



**DALCOUR  
MACLAREN**



**Design, Access and Heritage  
Statement for Works at  
76 Lonsdale Road, Barnes,  
London Borough of Richmond  
SW13 9JS**

**Client: Cadent Gas Ltd**

Project: 23013168 - EP - 76 Lonsdale Road

Date: January 2024



## Project Details

<b>Project Name</b>	76 Lonsdale Road, Barnes
<b>Scheme Number</b>	23013168
<b>Report Number</b>	001

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2	Outlet 2 connection to property, concealed behind existing balcony. Photograph taken from above.
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## **Executive Summary**

Dalcour Maclaren has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new gas pipework at 76 Lonsdale Road, Barnes, London Borough of Richmond SW13 9JS (National Grid Reference: TQ 22476 77855).

76 Lonsdale Road is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015).

Following recent surveys it has been determined that the current internal route does not meet current IGEM G5 regulations as the pipework is currently not vented and routed through numerous voids, which pose a greater fire risk. Therefore, it has been determined that the riser has come to the end of its serviceable life and requires upgrading.

DM reviewed the scheme design and conducted planning, permitted development, environmental and historic environment checks to highlight any constraints to the development that would make a retrospective planning application unsuitable, for example if the building was listed. A full planning application was recommended as the scheme has been sensitively designed and the building is not listed.

The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on 76 Lonsdale Road, and the Castlenau Conservation Area. It has been established that the installation of a 2 no. new gas risers and 2 no. external meter boxes will have a limited physical impact upon 76 Lonsdale Road and no visual impact upon the Conservation Area as a whole.

In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:

- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves where applicable;
- Paint the pipework an appropriate colour in order to limit its visual impact, in this instance, white;
- The riser should be installed on, rather than through, any architectural features, in particular the stucco quoins;
- Undertake appropriate reinstatement of the working area as previous following completion of the works; and,
- Produce a photographic record of condition before and after the works to cover liability.

## **1 Introduction**

- 1.1.1 Dalcour Maclaren (DM) has been commissioned by Cadent Gas Ltd (hereafter referred to as 'the Client') to produce a Design, Access & Heritage Statement for the installation of new pipework to 76 Lonsdale Road, Barnes, London Borough of Richmond SW13 9JS (National Grid Reference: TQ 22476 77855), hereafter referred to as 'the Site'.
- 1.1.2 76 Lonsdale Road is a multi-occupancy building and does not benefit from Permitted Development Rights available to 'dwellinghouses' under the Town and Country Planning (General Permitted Development) Order (England) (2015) (GPDO).
- 1.1.3 76 Lonsdale Road is not a Listed Building but is located within the Castlenau Conservation Area and is considered to be a Building of Townscape Merit, as designated by the London Borough of Richmond upon Thames. The Site lies within an Article 4 Direction - Basements as defined on the council's planning policy map.
- 1.1.4 This Heritage Statement has been produced to assess the potential for impacts and assess the degree of any impacts to the significance of the identified assets. This assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA, 2020) and in accordance with terminology expressed within the National Planning Policy Framework.

## **1.2 Circumstances of the Scheme**

- 1.2.1 Cadent Gas Ltd are a statutory undertaker with the responsibility to develop and maintain an efficient, co-ordinated, economical and safe system of gas supply to their customers, as stated in the Gas Act 1986. The proposed development is therefore needed to ensure that the resident, and customer, at 76 Lonsdale Road has a reliable and safe supply of gas.
- 1.2.2 The Client has identified a need for the provision and installation of 2 no. new outlets to the front elevation of the building and 2 no. new meter boxes within the existing basement moated area to ensure that 76 Lonsdale Road is supplied with a safe, reliable and efficient supply of gas, which is used to power hot water, heating and for cooking. The works being applied for are necessary for the continued occupation of the building.
- 1.2.3 The following application is for retrospective planning permission for the installation of gas pipework to 76 Lonsdale Road, Barnes.

### **1.3 Site Location and Topography**

- 1.3.1 The Site is located towards the eastern end of Lonsdale Road, situated at the south-west corner of a moderately sized residential estate and is bound by:
- Lonsdale Road and further residential terraces to the south;
  - 78 & 80 Lonsdale Road to the west, beyond which is a series of sports clubs and facilities;
  - Glenthams Road to the north; and
  - St Hilda's Road to the east
- 1.3.2 Lonsdale Road itself starts at the junction with Castlenau in the east (leading to Hammersmith Bridge) before curving southwards past the Site and follows the curve of the River Thames towards Barnes Bridge Railway Station.
- 1.3.3 The topography of the Lonsdale Road is relatively level, sitting at approximately 8.1m Above Ordnance Datum (AOD).

### **1.4 Access**

- 1.4.1 The Site will be accessed via Lonsdale Road. The works will not impede access along the road.

### **1.5 Description of the Proposed Development**

#### **Existing Internal Gas Riser and Route**

- 1.5.1 Under legislation and regulatory obligations, Cadent Gas must ensure that the gas carrying assets remain fit for purpose and that they continue to maintain, upgrade and repair their network. Cadent's gas main replacement programme is driven by a policy that is underpinned by Regulation 13, Pipelines Safety Regulations 1996 (as amended) and subsequently the Health and Safety at Work Act 1974. In addition to this, paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended) puts an additional duty on Cadent as a gas transporter, to carry out the necessary work to repair, replace or renew any service pipe installed in a dwelling.
- 1.5.2 The Institution of Gas Engineers and Managers (IGEM) are responsible for setting the standards and guidance and health & safety for gas installations. IGEM/G/5 Edition 3 addresses Gas installations in Multiple Occupancy Buildings (MOBS) and states that gas pipework can no longer be installed in communal fire escapes, e.g., entrance and exit hallways / corridors within MOBS. This is because in the event of a fire, there would be a significant fire and explosion risk placed within the sole means of fire escape, which would cause further threat to life and could lead to the compromise of the sole

means of emergency exit. There are also additional restrictions regarding having enough venting and avoiding voids as these also pose a significant fire risk. Therefore, reusing the existing internal route is not possible as it does not meet the current IGEM G5 legislation.

- 1.5.3 While sometimes harmful to heritage assets, the benefits of having an external gas system will allow easy access for maintenance, repair and refurbishment works and will not result in any loss of internal historic fabric or access into residents' homes for extended periods of time to facilitate works.

### **Below Ground Works**

- 1.5.4 The proposed development involves reconnection of the existing gas main in Lonsdale Road to the new network (see Plan 23012168\_PLN\_SI\_4.1). As these works will be contained entirely below ground, they are permitted development under Part 15 Class A (a) of the Town and Country Planning (General Permitted Development) Order (England) 2015.

### **Above Ground Riser & Internal Works**

- 1.5.5 The proposal involves the installation of two new outlets to the front elevation of the property. Outlet 1 shall be affixed at basement level, running between a new outlet situated within the basement lightwell running vertically beside the service entrance and terminating above the service entrance door. Outlet 2 shall run between the second new meter box, also in the lightwell to the portico above the ground floor entrance, via the western side of the front elevation (Figure. 1).
- 1.5.6 This route is considered to use the least amount of pipework necessary in order to maintain a safe and reliable gas supply to the property.
- 1.5.7 Additionally, the route has been designed to be sited away from public view as far as is reasonably possible, making use of architectural features such as basement moat and first floor balcony to conceal sections of the pipework and the two meter boxes (Figures 2 and 3).



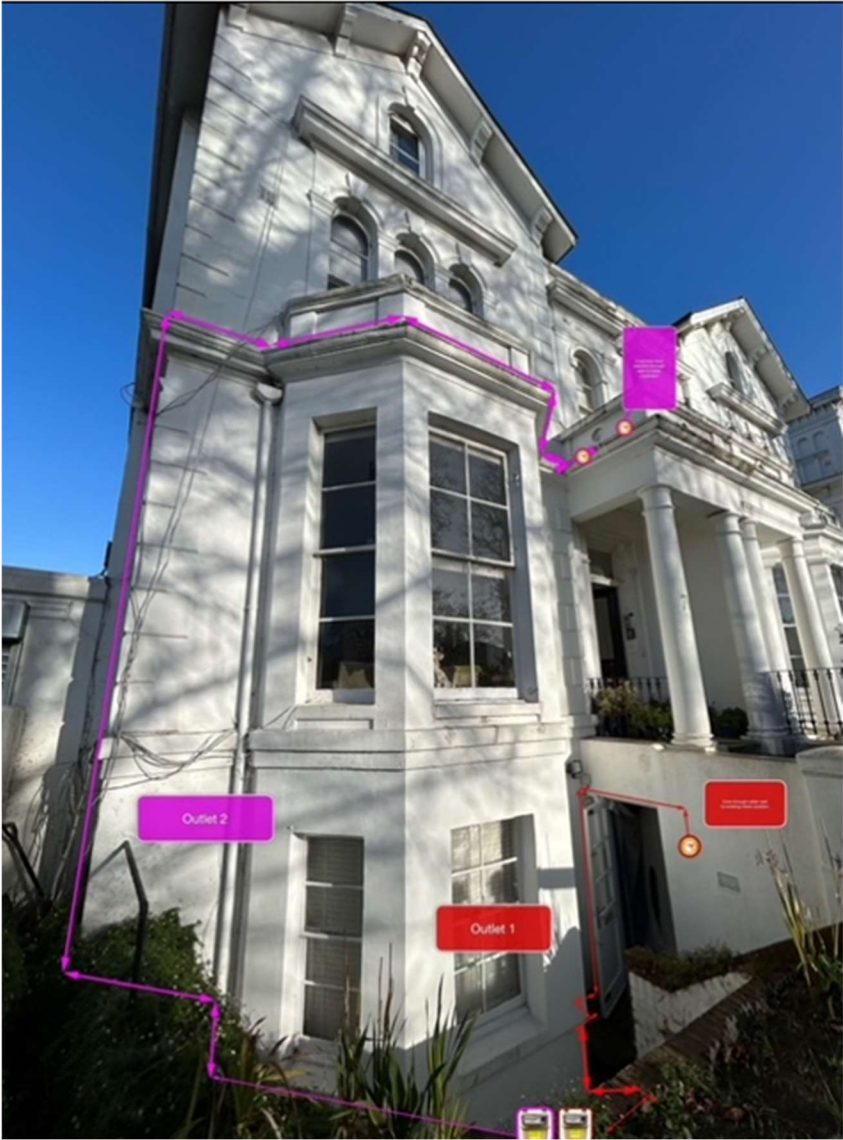


Figure 1: Proposed locations of Outlet 1 (red) and Outlet 2 (pink).



*Figure 2: Outlet 2 connection to property, concealed behind existing balcony. Photograph taken from above.*



Figure 3: Proposed location of meter boxes within moated basement.

## 1.6 Definition of Terms

- 1.6.1 A heritage asset is defined in the National Planning Policy Framework (NPPF, 2023) 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’ (NPPF, 2023 page 70).
- 1.6.2 The significance of a heritage asset is defined within the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from the physical fabric of a heritage asset but also from its setting’ (NPPF, 2023 page 75)’.
- 1.6.3 The setting of a heritage asset is defined as ‘the surroundings within which it is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of setting can make a positive or negative contribution to the significance of a heritage asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF, 2023 page 75).
- 1.6.4 Where heritage assets are to be affected by development, ‘local authorities should require the applicant to describe the significance of the assets affected, including the contribution made to the significance of the asset by its 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’ (NPPF, 2023 paragraph 200).

## 2 Heritage Planning Policy Context

### 2.1 National Heritage Legislation

- 2.1.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas.
- 2.1.2 Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).
- 2.1.3 Listed Buildings and Conservation Areas are protected under the Planning (Listed Building and Conservation Areas) Act (1990). In relation to development proposals, the act states that *'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'* (section 66).

### 2.2 National Planning Policy Framework

- 2.2.1 The National Planning Policy Framework (NPPF, 2023) supported by the National Planning Policy Guidance (PPG) (MHCLG, 2019), endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2019), defines the role of the planning system as to promote and achieve sustainable development and involves *'protecting and enhancing our natural, built and historic environment'* (NPPF, 2023: Chapter 16).
- 2.2.2 In ensuring the statutory duty of the Planning (Listed Building and Conservation Areas) Act, the NPPF requires that in determining applications *'great weight'* should be given to the asset's conservation and that *'substantial harm to or loss of... grade II listed buildings, or grade II registered parks or gardens, should be exceptional'* whilst *'substantial harm to or loss of...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'* (NPPF, 2023: para 206).
- 2.2.3 Developments where substantial harm to or total loss of significance of a heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (NPPF, 2023: para 207). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (NPPF, 2023: para 208).

2.2.4 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (NPPF, 2023: paragraph 209), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF, 2023: 59-60). Where heritage assets of an archaeological nature may be impacted upon by development 'local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (NPPF, 2023: para 200).

## **2.3 The London Plan 2021**

2.3.1 Under the legislation establishing the Greater London Authority (GLA), the Mayor of London is required to publish a Spatial Development Strategy (SDS), also known as the London Plan. As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.

2.3.2 The London Plan was formerly published by the Mayor of London on the 2<sup>nd</sup> March 2021. The below is a section of Policy HC1 within Chapter 7 of the London Plan, Heritage and Culture. The full policy is available within the London Plan (2021).

### **Policy HC1: Heritage Conservation and Growth**

*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.*

### **Policy D12: Fire Safety**

2.3.3 *In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:*

- 2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures;*
- 3. are constructed in an appropriate way to minimise the risk of fire spread.*

## 2.4 London Borough of Richmond upon Thames

- 2.4.1 The Richmond Local Plan is the key strategic document in Richmond's development plan. It sets out the vision for shaping the future of the Borough and contains policies for guiding planning decisions. The Local Plan was adopted on the 3<sup>rd</sup> July 2018 and sets out the Council's vision for the borough up to 2033.
- 2.4.2 Chapter 4 of the Local Plan, 'Local Character and Design' outlines the council's plan to protect and enhance Richmond's built and historic environment. The below has been summarised to include information relevant to the proposals. The full policy is available in the Local Plan (Richmond upon Thames Council 2018).

### ***Policy LP 3***

#### ***Designated Heritage Asset***

- 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:*
- 1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.*
  - 2. Resist the demolition in whole, or in part, of listed building. Consent for demolition of Grade II listed buildings will only be granted in exceptional circumstances and for Grade II\* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset.*
  - 3. Resist the change of use of listed buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.*
  - 4. Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within listed buildings, and resist the removal or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.*
  - 5. Demolitions (in whole or in part), alterations, extensions and any other modifications to listed buildings should be based on an accurate understanding of the significance of the heritage asset.*

6. *Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.*
  7. *Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.*
  8. *Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.*
  9. *Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.*
- 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.*
- D. Where there is evidence of intentional damage or deliberate neglect to a designated heritage asset, its current condition will not be taken into account in the decision-making process.*
- E. Outline planning applications will not be accepted in Conservation Areas. The Council's Conservation Area Statements, and where available Conservation Area Studies, and / or Management Plans, will be used as a basis for assessing development proposals within, or where it would affect the setting of, Conservation Areas, together with other policy guidance, such as Village Planning Guidance SPDs.*

#### **Policy LP 4**

##### **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.*



## **2.5 Compliance**

- 2.5.1 The development complies with Policy HC1 of the London Plan and Policies LP3 and LP4 of the Local Plan, as the external development has been sited on the side elevation of the building and concealed within existing architectural elements to ensure it is as inconspicuous as possible and does not impact upon the significance of the Conservation Area, through visual changes to its setting.
- 2.5.2 By providing a safe, efficient and reliable supply of gas to the property will satisfy Policy D12 of the London Plan by ensuring that the property can benefit from the highest standards of fire safety.

### 3 Methodology

- 3.1.1 The NPPF states that a description of the significance of each heritage asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF. This should include an assessment of the contribution made to the significance of the asset by its setting.
- 3.1.2 The significance of a heritage asset is defined within the NPPF 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’ (2023: page 75).
- 3.1.3 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England’s guidance presented in the Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2017) will be utilised; specifically, what matters and why. A non-exhaustive list provided within the document identifies themes such as:
- Physical Surroundings:
    - Topography;
    - Definition, scale and ‘grain’ of surrounding streetscape, landscape and spaces;
    - Historic materials and surfaces;
    - Green space, trees and vegetation; and
    - History and degree of change over time.
  - Experience:
    - Surrounding landscape or townscape character;
    - Views from, towards, through, across and including the asset; and
    - Intentional intervisibility with other historic assets and natural features.
- 3.1.4 With respect to Historic England’s 2017 publication, ‘The Setting of Heritage Assets’, and the stepped process it describes, this assessment satisfies steps 1-3 and step 4 where this is appropriate.
- 3.1.5 The International Council on Monuments and Sites has produced Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (ICOMOS, 2011). This document provides guidance for assessing the value, or ‘heritage significance’ of all heritage assets, not just World Heritage Sites,

including archaeological remains, historic buildings and historic landscapes (see Appendix 1). The value/ heritage significance of an asset is then cross referenced with the magnitude of impact. With respect to assigning levels of importance to variously graded Listed Buildings it allows flexibility in assigning either a 'very high', 'high' or 'medium' importance. 76 Lonsdale Road, as a Building of Townscape of Merit but unlisted could be considered to be of Low (Local Importance). Conservation Areas containing buildings that contribute significantly to its historic character are assigned Medium (Regional Importance).

## 4 Historic Background

### 4.1 Historic Development of Hammersmith, Richmond and Castelnau

- 4.1.1 The Site lies towards the northeastern corner of the London Borough of Richmond upon Thames, with the majority of the borough proper lying to the west. The adjacent side of the River Thames, accessed by the Hammersmith Bridge lies within the London Borough of Hammersmith and Fulham.
- 4.1.2 Hammersmith was located at a natural crossing point of the Thames which made it a focus for human activity from the prehistoric period onwards, as evidenced through the recovery of various finds. During the Bronze Age, Hammersmith and Fulham primarily consisted of farmland and so there were likely more permanent settlements in the area by this time (Fulham Palace House & Garden, 2024).
- 4.1.3 Prior to the post-medieval period much of the area was open land interspersed with nucleated settlements. London proper was situated further east in the area of the City, contiguous with the approximate boundaries of the Roman settlement, *Lundinium* and Saxon town, *Lundenwic* (later *Lundenburh*). Hammersmith itself was noted for its extensive nurseries and the resulting introduction of new plant species to England.
- 4.1.4 Much of the Richmond area is recorded in the Domesday Survey of 1086 and comprises a number of small historic settlements including Teddington, Mortlake, Petersham and Kew. In the early-16<sup>th</sup> century the Manor House at Richmond was rebuilt by Henry VII at Sheen.
- 4.1.5 The royal favour and wealth of the Richmond borough is reflected in the number of notable edifices which include Hampton Court Palace, home of Henry VIII, Richmond Palace, White Lodge (now the Royal Ballet School Junior department) and Ham House, as well as the Royal Botanical Gardens Kew.
- 4.1.6 Barnes Road and Castelnau developed after the opening of the Hammersmith Bridge in 1827. The area is noted for its 20 pairs of exceptional classical villas which were built in 1842 by Major Boileau and the 20<sup>th</sup> century London County Council Cottage Estate.

## 5 Statement of Significance

### 5.1 76 Lonsdale Road

- 5.1.1 The Site comprises a three-storey plus basement level semi-detached property with single storey extension to the west at ground floor level. Front elevation finished with white stucco and rusticated quoins at extents. Two chimney stacks on the east side. Small garden to front.
- 5.1.2 The ground floor extension is a modern addition with a white PVC window frontage accessed via a driveway.
- 5.1.3 Three bay sash windows at basement and ground floor level. Front door to right, set within in a simple projecting porch finished with columns, accessed via a short flight of stone steps.
- 5.1.4 Arch windows at first and second floor level. Reminiscent of a Palladian style but all three windows are of equal height, each finished with a simple keystone and decorative cornice.
- 5.1.5 A balustrade balcony evident on the neighbouring No. 74 has been infilled at No. 76 and partially conceals an attic insertion.
- 5.1.6 Some visual clutter is present on the front elevation consisting of cabling and guttering, the latter painted white.
- 5.1.7 Analysis of historic cartographic sources shows the row of houses on Lonsdale Road as being extant by the 1860s on a parcel of land east of the West Middlesex Water Works filter beds and reservoirs. Castelnau developed in the late 1820s, with Lonsdale Road being laid out shortly after.
- 5.1.8 Expansion of the area was relatively steady, with land to the south of the Site being infilled by residential estates. The former Water Works site has remained underdeveloped. Glenthams Road and Lillian Road to the north were laid out in the 1860s.

#### Contribution of Setting to Significance

- 5.1.9 Lonsdale Road was one of the first residential streets to be established following the opening up of the area through construction of the Hammersmith Bridge in 1827, accompanying the prominent Castelnau villas to the south.
- 5.1.10 The road has become somewhat enclosed through post-medieval and modern development to the north and south, though the open aspect to the west has remained constant throughout its history, with the undeveloped fields replacing the former filter beds and reservoirs.
- 5.1.11 There are a number of architectural variations across Lonsdale Road. Nos. 76 and 78 are not as grand as their neighbours Nos. 74-72 but the stucco

finish separates the pair from Nos. 80-82 to the west. The absence of a few decorative finishes on the Site including the missing balustrade at attic level and circular cut out on the balcony bay, in addition to the general modern PVC extensions cause some distraction from the fine classical form of the building, particularly when viewed as a pair with No. 74 which still retains these original finishes.

5.1.12 Overall however 76 Lonsdale Road is a good example of mid-19<sup>th</sup> century architecture and holds an important place in the narrative of the expansion of Hammersmith, Barnes and Castelnau.

### **Impact**

5.1.13 The proposal entails the installation of 2 no. new outlets to the front and west elevations of 76 Lonsdale Road, plus installation of 2 no. associated meter boxes within the basement lightwell.

5.1.14 The installation will require holes for the riser to be drilled into the building fabric to both affix it to the front elevation and feed into the individual properties. Where possible holes will be drilled away from the edging quoins and other architectural elements, or where possible between the individual quoins to minimise the physical impact on the fabric.

5.1.15 The pipework has been sensitively sited to avoid impacting upon architectural features and to minimise its visual impact where possible, such as avoiding the principal front elevation, concealing the route behind existing architectural elements and confining the horizontal pipework to as short as lengths as possible. Additionally, the proposal is entirely reversible upon the decommission and removal of the gas riser.

5.1.16 It has been considered that there is some existing visual clutter to the front elevation of Lonsdale Road including cabling, vents and guttering. The addition of the gas risers is not anticipated to create further visual disruption and is expected to result in a lesser physical impact than some of the current installations. In addition, the pipework shall be painted white to conform with the stucco finish and existing guttering. The contrasting effect of not camouflaging the pipework can be seen at No. 78 where black guttering is present.

5.1.17 When using the ICOMOS assessment methodology (see Appendix 1), a historic (unlisted) building of modest quality is awarded a significance of low. The installation of 2 no. gas risers to the building is considered to result in a negligible impact. When inputting this information into the significance matrix, it results in a neutral impact, which is considered to be within the normal bounds of variation.

5.1.18 The benefits of connecting the building to a safe and reliable supply of gas to ensure the continued habitation of the building is considered to substantially outweigh the extremely limited visual and limited physical impacts to the building.

## **5.2 Castelnau Conservation Area**

5.2.1 The Castelnau Conservation Area was first designated by the London Borough of Richmond upon Thames in March 1977 and several extensions between 1982 and 1991. The area is T-shaped, covering the roads of Castelnau running north-south, the Clavering Avenue area to the east and Lonsdale Road to the west. 76 Lonsdale Road lies at the western extent of the designation.

5.2.2 The character of the area is predominantly 19<sup>th</sup> century residential. Prior to this the area was parkland and pasture, little developed due to being prone to flooding. Development began in 1824 when Parliament permitted the Hammersmith Bridge Company to construct a toll bridge across the Thames to Castelnau. The name 'Castelnau' is derived from the estate of a 16<sup>th</sup> century French baronial family, a descendant of which bought land and property in the Mortlake and Barnes areas in the 19<sup>th</sup> century.

5.2.3 Primary development comprised the Boileau Arms (public house) and twenty pairs of matching semi-detached villas (now 84-122 & 87-125 Castelnau), all Grade II Listed Buildings.

5.2.4 The area of Lonsdale Road was occupied by the West Middlesex Water Works reservoirs on meadowland, connected via steam engine powered pump to the Hammersmith Works station on the adjacent side of the Thames.

5.2.5 In the Conservation Area Study, Lonsdale Road is described as having a 'building style [that] is not as restrained as Castlenau; there is more use of stucco and detailing is generally more flamboyant...the northern side of the road contains the most theatrical house which are Italianate in style and built extensively in stucco. Numbers 76-78 (even) are some of the most flamboyant with numerous bays and porches.'

### **Contribution of Setting to Significance**

5.2.6 Lonsdale Road is a significant contributor to the Castelnau Conservation Area, both for its 'flamboyant' architectural form and for being one of the earliest developments in the area, complementing the villas designed by Boileau.

5.2.7 The front elevations of the Lonsdale Road properties can be viewed from the east and west. The row can be appreciated as a whole but on closer

inspection each property is distinct and displays some variation in form and finish. Mature trees within the front gardens of the property and along Lonsdale Road provide some degree of privacy without completely concealing the properties from view.

- 5.2.8 The newer build of St Paul's school to the west and north of the Site restricts the view looking towards the River Thames, however does not cause major disruption. The various playing fields are consistent with the area's undeveloped nature and provides a sense of continuity with how the landscape appeared during the post-medieval period.
- 5.2.9 Lonsdale Road is a positive contributor to the Castelnau Conservation Area due to its architectural informality and good degree of preservation.

### **Impact**

- 5.2.10 The proposed development will be sited on the south and west facing elevations of the property, with the particular methodology chosen to minimise any views of the installation from along Lonsdale Road. Use of the basement lightwell with further shield the installation from view.
- 5.2.11 Due to the small scale of the works the proposed installation will not affect views to, within or from the Conservation Area. An appropriate paint scheme will be used to further camouflage the pipework, in this instance, white.
- 5.2.12 In consideration of the above, it is not expected that the proposal will present visual harm over and above the existing clutter to the Hammersmith Odeon Conservation Area and immediate environs.
- 5.2.13 When using the ICOMOS assessment methodology (see Appendix 1), a conservation area is awarded a significance of medium. The installation of 2 no. gas risers and 2 no. new external meter boxes to the building is considered to result in a negligible impact when considering the Conservation Area as a whole. When inputting this information into the significance matrix, it results in a neutral impact to the Conservation Area.



## **6 Conclusions and Mitigation**

- 6.1.1 DM has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework to 76 Lonsdale Road, Barnes, London Borough of Richmond upon Thames SW13 9JS (National Grid Reference: TQ 22476 77855).
- 6.1.2 The proposed development complies with the IGEM/G/5 Edition 3, which addresses the standards and guidance and health & safety for gas installations within Multiple Occupancy Buildings (MOBS), which Cadent Gas is required to adhere to, as well as Regulation 13, Pipelines Safety Regulations 1996 (as amended), the Health and Safety at Work Act 1974 and paragraph 15 of Schedule 2B in the Gas Act 1986 (as amended).
- 6.1.3 The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on 76 Lonsdale and the Castelnau Conservation Area. It has been established that the installation of 2 no. new gas risers and 2 no. meter boxes will have a physical impact upon 76 Lonsdale Road and a no visual impact upon the Conservation Area as a whole.
- 6.1.4 The development is the minimal amount of pipework required to restore gas to the property and the proposals are also entirely reversible upon the decommissioning and removal of the gas riser. The works will not result in substantial harm to the asset or the Conservation Area and so the proposals are compliant with the NPPF (2023), Policy HC1 of the London Plan and Policies LP3 and LP4 of the Richmond Local Plan.
- 6.1.5 By providing a safe, efficient and reliable supply of gas to the property, Policy D12 of the London Plan will also be satisfied by ensuring that the property can benefit from the highest standards of fire safety.
- 6.1.6 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:
- Ensure holes for the riser are drilled between the brick joints rather than the bricks themselves where applicable;
  - Paint the pipework an appropriate colour in order to limit its visual impact, in this instance, white;
  - The riser should be installed on, rather than through, any architectural features, in particular the stucco quoins;
  - Undertake appropriate reinstatement of the working area as previous following completion of the works; and,

- Produce a photographic record of condition before and after the works to cover liability.

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**APPENDIX 1**  
**ICOMOS ASSESSMENT METHODOLOGY**

Table 1: Table of Significance

Significance	Factors Determining Significance
Very High (National or International Importance)	<p>World Heritage Sites (including nominated Site)</p> <p>Assets of recognised international importance</p> <p>Assets that can contribute to acknowledged international research objectives</p> <p>Other buildings of recognised international importance</p> <p>Historic landscapes of international value, whether designated or not</p> <p>Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factors</p>
High (National Importance)	<p>Scheduled monuments (including proposed Sites)</p> <p>Non-designated receptors of schedulable quality and importance</p> <p>Grade I and Grade II* Listed Buildings</p> <p>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade</p> <p>Grade I and Grade II* Registered Parks and Gardens Conservation Areas containing very important buildings</p> <p>Non-designated assets of clear national importance</p> <p>Non-designated historic landscapes of outstanding interest, high quality, and importance, and of demonstrable national value.</p> <p>Well preserved historic landscapes with exhibiting considerable coherence, time-depth, or other critical factors</p> <p>Assets that contribute significantly to acknowledged national research agendas</p>
Medium (Regional Importance)	<p>Certain Grade II Listed Buildings</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations</p>

	<p>Conservation Areas containing buildings that contribute significantly to its historic character</p> <p>Designated or non-designated assets that contribute to regional research objectives</p> <p>Non-designated historic landscapes that would justify special historic landscape designation, landscapes of regional value.</p> <p>Averagely well-preserved historic landscapes with reasonable coherence, time depth or critical factor(s).</p>
<p>Low (Local Importance)</p>	<p>Designated and non-designated assets of local importance</p> <p>Locally Listed Buildings</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historic association</p> <p>Assets compromised by poor preservation and/or poor survival of contextual associations</p> <p>Assets of limited value, but with potential to contribute to local research objectives</p> <p>Robust non-designated historic landscapes.</p> <p>Historic landscapes with importance to local interest groups.</p> <p>Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.</p>
<p>Negligible</p>	<p>Assets with little or no archaeological/historical interest</p> <p>Buildings of no architectural or historical note; buildings of intrusive character</p> <p>Historic landscapes with little or no significant historical interest</p>
<p>Unknown</p>	<p>The importance of the asset has not been ascertained from available evidence</p> <p>Buildings with some hidden (i.e., inaccessible) potential for historic significance</p>

Table 2: Magnitude of Impact and Descriptions

Impact Grading	Archaeological Attributes	Built Heritage or Historic Urban Landscape Attributes	Historic Landscape Attributes	Intangible Cultural Heritage Attributes or Associations
Major	<p>Changes to attributes that convey OUV of WH properties.</p> <p>Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered.</p> <p>Comprehensive changes to setting.</p>	<p>Change to key historic building elements that contribute to OUV, such that the resource is totally altered.</p>	<p>Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit and loss of OUV.</p>	<p>Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.</p>
Moderate	<p>Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.</p>	<p>Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.</p>	<p>Change to many key historic landscape elements, parcels or components; visual change to many key aspects of the historic landscape; noticeable differences in noise or sound quality; considerable changes to use or access; resulting in moderate changes to historic landscape character.</p>	<p>Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.</p>
Minor	<p>Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.</p>	<p>Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.</p>	<p>Change to few key historic landscape elements, parcels or components; slight visual changes to few key aspects of historic landscape; limited changes to noise levels or sound quality; slight changes to use or access; resulting in limited change to historic landscape character.</p>	<p>Changes to area that affect the ICH activities or associations or visual links and Cultural appreciation.</p>

Negligible	Very minor changes to key archaeological materials or setting.	Slight changes to historic building elements or setting that hardly affect it.	Very minor changes to key historic landscape elements, parcels or components; virtually unchanged visual effects; very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.	Very minor changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
No Change	No Change.	No Change to Setting or Fabric.	No change to elements, parcels or components; no visual or audible changes; no changes in amenity or community factors.	No Change.

Table 3: Significance Matrix

Significance	Magnitude of Impact				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High	Neutral	Slight	Moderate / Large	Large / Very Large	Very Large
High	Neutral	Slight	Moderate / Large	Moderate / Large	Large / Very Large
Medium	Neutral	Neutral / Slight	Slight	Moderate	Moderate / Large
Low	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
Negligible	Neutral	Neutral	Neutral / Slight	Neutral / Slight	Slight



*Table 4: Significance Categories and Typical Descriptions*

Magnitude of Impact	Description
Very Large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.



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