

19 Church Road

SW13 9HE

HERITAGE STATEMENT

12/09/2024



HØEG ARCHITECTS

Introduction

19 Church Road is a heritage property and is located within the Barnes Green Conservation Area. There is an article 4 direction on this property limiting permitted development rights. It is located at the end of a terrace of properties that front onto Church Road, that are designated buildings of Townscape Merit (BTM). The property is not listed.

Barnes Green Conservation Area

The Barnes Green Conservation area contains buildings ranging in date from the 17th to the 21st century and has undergone transformation from its rural village character into a suburban area in the late 19th and early 20th century. Although it has been encroached on by suburban development, its rural character remains and the area derives its identity from four distinct elements: the river, historic thoroughfares, open space of the green and residential areas.

Church Road

The property lies on Church Road within the conservation area. Richmond Council's conservation area appraisal describes the road as "historically characterised by larger detached buildings and houses, with the historic core of the village ending at what is now the junction with Grange Road, giving way to large houses in their own grounds before the junction with Castelnau and Barn Elms Park. This character remained until the very end of the 19th century and the period of intense development within Barnes, which saw the loss of these big houses and the intense development of Church Road and the land to the south. It is an important shopping area, characterised by continuous frontages of shops, many retaining a high level of original detail. The western end is more mixed, with residential terraces interspersed with both 19th and 20th century parades. The eastern end is grander and more continuous, with three storey red brick parades."

Existing Property

The property sits within a terrace of BTM's, thought to be built towards the end of the 19th century, which are "well set back from the road behind generous front gardens, albeit now given over to car parking. They feature two-storey canted bay windows topped by steeply pitched gables, and mansard roofs partly screened by parapets. They are generally well-preserved and their setback from the road contributes to the more open, semi-rural character of this section of Church Road."

The house is a Victorian townhouse style dwelling formed of red brick to the front elevation, render to the side elevation and yellow London stock brick to the rear. It has a pitched slate roof with front and rear dormer windows, made of slate tile and lead. The outrigger has a hipped slate roof and there is an existing low quality side return and rear extension at ground floor.

Proposal

The proposal includes:

- Movement of 1no. masonry pier to front garden vehicular access.
- New metal gates to front vehicular access.
- New metal gate to front pedestrian access.
- Make good front boundary wall.

Impact of the Proposal

The proposed boundary enclosure alterations and new metal gates have been designed to respect and compliment the character and appearance of the overall property and to avoid any detrimental impact on the residential amenities of neighbouring properties. The design has been considered alongside relevant planning policies. In developing our proposals, we have been mindful to similar works to neighbouring properties.

- All new materials to be used in the construction of the new masonry pier will match the existing build-up.
- All new materials to be used in the fabrication of the new metal gates will be matched to existing.

This proposal was designed with care to complement its context. The proposed developments are in harmony with the original features of the property and its surrounding area. At the same time, they have no detrimental impacts on the neighbouring properties in the terrace.

The proposed developments are sustainable and will preserve the historic characteristics of the house.