



Grosvenor Garage, Fitzgerald Avenue
SW14 8SZ

Heritage Statement

March 2023

Project	Grosvenor Garage
ABC Reference	ABC/0196/05.02
Local Authority	London Borough of Richmond upon Thames
Client	Hestia Homes
Issue	Final
Author	Andrew Black
Date	March 2024

Disclaimer: This report has been prepared for the above named client for the purpose agreed in Andrew Black Consulting's (ABC) terms of engagement. Whilst every effort has been made to ensure the accuracy and suitability of the information contained in this report, the results and recommendations presented should not be used as the basis of design, management or implementation of decisions unless the client has first discussed with ABC their suitability for these purposes and ABC has confirmed their suitability in writing to the client. ABC does not warrant, in any way whatsoever, the use of information contained in this report by parties other than the above named client.

Contents

- 1. Introduction4
- 2. Site and Surroundings.....5
- 3. Proposed Development.....7
- 4. Planning Policy.....8
- 5. Buildings of Townscape Merit and Assessment of Proposals10
- 6. Conclusions17



1. Introduction

1.1 This Heritage Statement has been prepared by Andrew Black Consulting on behalf of Hestia Homes Limited in respect of a detailed application for development of the former Grosvenor Garage site on Fitzgerald Avenue, SW14 8SZ.

1.2 The proposal seeks full planning permission for the following development:

Redevelopment of existing garage to provide five apartments, three houses and a commercial unit with associated access, parking and landscaping.

1.3 This Heritage Statement includes the following sections:

- Site and Surroundings;
- Planning History;
- Description of Proposed Development;
- Heritage Considerations
- Conclusions

2. Site and Surroundings

2.1 The application site is located in Barnes, Richmond upon Thames to the west of Fitzgerald Avenue.

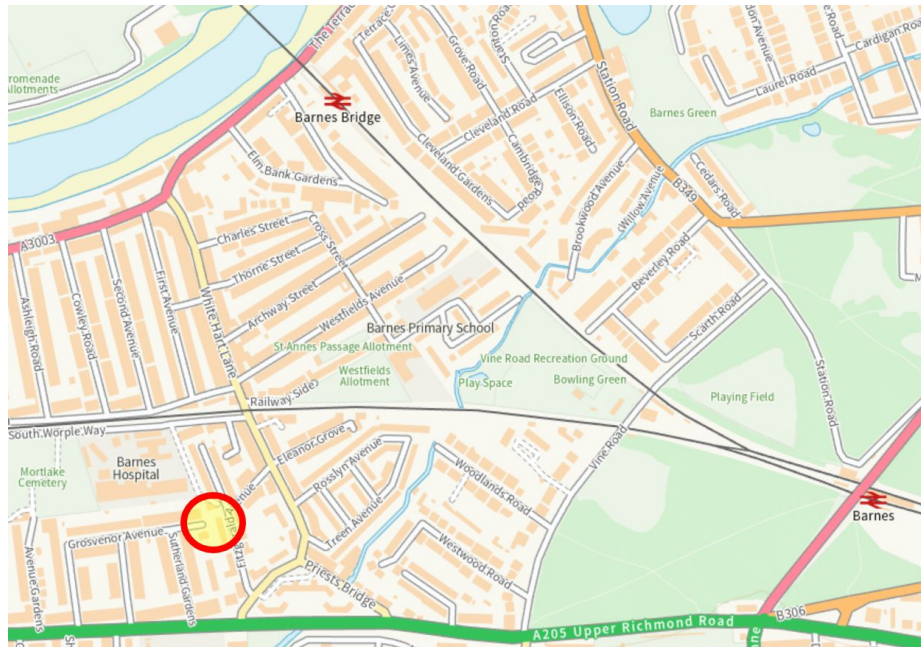


Figure 1 – Site Location

2.2 The site is within walking distance to Barnes and Barnes Bridge Railway Stations. It is also within easy access to existing services and facilities on Upper Richmond Road and White Hart Lane.

2.3 The application site is a former MOT garage and workshop which occupies a small portion of the site. The remainder of the site consists of lockups and private garages.

Grosvenor Garage, Fitzgerald Avenue, SW14 8SZ
Heritage Statement



Figure 2 – Existing Site Plan

3. Proposed Development

3.1 The application proposes redevelopment of the existing site to provide five apartments, three houses and a commercial unit, with associated access, landscaping and car parking.



Figure 3 – Proposed Site Plan

3.2 The proposed schedule of accommodation is set out below:

Unit No / Type	Unit Size
Apartment 1 – One bedroom (2 person)	50 sqm
Apartment 2 – One bedroom (2 person)	51 sqm
Apartment 3 – Two bedroom (4 person)	102 sqm
Apartment 4 – One bedroom (2 person)	50 sqm
Apartment 5 – Two bedroom (4 person)	78 sqm
House 1 – Three bedroom (5 person)	150 sqm
House 2 – Four bedroom (8 person)	177 sqm
House 3 – Four bedroom (8 person)	177 sqm
Total Residential	835 sqm
Commercial Unit	107 sqm



4. Planning Policy

Planning Policy Context

- 4.1 Section 38 (6) of the Planning and Compulsory Act 2004 requires any planning application to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 The Development Plan for the purposes of the determination of this application comprises of the following:
- Richmond Local Plan (2018)
 - London Plan 2021
- 4.3 There are several documents which are considered to form material considerations in the determination of this application as follows:
- National Planning Policy Framework (NPPF)
 - National Planning Practice Guidance

National Planning Policy

- 4.4 Chapter 16 of the NPPF sets out the government approach to Conserving and Enhancing the Historic Environment.
- 4.5 Paragraph 200 of the NPPF sets out the following requirements for proposals affecting heritage assets:
- 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
- 4.6 The statement has been prepared in accordance with these requirements for a proportionate approach to consider the impact of the development proposals.
- 4.7 In relation to considering potential impacts on non-designated heritage assets paragraph 209 goes on to state:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or



Grosvenor Garage, Fitzgerald Avenue, SW14 8SZ

Heritage Statement

indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

4.8 In this instance, the non-designated heritage assets are the properties at 1-13, 2-10 and 16-22 Fitzgerald Avenue which are designated as Buildings of Townscape Merit.

4.9 Local Plan Policy LP4 states that the council will seek to *preserve and where possible enhance* the character and setting of non-designated heritage assets, including Buildings of Townscape Merit.

4.10 The Buildings of Townscape Merit SPD was adopted by the council in May 2015. At paragraph 3.2 the SPD states:

Buildings of Townscape Merit are designated according to the following criteria:

- *Any building or structure which dates from before 1840.*
- *Later buildings or structures which are considered to be of definite quality and character, including the work of important architects and builders. Particular attention will be paid to buildings which:*
 - a) *Have important historic associations, in terms of famous people or events;*
 - b) *Illustrates an important aspect of social or economic history or use;*
 - c) *Represent an exceptionally good example of a specific and distinctive architectural style;*
 - d) *Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;*
 - e) *Form part of a distinctive and cohesive group of buildings;*
 - f) *Retain its original architectural interest and integrity, and not subject to insensitive alterations;*
 - g) *Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.*

4.11 The existing buildings of townscape merit are set out below and an assessment made on the potential impact of the proposals upon them is considered.

5. Buildings of Townscape Merit and Assessment of Proposals

5.1 The position of the site in relation to the buildings of townscape merit is indicated on the plan below.



Figure 4 – Extract from Local Plan Proposals Map showing Buildings of Townscape Merit

5.2 Photos of each individual building of townscape merit is set out within this section of the report.

Grosvenor Garage, Fitzgerald Avenue, SW14 8SZ
Heritage Statement



1 Fitzgerald Avenue



1a Fitzgerald Avenue

Grosvenor Garage, Fitzgerald Avenue, SW14 8SZ
Heritage Statement



3 and 5 Fitzgerald Avenue



7 and 9 Fitzgerald Avenue

Grosvenor Garage, Fitzgerald Avenue, SW14 8SZ
Heritage Statement



11 and 13 Fitzgerald Avenue



2 Fitzgerald Avenue

Grosvenor Garage, Fitzgerald Avenue, SW14 8SZ
Heritage Statement



4, and 6 Fitzgerald Avenue



8 and 10 Fitzgerald Avenue



16, 18, 20 and 22 Fitzgerald Avenue

- 5.3 The Building of Townscape Merit with the potential to be impacted most by the proposals in 13 Fitzgerald Avenue which directly adjoins the site.
- 5.4 The existing building on the application site which is closest to 13 Fitzgerald Avenue is the two storey, flat roof building which contains the existing apartment and workshop underneath. It is utilitarian in appearance and sits forward of the building line. It is directly visible in the street scene and is considered to represent a negative building within the street.

Grosvenor Garage, Fitzgerald Avenue, SW14 8SZ
Heritage Statement



Existing Buildings on Site

5.5 The proposed street scene demonstrates the proposed scheme in context with 13 Fitzgerald Avenue.



Proposed Street Scene



6. Conclusions

- 6.1 It is considered that the proposed development would enhance the setting of the existing buildings of Townscape Merit in Fitzgerald Avenue.
- 6.2 The existing buildings on site detract from the character of the street scene and are visible from several parts of the road.
- 6.3 The proposed development would be in keeping with the scale, height, massing and rhythm of the street scene. The Design and Access Statement sets out how traditional materials will be used which pick up on the character of the surrounding buildings of townscape merit.
- 6.4 Plan Policy LP4 states that the council will seek to *preserve and where possible enhance* the character and setting of non-designated heritage assets, including Buildings of Townscape Merit. It is considered that the proposed development is wholly in accordance with national and local planning policy for development of the site and would enhance the character of the surrounding buildings of townscape merit.