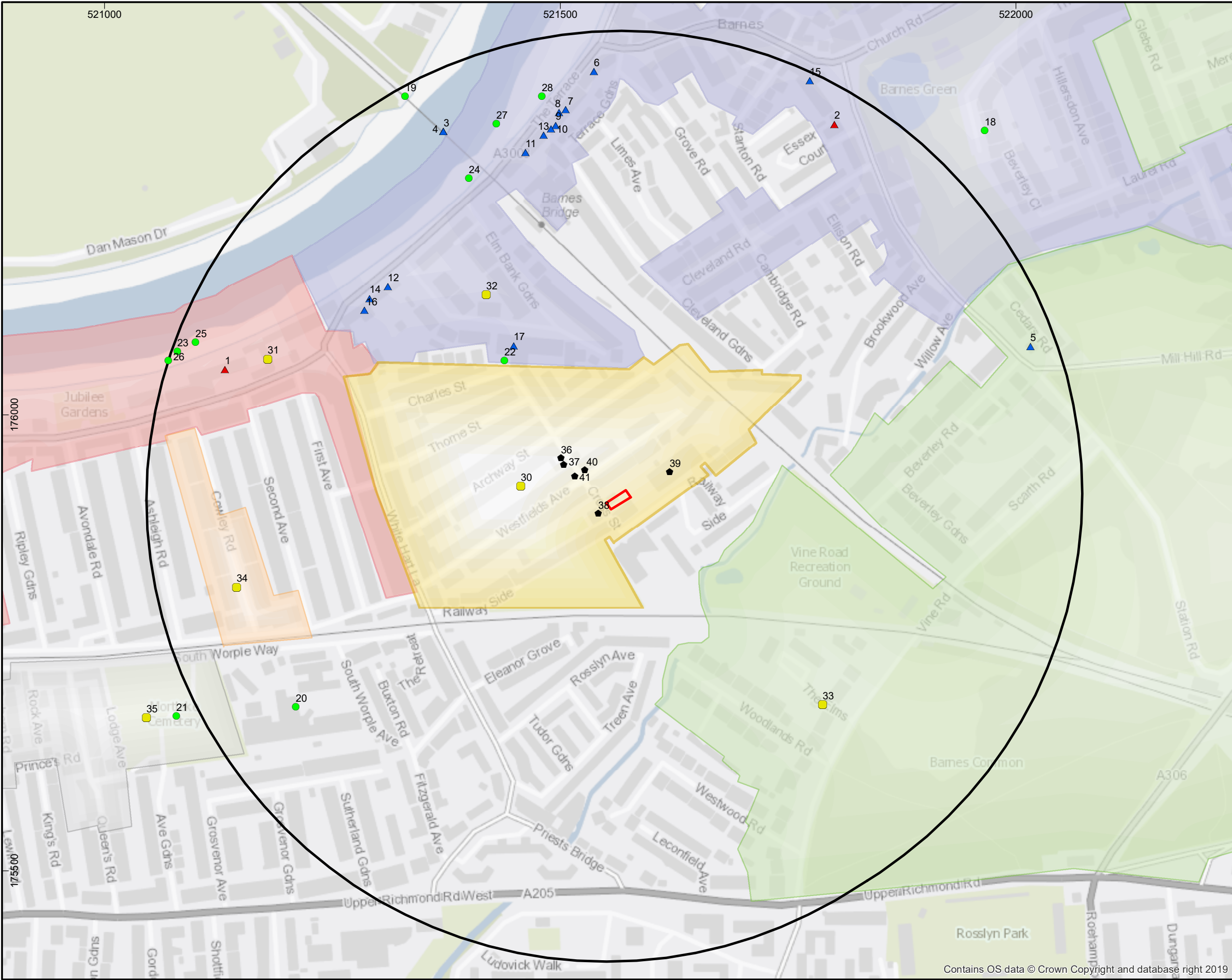
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Service Layer Credits: © OpenStreetMap (and) contributors, CC-BY-SA

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Heritage Assets within 500m of the Site

Legend

- Site Boundary
- 500m Study Area
- ▲ Listed Building - Grade II\*
- ▲ Listed Building -Grade II
- ◆ Building of Townscape Merit
- Conservation Area (CA)
- Non-designated Asset
- Thorne Passage CA
- Barnes Common CA
- Barnes Green CA
- Cowley Road CA
- Mortlake CA
- Queens Road, Mortlake CA

FOR  
 McBains  
 Beechwood Grove Park  
 Waltham Road  
 Maidenhead  
 SL6 3LW

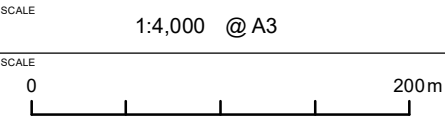
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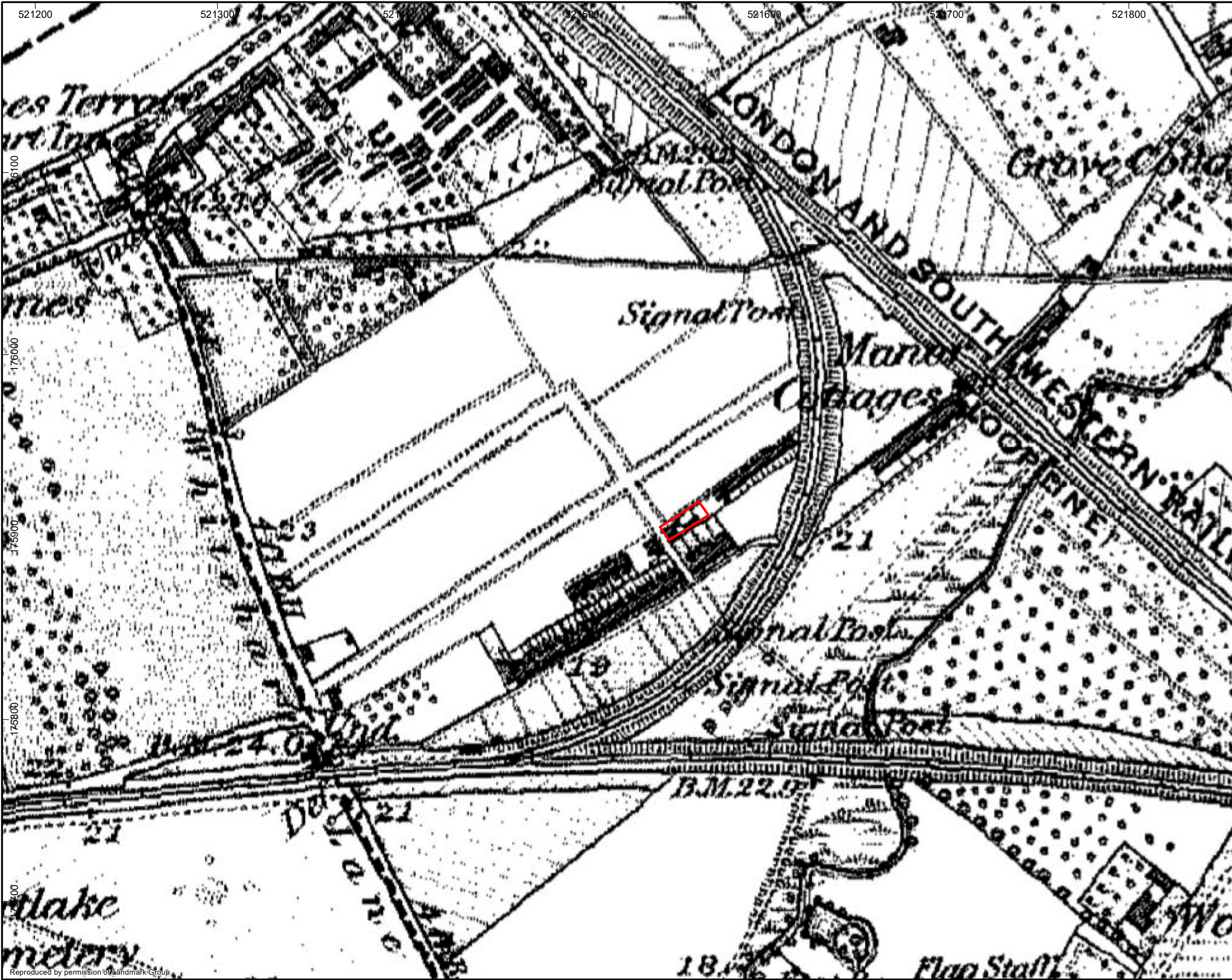


Figure 3

Extract from map by Ordnance Survey, 1874

Legend  
 Site Boundary

FOR  
 McBains  
 Beechwood Grove Park  
 Waltham Road  
 Maidenhead  
 SL6 3LW

Drawn/checked:	PW/SO
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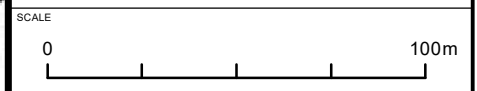


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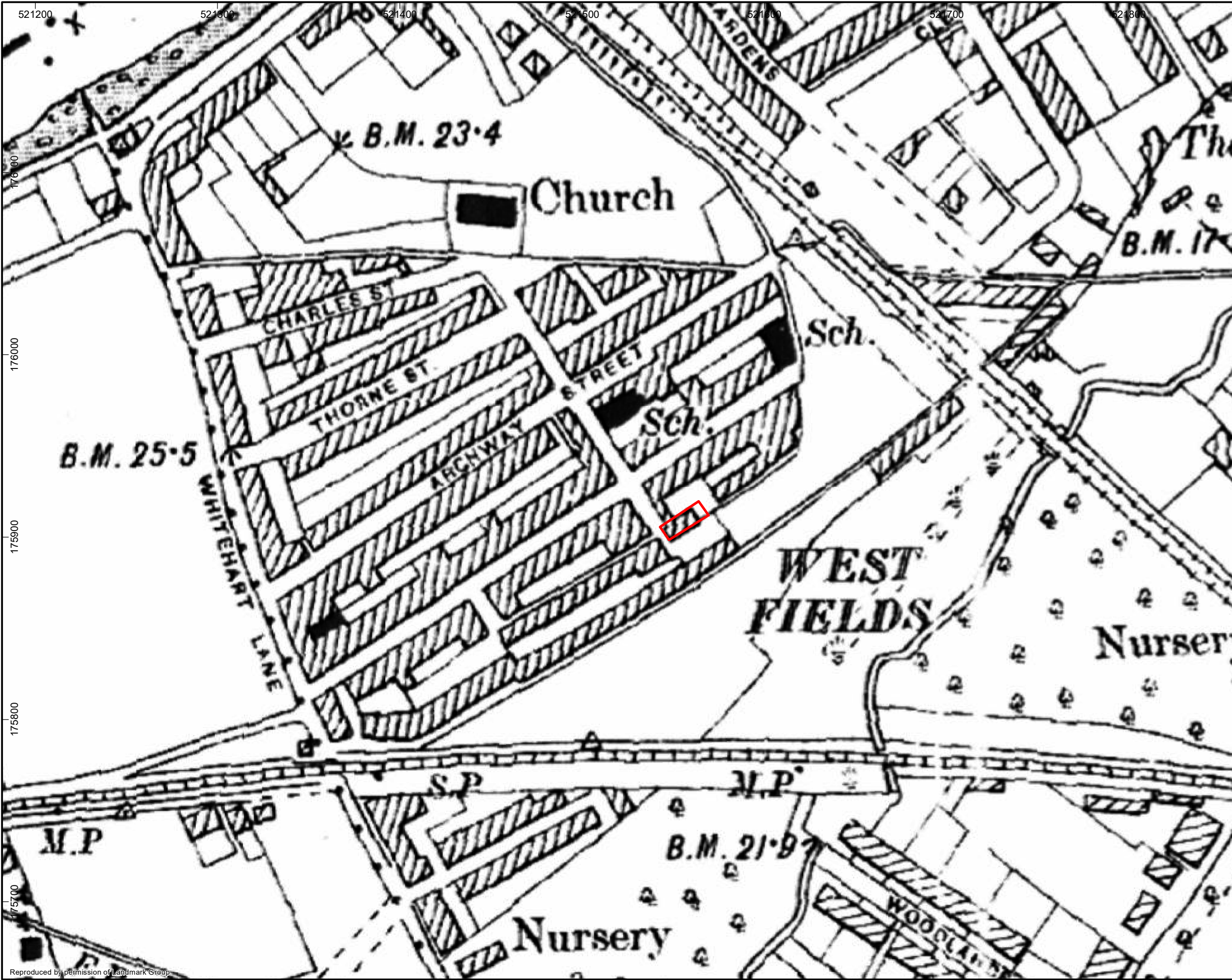


Figure 4

Extract from map by Ordnance Survey, 1896

Legend  
 Site Boundary

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 McBains  
 Beechwood Grove Park  
 Waltham Road  
 Maidenhead  
 SL6 3LW

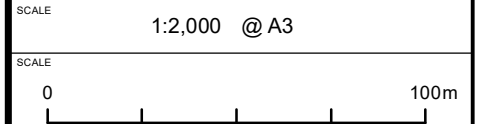
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