



**EXTENSION AND REFURBISHMENT OF
29 HAM FARM ROAD**

**HERITAGE STATEMENT REV A
ON BEHALF OF HOUSEHOLDER EXTENSION APPLICATION**

Date: 21st September 2021
Job No: 136
Ref: 29 Ham Farm Road Apps A and B

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CONTENTS

1.0 INTRODUCTION	
32.0 ASSETS	THE HERITAGE
4Introduction	5Designated Heritage
Assets	5Parkleys Estate Conservation
Area 5Nearby Grade II Listed Structures	5Non-Designated Heritage
Assets	
53.0 ASSETS	SIGNIFICANCE OF THE HERITAGE
ASSETS	6Significance and Special
Interest	
7Assessment	7Parkleys Estate Conservation
Area 7Historic Development	7Character and
Appearance	
84.0 ROAD 11Introduction	CONTRIBUTION OF 29 HAM FARM
Site 12Contribution of 29 Ham Farm Road to the significance of the Parkleys Estate	12History and Development of the Application
Conservation Area	
155.0 PROPOSALS	IMPACT OF APPLICATION
Proposals	16Application A
Proposals	17Application B
Area 176.0 CONCLUSIONS	17Assessment of Impact on Parkleys Estate Conservation
PLAN	
20APPENDIX 2: CONSERVATION AREA BOUNDARY MAP	18APPENDIX 1: SITE LOCATION
LEGISLATION, POLICY AND GUIDANCE	20APPENDIX 3: RELEVANT HERITAGE
	21

LIST OF FIGURES

Figure 1: Shelley Court Parkleys Estate

Figure 2: 3 Ham Farm Road – Replacement Dwelling

Figure 3: 3 Ham Farm Road Replacement Dwelling

Figure 4: 3 Ham Farm Road Alterations and Extensions

Figure 5: 29 Ham Farm Road Existing Dwelling

Figure 6: 31 and 29 Ham Farm Road

Figure 7: 29 and 27 Ham Farm Road

Figure 8: Corroding Metal Windows

Figure 9: Absence of Lintels to Support Brick Work

Figure 10: Extract from Ordnance Survey dated 1888 showing Ham Common and the surrounding area

Figure 11: Extract from the 1913 Ordnance Survey Map

Figure 12: Eric Lyons (Span Developments) Design for housing and parade of shops at Ham Farm Estate, Parkleys, Ham Common, 1948

Figure 13: Extract from the 1959 Ordnance Survey Map

Figure 14: Aerial photograph showing the site and surrounding context in 20 (Image taken from Google Maps)

1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by PowerHaus Consultancy to support two separate householder applications for the extension of 29 Ham Farm Road, Richmond, TW10 5NA.
- 1.2 The site is located in Richmond, to the south east of Twickenham, within the planning jurisdiction of the London Borough of Richmond (LBR) and comprises a site area of approximately 964 sqms. A Site Location Plan showing it in the context of the surrounding area is attached at **Appendix 1**.
- 1.3 The site is located within the Parkleys Estate Conservation Area. There are a number of listed buildings located near to the site including the courtyard buildings which form the Parkleys Estate (Grade II) and the Church of St Andrew (Grade II). The Parkleys Estate was the first of the large residential developments by the celebrated Span Developments Ltd. of Eric Lyons and Geoffrey Townsend. Parkleys has been listed Grade II in recognition of its special historic and architectural interest.
- 1.4 Following the approval of planning application reference 21/1406/HOT dated 13/09/2021, for the refurbishment and extension of the property, the applicant is now proposing two further applications, Application A and Application B.
- 1.5 Application A proposes a two-storey side and rear extension with a roof terrace along the approved single storey rear extension, dormer roof extension, associated landscaping and outbuilding.
- 1.6 Application B proposes a two-storey side and rear extension along the approved single storey rear extension, dormer roof extension, associated landscaping and outbuilding. This assessment considers and assesses the heritage impacts for both applications on an individual and cumulative basis.
- 1.7 The National Planning Policy Framework (NPPF) July 2021 in Chapter 16, sets out the Government's national planning policy on the conservation of the historic environment. In respect of information requirements, paragraph 194 sets out 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..."¹*
- 1.8 To comply with these requirements, Section 2 of this Statement identifies the relevant heritage assets within the site and its vicinity that may be affected by these applications.
- 1.9 Section 3 provides a statement of significance for the Parkleys Estate Conservation Area in terms of its historic development and character and appearance. A copy of the conservation area map is included in **Appendix 2**.
- 1.10 Section 4 provides an overview of the site with an assessment of its contribution to the special interest of the conservation area.
- 1.11 Section 5 provides an assessment of the impact of Application A and Application B on the significance of the heritage assets and assess the proposals in light of the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy within the NPPF (2021), and regional and local planning policy for the historic environment (set out in **Appendix 3**).

¹ National Planning Policy Framework (NPPF) 2019 – para. 189

2.0 THE HERITAGE ASSETS

Introduction

- 2.1 The NPPF (2019) defines a heritage asset which can include designated and non-designated assets as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”²

Designated Heritage Assets

- 2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them. Set out below are those that are relevant to the consideration of the application.

Parkleys Estate Conservation Area

- 2.3 29 Ham Farm Road is located within the Parkley Estate Conservation Area, which was designated by the London Borough of Richmond upon Thames (LBR) on 2nd December 2003. It lies to the south-east of Ham Common and to the south-west of Richmond Park. It is also located to the south-east of the common, Upper Ham Road to the west and the Parkleys Estate sits on the southern boundary of the conservation area. The conservation area adjoins Ham Common Conservation Area to the northwest and Richmond Park Conservation Area to the northeast. The conservation area was extended to the east in 2007. A map of the current conservation area boundary is included in **Appendix 2**.
- 2.4 The conservation area statement notes the high standard of hard and soft landscape and the well-conceived series of spaces and views as an important integral part of the overall design of the estate. Ham Farm Road comprises a number of detached houses in large garden plots and the conservation statement further notes one of the potential threats in the area as a loss of traditional architectural features and materials due to unsympathetic alterations and the maintenance between the mature landscape and the amenity of residents.

Nearby Grade II Listed Structures

- 2.5 The fifteen blocks of flats of the Parkleys Estate were statutorily listed in 1998, the statutory listing of which recognises their significance as *“the first, largest and perhaps the most influential of Eric Lyons’s developments for Span. Eric Lyons and Geoffrey Townsend met in the late 1930s and renewed their partnership after wartime service. They developed a number of small private developments in the south-west London and north Surrey borders, until in 1954 Townsend set himself up as a developer and was forced to give up his RIBA membership. This is their first mature work, and their first as Span Developments Ltd. It is on the site of a nursery, and the blocks of flats were carefully laid out so that existing trees were kept, and the nursery stock and its gardener were taken over as part of the development”*.
- 2.6 The setting of a heritage assets is defined in Annex 2 of the NPPF as *“the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution or the significance of an asset, may affect the ability to appreciate that significance or may be neutral”*.
- 2.7 The site is not considered to appear in the context from which any of these assets or their significance is appreciated and therefore the site is not considered to affect their setting.

Non-Designated Heritage Assets

- 2.8 The site is not recognised as a Building of Townscape Merit³ within LBR’s assessment of potential locally listed buildings currently placed on its website as of July 2021.

² National Planning Policy Framework (NPPF) 2019 – Annex 2: Glossary

³ List of Locally Listed Buildings – LB of Richmond Website July 2021

Heritage Assets Summary

- 2.9 The application site is located within the designated Parkleys Estate Conservation Area. It does not contain any listed buildings or locally listed buildings/buildings of townscape merit. It is not considered to be located within the setting of any nearby listed buildings and the application is therefore considered in accordance with its contribution to preserve or enhance the character and appearance of the Parkleys Estate conservation area.

3.0 SIGNIFICANCE OF THE HERITAGE ASSETS

Significance and Special Interest

- 3.1 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting...”⁴

- 3.2 Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has published its guidance in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.

Assessment

- 3.3 The following assessment is proportionate to the importance of the identified designated heritage asset – the Parkley Estate Conservation Area - and provides a sufficient level of description to understand the impact of the application proposals, given their nature and extent. The assessment is based on historical research and on-site visual survey.

Parkleys Estate Conservation Area

- 3.4 The following assessment of significance of the Parkleys Estate Conservation Area has been undertaken with specific reference to the site and its surrounding townscape. This assessment is based on guidelines set out in Historic England’s Guidance Understanding Place: Conservation Area Appraisal, Designation and Management 2019 and informed by the and the Parkleys Estate Conservation Area Statement⁵.

Historic Development

- 3.5 Richmond is a historic settlement with origins dating back to the Saxon period when it existed as *Shene*. *Shene* was part of the large ancient parish of Kingston upon Tames in the Kingston hundred of Surrey. Richmond was founded following Henry VII’s building of Richmond Palace in the 16th Century from which the town derives its name.
- 3.6 In 1637 King Charles I created a vast royal deer park called New Park (now Richmond Park). Much private and common land in the area was enclosed to form this park. At this time the leasehold of the royal manors of Ham and Petersham were granted to William Murray 1st Earl of Dysart. The Earl was a childhood friend and later adviser to the King and had resided at Ham House since 1626. Ham House was originally built in 1610 for Sir Thomas Vavasour, Knight Marshall to James I. Then a H-shaped mansion with a formally laid out garden. Following the Earl’s daughter Elizabeth Countess of Dysart second marriage to the Earl of Lauderdale (later Duke) in 1672 the country house was enlarged and remodelled in the latest classical style by William Bruce and William Samwell.
- 3.7 The 17th and 18th Centuries were a golden age for Ham and Petersham, as they were elevated to the status of a fashionable rural retreat for the rich, aristocratic and influential. In the 18th century Horace Worpole was a frequent visitor to the area from his home Strawberry Hill across the river, Catherine Hyde Duchess of Queensbury patronised the playwright John Gay who first rehearsed his *Beggar’s Opera* at Douglas House, and the maritime explorer Captain George Vancouver is said to have written his famous *Voyage of Discovery* at Glen Cottage on River Lane.
- 3.8 Ham House and estate has strongly influenced the historic development and plan form of both Ham and Petersham. This prestigious location and idyllic riverside setting has resulted in the development of a remarkable number of elegant mansions within these once rural villages, in this period.
- 3.9 Large expanses of parkland and river meadows acted to constrain the growth of the settlements of Ham and Petersham, preserving their distinctive rural character well into the 20th Century. Development occurred only gradually through the 19th Century. Unlike Richmond, the railways never reached these villages and they did not experience a rapid expansion during the Victorian

⁴ National Planning Policy Framework (NPPF) 2019 – Annex 2: Glossary

⁵ London Borough of Richmond Upon Thames, Parkleys Estate Conservation Area

period. In 1902 the Richmond Petersham and Ham Open Spaces Act was passed by Parliament to safeguard the open land and so preserve the famous view from Richmond Hill. The All Saint's Church was built in the early 20th Century by architect John Kelly and son, in readiness for an expected expansion of Petersham that never came.

- 3.10 During the 1930s large scale residential development began, along Sandy Lane and to the west of Ham Street, on land sold off by Ham House, effectively linking Ham and Petersham for the first time. During World War II the villages experienced some bomb damage, the campanile of All Saint's Church being used as a RADAR training centre. During the 1960s large-scale development continued west of Ham Street with the Wates estate on former flood meadows and gravel works. Smaller scale and more inspired developments were also completed post war such as Langham House Close off Ham Common and Parkleys.
- 3.11 Following the acquisition of the former Ham Farm Nursery (south of Church Road) the development of the Parkleys estate began in 1954. Thirteen houses on individual plots were also developed as part of this scheme along Ham Farm Road between 1955 and 1956. Parkleys was the first large scale residential development by the pioneering SPAN Developments Ltd. of Eric Lyons and Geoffrey Townsend. This was a new model of well-designed modern, economical, low-rise, medium density housing for first time buyers, set within a well-planned landscape intended to foster a sense of community. It revolutionised people's attitudes to speculative housing and featured an innovative resident-controlled company to manage the landscape and the maintenance and alteration of buildings. It offered an attractive alternative to the many often lower standard speculative developments at this time and demonstrated that a private speculative venture could be both successful commercially and in terms of its design quality.

Character and Appearance

- 3.12 Parkleys Estate Conservation Area encompasses the Parkleys Estate and associated detached houses along Ham Farm Road, by the pioneering Span Developments Ltd. Parkleys has been listed Grade II in recognition of its special historic and architectural interest.
- 3.13 Parkleys consist of modern flat blocks of either a three-storey H-plan with central entrance stairwell or two-storey terraces enclosing shared courtyards, see Figure 1 below of Shelley Court. Span was revolutionary in using such modern architectural design and mixing this with traditional materials. Uniquely the estate also includes a parade of six shops with maisonettes above. This parade on Ham Farm Road has an even more modern design than the neighbouring flats and includes a fine sculpture by Keith Goodwin. The blend of contemporary 1950's architecture within a well landscaped setting and its semi-rural appearance gives the conservation area a distinctive character.



Figure 1: Shelley Court Parkleys Estate

- 3.14 Ham Farm Road has a less dense character than Parkleys with a number of substantial detached houses running mostly along the south side of this road. This is a diverse collection including some original houses from the 1950s. No.5 is a more traditional house, which may retain at its core the remains of the old Ham farmhouse. These houses are individually designed in a predominantly Modernist style and form part of the wider Parkleys development. Several distinguished architects, such as Leslie Gooday, Bernard Kreeger and Eric Lyons himself, were commissioned to design the original houses.
- 3.15 Span maintained control over the general layout and approved the final designs of these houses. Many have been replaced or significantly extended. The form, detailing and use of materials of the houses are varied, however, all occupy generous garden plots including mature trees with low or open front boundaries to the street.
- 3.16 There are two completely different characters to the conservation area, the Parkleys Estate and those detached but tightly knit properties that adjoin Ham Farm Road.
- 3.17 Well-planted private gardens, together with the woodland setting of Ham Common to the north reinforce the distinctive semi-rural character of this area. Ham Common touches Ham Farm Road and there is a useful footpath through woodland connecting to Church Road. Ham Farm Road offers an important transition between the higher density estate to the south and naturalistic landscape of the common to the north. On leaving Ham Farm Road westwards there is a wide view across both the tame and wilder parts of Ham Common. However, in the vicinity of the application site there are no views into or out of the conservation area, including to Ham Common Woods Local Nature Reserve to the north.
- 3.18 It is considered that in terms of the typology, design detailing, and use of materials, there is very limited consistency evident along the streetscene. In recent years there have been numerous applications for extensions and replacement of dwellings houses along Ham Farm Road and Church Road to the north of the application site. The surrounding planning application history is outlined in Table 1 below with photographs of neighbouring buildings in the following figures below.

Table 1: Surrounding Planning Application History

Application Reference	Site Address	Description of Development	Decision
21/1864/HOT	33 Ham Farm Road	Extension of existing house and reversion of two plots into one and associated hard and soft landscaping	Pending
21/1676/HOT	31 Ham Farm Road	Demolition of single storey side extensions/garage. Proposed two storey side/rear and front extensions, first floor rear extension, alteration of two storey rear flat roof to pitched roof	Pending
18/3010/HOT	3a Ham Farm Road	Two storey extension to provide additional accommodation for the existing building	Approved 19/11/2018
17/2553/HOT	31 Ham Farm Road	Demolition of the existing single-storey garage and construction of a new two-storey side extension. Relocation of the front door from the side of the porch to the front of the porch.	Refused 19/09/2017
14/5127/FUL	6 Ham Farm Road	Demolition of existing dwelling and detached garage and erection of a 2-storey replacement dwellinghouse with basement accommodation and detached garage/ carport with altered driveway road access.	Allowed at Appeal 13/01/2016
14/1896/FUL	Ham Glebe Church Road	Demolition of existing dwelling house and construction of one replacement dwelling house	Approved 30/10/2014
13/1862/HOT	3 Ham Farm Road	Two storey extension to the flanks of the existing building and two single storey extensions to the front of the building. Incorporation of pair of sliding gates, replacement shed and new boundary wall	Refused Permission 18/11/2013 Appeal Allowed 31/03/2014

Photographs of Neighbouring Properties and Application Site

Figure 2: 3 Ham Farm Road Extended Dwelling



Figure 3: 3a Ham Farm Road Extended Dwelling



Figure 4: 3a Ham Farm Road Alterations and Extensions



Figure 5: 29 Ham Farm Road Existing Dwelling



Figure 6: 31 and 29 Ham Farm Road



Figure 7: 29 and 27 Ham Farm Road



Figure 8: Corroding Metal Windows



Figure 9: Absence of Lintels to Support Brick Work



4.0 CONTRIBUTION OF 29 HAM FARM ROAD

Introduction

- 4.1 The following assessment of the contribution of 29 Ham Farm Road to the significance of the Parkleys Estate Conservation Area is undertaken using the guidance contained within Historic England's guidance 'Conservation Area Designation Appraisal and Management' (published February 2019). This also provides a checklist for assessing the contribution of non-listed buildings to the character and appearance of a conservation area.

History and Development of the Application Site

- 4.2 The area was formerly agricultural land, with no. 5 Ham Farm Road now standing on the site of the original farm house. Ham Farm Nursery was established in the 19th Century and operated until it was acquired by Span Developments in the early 1950s. The Parkleys Estate was developed between 1954 and 1955. Further detached houses were subsequently developed along Ham Farm Road also as part of the Span development between 1955 and 1956.

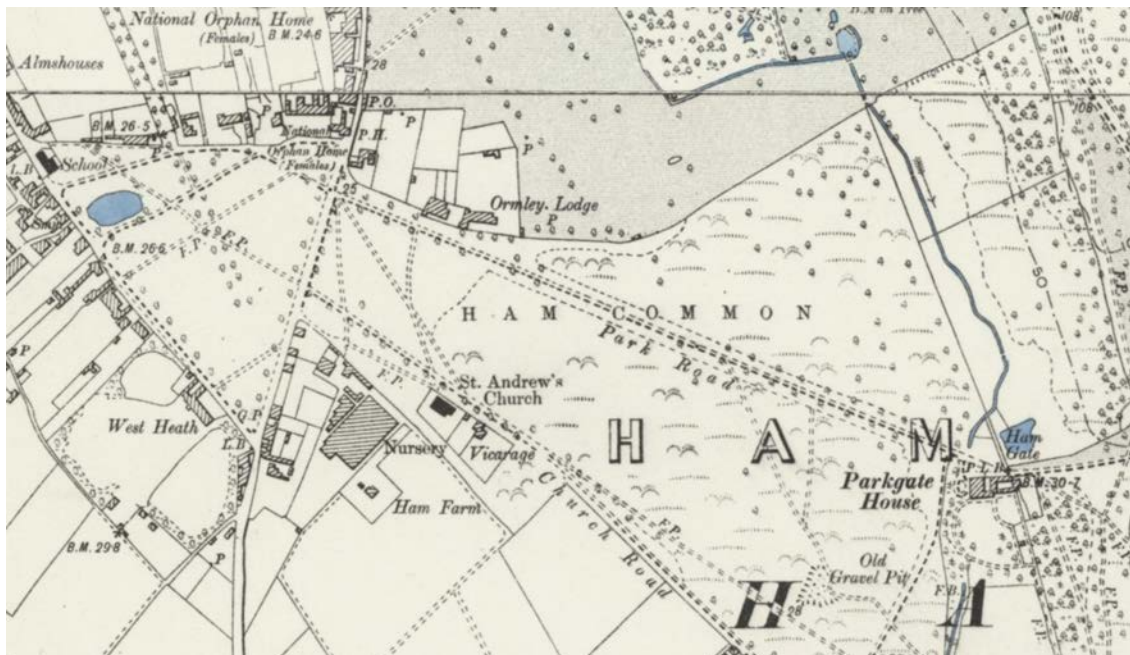


Figure 10: Extract from Ordnance Survey dated 1888 showing Ham Common and the surrounding area

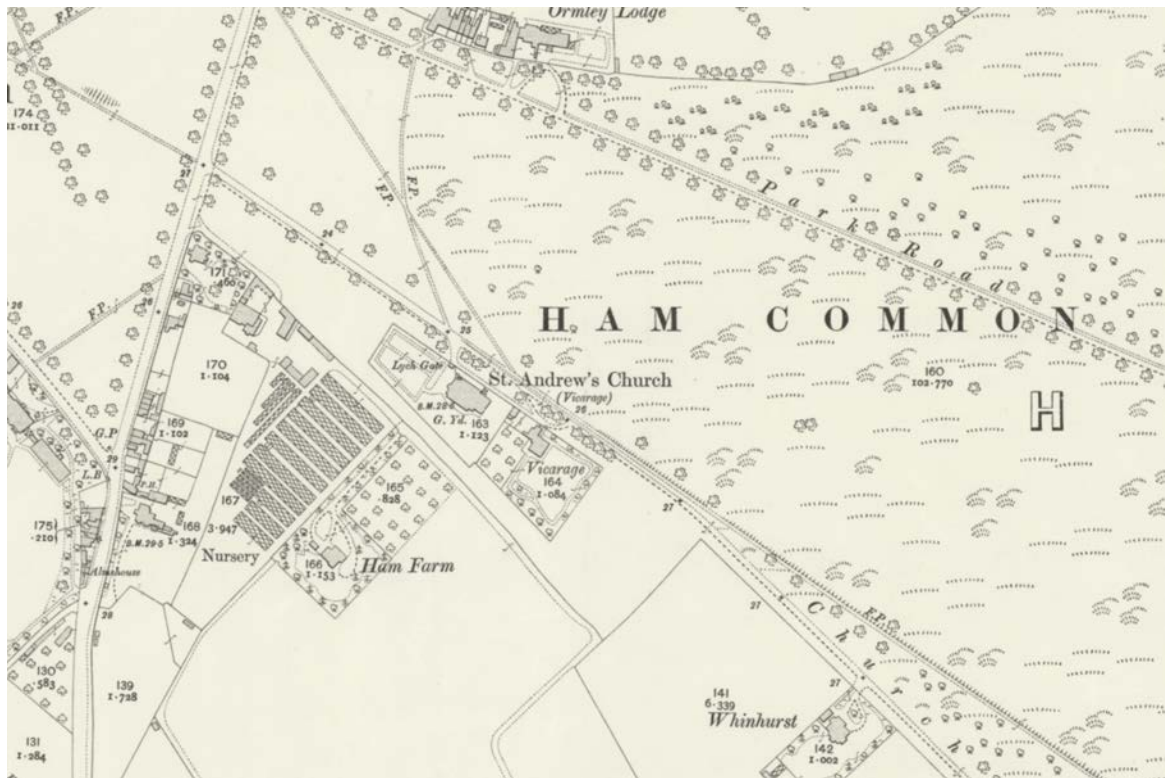


Figure 11: Extract from the 1913 Ordnance Survey Map



Figure 12: Eric Lyons (Span Developments) Design for housing and parade of shops at Ham Farm Estate, Parkleys, Ham Common, 1948



Figure 13: Extract from the 1959 Ordnance Survey Map



Figure 14: Aerial photograph showing the site and surrounding context in 20 (Image taken from Google Maps)

Contribution of 29 Ham Farm Road to the significance of the Parkleys Estate Conservation Area

- 4.3 The existing building is two storeys with pitched roof, constructed predominantly of London stock brick, with metal framed windows now in poor condition. The construction is showing signs of failure whereby the windows are not structurally supported by lintels or located on sills. A canopy is located over the main entrance in poor condition. There are two single storey extensions on either side of the house that fill the plot width abutting neighbours boundaries. It is a simple design with no particular architectural features. It has a long rear garden and is set back from the road by a similar distance as other houses on the street with a landscaped forecourt.
- 4.4 An assessment of the contribution of 29 Ham Farm Road to the character and appearance of the conservation area, based on the criteria set out in the Historic England guidance Table 1⁶ is provided below.

Criteria	Commentary
Is the work of a particular architect or designer of regional or local note?	There is no evidence that No 29 was designed by the architects responsible for Parkleys Estate. It is a simple two storey pitched roof house constructed predominantly of London stock brick with two single storey side extensions.
Does it have landmark quality?	No. It is a simple two storey pitched roof house constructed predominantly of London stock brick with two single storey side extensions.
Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?	It is reflective of the 1950s age of construction. Many of the original buildings constructed on Ham Farm Road have been replaced with new buildings and/or significantly altered and extended. Materials used in the area are varied including London stock and painted render
Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?	It is reflective of the Parkleys Estate time of construction in the 1950s but is of simple design and construction.
Does it contribute positively to the setting of adjacent heritage assets?	The location of the property contributes to the setting of the conservation area as a single dwelling in a large plot set back from the road by a landscaped forecourt.
Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?	No. It is a private house set in its own large plot set back from Ham Farm Road replicating neighbouring properties. There is no visual or open connection with Ham Common Woods Local Nature Reserve to the north.
Is it associated with a designated landscape e.g. a significant wall, terracing or garden building?	No. It does not form part of the local significant parks of Ham Common, ham Common Woods or Richmond Park.
Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?	As part of the Parkleys Estate it does reflect the growth of the estate to the south-east of Ham Common.
Does it have significantly historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?	It reflects the growth of suburbia in the 1950s with Parkleys Estate replacing a nursery but has no formal association with the open space of Ham Common Woods.
Does it have historic associations with local people or past events?	It is part of the Parkleys Estate but there is no evidence that the property was designed by Gooday, Kreeger or Lyons.
Does it reflect the traditional functional character of former uses in the area?	No the nursery no longer exists, although the landscape character remains.
Does its use contribute to the character or appearance of the area?	The property makes a neutral contribution to the conservation area, being of unremarkable architectural quality albeit that it reflects the single dwelling within a large plot set back from the street character.

⁶ Historic England (2019) 'Understanding Place: Conservation Area Designation, Appraisal and Management'

- 4.5 In summary, whilst the application site is reflective of this quiet suburban verdant tree-scaped area, it is unremarkable in architectural quality, it has no particular emphasis or contribution to views into or out of the conservation area and reflects the tight alignment of properties that front Ham Farm Road from numbers 21-35.

5.0 IMPACT OF APPLICATION PROPOSALS

5.1 The relevant heritage policy context for consideration of the application proposals is set out in **Appendix 3** and is individually addressed within this section. This includes the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national planning policy contained in the National Planning Policy Framework (NPPF 2021), and local policy for the historic environment.

Application A Proposals

5.2 The application proposal comprises a two storey side and rear extension with a roof terrace along the recently approved single storey rear extension, dormer roof extension and rooflight to rear roof slope. Outbuildings to rear and associated landscaping above the property. Full details regarding the design of the proposal are set out in the application submission drawings and accompanying Design and Access Statement (DAS).

5.3 The proposed extension will be finished in London Stock brick, with soldier course detailing over the windows. The main house will retain a brick plinth and will be rendered above with a good quality render in a grey/putty colour to compliment the brick. The windows and doors will be replaced with a high-quality timber framed product by Mumford and Wood. The single storey elements will also be rendered with a pressed aluminium or stone coping and have a flat green roof. The existing roof tiles will be replaced with slate and the new roof to the two storey addition will also be slate to match. The dormer will be finished in lead with traditional detailing. The aforementioned conservation style rooflights will nestle into the slate roof.

5.4 The proposal provides a small roof terrace at first floor level accessed via the Master Suite. The scheme includes a comprehensive landscape strategy to contribute to the character of the Parkley's estate.

Application B Proposals

5.5 The application proposal comprises a two storey side and rear extension along the approved single storey rear extension, dormer roof extension, associated landscaping and outbuilding. Full details regarding the design of the proposal are set out in the application submission drawings and accompanying Design and Access Statement (DAS).

5.6 The proposed extension will be finished in London Stock brick, with soldier detailing over the windows. The main house will retain a brick plinth and will be rendered above with a good quality render in a grey/putty colour to compliment the brick. The windows and doors will be replaced with a high-quality timber framed product by Mumford and Wood. The single storey elements will also be rendered with a pressed aluminium or stone coping and have a flat green roof. The existing roof tiles will be replaced with slate and the new roof to the two storey addition will also be slate to match. The dormer will be finished in lead with traditional detailing. The aforementioned conservation style rooflights will nestle into the slate roof. The scheme includes a comprehensive landscape strategy to contribute to the character of the Parkley's estate.

Assessment of Impact on Parkleys Estate Conservation Area

5.7 The existing building is an unremarkable 1950s house that makes a neutral contribution to the conservation area. It is in a poor state of repair. Its contributing features are as a single house set within a large plot, set back from the street by a landscaped courtyard. Many of the neighbouring properties along Ham Farm Road include unsympathetic extensions that detract from the simple form of the houses, which follow no particular architectural style or uniformity.

5.8 Applications A and B, propose to create a two storey side and rear extension and dormer to the roof. Application A proposes a small roof terrace at first floor level accessed via the Master Suite. The proposed extension will be set in from the boundary in line with SPD policy guidance. The two-storey extension is set back from the main front façade, enables it to be read as a subservient extension to the main house and does not detract from the character of the single house on a large plot. The details of the proposed extension reflect the simple window designs of the main house and their horizontal character. The two storey extension and roof terrace will have no effect on views into or out of the conservation area.

5.9 The proposed two storey extension will not harm the character of the conservation area along Ham Farm Road. There are no views or typical gaps between buildings that set a predominant character that should be replicated. If anything, the removal of poor-quality single storey

extensions with well-built extensions will enhance the current neglected feel to parts of the conservation area along Ham Farm Road.

- 5.10 With regards to the roof terrace proposed as part of Application A, a 1.8m high obscured glass privacy screen is to be located at the roof terrace flank in order to provide privacy between the proposed terrace and the amenity of the neighbouring property, 27 Ham Farm Road. The screen guides the view from the terrace down the garden removing any concern of overlooking.
- 5.11 The extension of the property, which has been neglected for a number of years, will enable the completed building to positively contribute to the Parkleys conservation area. The proposed materials reflect the existing London stock brick, the new rendered buildings and panels of render that exist, and the proposed slate roof tiles, will deliver a quality residence that can enhance the conservation area. The landscaped set back from the street will remain with enhanced landscape treatment to continue this character of the street and conservation area.
- 5.12 The alterations to the existing building are considered to cause no harm to the character of the conservation area and certainly preserve it. The refurbishment and extension will enhance the building's contribution to the conservation area with high quality materials reflective of both the existing and new buildings within the conservation area.
- 5.13 Should the Council disagree that there is no harm and that less than substantial harm arises from the scheme, the public benefits of the refurbishment of a neglected and deteriorating building with modern sympathetic materials that contribute to sustainable development initiatives is considered to overcome any lower scale harm arising.

6.0 CONCLUSIONS

- 6.1 In accordance with the requirements of the NPPF, the significance of the designated heritage assets which will be affected by the application proposals have been described in this Statement. This includes an assessment of the contribution made by the application site to the significance of Parkley Estate Conservation Area. There are no other heritage designations affecting the site.
- 6.2 The significance of the application site within the conservation area is as a single house within a large plot that will not be altered by the application proposals. It has no impact on views into or out of the conservation area as there are none, including views between properties.
- 6.3 The extension of the property will cause no harm to the conservation area and preserve the character of it by bringing a neglected building of neutral character up to modern standards and maintenance. Applications A and B both individually and cumulatively present an opportunity to enhance the character and appearance of this part of the conservation area.
- 6.4 Overall, both application proposals will preserve and enhance the character and appearance of Parkleys Conservation Area. The significance of the designated heritage asset will therefore be sustained and enhanced. The proposals therefore meet the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF 2021 and Policies LP1 – 5 of the Local Plan (2018).



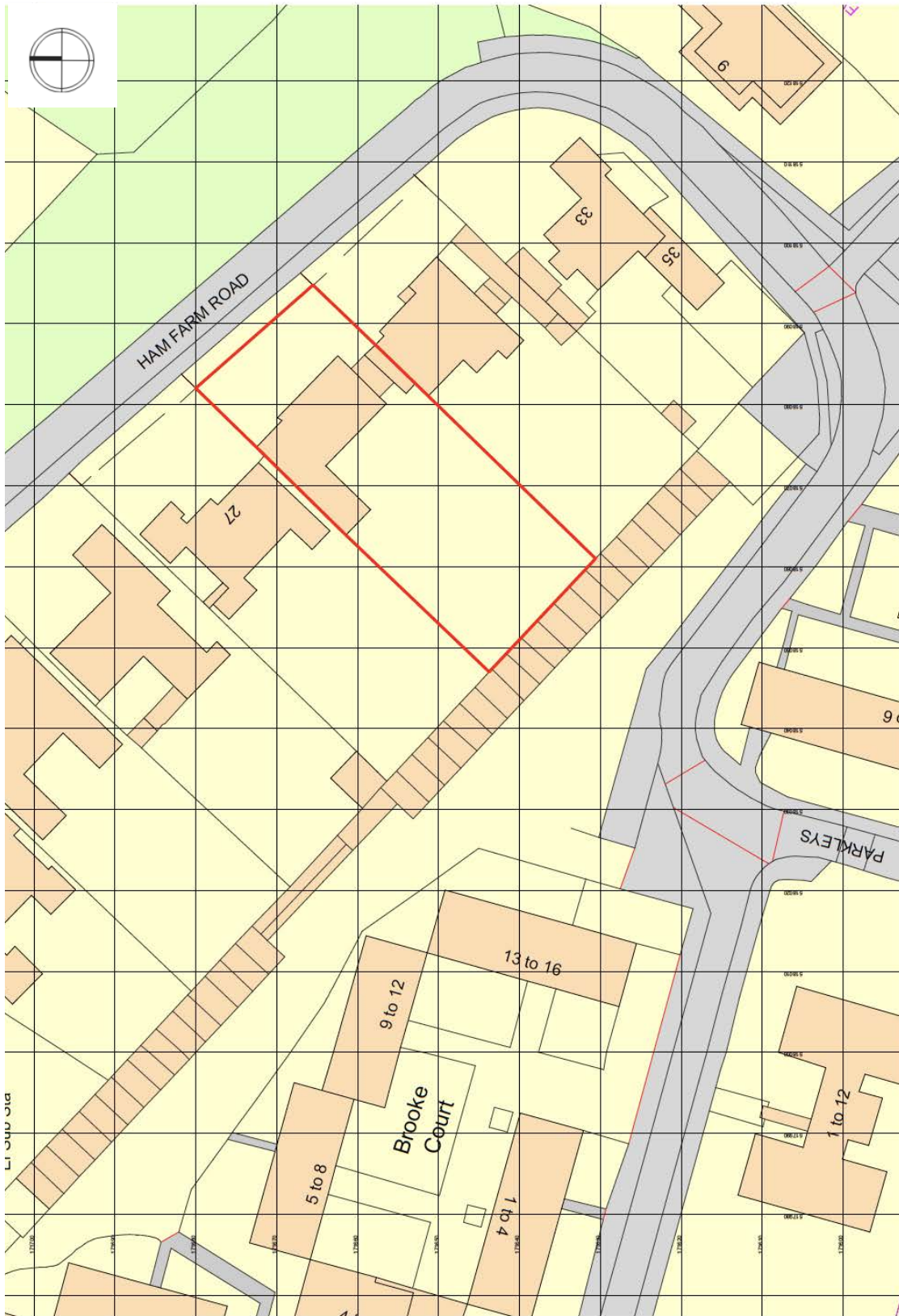
Signed: _____

On behalf PowerHaus Consultancy

Date: 21st September 2021

APPENDIX 1: SITE LOCATION PLAN

Do not scale from this drawing



APPENDIX 2: CONSERVATION AREA BOUNDARY MAP



Based Upon Ordnance Survey data. © Crown copyright.
All rights reserved 100019441 [2007].

Designated: 02.14.2003
Extended: **A** 03.09.2007

KEY

-  Conservation Area boundary
-  Listed Building

APPENDIX 3: RELEVANT HERITAGE LEGISLATION, POLICY AND GUIDANCE

The Application should be considered against relevant policy and guidance in respect of heritage assets. The statutory duties, national policy and guidance, regional and local plan policies relevant to proposals on the Site are summarised below:

Statutory Duty

The Planning (Listed Buildings and Conservation Areas) Act 1990

With regard to applications for planning permission which may affect the setting of a statutory listed building, the Act outlines in Section 66 that:

“s66(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State 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.”

National Policy and Guidance

The National Planning Policy Framework, 2021

The National Planning Policy Framework was recently revised in July 2021. Chapter 16 (pg.55) outlines the Government’s guidance regarding conserving and enhancing the historic environment.

Paragraph 194 outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 195 sets out the principles guiding the determination of applications affecting designated and non-designated heritage assets, and states that:

“Local planning authorities should 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. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”

Paragraph 197 elaborates that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Designated Heritage Assets

Paragraph 199 regards the determination of applications affecting designated heritage assets. It outlines that great weight should be given to the asset’s conservation when considering the impact of a proposed development on the asset’s significance. The more important the heritage asset, the greater the weight should be.

Paragraph 200 goes on to specify that any harm or loss should require clear and convincing justification. It states that;

“Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) 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.”*

Paragraph 201 outlines that Local Planning Authorities should refuse consent where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss or all of the following apply:

- “a) the nature of the heritage asset prevents all reasonable uses of the site; and*

- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”*

Paragraph 202 concerns proposed development which will lead to less than substantial harm to the significance of a heritage asset. It outlines this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Setting

Paragraph 206 states that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably. It outlines that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance.

Local Policy and Guidance

Richmond upon Thames Local Plan 2018

Policy LP1 seeks to ensure that new development maintains and enhances the high quality character and heritage of the borough and demonstrates a thorough understanding of the sites and its context. Policy LP2 relates to building heights, stating that new buildings should be of appropriate height to respect and strengthen the setting, generally reflecting prevailing heights within the vicinity. Policy LP3 requires development to conserve and enhance designated heritage assets and their settings. Policy LP4 provides the same policy protection for non-designated heritage assets, including a presumption against the demolition of Buildings of Townscape Merit. Policy LP5 states that LBR will protect the quality of the views, vistas, gaps and the skyline which contribute to the character, distinctiveness and quality of the local and wider area, including but not limited to, resisting development which interrupts, disrupts or detracts from strategic and local views.