



Heritage Impact Assessment

107 Castelnau,
London

September 2024 | Project Ref 10400



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1. Introduction

- 1.1** This Heritage Impact Assessment has been prepared by Dr Jonathan Edis, Director of HCUK Group, on behalf of Mr D. Nayager. It relates to a proposed extension and minor alterations affecting 107 Castelnau (Figures 6 and 7), which is one of a number of paired villas listed grade II as 91-125 and 84-122 Castelnau, Richmond upon Thames, within Castelnau Conservation Area.
- 1.2** This assessment should be read in conjunction with the Design and Access Statement (DAS) and Planning Statement. The proposed development has been sympathetically designed by Dyer Grimes Architecture, an award-winning London firm with a track record of working in sensitive environments.
- 1.3** The author of this assessment has more than forty years of continuous employment in the heritage sector, including ten years as a conservation officer advising local planning authorities on applications affecting heritage assets. A large number of those cases have involved alterations to listed buildings in conservation areas.
- 1.4** A site visit was undertaken on 29 August 2024.

2. Relevant Planning Policy Framework

- 2.1** The council is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The council must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this assessment, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England’s Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF. The setting of a heritage asset can contribute to its significance.
- 2.5** The NPPF requires the impact on the significance of a designated heritage asset⁴ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 207 and 208 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

⁴ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas, designated under the relevant legislation.

away much of the significance of a heritage asset.⁵ The Scale of Harm is tabulated at Appendix 1.

2.6 Paragraphs 207 and 208 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 207 or 208 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."

2.7 Paragraph 205 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.8 Local heritage policy has been taken into account in the preparation of this assessment, with particular regard to the council's character appraisal of Castelnau Conservation Area.

⁵ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

3. Statement of Significance

Introduction

- 3.1** This chapter of the assessment establishes the significance of the relevant heritage assets in the terms set out in the NPPF.

Castelnau Conservation Area

- 3.2** The council's appraisal of Castelnau Conservation Area (Figure 5) says that:

"Castelnau remains as originally designed, an imposing, distinctive road connecting to Hammersmith Bridge. Its character forms the essence of the conservation area. First impressions are of a wide, straight road which when approached from the south bends gradually northwards to suddenly reveal a view of Hammersmith Bridge. Castelnau channels traffic to and from the Bridge, the side roads at the northern end providing the only contrast to this strong sense of enclosure..."

... The central section of Castelnau contains nos. 85-125 which are listed Grade 2 and are the original matching villas by Major Boileau from 1842 onwards. The houses are formal, semi-detached pairs, 2 storeys high with basements and set well back from the road. They are of restrained classical style with each house framed by two full height decorative Ionic pilasters in stucco. Many of the pairs are linked by coach houses of varying design, which are subordinate in scale to the main house. This change in scale has produced an important rhythm in the streetscape and prevents the villa being perceived as a continuous terrace."

- 3.3** It is axiomatic that Castelnau Conservation Area is a place of special architectural and historic interest, and of regional significance.

The listed pairs of houses, 91-125 and 84-122 Castelnau

- 3.4** Listed grade II on 25 June 1983, the listed terraces are officially described as follows:

"Circa 1842. Ten pairs of houses. Each house 2-storey and basement and 2 windows wide. Many with later attics and dormers. Most were built with side coach

house of which many have been either rebuilt or variously converted or enlarged. Hipped slate roofs with deep eaves. Stock brick with stucco dressings to windows and entrance doors. Semi-circular heads to ground floor window and door. Each individual house framed by 2 full height stucco pilasters. Nos 92, 94, 102 and 114 have had the brickwork painted. Nos 91-125 (odd) are generally as Nos 84 to 122. Nos 101, 103, 105, 111, 117, 119 and 125 have full height side extensions. Nos 95 and 115 have had the brickwork painted.”

- 3.5** It is self-evident that, taken as a group, the listed villas are of special architectural and historic interest, and that they make a positive contribution to the character and appearance of Castelnau Conservation Area.

107 Castelnau

- 3.6** 107 Castelnau is illustrated in the Design and Access Statement and in Figures 6 and 7. It has been altered and extended in the past 180 years, but nevertheless forms an important part of the paired villas that contribute so much to the character and appearance of Castelnau Conservation Area. Historic maps relating to the development of the building and the group as a whole appear in Figures 1 to 4.

- 3.7** As detailed in the Design and Access Statement, alterations were carried out in 2014 and 2015, following the permissions 13/3250/HOT and 13/3251/LBC, comprising a single storey rear extension at lower ground floor (largely glazed), a subterranean swimming pool below the rear garden, alterations to the existing rear balcony, and a new side-facing dormer window.

Summary of significance

- 3.8** Castelnau Conservation Area is a place of special architectural and historic interest, and of regional significance. Taken as a group, the listed villas are of special architectural and historic interest, and make a positive contribution to the character and appearance of Castelnau Conservation Area. 107 Castelnau has been altered and extended in the past 180 years, but nevertheless forms an important part of the paired villas of which it is an element.

4. Heritage Impact Assessment

Introduction

- 4.1** This chapter of the assessment describes how the proposed development will affect the significance of the heritage assets identified in the preceding chapter.

The proposed development

- 4.2** The proposed development involves the demolition of the glass roof, fixed windows and glass doors of the existing rear extension at lower ground floor, and the construction of a new extension of greater depth on plan, matching the depth of the extension at number 109 Castelnau, adjacent. The proposal also includes installing a new metal gate to the front of the property, between the existing piers, with resin-bound gravel to the front driveway. It is proposed to replace two rear French doors at first floor with Histoglass Thin Double Glazing.

Effect on 107 Castelnau

- 4.3** The proposed extension will not affect historic fabric. It is no more than the adaptation of a modern and already altered part of the listed building which is not performing well, as explained in the DAS. The increased depth will be comparable to the extension on the adjoining property. There will be no loss of character or heritage significance.
- 4.4** The French doors at first floor are not original to the building and are warped. The replacement of these doors, and the use of Histoglass Thin Double Glazing, will not affect the appearance or character of the listed building.

Effect on the paired houses, 91-125 and 84-122 Castelnau

- 4.5** Given that there will be no loss of character, appearance or significance in respect of the host building (i.e. number 107 Castelnau), and given that the depth of the proposed extension will be comparable to the extension on the neighbouring property, it follows that there will be no loss of heritage significance in respect of the group listing as a whole.

Effect on Castelnau Conservation Area

- 4.6** The proposed extension will not affect the streetscene in Castelnau. Insofar as there will be an effect on the private space at the rear of number 107 and its neighbours, the effect will be comparable to the neighbouring example, and not materially different to the effect of what is already there at the present time. It is no more than a modification. As a result, the effect of the extension on the character and appearance of Castelnau will be neutral.
- 4.7** The proposed replacement of the French doors will not materially affect the character or appearance of the conservation area.
- 4.8** The replacement gate and resin bound gravel at the front of 107 Castelnau will enhance the character and appearance of the conservation area by materially improving the contribution of the property to the public realm, better revealing the significance of the listed building.
- 4.9** In net terms, the improvements to the front of the listed building will result in public benefit through the enhancement of Castelnau Conservation Area.

Summary of effects

- 4.10** The proposed extension and the change to the French doors at the rear will preserve the character and appearance of number 107 Castelnau and the group of listed buildings as a whole, causing no harm to heritage significance within the meaning in paragraphs 207 and 208 of the NPPF. Consequently, the effect will fall off the bottom of the scale in Appendix 1, and there will be no conflict with local heritage policy. There will be preservation for the purposes of the council's duty under section 66(1) of the Act. For similar reasons the extension and the change to the French doors will have a neutral effect on the character and appearance of Castelnau Conservation Area. However, the net effect will be positive because of the enhancement of the front of the property (new gates and resin bound gravel) resulting in public benefit through the improved contribution to the public realm. As a result there will be net enhancement for the purposes of the council's duty under section 72(1) of the Act.

5. Summary

- 5.1** Castelnau Conservation Area is a place of special architectural and historic interest, and of regional significance. Taken as a group, the listed villas are of special architectural and historic interest, and make a positive contribution to the character and appearance of Castelnau Conservation Area. 107 Castelnau has been altered and extended in the past 180 years, but nevertheless forms an important part of the paired villas of which it is an element.
- 5.2** The proposed development involves the demolition of the glass roof, fixed windows and glass doors of the existing rear extension at lower ground floor, and the construction of a new extension of greater depth on plan, matching the depth of the extension at number 109 Castelnau, adjacent. The proposal also includes installing a new metal gate to the front of the property, between the existing piers, with resin-bound gravel to the front driveway. It is proposed to replace two rear French doors at first floor with Histoglass Thin Double Glazing.
- 5.3** The proposed extension and the change to the French doors at the rear will preserve the character and appearance of number 107 Castelnau and the group of listed buildings as a whole, causing no harm to heritage significance within the meaning in paragraphs 207 and 208 of the NPPF. Consequently, the effect will fall off the bottom of the scale in Appendix 1, and there will be no conflict with local heritage policy. There will be preservation for the purposes of the council's duty under section 66(1) of the Act. For similar reasons the extension and the change to the French doors will have a neutral effect on the character and appearance of Castelnau Conservation Area. However, the net effect will be positive because of the enhancement of the front of the property (new gates and resin bound gravel) resulting in public benefit through the improved contribution to the public realm. As a result there will be net enhancement for the purposes of the council's duty under section 72(1) of the Act.

Appendix 1

Scale of Harm

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

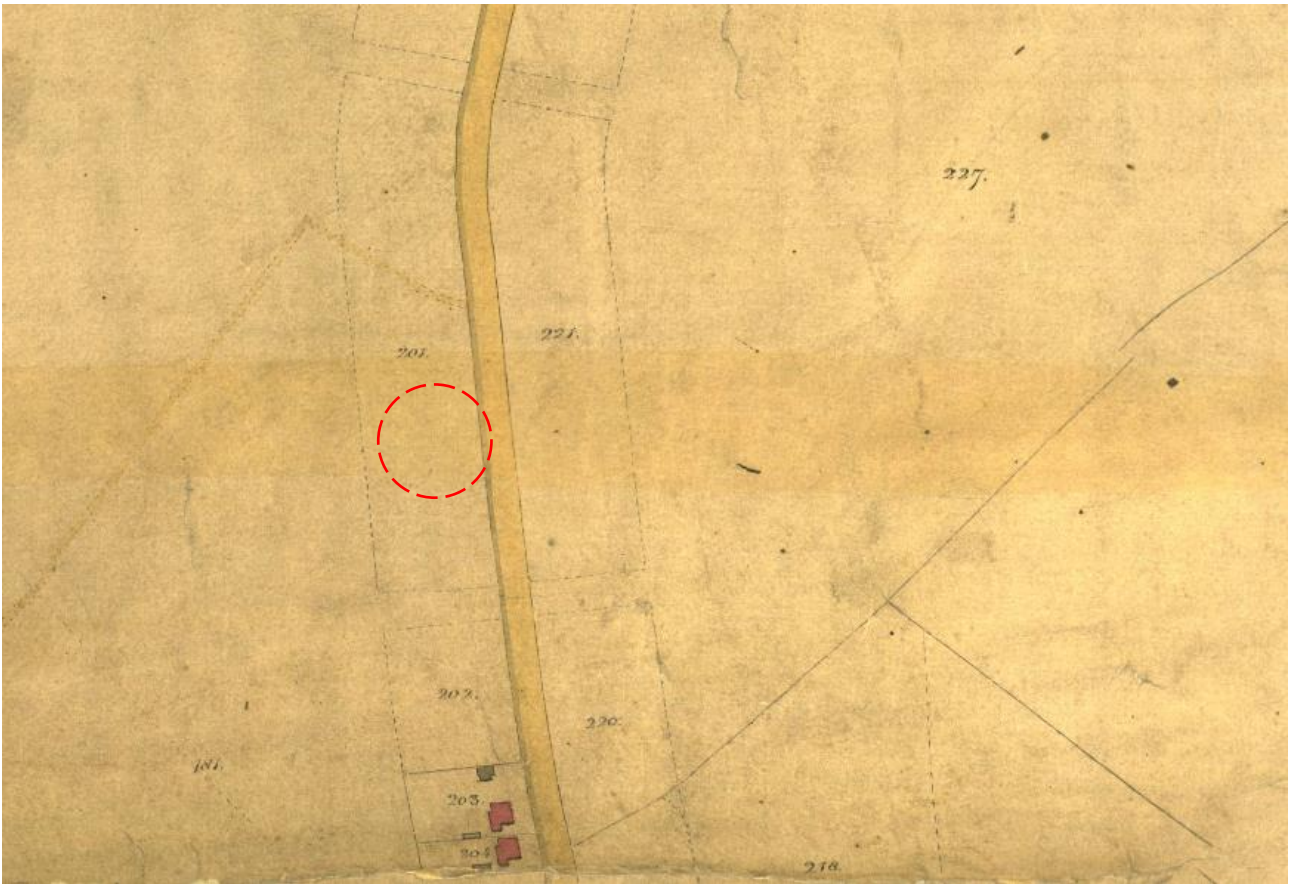


Figure 1 - Castelnau, from the tithe map of Barnes, surveyed 1837. The approximate future site of number 107 is indicated with a pecked circle. North is not exactly at the top of the map. At the time of the tithe apportionment (29 November 1837) the land in question (parcel 201) was owned jointly by the Hammersmith Bridge Company, and the Dean and Chapter of St Pauls, and was occupied (leased) by Mrs Sharp.

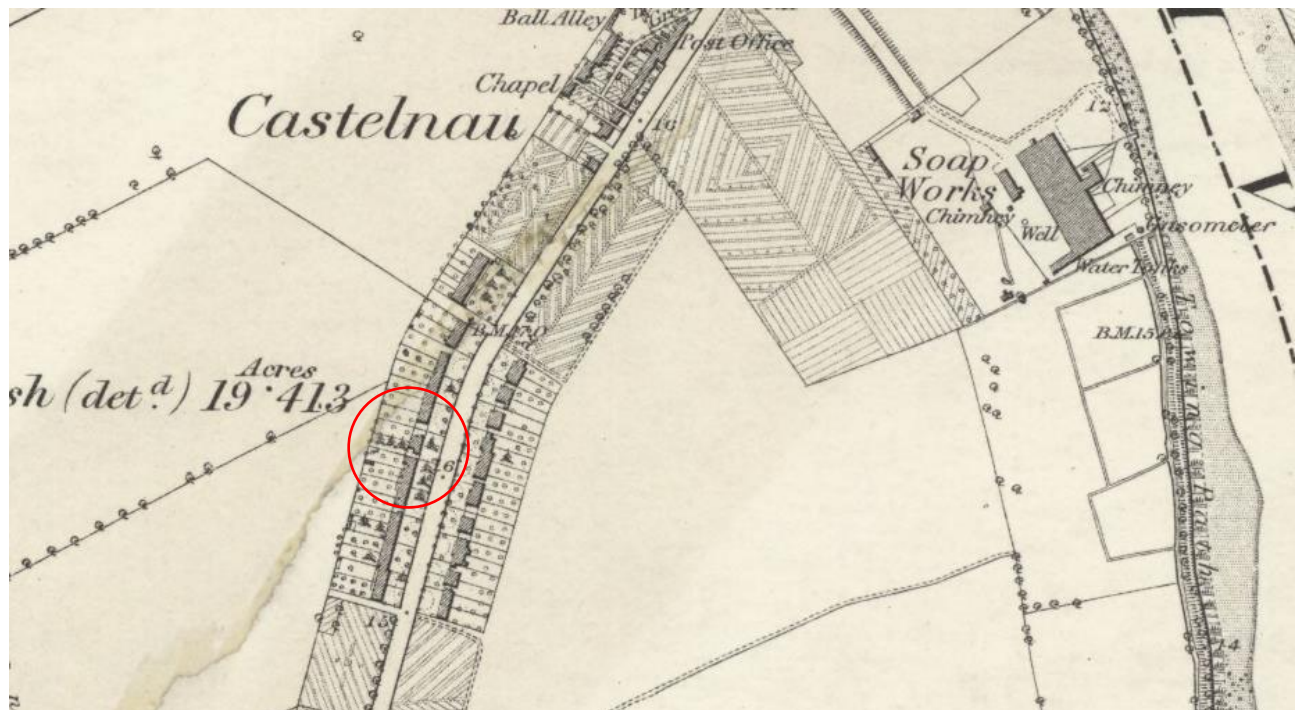


Figure 2 - Extract from the O.S. map of 1873, surveyed 1865-1866.

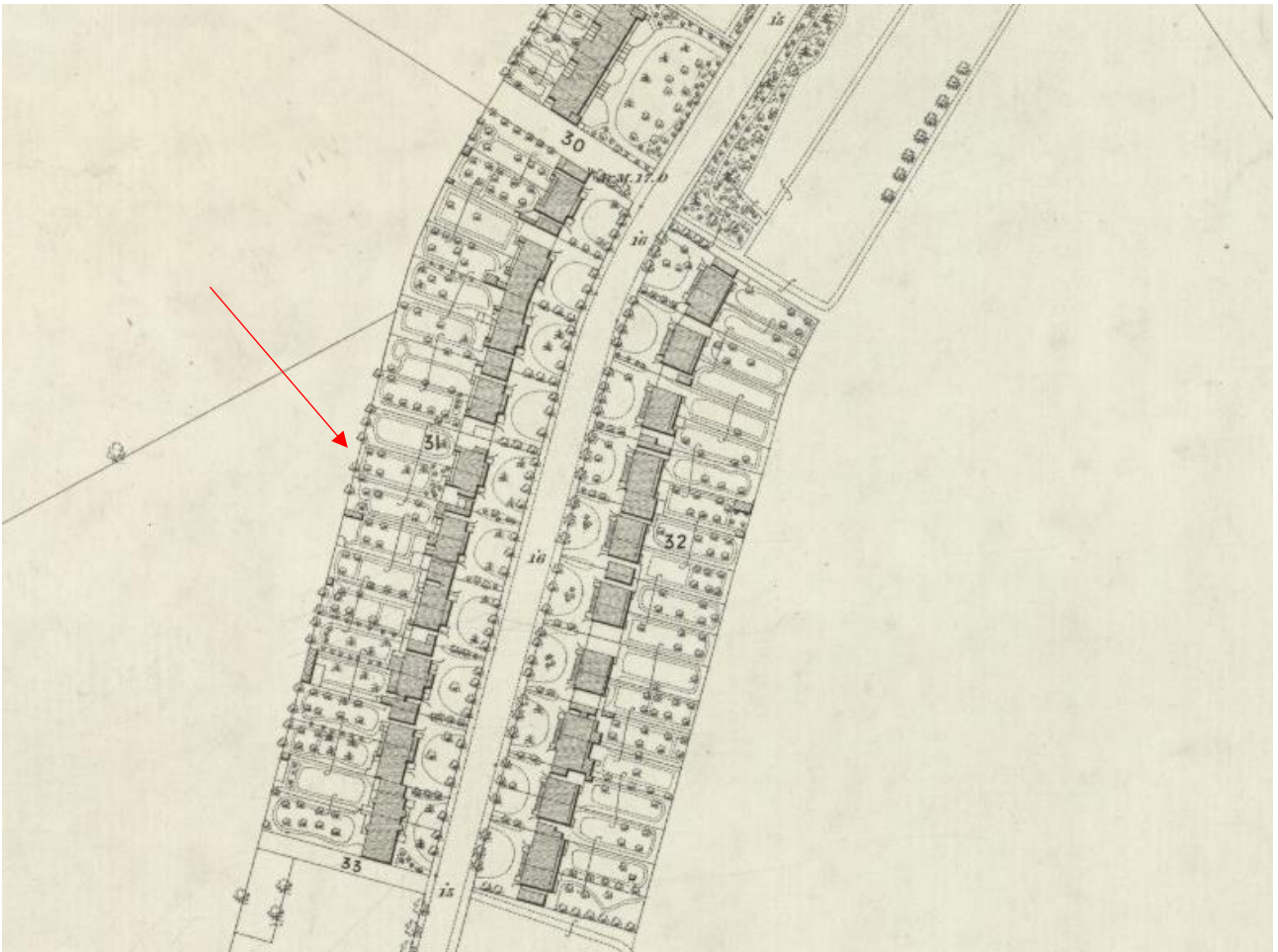
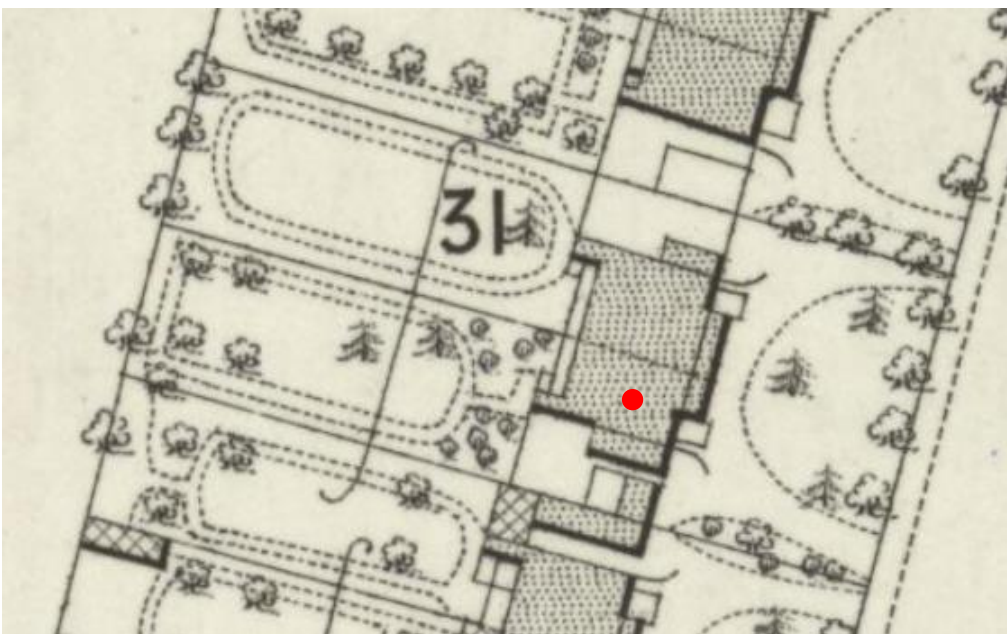


Figure 3 - Extract from the O.S. map of 1871, surveyed 1866-1867. Number 107 is arrowed and enlarged below.



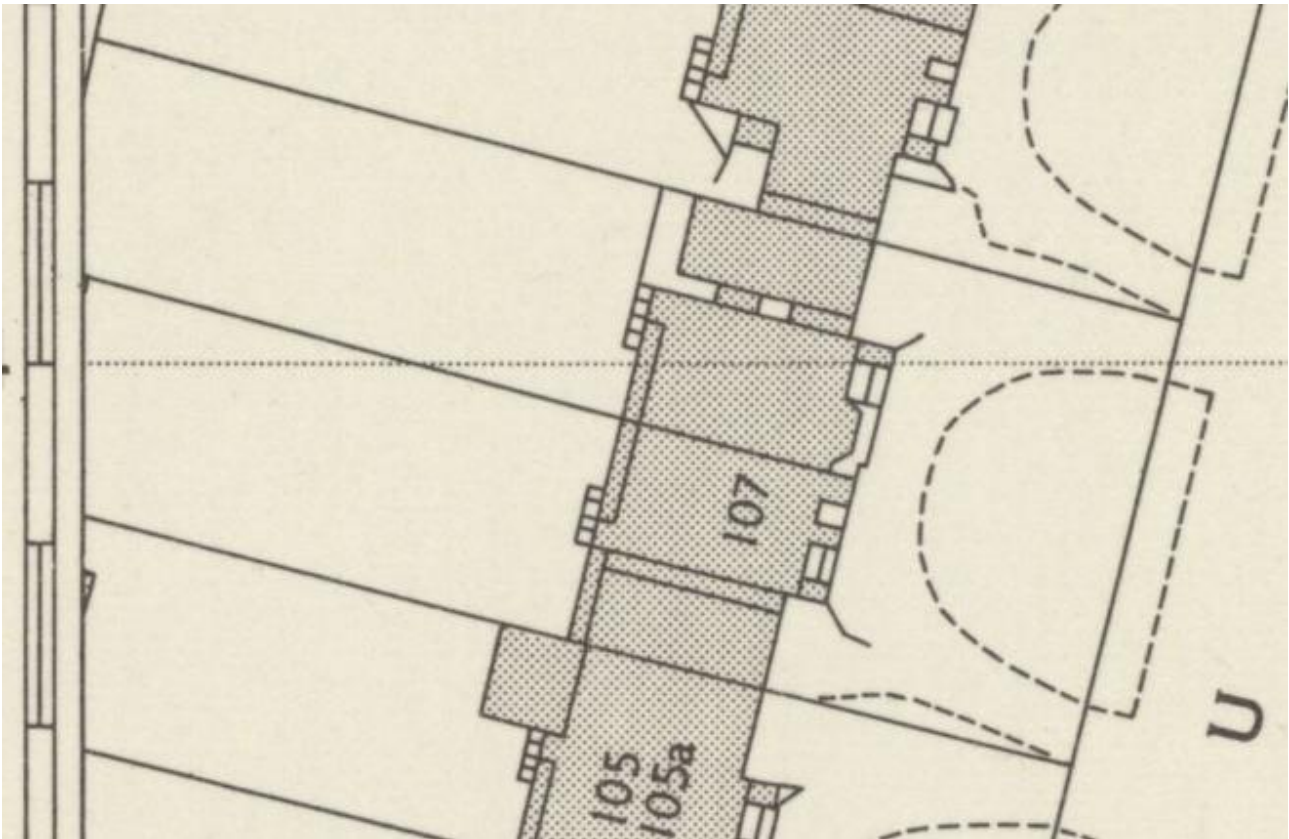


Figure 4 - Extract from the O.S. map of 1952, surveyed 1950.



Figure 5 - 107 Castelnau (arrowed) relative to the boundaries of Castelnau Conservation Area, shown black.



Figure 6 – Front elevation, 107 Castelnau.



Figure 7 – Rear elevation, 107 Castelnau.