

Vanessa Dausch

29 LONSDALE ROAD, BARNES, LONDON, SW13 9JP

Heritage Statement

Project Ref: H00098

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1	INTRODUCTION	1
1.1	PROJECT BACKGROUND	1
1.2	AIMS AND OBJECTIVES	1
2	METHODOLOGY AND SOURCES	2
2.2	DEFINITION OF HARM	3
3	THE SUBJECT PROPERTY AND SITE	5
3.1	SITE LOCATION AND CONTEXT	5
3.2	PROPERTY DESCRIPTION	6
3.3	SITE PHOTOS	6
3.4	PLANNING HISTORY	7
3.5	HISTORICAL BACKGROUND	8
3.6	MAP PROGRESSION	8
4	STATEMENT OF SIGNIFICANCE	13
4.1	ASSESSING HERITAGE SIGNIFICANCE	13
4.2	SUMMARY OF HERITAGE ASSETS	13
4.3	ASSET DESCRIPTION:	14
5	RELEVANT LEGISLATIVE & POLICY CONTEXT	18
5.1	INTRODUCTION	18
5.2	THE PLANNING (LISTED BUILDING CONSENT AND CONSERVATION AREAS) ACT 1990	18
5.3	NATIONAL PLANNING POLICY FRAMEWORK (NPPF)	18
5.4	THE LONDON PLAN (2021)	20
5.5	LOCAL DEVELOPMENT STRATEGY FOR RICHMOND UPON THAMES	20

6	IMPACT ASSESSMENT	24
6.1	INTRODUCTION	24
6.2	PROPOSALS	24
6.4	IMPLICATIONS	24
7	CONCLUSIONS	27

1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1. Fuller Long has been commissioned by Vanessa Dausch to produce a Heritage Statement (HS) in support of a planning application at 29 Lonsdale Road, Barnes, London, SW13 9JP (hereafter referred to as the subject property). The subject property is located within the administrative boundary of the London Borough of Richmond upon Thames.
- 1.1.2. The proposed scheme will install new electric gates and railings to the front boundary wall, a new bin store and a new ECV point within the front garden, and a new A/C unit installed within a side passage. In addition, an integral post box and intercom are proposed within the western gate post of the eastern gateway to the site.
- 1.1.3. The subject property has been identified by the London Borough of Richmond upon Thames as a building of Townscape Merit (BTM) and a positive contributor to the Castelnau Conservation Area. As such, this report has been produced to provide a significance assessment of the heritage assets that may be impacted by the development proposal. Professional expert opinion has been used to assess heritage significance, based on historic, archaeological, architectural or artistic interest, and the heritage values set out in Historic England's Conservation Principles (2008). The report provides a heritage impact assessment of the contribution of setting to the significance of designated assets within the study area in line with The Planning (Listed Buildings and Conservation Areas) Act 1990, The National Planning Policy Framework (2023) (NPPF) and Local Plan policies. This HS does not address buried heritage assets (archaeological remains).
- 1.1.4. A site visit was conducted on the 26th April 2024 by visual inspection to analyse the site and to ascertain whether the proposed works will affect the character and appearance of the conservation area. Consideration has been given to the features which contribute to the special interest of this designated asset and its setting.
- 1.1.5. For full details of the subject property and the proposed scheme, reference should be made to the plans and documents produced by Jo Cowen Architects.

1.2 AIMS AND OBJECTIVES

- 1.2.1. The aim of this Heritage Statement is to assess the impact of the scheme and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application. The aim is achieved through six objectives:
- identify the presence of any known or potential heritage asset that may be affected by the scheme;
 - describe the significance of such assets, in accordance with the National Planning Policy Framework (NPPF), taking into account factors which may have compromised an asset's survival or significance;
 - determine the contribution to which setting makes to the significance of any sensitive (i.e. designated) heritage assets;
 - assess the impacts upon the significance of the asset(s) arising from the scheme,
 - assess the impact of the proposed scheme on how designated heritage assets are understood and experienced through changes to their setting; and
 - provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects.

2 METHODOLOGY AND SOURCES

2.1.1. This HS has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (MHCLG 2023) and to standards and guidance produced by Historic England (HE), the Institute of Historic Buildings Conservation (IHBC), and the Chartered Institute for Archaeologists (CIfA). The British Standard: Guide to the Conservation of Historic Buildings 7913:2013 (BS 2013) has also been used to inform this HS.

2.1.2. In addition to the above, the scheme will be assessed in relation to its compliance with the following principal sources:

- The Planning (Listed Building and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF), 2023
- Planning Practice Guidance (PPG)
- Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
- Historic Environment Good Practice Advice in Planning, Historic England, March 2015:
 - Planning Note 1: The Historic Environment in Local Plans
 - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment
 - Planning Note 3: The Setting of Heritage Assets
- The London Plan (2021)
- Local Planning Policy and Guidance

2.1.3. The table below provides a summary of the key data sources used to inform the production of this HS. Occasionally there may be reference to assets beyond the study site or surrounding study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

2.1.4. Table 1 - Summary of data sources

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Local Planning Authority	Conservation area supporting documents	An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.

Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Survey of London, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports. Local History Societies online published material.
The client	Planning data	Drawings of the existing and proposed.

2.2 DEFINITION OF HARM

- 2.2.1. Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – substantial and less than substantial. Paragraph 207 of the NPPF states that:
- 2.2.2. *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss...'*
- 2.2.3. Paragraph 208 of the NPPF states that:
- 2.2.4. *'Where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposals...'*
- 2.2.5. In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:
- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688
- 2.2.6. This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to 'have special regard to the desirability of preserving the [listed] building or its setting'. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:
- 2.2.7. *'It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.'*
- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383

- 2.2.8. The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:
- 2.2.9. *'It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.'*
- 2.2.10. In line with the above, this HS will make an assessment of the significance of the heritage asset(s) subject to a potential effect due to the proposed scheme. This assessment will identify and set out the principal heritage values that contribute to the significance of the subject property, and, where relevant, heritage assets beyond the subject property.
- 2.2.11. The relative contribution of the heritage values to the significance of the asset(s) are graded as either high, medium, low, neutral or detrimental.

3 THE SUBJECT PROPERTY AND SITE

3.1 SITE LOCATION AND CONTEXT

- 3.1.1. The subject property is located in the north-east of the Royal Borough of Richmond upon Thames, and on the south side of Lonsdale Road: a residential street situated 315m to the south of the River Thames. The property also falls within the north-western section of the Castelnau Conservation Area.
- 3.1.2. The immediate streetscape on Lonsdale Road is defined by low-density, mid-19th century dwellings set within spacious verdant plots on a wide, tree lined, quiet residential road. The open, green playing fields of St Paul's School flank the northern boundary of the road beyond no.41. The material palette comprises yellow stock brick, stucco, timber and cast iron. Windows are principally timber, painted white whilst roofs are typically clad in slate. The north side of Lonsdale Road is defined by a decorative Italianate style of three-four storeys, stuccoed and painted white, whilst the south side principally comprises large detached two storey villas, some with coach houses, set back behind generous front gardens and low boundary walls.
- 3.1.3. The subject property and most of the neighbouring properties are buildings of townscape merit and therefore positive contributors to the conservation area; 91-125 Castelnau are the closest statutory listed buildings (grade II), which are located 260m to the south of the subject property.

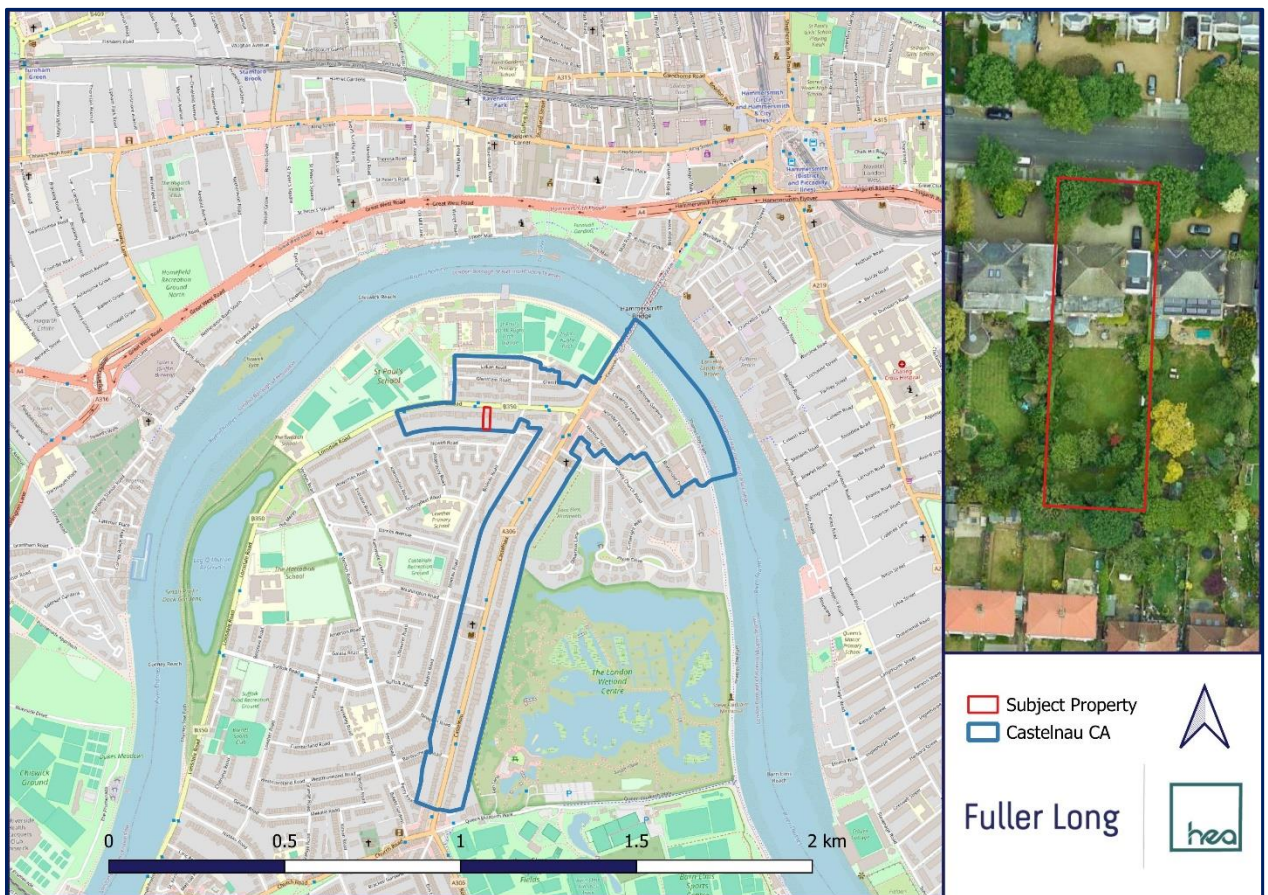


Figure 1: Subject Property Location.

3.2 PROPERTY DESCRIPTION

- 3.2.1. The subject property is a detached Victorian villa which is set back 15m from the road behind a low brick wall, mature vegetation, trees and a gravel drive. Access to the property is gained via two separate gateways either side of the house from Lonsdale Road, flanked by brick gate posts which are a typical feature of the road. The property is two storeys in height, constructed from brick, rendered and painted white. It is three bays wide, with two full height canted bays flanking a central recessed porch at ground floor (with a doric pilaster and panelled entablature and cornice) and a 1/1 sash window at first floor level which has an architrave extending up from the cornice of the porch with a central keystone, and a lugged surround descending down to two volutes below sill level. The bays and main roof are hipped above a dog-tooth cornice and are clad in concrete pantiles. Two lateral chimneys are present on each side elevation. To the east is an attached, two storey coach house (rebuilt 1994) with mid-20th century timber garage doors at ground level and a 2/2 sash within a plain architrave with a segmental arch and keystone at first floor, below a partial gable end. The house is one of 9 dwellings of the same style, built on Lonsdale Road in the 1870s.
- 3.2.2. The plan form of the property comprises four large rooms each on ground and first flanking a central hall and staircase, with a further two rear rooms on each floor within a flat roofed extension. The rear façade of the property is of brown brick with yellow brick quoins. The sash windows are asymmetrical in arrangement and size at first floor level. The ground floor has an off centre single door with large French doors to the east and a hexagonal conservatory to the west. This elevation is not visible from the public realm.
- 3.2.3. The interior of the subject property will not be assessed as it's not a statutory listed building.

3.3 SITE PHOTOS



Figure 2: View looking south towards the subject property from Lonsdale Road.



Figure 3: Front (north) elevation.



Figure 4: Rear (south) elevation.



Figure 5: Side (east) elevation.

3.4 PLANNING HISTORY

- **94/1729/FUL.** Demolition Of Existing Garage. Erection Of A Two Storey Side Extension. Granted. 12/09/1994.
- **23/0848/FUL.** Excavation of a basement beneath the building, a single storey rear extension, a two storey side extension, alterations to the roof including the provision of dormer windows to the rear, installation of AC units and an ASHP, the replacement of all windows for slimline double glazing and the provision of an outbuilding and swimming pool in the rear garden in association with the change of use from a dwellinghouse to two dwellings at 29 Lonsdale Road. Refused. 08/08/2023.
- **23/3011/FUL.** Erection of a single storey rear extension, the installation of AC units and an ASHP in the rear garden, replacement of the front boundary wall and the replacement of all windows for slimline double glazing in association with the change of use from a dwellinghouse to two dwellings at 29 Lonsdale Road. Refused. 03/01/2024.
- **24/0117/PS192.** Erection of a single storey rear extension, replacement rear windows with new timber framed windows and erection of a door at ground floor level on the rear elevation following the removal of an existing projection. Granted. 30/01/2024.
- **24/0116/FUL.** Erection of a single storey rear extension, installation of AC units and an ASHP in the rear garden, and the replacement of all windows for slimline double glazing in association with the change of use from a dwellinghouse to two dwellings at 29 Lonsdale Road. (Granted).
- **24/0643/HOT.** Demolition of existing roof, retain all existing chimneys and replace with new crown roof including an additional two dormers to rear. Two new conservation style pitched rooflights to front elevation. Two new conservation style pitched rooflights to side elevations, one per side. One new flat roof light in new portion of flat roof. Refused 25/06/24
- **24/1239/HOT.** Single-storey rear extension, single-storey side extension, replacement roof with rear dormers, 4no. roof lights, reconfiguration of fenestration and replacement of all windows. Raising of side extension parapet. Approved 24/1239/HOT

- 24/T0329/TCA. Works to Tree/s in Conservation Area. Approved 10/07/24

3.5 HISTORICAL BACKGROUND

- 3.5.1. This section provides an overview of the subject property and the historical background relevant to an understanding of the property, its site and its historic context and interest. This is based on accessible records. It is not the purpose of this document to create a detailed historical narrative of the area, but to provide an assessment of the subject property and the site's historical development and heritage potential in accordance with the NPPF.

BRIEF OVERVIEW

- 3.5.2. This area of London was predominantly rural right up to the mid-19th century as a result of the lack of access across the river from the rest of London. It was known for its parkland, pastures and market gardens. The closest recorded settlement in the Domesday Survey (c.1086) was Barnes – located 1.8km to the south-west of the site.
- 3.5.3. Development in the area began in earnest with the opening of Hammersmith Bridge in 1827, which was initially proposed as an alternative river crossing to Kew Bridge and Putney Bridge and was the first suspension bridge to be constructed across the River Thames. Upper Bridge Road and Lower Bridge Road were also built simultaneously in order to connect the bridge with Barnes. At this time, the Tithe Transcripts (c.1837) recorded the site and land to the south of Lower Bridge Road as arable land under ownership of Mrs Sharp, while to the north of the road the land was owned by the West Middlesex Water Works Company.
- 3.5.4. The subsequent development along Upper Bridge Road was undertaken by Major Charles Lestock Boileau, who acquired the land either side of the road in the 1840s. Castelnau Villas (now 84-122 and 91-125 Castelnau), Castelnau Row and Castelnau Place were among the first developments. The name Castelnau itself originates from Boileau's ancestral home in France – Castelnau de la Garde – from which his family had fled as Huguenots in the 17th century, and who eventually settled in Mortlake near Barnes.
- 3.5.5. The subject property was likely constructed during the 1870s as part of Boileau's Estate, and can be seen on OS maps dating to the 1890s. By this time, Upper Bridge Street had been renamed Castelnau (after the death of Major Charles Lestock Boileau in 1889) and the new Hammersmith Bridge was rebuilt by Dixon, Appleby & Thorne following concerns about the weight of heavy traffic.
- 3.5.6. Development of the conservation area was thus largely complete by the end of the 19th century, with a later housing estate constructed separately to the south of the property in the 1920s. Despite this, much of the surrounding area has retained its genteel suburban character. The Castelnau Conservation Area was first designated in 1977, and extended several times in 1982, 1983, 1991 and 1996.

3.6 MAP PROGRESSION

- 3.6.1. The following section will review the subject property and its evolution over time based on available map-based evidence. The approximate position of the subject property is outlined in red on the following maps.

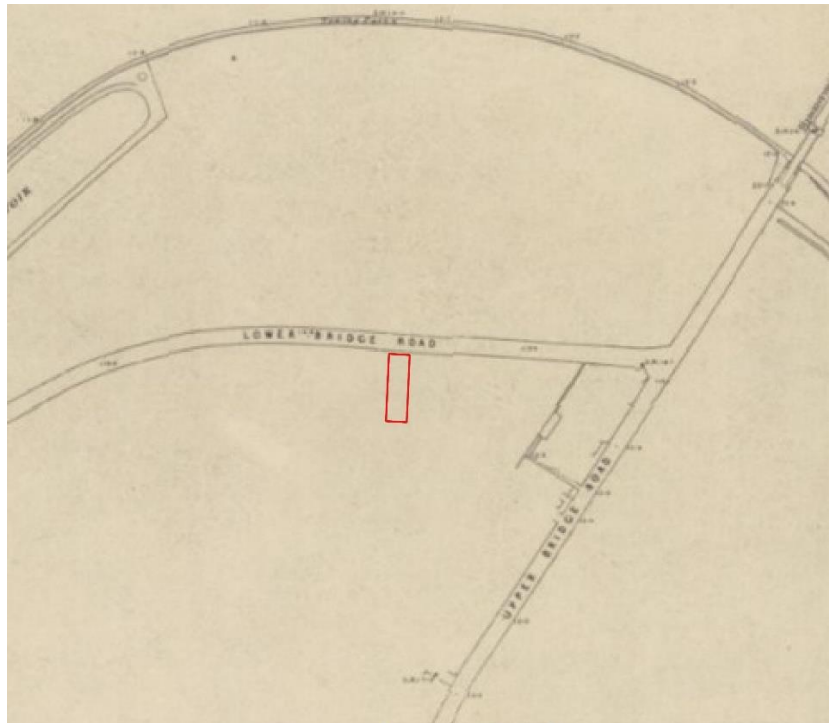
John Rocque's Map of London (1746)

In the 18th century this area of London is predominantly rural. The small settlement of Chiswick can be seen on the north side of the Thames. The site of the property is situated within an agricultural field to the east of 'Windmill Farm'.



London and its environs; Sheet X.NW; Surveyed: 1848-50, Published: ca. 1851

This map shows the old Hammersmith Bridge (c.1827) to the north-east of the site, together with Upper Bridge Road and Lower Bridge Road – both of which correspond to their present position.



London (First Editions c1850s) LI; Surveyed: 1866 to 1867, Published: 1871

This map shows the development of the Boileau Estate. The semi-detached villas and terraces to the north of (now) Lonsdale Road have been completed, however the site of the property is yet to be developed.



London - London X.15; Revised: 1893, Published: 1895.

By the 1890s the Boileau Estate had largely been completed. This map shows the original footprints of the villas on Lonsdale Road, nine of which (21-37) were built to the same design with a square footprint and double canted bays (although rear extensions are visible behind nos 21 and 37).



**Surrey II.10; Revised:
1933, Published: 1935**

This map shows the recent construction of a 1920s housing development immediately south of the subject property. Coach houses are evident to nos. 27, 33, 35 and 37, likely constructed to house the acquisition of motor cars.



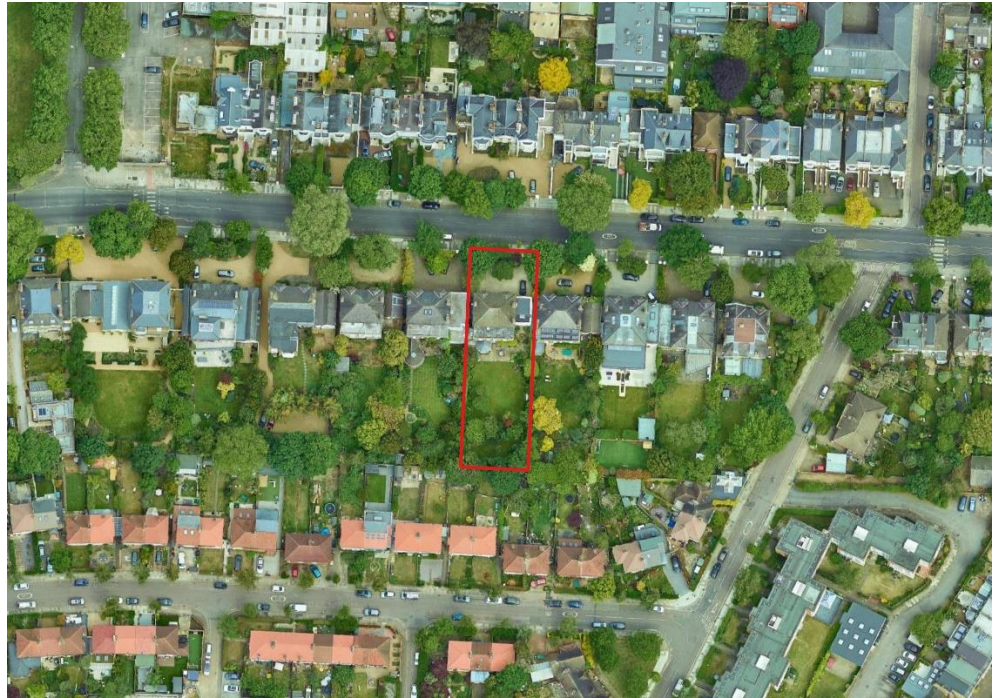
**1999 Satellite Image
(©Bluesky, Google
Earth)**

Little has changed in the immediate area during the intervening years of the 20th century. Many of the villas on the south side of Lonsdale Road (including the subject property) have been substantially extended with rear and side extensions.



**2024 Satellite Image
(©Bluesky, Google
Earth)**

This image shows the subject property in more detail, including its footprint, roof form and chimney stacks.



4 STATEMENT OF SIGNIFICANCE

4.1 ASSESSING HERITAGE SIGNIFICANCE

- 4.1.1. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage 'assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'
- 4.1.2. A heritage asset is defined in the NPPF (Annex 2) 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 include designated heritage assets and assets identified by the local planning authority (i.e through local listing).'
- 4.1.3. The framework (NPPF Annex 2) goes onto define 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. Significance derives not only from a heritage asset's physical presence, but also from its setting.'
- 4.1.4. Following Historic England's Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment (2008), significance can commonly be derived from five areas:
- **Evidential Value:** this derives from the potential of a place to yield evidence about past human activity. The evidential value of a place is largely derived from physical remains, these remains maybe archaeological (below ground), embedded in upstanding remains within the landscape or within built heritage (above ground remains).
 - **Historical Value:** this derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.
 - **Aesthetic Value:** derives from the ways in which people draw sensory and intellectual stimulation from a place.
 - **Communal Value:** this derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value but tend to have additional and specific aspects that establish a more direct relationship between a group or groups both in the past and or present.
 - **Setting:** the setting of a heritage asset is defined in the NPPF as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.' Setting is not an asset in itself.

4.2 SUMMARY OF HERITAGE ASSETS

- 4.2.1. The following section is intended to identify any heritage assets (within a given area) that have a potential to be affected by the proposed scheme – either directly through a material change to the asset(s) or through a change to the contribution of setting to an asset(s) significance or the character of an area.
- 4.2.2. Two heritage assets has been identified as having the potential to be affected by the proposed scheme:
- Castelnau Conservation Area

- 29 Lonsdale Road – Building of Townscape Merit

4.2.3. All of the neighbouring properties on Lonsdale Road have also been identified as Locally listed, but these have been scoped out of further assessment as they will not be directly or indirectly impacted by the proposed scheme.

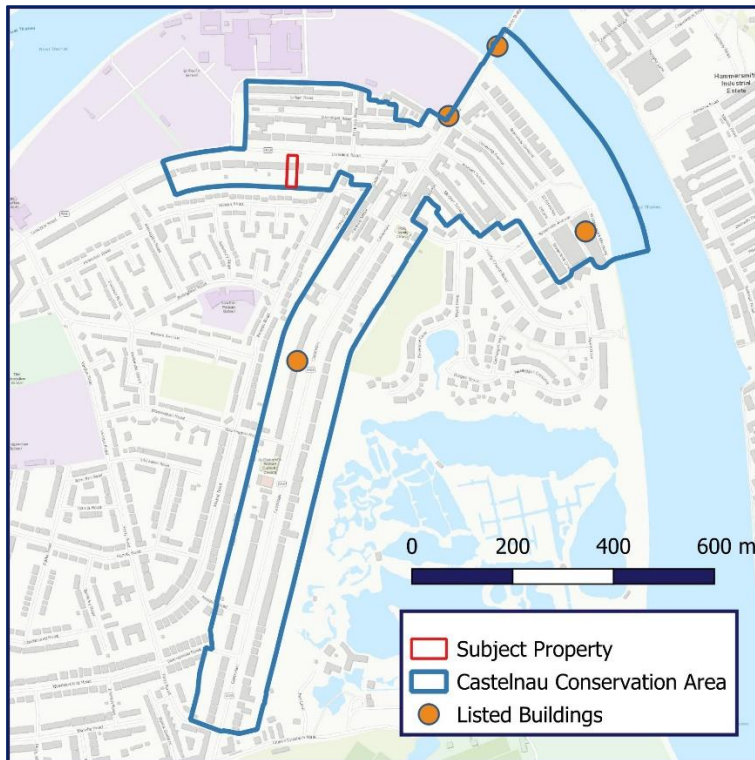


Figure 6: Heritage Map

4.3 ASSET DESCRIPTION:

CASTELNAU CONSERVATION AREA

4.3.1. The subject property is located in the Castelnau Conservation Area, which was first designated in 1977, and has been extended several times in the 1980s and 1990s. The current conservation area consists of an irregular T-shape that largely overlays the historic 19th century estate established by Major Charles Lestock Boileau on Castelnau and Lonsdale Road.

4.3.2. The Castelnau Conservation Area Study provides a brief overview of the key characteristics and special interest of the area. Due to its size and shape, character areas are subdivided into separate streets, with the subject property falling in 'Lonsdale Road'. The character of this area is briefly described:

"The part of Lonsdale Road in the conservation area contains villas which were mostly completed by 1860. Developed as a direct result of the construction of Hammersmith bridge they are closely related to the first Castelnau villas. Building style is not as restrained as Castelnau; there is more use of stucco and detailing is generally more flamboyant. There is a slight increase in building scale with many houses at 3 and 4 storeys. The south side of the road contains mainly detached villas built in brick, many of which have smaller scale coach houses adjacent e.g. nos. 35 and 41. Unfortunately some of the more modest houses have had oversized dormer windows installed damaging the overall proportion of their elevations."

4.3.3. The verdant nature of the area is further highlighted, with Lonsdale Road recognised for its well conserved boundary treatments and street scene:

"Large numbers of mature trees survive and most front boundaries remain well defined by walls, hedges and shrubs, ensuring that the road has a leafy enclosed character similar to Castelnau. Tall decorative Victorian street lighting columns are interspersed with the trees. Lonsdale Road has the advantage over Castelnau of lighter traffic causing it to retain an air of quiet gentrification".

4.3.4. Overall, the character and appearance of the conservation area is principally derived from the physical attributes that are a product of its development. The substantial Victorian semi-detached and detached villas on Lonsdale Road and Castelnau together form a coherent streetscape, which is further enhanced by mature street trees, decorative lamp posts and verdant plots. Yellow stock brick, stucco and slate roof coverings are used widely throughout the conservation area. This creates a visually pleasing sense of rhythm and balance to the facades.

4.3.5. Castelnau, by comparison, is a busier road leading from Hammersmith Bridge to Barnes. The northern end of Castelnau comprises 19th century terraces, some with commercial units on the ground floor. Further south, the built form changes to semi-detached and detached villas, set back from the road behind forecourts used in the main for parking.

4.3.6. The north-east section of the conservation area contain developments separate from the Boileau Estate and comprise Arts and Craft style houses on Clavering Avenue, Victorian mansion flats on Riverview Gardens and the buildings of the former Harrods Depository (which have since been converted into flats).

CONTRIBUTION OF THE SUBJECT PROPERTY TO THE CONSERVATION AREA

4.3.7. The subject property is located within the north-west section of the conservation area in a section that once formed agricultural land to the south of Lower Bridge Road. The subject property was included in the conservation area because it forms part of the Boileau Estate and is an attractive original detached villa. No.29 is also identified as a 'building of townscape merit'. The principal view towards the subject property within the conservation area is from Lonsdale Road, with the subject property (and neighbouring properties) forming a row of elegant villas, which is visually pleasing and representative of the prevailing characteristics of the area. The rear elevation of the property is hidden from public view, as all other views towards the subject property, such as from Nowell Road, Boileau Road and elsewhere on Lonsdale Road, are restricted by intervening built form and planting.

4.3.8. Overall, the subject property makes a positive contribution to the special architectural and historic interest of the conservation area through merit of its street-facing elevation which is reflective of Victorian architectural design, as well as its historic association with the Boileau Estate and original development of the area.

BUILDINGS OF TOWNSCAPE MERIT

4.3.9. The London Borough of Richmond has produced a The Building of Townscape Merit SPD which identifies properties within the borough that are of significance '*due to their historical associations, architectural style and visual interest, as well as possibly their siting within an area, are of significance to the history and character of the environment.*'

4.3.10. Since this SPD was produced, a new Local Plan was introduced in 2018. The relevant policies are LP1 (Local Character and Design Quality) and LP4 (Non Designated Heritage Assets) which seeks to preserve and where possible, enhance, the significance, character and setting of Buildings of Townscape Merit.

Buildings of Townscape Merit are designated according to the following criteria:

- Any building or structure which dates from before 1840.

- *Later buildings or structures which are considered to be of definite quality and character, including the work of important architects and builders. Particular attention will be paid to buildings which:*
 - a) Have important historic associations, in terms of famous people or events;*
 - b) Illustrates an important aspect of social or economic history or use;*
 - c) Represent an exceptionally good example of a specific and distinctive architectural style;*
 - d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;*
 - e) Form part of a distinctive and cohesive group of buildings;*
 - f) Retain its original architectural interest and integrity, and not subject to insensitive alterations;*
 - g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.*

4.3.11. The buildings of townscape merit on Lonsdale Road meet the criteria described in paragraphs (e) and (f) above, when viewed from Lonsdale Road. All of the buildings have been subject to alterations, and many have undertaken alterations to their front boundaries with the addition of railings or changes to boundary wall treatments. A few are missing gate piers or have established wider openings.

29 LONSDALE ROAD – THE SUBJECT PROPERTY

- 4.3.12. 29 Lonsdale Road is a large detached Victorian villa constructed in the late 19th century. The building presents an attractive frontage to Lonsdale Road and is a positive contributor to the conservation area. The principal (north) façade retains the original style and appearance of the property whilst the side extension, which was rebuilt in the 1990s, reflects the appearance of neighbouring coach houses which were added post construction.
- 4.3.13. The large front garden with mature trees and shrubs behind a low brick wall, hedge and gate piers contributes to the setting of the building and the conservation area, although the westernmost gate pier to the eastern gateway is missing. The building is one of nine matching villas constructed in the 1870s which have all been altered to some extent over the last 150 years. The subject property is visible in snippets through the foliage of the front garden from Lonsdale Road, but the whole composition is not readily apparent from any vantage point due to the intervening built form of neighbouring properties and the verdant nature of front gardens and street trees in general.
- 4.3.14. The main significance of the building is derived from its principle elevation and setting provided by the spacious front garden which makes a positive contribution to the conservation area. The side elevations of the building are plain in comparison, and not readily visible due to the presence of a two storey coach house on the east side, and the neighbouring two storey coach house on the west side which block views to the side elevations of the house. The concrete pantile roof cladding detracts from the overall appearance of the property. The rear of the house is not visible from the public realm and does not therefore contribute to the surrounding townscape.
- 4.3.15. The significance of this building of townscape merit is therefore derived from its scale, position and architectural detailing of the principal façade which all contribute to the character and appearance of the conservation area. The property's relationship with neighbouring buildings of townscape merit is also of interest, and is derived from their shared architectural form, their large verdant plots and the uniform boundary treatments comprising low

brick walls flanked by gate piers, with hedging, black cast iron railings and gates. The side and rear elevations, which have all been altered, make a neutral contribution.



Figure 7. Principle (north) elevation viewed from the front garden



Figure 8. Principle (north) elevation looking southeast towards the western gateway from Lonsdale Road.



Figure 9. Principle (north) elevation looking south from Lonsdale Road.



Figure 10. Principle (north) elevation looking southwest towards the eastern gateway from Lonsdale Road.

5 RELEVANT LEGISLATIVE & POLICY CONTEXT

5.1 INTRODUCTION

- 5.1.1. In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority (LPA).
- 5.1.2. The following section sets out the legislative and planning policy context for the proposed scheme, including national and local planning guidance.
- 5.1.3. The applicable legislative and policy framework to this assessment includes the following:
- The Town and Country Planning Act 1990;
 - The Planning and Compulsory Purchase Act 2004;
 - The Planning (Listed Buildings and Conservation Areas) Act 1990, and
 - Planning Act 2008.
 - Section 16 of The National Planning Policy Framework (NPPF) 2023
 - The London Plan 2021
 - Local Planning Policy
- 5.1.4. In addition to the above the following guidance is also applicable:
- National Planning Policy Guidance (NPPG)

5.2 THE PLANNING (LISTED BUILDING CONSENT AND CONSERVATION AREAS) ACT 1990

- 5.2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 (P(LBCA) Act) sets out the legal requirements for the control of development and alterations which affect heritage assets.
- 5.2.2. Any decisions relating to conservation areas must address the statutory considerations of the P(LBCA) Act 1990. The key elements of this Act relevant to this heritage statement are outlined below:
- 5.2.3. Section 72 of the Act places a duty upon the decision maker in determining applications for planning permission within conservation areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

5.3 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 5.3.1. The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. The framework recognises the need for the planning system is to contribute to the achievement of 'sustainable development', through achieving three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- 5.3.2. a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- 5.3.3. b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- 5.3.4. c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.3.5. Paragraph 11 of the framework states that 'plans and decisions should apply a presumption in favour of sustainable development'.
- 5.3.6. Section 16, paragraphs 195 to 214, of the framework sets out the national planning policy basis for conserving and enhancing the historic environment.
- 5.3.7. Paragraph 195 recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not.
- 5.3.8. Paragraph 200 places a duty on local planning authorities to 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.
- 5.3.9. Paragraph 204 requires local planning authorities, when considering applications to remove or alter a historic statue, plaque, memorial or monument, to have *'regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.'*
- 5.3.10. Paragraphs 205 to 214 of the framework address the impact of a proposed development on the significance of designated and non-designated heritage assets.
- 5.3.11. Paragraph 205 of the framework states that, *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*
- 5.3.12. Paragraph 206 of the framework states that, *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*
- 5.3.13. Paragraph 207 of the framework states that, *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term*

through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

- 5.3.14. Paragraph 208 of the framework states that, 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'
- 5.3.15. Paragraph 213 of the framework states that, 'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'

5.4 THE LONDON PLAN (2021)

POLICY HC1(C)

- 5.4.1. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

5.5 LOCAL DEVELOPMENT STRATEGY FOR RICHMOND UPON THAMES

- 5.5.1. The local development strategy for the Royal Borough of Richmond upon Thames consists of the following key document:

- Local Plan (adopted July 2018)

The Local Plan replaced previous policies contained within the Core Strategy (2009) and Local Development Framework (2011). It should also be noted that a new Local Plan is currently in the examination stage, and is set to be adopted in the winter months of 2024/2025.

The Design Quality SPD (2006) and Buildings of Townscape Merit SPD (2015) have also informed this assessment.

Only policies relevant to this assessment will be included below:

LOCAL PLAN (2018)

Strategic Vision 1: Protecting Local Character

Villages and historic environment

The borough's villages and their special and distinctive characters will have been protected, with each being unique, recognisable and important to the community and to the character of the borough as a whole. They will continue to maintain and enhance their distinctiveness in terms of the community, facilities and local character. Heritage assets including listed buildings and Conservation Areas, historic parks as well as Royal Botanic Gardens, Kew World Heritage Site, which contribute so significantly to the character of this borough, will have been protected and enhanced.

Strategic Objective: Protecting Local Character

- 1. Maintain and enhance the borough's attractive villages, including the unique, distinctive and recognisable local characters of the different village areas and their sub-areas.*
- 2. Protect and, where possible, enhance the environment including the heritage assets, retain and improve the character and appearance of established residential areas, and ensure new development and public spaces are of high quality design.*

Policy LP 1: Local Character and Design Quality

A. The Council will require all development to be of high architectural and urban design quality. The high quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area.

To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:

- 1. compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;*
- 2. sustainable design and construction, including adaptability, subject to aesthetic considerations;*
- 3. layout, siting and access, including making best use of land;*
- 4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;*
- 5. inclusive design, connectivity, permeability (as such gated developments will not be permitted), natural surveillance and orientation; and*
- 6. suitability and compatibility of uses, taking account of any potential adverse impacts of the colocation of uses through the layout, design and management of the site.*

All proposals, including extensions, alterations and shopfronts, will be assessed against the policies contained within a neighbourhood plan where applicable, and the advice set out in the relevant Village Planning Guidance and other SPDs relating to character and design.

Policy LP 3: Designated Heritage Asset

A. The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means:

- 1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.*

7. Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.

B. Resist substantial demolition in Conservation Areas and any changes that could harm heritage assets, unless it can be demonstrated that:

1. in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;

2. in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or

3. the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.

C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.

D. Where there is evidence of intentional damage or deliberate neglect to a designated heritage asset, its current condition will not be taken into account in the decision-making process.

E. Outline planning applications will not be accepted in Conservation Areas. The Council's Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans, will be used as a basis for assessing development proposals within, or where it would affect the setting of, Conservation Areas, together with other policy guidance, such as Village Planning Guidance SPDs.

Policy LP 4 Non-Designated Heritage Assets

The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features.

There will be a presumption against the demolition of Buildings of Townscape Merit.

Policy LP 5 Views and Vistas

The Council will protect the quality of the views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area, by the following means:

1. protect the quality of the views and vistas as identified on the Policies Map, and demonstrate such through computer-generated imagery (CGI) and visual impact assessments;

2. resist development which interrupts, disrupts or detracts from strategic and local vistas, views, gaps and the skyline;

3. require developments whose visual impacts extend beyond that of the immediate street to demonstrate how views are protected or enhanced;

4. require development to respect the setting of a landmark, taking care not to create intrusive elements in its foreground, middle ground or background;

5. seek improvements to views, vistas, gaps and the skyline, particularly where views or vistas have been obscured;

6. seek improvements to views within Conservation Areas, which:

- a. are identified in Conservation Area Statements and Studies and Village Plans;*
- b. are within, into, and out of Conservation Areas;*
- c. are affected by development on sites within the setting of, or adjacent to, Conservation Areas and listed buildings.*

5.5.2. Also relevant to this application are supplementary planning documents produced by Richmond Council including The Design Quality SPD (2006) and the Buildings of Townscape Merit SPD (2015).

6 IMPACT ASSESSMENT

6.1 INTRODUCTION

- 6.1.1. This section will consider the impact of the proposals on the special interest of the subject property which is identified as a Building of Townscape Merit, and upon the character and appearance of the Castelnau Conservation Area. The proposals will be assessed in line with the relevant statutory duties and the national and local heritage policy context.
- 6.1.2. It is recommended that the following be read alongside the supporting documentation and drawings provided in the supporting submission.
- 6.1.3. The proposals will be assessed based on the policies and guidance set out by Historic England in Conservation Principles, Policies and Guidance (2008) and against criteria set by Historic England as published in Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.
- 6.1.4. The overall impact of proposals can be neutral, beneficial or adverse. The magnitude of change will be categorised as:
- None: no material change.
 - Negligible: apparent change and change with a negligible effect on the ability to understand and appreciate the significance of heritage assets.
 - Minor: changes that only make a small difference to the ability to understand and appreciate the significance of heritage assets.
 - Moderate: a change that makes an appreciable difference to the ability to understand and appreciate the significance of heritage assets.
 - Substantial: a fundamental change in the ability to understand and appreciate the significance of heritage assets.

6.2 PROPOSALS

- 6.2.1. The proposed scheme will install new electric gates and railings to the front boundary wall, a new bin store and a new ECV point within the front garden, and a new A/C unit to the side of the main house. In addition, an integral post box and intercom are proposed within the western gate post of the eastern gateway to the site.

6.3 IMPLICATIONS

IMPACT OF THE PROPOSALS ON 29 LONSDALE ROAD AND THE CASTLENEAU CONSERVATION AREA

- 6.3.1. The key features that contribute to the significance of these heritage assets have been assessed above in the significance assessment chapter. The special interest of the subject property is derived from the principal street facing elevation, the architectural detailing and the setting of the dwelling within a spacious, verdant plot set well back from the road.
- 6.3.2. The view of the subject property from Lonsdale Road, which is significant, includes a front boundary treatment comprising an evergreen hedge and a low brick wall flanked by two gateways, the east with one pier and the west with two piers. The proposed works will reinstate the lost gate pier, to the same appearance and specification, but

with an integral post box and intercom. These features are common throughout the conservation area, as is evident at nos. 58 and 62 opposite, and nos. 21, 23, 25 and 27,



Figure 11: Example of intercoms and integrated letterboxes on Lonsdale Road

6.3.3. The boundary treatments throughout Lonsdale Road, vary subtly in terms of gate and railings design, and in terms of materiality of the piers (bare brick/painted brick/render) but all follow the repetitive pattern of entrance gateways with matching piers interspersed with boundary walls. The proposed works will install electric black metal gates, of an appropriate style to match those at no. 25. These gates will swing inwards and will be entirely in keeping with the conservation area. An additional run of metal railings of the same style will be installed above the low brick boundary wall to provide added security in addition to the hedge. These proposed works are entirely in keeping with the character and appearance of the conservation area.



Figure 12. Gates to no.25 (left), and characteristic railings above the low boundary wall of no.72 opposite (right)

6.3.4. Within the front garden, a new 3-bay bin store is proposed against the eastern boundary, which will be set within a timber enclosure. This will be a modest addition to the front garden which will not impact the special interest of

the property or the conservation area. In addition, a new ECV charging point will be installed between the bin store and the house. This will not be readily visible from the wider conservation area and will have a neutral impact.

- 6.3.5. In the western side passage, a new air conditioning condenser will be installed within an acoustic enclosure. This will be discretely sited behind the existing side passage gate and will therefore not be visible from the conservation area, nor will it appear incongruous within the context of the existing house.
- 6.3.6. All of these proposals can be accommodated without harming the setting of the Building of Townscape Merit or damaging the positive contribution that it makes to the townscape and conservation area. The key significances of both heritage assets will therefore be preserved.

7 CONCLUSIONS

- 7.1.1. The Heritage Statement has been produced to support a planning application for minor changes to the front boundary and front and rear gardens of 29 Lonsdale Road, Barnes, London, SW13 9JP.
- 7.1.2. The NPPF states that 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. This HS has identified the heritage assets with a potential to be sensitive to the proposed works, it has considered their significance and assessed the impacts of the proposed works on their significance.
- 7.1.3. Paragraph 209 of the framework relates to the effect of an application on the significance of a non-designated heritage asset. The policy states that *'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'*. It is considered that the proposed scheme, subject to detailed design, will have no adverse impact upon the significance of the non-designated heritage asset.
- 7.1.4. Paragraph 213 of the framework also goes on to state that, *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'* It is considered that the contribution that the subject property makes to the character and appearance of Castelnu Conservation Area is principally derived from its attractive, symmetrical front elevation, the architectural detailing of the main façade and the verdant and spacious plot in which the property stands. The proposed works will maintain these features and will have a neutral impact to the conservation area.
- 7.1.5. This is articulated in Historic England Good Practice Advice (Note 2) which states that *'change to heritage assets is inevitable but it is only harmful when significance is damaged'*. Thus, change is accepted in Historic England's guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.
- 7.1.6. As per policy LP1, LP3 and LP4 of the Local Plan, the proposals will preserve the key significances of the Building of Townscape Merit, maintaining the relationship and contribution to the existing townscape and conservation area. The proposed development will be sympathetically scaled and designed to respond to the surrounding historic context of Lonsdale Road and the wider conservation area and will not impact the appearance of the subject property. The proposals are also in accordance with the Richmond Design Quality SPD (2006) and the Buildings Of Townscape Merit SPD (2015).
- 7.1.7. Based on the above, it is contended that the ability to understand and appreciate the core heritage values that contribute to the significance of 29 Lonsdale Road, a Building of Townscape Merit, and the character and appearance of the Castelnu Conservation Area, will be maintained. The proposed development is therefore believed to be in accordance with relevant legislation and national and local planning policy.

Thank you for viewing our Heritage Statement.

If you have any queries or would like to discuss anything further with us please don't hesitate to get in contact
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