



HERITAGE STATEMENT

16 Castelnau, Barnes, London, SW13 9RU

Prepared for: Attic Design & Build

The purpose of this report is to accompany a planning or Listed Building application. A heritage statement sets out the details of the history and development of the asset using photographic, map, archival and fabric evidence. It includes an assessment of the evidential, historical, aesthetic and communal value of the heritage asset and the impact of the proposed works upon that significance. In addition to desk based research a site visit was carried out as part of this assessment and a non intrusive survey took place.

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PROJECT OVERVIEW

Heritage Asset and its Setting:

Project Address: 16 Castelnau, Barnes, London, SW13 9RU

Local Authority: London Borough of Richmond upon Thames

Conservation Area: Castelnau

Archaeological Notification Area: None

Building Use: Residential

Listing Status: Not Listed List entry no. N/A

Designated Heritage Asset:

Scheduled Monument?	N
Listed Building?	N
Registered Park and Garden	N
Historic Battlefield	N
Conservation Area	Y
World Heritage Site	N
Non Designated Heritage Asset	Y

Project Overview:

Single storey rear extension. Infill extension at ground and first floor connecting the coach house with main house. Installation of rooflights to the main roof.



Photo 1 – View of the front elevation

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Photo 2-4 – View of the rear elevation (main house and coach house)



Photo 5 and 6 – Close-up view of the rear elevation of the main house

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Photo 7 - Close-up view of the rear elevation of the main house



Photo 8 and 9 – View of the rear of the coach house



Photo 10 – Gap between the coach house and the main house (rear elevation)

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Photo 11 – View of the side of the main house facing the coach house



Photo 12 and 13 – Gap between the main house and the coach house (front elevation)

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Photo 14 – NOT SURE



Photo 15-17 – View of the front/side elevation from the road (southwest/west)

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Photo 18 and 19 – View of the dwelling from the road (northwest)

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Drawings and Documents provided by Client:

List of documents provided:

-  EXISTING ELEVATIONS 007 08 E02
-  EXISTING FLOOR PLAS 007 08 E01
-  PROPOSED ELEVATIONS P11
-  PROPOSED FLOOR PLANS 007 08 P10

Schedule of Intervention:

In order to achieve the works, the following alterations/ interventions will be required:

- Removal of side metal staircase.
- New Conservation rooflights to the main house roof.
- Removal of front garage doors and infill with brickwork to match and 2no. traditional sash windows.
- No proposed changes to the front elevation of the main house.
- No change to the massing from the street view.
- Removal of the existing rear single storey extensions.
- New rear single storey extensions.
- Infill at ground floor level linking the Main House with the Coach House.
- No change to the rear dormers.

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Setting Overview/ Context:

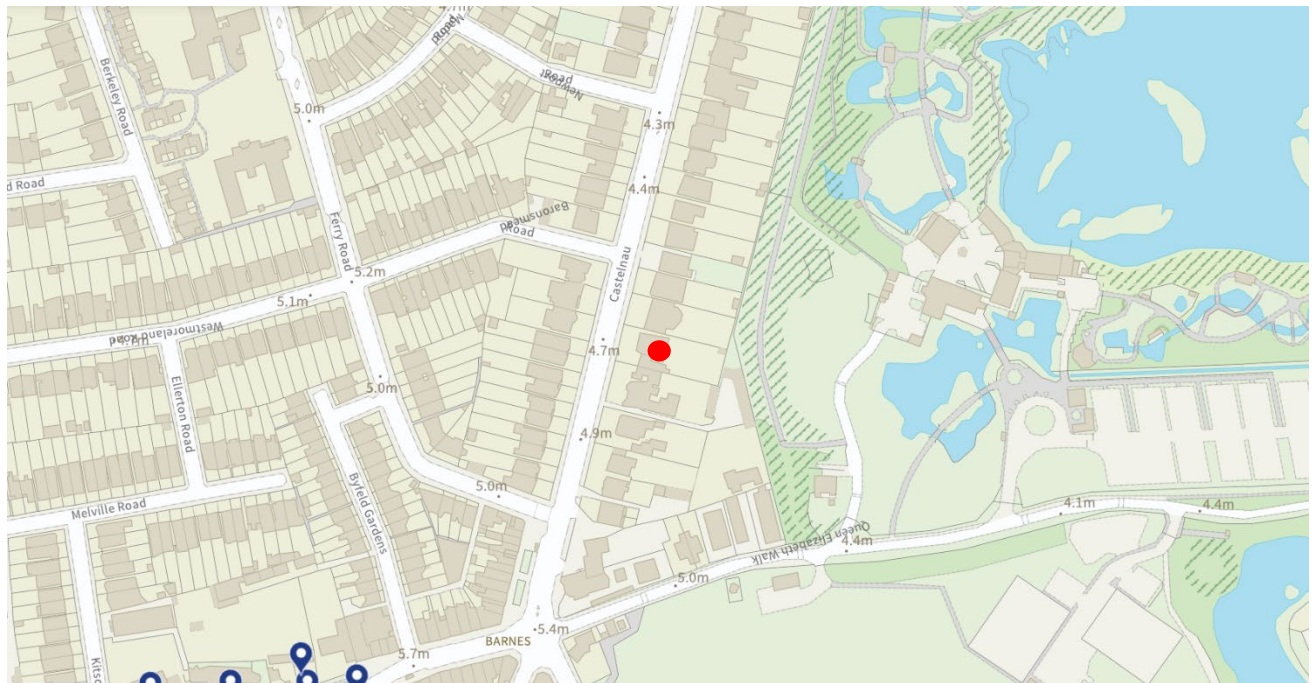
The site lies in the Castelnau Conservation Area at the most north eastern part. of the borough of Richmond upon Thames on a peninsula formed by a meander of the River Thames. The long, straight, wide, tree lined road links to the Hammersmith Bridge. The property is not Listed however is a Building of Townscape Merit.

The property is a large four storey detached house and sits to the south eastern side of Castelnau within a large plot. Its scale and positioning in the plot is reflective of the other large Edwardian and Victorian Villas along the road, each individual in nature but similar in scale and each using similar traditional detailing. There is a two storey 'coach house' to the southern side visually linked at the front by a single storey garage door, concealing a passageway between. The main dwellinghouse has been previously enlarged by way of an extension to the Coach House, a rear dormer roof extension with a terrace, and a single storey rear extension.

The front of the property is set back from the road by a parking area, lining with the adjacent ones, behind a brick boundary wall and mature trees. To the rear is a large garden laid to lawn containing mature trees and planting to the boundary edges. Detailing and building line varies along the road to the rear.

Setting: Urban Area

Topography: Flat



Map taken from Historic England Listing Database. Property shown with a red dot.

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Site Planning History (minus tree applications):

24/1228/HOT

Single storey rear extension. Infill extension at Ground and First floor connecting the coach house with main house. Installation of 10no. rooflights.

Refused Permission 17/07/2024

81/1387

Installation of dormer extension with terrace at rear of roof and erection of extension to garage and adjoining covered way. (Amended drawing AB/8128A received 26.1.82).

Granted Permission 05/02/1982

Impacted Heritage Assets:

The building sits within the Castelnau Conservation Area.

The building is not nationally Listed, however, it is a Building of Townscape Merit.

The building is not within the context of a Listed Building.

Assessment of Significance:

Heritage has cultural, social, economic and environmental values. The attributes that combine to define the significance of a historic building can relate to its physical properties or to its context. – BS 7913:2013.

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 – NPPF

Archeological: *As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

Limited archaeological evidence has been unearthed in the immediate vicinity of the Castelnau Conservation Area, according to the CAA and the site is considered to be of low archaeological value.

Historic: *An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

The buildings of Castelnau date predominantly from the mid 19th Century when the area was developed for the first time to any significant extent. The development of Castelnau began in 1824 when Parliament permitted the Hammersmith Bridge Company to construct a toll bridge across the Thames to Castelnau, building a road from it to the village of Barnes.

The property appears on the mapping to have been built between 1870 and 1896 as part of the large scale development of the road linking to Hammersmith Bridge with individually designed but similarly scaled properties.

Prior to this development the land was parkland and pasture and was never intensively settled probably because historically it was susceptible to flooding.

Architectural or Artistic: *These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

The application site is a BTM in the Castelnau Conservation Area, which is significant for the architectural and historic value of the continuous groups of buildings along Castelnau in a setting of fine trees. Castelnau is a primary connecting road from Hammersmith Bridge and the high quality traditional detailing of the visually dominant and closely packed detached houses that line the road defines the character of the Conservation Area. The property in question is of a high quality character from the front and contributes positively to the local area. The rear of the property contains a number of low quality extensions that do not contribute to the street scene.

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Historic Mapping – For reference dating only, not for reproduction



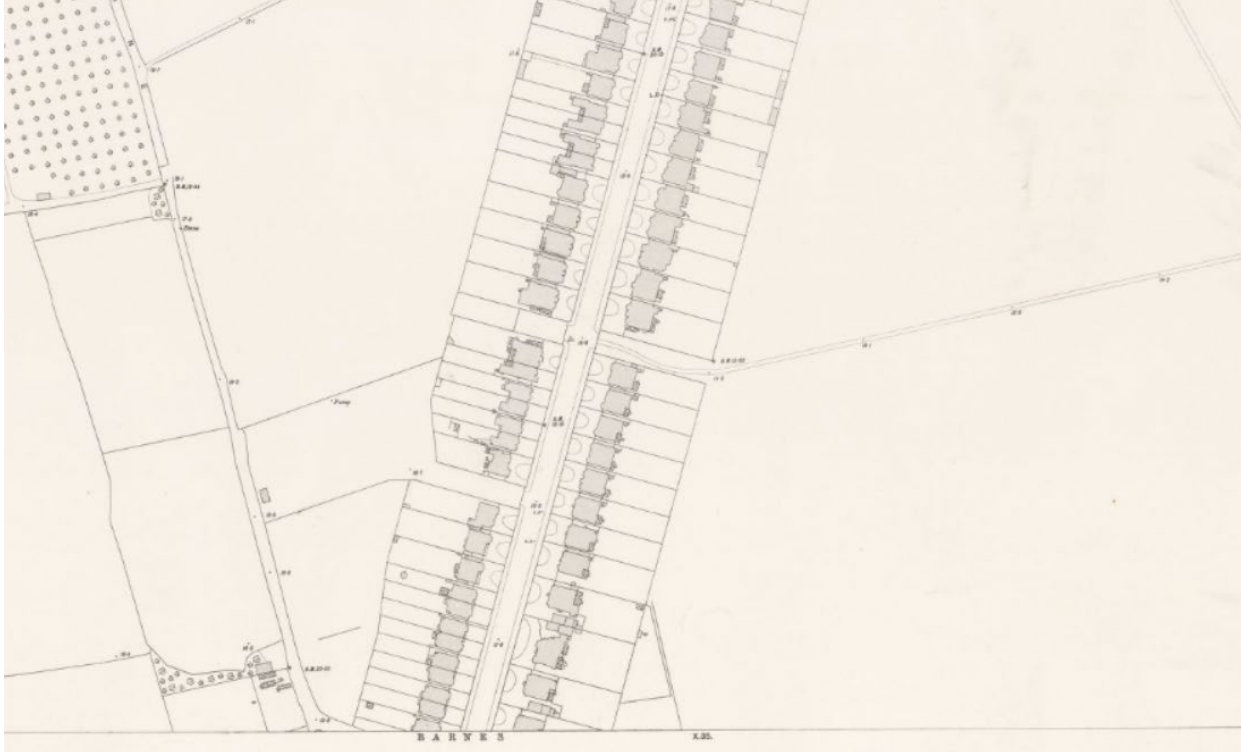
Extract from London First Editions C1850s LXII 1870



Extract from London Sheet X.NW 1896

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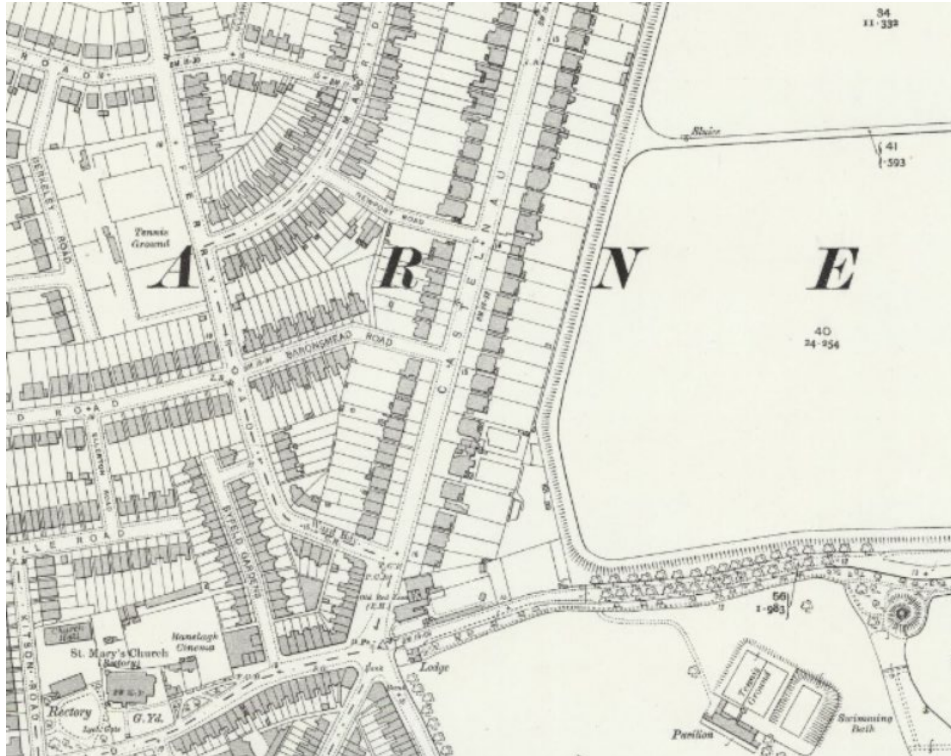
Extract from London -London X.25 1895



Extract from Surrey II.14 1913

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Extract from Surrey II.14 1936



Extract from Surrey II.14 1947

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Extract from TQ2276-A 1952

Development Impact on the Historical Asset:

An assessment of how the proposed works will affect the significance of the heritage asset and the justification for that impact.

Proposals should and do:

- 1 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF.*
- 2 - Look for opportunities to better reveal or enhance significance.*

Building Elevations and Setting:

There is little change to the front elevation apart from the removal of the low quality modern garage doors and the replacement with traditional timber sash windows. The garage doors are detrimental to the setting and the alterations are an enhancement to the frontage without changing the relationship between the main building and the coach house.

The new rooflights on the main roof have been specified as Conservation Rooflights with a black finish and low profile and will have little impact upon the wider setting.

The rear low quality extensions to the rear have been removed as has the visually detrimental side external metal staircase which is overall beneficial to the streetscene. The new extensions proposed are respectful in their nature in terms of siting, materiality, scale and detailing and are of a higher quality improving both aesthetics and the functionality of the property. The extensions respect the depth of the existing property and are not visually dominant in their nature. The rear extensions retain the legibility of the windows at first floor level and the existing roof line. There will be no view of the new extensions from the street scene.

The proposals do not change the relationship between the property and its neighbours.

The proposals do not impact upon any Listed Buildings or their settings.

Internally:

The building is not Listed and therefore the interior has not been reviewed as part of this reporting.

Scale and Massing:

There is no change to the massing of the front elevation from the street view. The rear extensions are proportional to the existing property and maintain the visual difference in massing between the main house and the Coach House.

Archeaology:

There is unlikely to be any impact upon below ground archaeology due to the low archaeological value of the site. The proposals impact upon areas of previously disturbed ground.

Use:

There is no change of use of the property from residential as was its original design use.

Relevant Policy:

The Government has set out its planning policies framework for the historic environment in the National Planning Policy Framework (NPPF) outlining the framework within which local authorities should consider the importance of conserving, or enhancing aspects of the historic environment within the planning process. This was published in March 2012 and replaced in 2018, 2019, 2021 and 2023.

Conservation as defined by the NPPF is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesigned buried remains of archaeological interest.

In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary, though on-going management remains important.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and Listed Building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework defines a heritage asset 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. Heritage assets are either designated heritage assets or non-designated 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. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting.

All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.

The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

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.

In determining applications, local planning authorities should take account of: (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and (c) the desirability of new development making a positive contribution to local character and distinctiveness.

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 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.

Historic England 'Conservation Principles' deem new work or alteration to be normally acceptable where the proposals do not materially harm the value of the place. They consider the setting of the heritage asset to contribute greatly to its significance. They accept that a heritage setting changes over time.

The local authority may have location specific guidance also which includes policies which seek to ensure the protection of the historic environment and that development is of a high quality and seeks to preserve or enhance the character and appearance of the Heritage Asset. In assessing the impact of these proposals local guidance has also been considered.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the National Planning Policy Framework (paragraph 196) requires that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing the optimum viable use of that asset. Where a heritage asset is capable of having a use, then securing its optimum viable use should be taken into account in assessing the public benefits of a proposed development. Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. Examples of heritage benefits may include: sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset, securing the optimum viable use of a heritage asset in support of its long term conservation

Changes to the setting of historic buildings / Conservation Areas are to be sympathetic in terms of siting, proportion, scale, form, height, materials and detailing. All design work and procedures should follow guidance outlined in BS 7913:2013 Guide to the Conservation of Historic Buildings.

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Conclusion:

There is minimal change to the front elevation and unlike the previous application there is no loss of the important visual difference in massing/ separation of the Coach House from the main building.

Low quality rear extensions, garage doors and rear dormers, as well as a large side metal staircase that currently are harmful to the building have been removed and replaced with proposals that are of a net benefit to both the aesthetics and the functionality of the building.

The proposals are proportional in their scale and respectful in their selected materials, siting and detailing.

The proposed extensions respect the depth of the existing property and are not visually dominant in their nature.

There is no impact upon any Listed Buildings or their settings.

The proposals act in accordance with both local and national heritage planning policies, and enhance the building whilst securing optimum viable use of a heritage asset. In my opinion they should be supported by the local authority.

Assessor Details:

Surveyor: Michelle Purnell BA(hons) BArch RIBA MSc Building Conservation IHBC

A site visit was undertaken as part of the site investigation in order to understand important relationships in the area surrounding the site. Date of Site Visit: 19/08/24 Weather conditions at time of visit: Dry

Information Source Checklist:

The following information sources have been used when conducting desk based research:

Historic England List of Protected Historic Sites x

National Planning Policy Framework x

Planning Practice Guidance: Conserving and enhancing the historic environment x

Relevant Local Plans x

Conservation Area Character Appraisal x

Local Authority Landscape Character Assessment n/a

The Local List of Buildings and Monuments x

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Local Records Office Other (please state):

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