

19 Church Road

SW13 9HE

HERITAGE STATEMENT

01/05/2024



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:

- Replacement of existing ground floor rear and side extension to rear of property.
- New rooflights over rear outrigger.
- Replacement rear roof dormer.
- Removal of 3no trees, addition of 1no tree to front garden.
- New external windows throughout.
- General internal refurbishment and remodelling.
- General repointing, repair and remedial work to existing brickwork and render.

Impact of the Proposal

The proposed ground floor extensions will not result in any harm to the heritage asset. It will not be visible from the front of the property. The extension will be more contemporary in design and the council stated during pre-application feedback there is no objection to this, nor the scale of the extension. Adjustments have been made to the depth of the extension to avoid it becoming overbearing or disproportionate to the host building. The amended proposals retain a reasonable rear building line to the terrace group.

The replacement of the rear roof dormer will not result in any harm to the heritage asset. It relates to the neighbouring properties in size, bulk, and mass, and meets the Richmond extensions SPD by being set in from the ridge, eaves and party wall parapet lines of the roof. The dormer cheeks will be clad in slate to match the existing roof, and lead roof to match the neighbouring dormer extensions.

It is proposed to add new pitched roof lights to the rear outrigger roof. As requested by the council these will be conservation style and flush with the roofline. During pre-application feedback Richmond Council stated there would be no objection to this element of the proposal.

It is proposed to replace all the existing painted timber windows with slimline double-glazed windows with profiles to match existing. This is as per Richmond Council's request in pre-application feedback to ensure the quality of the heritage asset is retained.

It is also proposed to undertake general repointing, repair and remedial works to existing red and london stock brickwork, improving the quality and longevity of the property. It is intended to repair the existing render side elevation where damaged.

Overall, the proposals aim to celebrate and enhance the existing heritage asset, through repairing existing period features, removing low quality additions and providing high quality replacement extensions. Therefore, no harm to the heritage asset is proposed and there will be no loss of cultural significance.