

**41 Sheen Park  
Richmond, TW9 1UN**



**HERITAGE IMPACT STATEMENT**

July 2023

(updated September 2023 and September 2024)

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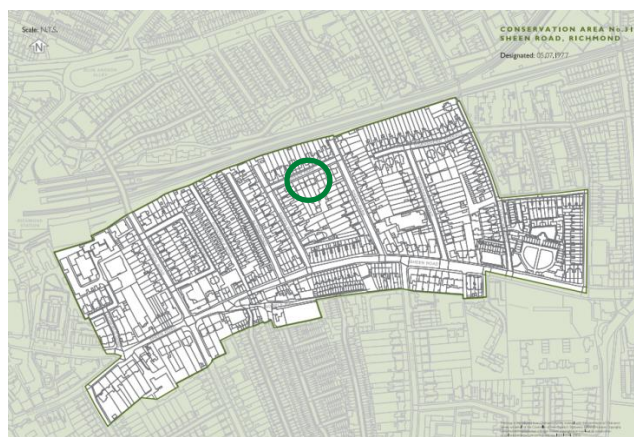
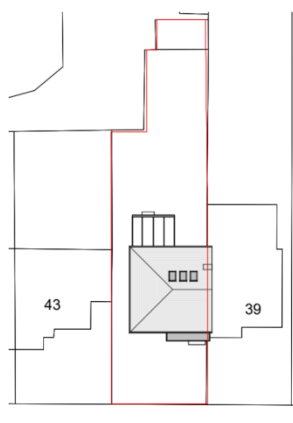
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## HERITAGE IMPACT STATEMENT

### 41 Sheen Park, Richmond, TW9 1UN

#### 1.0 INTRODUCTION

- 1.1 41 Sheen Park is a two storey, semi-detached house located on the South side of Sheen Park road. The site is located between Richmond and East Sheen, and was developed during the C19th and C20th. The property is not listed or locally listed, however the late Victorian properties opposite are Buildings of Townscape Merit. The site is located within the Sheen Road Conservation Area (CA31), which was designated in 1977. The Conservation Area includes Sheen Road and the area to the north bounded by the railway. This Conservation Area adjoins other conservation areas to the south and west. The site is located within the Borough of Richmond Upon Thames. Richmond Borough Council adopted an SPD of Buildings of Townscape Merit in May 2015, which details the reasons for inclusion on this list as, historical associations, architectural style and visual interest, as well as sitting within an area. The Conservation Area is characterised by a mixture of late C18th to mid C19th buildings and later residential terraces and semi-detached houses. There is no Conservation Area Appraisal for the area and the site is not referred to in the Councils St Matthias Sheen Road Study (1994). The conservation area is a designated heritage asset.



Source: Agents Plan as existing & Council's website; Sheen Road Conservation Area CA31

- 1.2 The proposal is for a single storey side and rear extension with air conditioning unit.
- 1.3 The works are to be carried out in accordance with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) and associated National Planning Practice Guidance (NPPG), associated guidance; Historic England; Historic Environment Good Practice Advice Notes and Conservation Principles Policies and Guidance, the London Plan, the Local Plan and the St Matthias Sheen Road Study (1994). This Statement aims to assess the principle of the proposed alterations and the impact on the conservation area and the buildings of townscape merit opposite the site. The Statement has been written from discussions with the agents Fluent Architectural Design Services, their plans and desk based research. No site visit has been carried out.

#### 2.0 THE SITE

- 2.1 The property is indicated below on the map with a blue pin; source Borough of Richmond Upon Thames website, this confirms the property is within a conservation area (orange) and illustrates it is not listed, but shows the buildings opposite as Buildings of Townscape Merit (hatched in red).



- 2.3 The historic architecture of the road has changed little, much to the conservation of the architectural character and sympathetic development of the properties. As the need for more space has arisen however, the more modern semi-detached properties on the south side of the road have been developed, with single storey extensions and conservatories to the rear and side elevations and extensions in the lofts. The proposed design of the scheme aims to retain the historic character of the area, from the street frontage and retain the design and proportions of the existing building, whilst providing a better internal floor space at the ground level for the owners.

### 3.0 PROPOSED DEVELOPMENT

- 3.1 The proposed works are for a single storey extension to the side and rear of the building. The existing conservatory is proposed to be removed, this is a modern feature and of no significance. The buildings opposite are in a higher elevation to the site and the works proposed would not affect the setting, retaining gaps between the buildings.



Source: Google and Agents photos

- 3.2 The existing building has three rooflights at the rear and these are to remain, as is the existing chimney stack.



Source: Agent: existing and proposed

- 3.3 The single storey rear and side extensions have been permitted under application 23/2547/HOT. It is therefore assumed that the single storey rear and side extensions,

designed in keeping with the building and materials, are acceptable in principle. The proposals are not considered to have a detrimental impact the conservation area, as a designated heritage asset or the Buildings of Townscape Merit, as the proposed works will have a limited impact on the streetscene.



Source: Agent, front elevation of No.41

- 3.4 A small air conditioning unit is proposed at the rear of the building, on the roof of the new single storey extension. This would not be visible from the public realm and would therefore have no impact on the character or appearance of the conservation area as a designated heritage asset.

#### **4.0 SIGNIFICANCE AND INTEREST**

- 4.1 The National Planning Policy Framework defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.’ Understanding the interests or heritage values that contribute to an asset’s significance, and how they relate to the fabric of the place, is vital to understanding the best means of conservation of the heritage asset.

##### **4.2 Architectural and artistic interests**

These are interests that stem from the design and general aesthetic values of a place. They can arise from conscious design, or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest lies in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest derives from other human creative skills, like sculpture.

##### **4.3 Historic interest**

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

##### **4.4 Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

## **5.0 GRADING SIGNIFICANCE**

5.1 The following grading system has been adopted to enable the relative weight of the interests or values contributing to the significance of property 41 Sheen Park and its setting to be compared, in accordance with the research:

- A: Exceptional significance  
Elements whose values are both unique to the place and relevant to our perception and understanding of architectural and social history in a national and international context. These are the qualities that, for buildings, warrant listing in grade I and II\*.
- B: Considerable significance  
Elements whose values contribute to the heritage asset's status as a nationally important place. These are the qualities that justify statutory protection at national level.
- C: Some significance  
Elements whose values make a positive contribution to the way the place is understood and perceived, primarily in a local context.
- D: Little significance  
Elements whose values contribute to the way the place is perceived in a very limited, but positive, way.
- N: Neutral significance  
Elements which neither add to, nor detract from, the significance of the place.
- INT: Intrusive  
Elements of no historic interest, or aesthetic or architectural merit, that detract from the appearance of the place, or mask the understanding of significant elements.

## **6.0 SUMMARY**

- 6.1 The property of 41 Sheen Park is a modern semi-detached house with the Sheen Road Conservation Area, which is a designated heritage asset and of considerable interest. The building is not of architectural, artistic, historic or archeological interest. Opposite the property are a row of houses that are buildings of townscape merit and non-designated heritage assets, which are of architectural interest.
- 6.2 The character and appearance of the Conservation Area is of considerable significance. The impact on the conservation is thought to be little to neutral, through the single storey extensions and the AC unit at the rear and are therefore have a neutral impact on the character or appearance of the conservation area.
- 6.3 The proposal aims to conserve the significance the conservation area in a manner appropriate to its significance. The proposal has been informed and is in accordance with the NPPF, the Local Plan and the Planning (Listed Buildings and Conservation Areas) Act 1990, by conserving the historic environment in a manner appropriate to the significance.