

No. 29 Barnes High Street

Design & Access Statement

22nd February 2021



I. Introduction

This Design & Access Statement has been produced to accompany an application for the proposed development at 29 Barnes High Street (the Site) and references the Planning & Heritage Statement submitted. The application comprises the following:

Joint application for the partial infill to the central valley of the main roof of 29a & 29b and 4 no. conservation roof light windows to the rear roof slope

This application follows the refusal of planning permission in December 2018 (application ref: 18/1051/FUL) on the grounds of design and impact upon the Conservation Area.

The design has been modified to directly address the concerns raised by the Council in respect of the refused application as follows:

- ♦ There are no balconies
- ♦ 1m of the roof is retained as today at each end of the roof
- ♦ There are no alterations to either flank wall
- ♦ The infill element is no longer fully glazed (it is now clad with reclaimed tiles from the central valley slopes and has a modest dormer with a timber frame sliding sash window with heritage crown glass to match existing)
- ♦ The lead clad flat roof lies below the pitches of the existing roof

The proposal is considered to be materially different to that previously considered by the Council due to the amended design and the provision of supporting expert reports including:

- ♦ Street Scene & Design Detail CGIs
- ♦ Planning & Heritage Statement
- ♦ Local Topographical Study
- ♦ Existing and Proposed Drawings
- ♦ Flood Risk Assessment



Photograph of site looking east along Barnes High Street

CGI visualisation of proposed scheme looking east along Barnes High Street



2. The Site

A statement of significance for the Site and the Barnes Green Conservation Area are set out within the submitted Planning & Heritage Statement.

The Site lies on the south side of Barnes High Street in Barnes town centre. No. 29 Barnes High Street lies within the Barnes Green Conservation Area and was identified by the Council as a building of townscape merit ('BTM') in 1983 and is a non-designated heritage asset.

No. 29 is a pleasant building, the front elevation of which positively addresses Barnes High Street. The Site is a double fronted two storeys high property set at the back of the footway.

Much of what can be seen today is modern, including the render finish, windows, doors, ground floor street front, rear elevation and side elevation including the roof tile over-hang detailing and chimneys.



Street elevation of No.29 Barnes High Street. The proposal would not alter this view

2. The Site

- ❖ The rear elevation was restored following the demolition of a large metal shed in 2018. This area is not a private space and provides access to flats and offices above the new M&S development at no. 28 (see below).
- ❖ The Heritage Statement demonstrates how views of the Site's western flank (recently rendered to improve its appearance) is a modern contrivance and explains why, unlike purposely-exposed flank walls in the local area, the Site presents neither glazing nor decorative detail in its side elevation and is in fact, uncharacteristic of the Conservation Area.
- ❖ Heritage photographs show how the 1950's Sussex Court replaced a bomb-damaged 3-storey adjoining building and is now uncharacteristically set back from the street line.
- ❖ Viewed from the West, the new artificial slate roof of no. 28 'fills' the gap of the double pitched roof of no. 29, as demonstrated by the photograph taken on Grove Road below.
- ❖ The Site's pitched tiled roofs are picturesque and add to the composition of the building as seen today, but the primary architectural interest of the Site is the street elevation.



Rear elevation of No. 29 Barnes High Street showing communal courtyard

Side elevation of No. 29 Barnes High Street. Roof of No. 28 shown filling the gap between the gable ends



3. The Townscape

The Planning Statement describes the townscape in detail. No.29 is surrounded by later C20 development, all of which are taller with longer street frontages.

The Council's Conservation Area Study ('The Study') acknowledges that:

'Barnes High Street is relatively undistinguished architecturally, with a mixture of traditional and modern building types; its character stems from the variety of uses and traditional styled shopfronts'

Unlike other areas noted in the Study, it is not a townscape that is sensitive to change nor one that relies on the uniform appearance of buildings for its character. It does, however, have the character of a busy local high street, the varied townscape contributing to the bustle at street level.



Photograph of Site looking west along Barnes High Street. The proposal would not alter this view

4. Layout, Design & Appearance

- ❖ The Proposed Development comprises the part infilling of the valley between the double pitch of the existing roof, with a flat roof that lies below the existing ridge height, with reclaimed tile-hung roof slopes with modest dormer window to each side, to provide usable space at this level for the two dwelling houses
- ❖ Each side pitch is set 1 metre in from the flank wall, preserving the roof form as found today in these locations. There will be no alteration to either the west or east flank walls (the latter is not visible today)
- ❖ There will be no increase in the overall height or width of the building
- ❖ The Proposed Development is of a traditional design, finished in traditional materials. It would not be apparent to those who did not already know the building well that this was in fact a later extension
- ❖ The infill would be a sensitive addition to the building and would not lead to any visual intrusion or result in an overbearing impact
- ❖ The submitted Street Scene GGIs demonstrate how the doubled gabled flank wall and chimneys will remain the prominent element of No.29 at roof level
- ❖ The new lead clad dormers with painted timber frame sash windows and replica heritage crown glass (to match existing) are in keeping with the age and style of the building
- ❖ There are no alterations to the front roof slope proposed. Reclaimed clay tiles will be used to repair the rear external roof slope, enhancing its appearance. 4 conservation style roof lights will remain flush with the rear roof slope
- ❖ The roof extension will not be visible in views from the north of the principal elevation to the street, or from the rear. Nor will it be visible to the east, screened by the 3-storey development at No.28. There will be views of it from the west, and the very minimal effect on these is illustrated within the submitted Street Scene CGIs



CGI visualisation of proposed scheme showing the set back roof infill preserving the existing roof form

CGI visualisation of proposed scheme showing the modest dormer window to match existing



Existing view from Barnes High Street



CGI Visualisation from Barnes High Street



From all views the double-gable flank wall and chimneys remain the dominant form at roof level



See an interactive before & after:
<https://tinyurl.com/b4hpnr4c>

The artificial slate clad roof appears to 'fill' the gap between the two gable ends



Existing view
from Grove Road

*The proposed infill sits below the existing ridge line of the host building.
No.28 is still visible behind*

CGI Visualisation from Grove Road



See an interactive before & after:
<https://tinyurl.com/yed3bxvo>

Existing view from Lonsdale Road



CGI Visualisation from Lonsdale Road



The proposed infill is barely noticeable from this view. The double-gable flank wall and chimneys remain the dominant form at roof level



See an interactive before & after:
<https://tinyurl.com/4jgpx3bg>

5. Relevant Policy

The Planning Statement details how the proposal was shaped by and accords with the following National and Local policy and guidance:

- National Planning Policy Framework
- Development Management Plan
- Policy LP 1 'Local Character and Design Quality.
- LP 2 'Building Heights'
- LP 3 'Designated Heritage Asset'
- LP 4 'Non-Designated Heritage Assets'
- LP 5 'Views and Vistas'
- House Extensions and External Alterations SPD May 2015
- Design Quality SPD February 2006
- Barnes Green Conservation Area Study January 2001

6. Use

- There is no change to the current residential use
- The extensions could not be separated into separate residential units in future

7. Scale

- The applicants have not extended the external envelope of the building and there have been no external extensions to the building in recent times. 353 sq.m of floor space was removed from the Site in 2015 when a rear extension was removed
- The building's length to height ratio gives a form that would accommodate the proposal's very slight increase in mass within the valley without it appearing dominant, particularly given the sloping extension is set back from the roofline
- For these reasons, the infill does not represent overdevelopment of the Site

8. Access & Inclusivity

- Access to the property remains unaltered, with access at ground floor via the High Street or communal courtyard at the rear

9. Planning Precedents

The Council acknowledge altered roof forms are characteristic of the Conservation Area. Relevant planning precedents are listed here:

28 Barnes High Street (2008- 2015)

07/3064/FUL, 08/0262/FUL; 10/2112/FUL; 14/1373/VRC; 15/3689/VRC

Demolition of rear extension to 29 Barnes High Street and garages. Construction of new retail unit, offices and residences at first and second floor.

"The proposal is considered to be an acceptable form of development and would not have any significant detrimental impact on the character, appearance or setting of the surrounding conservation area and neighbouring properties, including BTMs." [14/1373/VRC]

- The infill of the Site's Western flank wall in 2017 had no detrimental impact on the building or the wider Conservation Area
- 8 years of successive Case Officer and 3rd Party Consultation reports made no reference to the Site's roof or particular contribution to the townscape



East elevation of No.29 Barnes High Street, infilled by the above scheme in 2017

40 Station Road, 0.2 miles from Site (2008) BTM

08/0201/HOT: Loft conversion with front and rear mansard roof extensions

"SPG usually resists the replacement/extension of an entire roof. The roof is currently a double pitch to the rear with main ridge running along the front elevation and appears to be covered in concrete tiles. It is at the end of a row of various styles of building, so the roof change would not interrupt a regular roof line, or appear particularly out of place for this street. There is not an "in principle" objection to the entire roof slope therefore in this particular instance. The Conservation Officer now considers the proposal acceptable for this BTM. It would at least preserve the character and appearance of the Conservation Area."

- The existing Conservation Area Study (2001) and the Design Quality SPD (February 2006) were in place at the time of this approval, which replaced a double-pitched roof with a Mansard and raised the ridge line of the building.
- Today, the extension at 40 Station Road is visible from multiple public vantage points with no harm to the Conservation Area, which unlike this application, did not retain the double-pitch roof shape



40 Station Road before & after loft conversion



40 Station Road rear elevation before & after loft conversion



9. Planning Precedents

26 Church Road, 0.1 miles from Site (2021)

BTM

20/3045/HOT: Part two-storey, part single-storey side/rear extension. Rear dormer roof extension, 1 replacement rooflight on front roof slope, alterations to fenestration and creation of new basement with associated lightwells and skylights to rear

"Whilst the proposed full width dormer roof extension does not comply with the design guidance set out in the SPD, however given evidence of full width dormer roof extensions and the altered roof forms in the locality there are no objections to the proposed full width dormer roof extension. In addition, no objections were raised to this extension under earlier approval."



Front elevation of 26 Church Road before conversion

67-69 Barnes High Street, 520 feet from Site (2018)

17/3610/FUL: Partial demolition of existing buildings, refurbishment of 2 x commercial units (A2 use Class) on ground floor. Partial new build [Mansard Roof] extensions to the roof in addition to ground, first and second floor extensions to the rear of the site to provide 2 x 2-bed units, 2 x 1-bed units and 3 x 1-bed studio (C3 use Class)

"Considering the proposed building [inc. new Mansard Roof] would be a subservient addition to the existing character to the surrounding area. The building has been found acceptable in terms of style, character, materials detailing (conditioned), scale and mass, and therefore on balance, the proposed new building would have no adverse impact on the character, appearance and built form of the surrounding area and street scene."



Photograph of site looking south west along Barnes High Street

CGI visualisation of approved scheme looking south west along Barnes High Street



9. Planning Precedents

6 The Terrace, 420 feet from Site (2018)

BTM

18/1853/HOT: Erection of a part single, part two and part three storey rear extension and alterations to the facade comprising the new canopy and balustrade to the existing balcony and replacement windows

"The BTM has a distinctive and somewhat irregular profile when viewed from the side...It is considered that the proposal (double-storey rear extension with flat roof) would introduce a more cohesive style of elevational finish to the BTM...Whilst there are improvements observed, the fact remains that there would be a noticeable increase in bulk across the 1st and 2nd floors. However, it is considered that these have been well articulated and careful structuring has been incorporated to ensure a subordinate finish."



6 The Terrace rear elevation before & during conversion



9. Planning Precedents

299 Lonsdale Road, 0.2m from Site (2018)

17/4515/HOT: Erection of rear dormer and alterations including some demolition to facilitate the works

"The proposal results in the introduction of 3 new windows at roof level...although the proposed roof extension does not conform with SPD advice, it would be set up some 0.7m above the eaves and in 1m of the edge of the roof of the Lyric Road flank. The extension would be clearly visible from Lyric Road, but the proposal is considered to retain sufficient of the original roof slope to maintain the character and appearance of the host building."



299 Lonsdale Road side elevation before & after loft conversion



10. Summary

- ◊ This Design & Access Statement aims to clarify how the Proposed Development has addressed the concerns of the Council in respect of the earlier proposed scheme in full
- ◊ The Proposed Development is in line with all relevant legislation and policies
- ◊ The extension is not visually intrusive, nor does it represent a dramatic change to the building or the Barnes Green Conservation Area
- ◊ Special attention has been paid to the effect of the Proposed Development on the significance of the Conservation Area
- ◊ The applicants and occupiers have restored No. 29 sympathetically and to a high standard. The Proposed Development will reflect and accord with these recent improvements and the heritage significance of this BTM