



**DALCOUR
MACLAREN**



10 Cambridge Park: Design, Access and Heritage Statement

Client: Cadent Gas Ltd

Project: 10 Cambridge Park, Twickenham, TW1 2PF

Date: May 2024



Project Details

Project Name	10 Cambridge Park, Twickenham, TW1 2PF
Scheme Number	24000835
Report Number	001

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Executive Summary

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 10 Cambridge Park, Twickenham, TW1 2PF (National Grid Reference: TQ 17352 74052), hereafter referred to as 'the Site'.

10 Cambridge Park is a multiple-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 gas pipe is unsafe and in poor condition and requires upgrading in order to meet Cadent's statutory duty to provide a safe and reliable gas supply.

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 10 Cambridge Park and the Cambridge Park (Twickenham) Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon 10 Cambridge Park 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:

- Paint the pipework black where installed onto brick and white where installed onto the stairwell.
- External pipework should be painted black to blend with the exposed brick and match the existing pipework and wiring;
- The riser should be installed on, rather than through, any architectural features;
- Any areas disturbed during the in-ground works should be reinstated on a like-for-like basis; 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 to produce a Design, Access & Heritage Statement for the installation of new pipework to 10 Cambridge Park, Twickenham, TW1 2PF (National Grid Reference: TQ 17352 74052).
- 1.1.2 10 Cambridge Park 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 10 Cambridge Park is not a listed building but Locally Listed as a Building of Townscape Merit and is located within the Cambridge Park Conservation Area. Despite being in a Conservation Area, the Site does not lie within any relevant Article 4 Directions as defined on the council's planning policy map.
- 1.1.4 This Design, Access and 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, 2014) 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 10 Cambridge Park has a reliable and safe supply of gas.
- 1.2.2 Following a suspected gas leak, the gas supply to 10 Cambridge Park was switched off to prevent risk to life and property, leaving residents, a number vulnerable and also a number with young families, without gas supply for heating or cooking. Cadent undertook the design appraisal for the repair works and Dalcour Maclaren's Planning and Heritage Team advised as on the design to ensure that it represented the minimum amount of works required to secure a safe and reliable gas supply and also resulted in the minimum level of visual intrusion to the building.
- 1.2.3 The following application is for full planning permission for the installation of gas pipework to 10 Cambridge Park.

1.3 Site Location and Topography

1.3.1 The Site is located 10 Cambridge Park, Twickenham, TW1 2PF (NGR: TQ 17352 74052) and is bound by:

- Further residential properties along Cambridge Park Road to the north and south,
- Opposite the property to the south-east is Cambridge Park Bowls and Sports Club
- Behind the property and garden, to the north-west is:
 - St Stephens Passage, a pedestrian short cut and footpath,
 - St Stephens Church and
 - Crossway, St Stephens Church, a Community Centre.

1.3.2 The topography of the Site is 10.3m Above Ordnance Datum (AOD).

1.4 Access

1.4.1 The Site will be accessed via Cambridge Park 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 their 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 of the 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/G/5 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 the installation of 1 no. below ground connections from the existing gas main in Cambridge Park / the pavement to the front (south east) of the building (see Plan 24000835_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 This proposal includes for the installation of 1 no. new external gas riser network fixed to the south and west elevations of the property. The new pipeline will slot in with existing visual clutter such as vents, other pipelines and cabling already existing on the buildings.

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).
- 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).
- 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).
- 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).

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).
- 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, 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), although non-designated assets which are of equivalent significance to designated assets will be considered as such (NPPF, 2023). 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).

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 2nd 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 3rd 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 plans to protect and enhance Richmond's build 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 to ensure it is as inconspicuous as possible and does not impact upon the significance of the Conservational Area, through visual changes to its setting.
- 2.5.2 By providing a safe, efficient and reliable support 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).
- 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. However, in general it assigns Grade II Listed Buildings an importance of 'medium'.

4 Statement of Significance

4.1 Cambridge Park Conservation Area

- 4.1.1 10 Cambridge Park is located within Cambridge Park Conservation Area (CA) (No. 21), which was designated in 1974 but has been extended multiple times with the final extension occurring in 2001 to include Cambridge Park Court (Richmond upon Thames Council, 2001).
- 4.1.2 The CA is broadly bound by Marble Hill Park to the South and the wider expanse of Twickenham to the north, west and east before reaching the River Thames (Richmond upon Thames Council, 2001).
- 4.1.3 The course of Richmond Park can be traced back to the Domesday Book, running from Richmond through to Twickenham Village. In the early 17th Century, the area was best known for Cambridge House and its grounds.
- 4.1.4 For 200 years until 1860 the area had largely been primary parkland but from 1860 onwards development took place and the subsequent Victorian roads of Cambridge Park, Morley, Alexandra, Denton and Cresswell Road were established (Richmond upon Thames Council, 2001).

Contribution of Setting to Significance

- 4.1.5 Due to the CA's division by Richmond Road, the area is largely thought of as two sub-areas, the eastern area of Cambridge Park and the western area of Sandycombe Road. Within the Cambridge Park area, there are two key features, St. Stephens Passage and the bowling green. The properties, such as 10 Cambridge Park are largely tall, semi-detached villas with Italianate detailing featuring strong stucco bays, tripartite windows, eaves brackets and moulded architraves.

Impact

- 4.1.6 As stated in 1.5.5, the proposal includes the installation of a new gas riser network to the side and rear elevations of the property. The proposal is small in scale, will not be highly conspicuous and will not result in further enclosure of any areas or interrupt any views into or out of the CA. Furthermore, all pipework will be painted in appropriate colours to further reduce the impact. Therefore, it can be considered that the proposal is not expected to present visual harm over and above the existing visual clutter.
- 4.1.7 When using the ICOMOS assessment methodology (see Appendix 1), a conservation area is awarded a significance of medium. The installation of 1 no. gas riser networks to the building is considered to result in a negligible impact when considering the CA as a whole. When inputting this information into the significance matrix, it results in a neutral impact to the CA.

4.2 10 Cambridge Park

- 4.2.1 10 Cambridge Park is a tall five story semi-detached villa. The principal façade is of gault brick with Italianate detailing featuring large stucco bays at ground and first floor level, tripartite windows, eaves brackets and moulded architraves.
- 4.2.2 Visual clutter can be seen to all elevations comprising pipework, cabling, and satellite dishes.
- 4.2.3 10 Cambridge Park is listed as a Building of Townscape Merit by the London Borough of Richmond upon Thames.

Contribution of Setting to Significance

- 4.2.4 The setting of the asset can be defined by the residential context of Cambridge Park, the road is lined by buildings of a similar scale and building materials, this, alongside the abundance of trees and the narrow road creates a pleasing leafy sub-urban character.

Impact

- 4.2.5 The proposal includes the installation of a new gas riser network to the side and rear elevations of the building and associated underground works.
- 4.2.6 There will be a very limited physical impact of the building through the drilling of holes to fix the riser to the building, however, these holes will not be drilled through any architectural features. Additionally, the riser will be installed to the mortar and not the fabric of the bricks themselves to minimise any physical damage to the historic fabric of the building.
- 4.2.7 The proposal represents the minimal amount of gas infrastructure required to update the gas riser network at 10 Cambridge Park.
- 4.2.8 When using the ICOMOS assessment methodology (see Appendix 1), a Locally Listed Building is awarded a significance of low, though its location within a Conservation Area could upgrade this significance to medium. The installation of a new gas riser network 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.
- 4.2.9 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 Conclusions and Mitigation

- 5.1.1 DM has been commissioned by Cadent Gas Ltd to produce a Design, Access & Heritage Statement for the installation of new pipework 10 Cambridge Park, Twickenham, TW1 2PF (National Grid Reference: TQ 17352 74052).
- 5.1.2 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).
- 5.1.3 The assessment, undertaken following guidance published by Historic England, has assessed the potential impact of the proposed works on 10 Cambridge Park and the Cambridge Park Conservation Area. It has been established that the installation of a new gas riser will have a limited physical impact upon 10 Cambridge Park and no visual impact upon the Conservation Area as a whole.
- 5.1.4 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 and the London Plan and Policies LP3 and LP4 of the Richmond Local Plan
- 5.1.5 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.
- 5.1.6 In order to further limit the harm on the identified heritage assets as a result of the proposals, the following is recommended:
- Paint the pipework black where installed onto brick and white where installed onto the stairwell.
 - 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</p> <p>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>Average well-preserved historic landscapes with reasonable coherence, time depth or critical factor(s).</p>

Low (Local Importance)	Designated and non-designated assets of local importance
	<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>
Negligible	<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>
Unknown	<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	Changes to attributes that convey OUV of WH properties. Most or all key archaeological materials, including those that contribute to OUV such that the resource is totally altered. Comprehensive changes to setting.	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.	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.	Major changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Moderate	Changes to many key archaeological materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.	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.	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.	Considerable changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
Minor	Changes to key archaeological materials, such that the resource is slightly altered. Slight changes to setting.	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.	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.	Changes to area that affect the ICH activities or associations or visual links and cultural appreciation.
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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