

HERITAGE IMPACT STATEMENT

PROPOSED BASEMENT STOREY

**146 Castelnau
Barnes
London
SW13 9ET**

Site

The application site is a semi-detached dwelling located on the Eastern side of Castelnau on the approach to Hammersmith Bridge. The property forms part of terrace of identical semi-detached villas constructed in 1842 and built over two storeys with an attic. Their style is restrained classical, built in yellow stock bricks with decorative stucco ionic pilasters, dentilled cornices and architraves. Window heads are cambered arches in contrasting red brick with white key blocks.

The property falls within the Castelnau Conservation Area 25, the properties also being considered Buildings of Townscape Merit but are not specifically noted within the Conservation Area Statement.

The property is not Listed.

Proposals

The proposals are to create a new basement storey below the footprint of the property totalling 125m² of additional floor space. Elevational changes are limited to a new lightwell on the front elevation concealed with a black painted grille and an open lightwell on the rear elevation with steps up to garden level.

Relevant Local Planning Policy

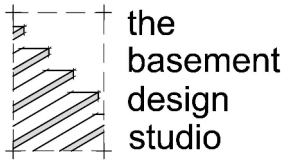
The Local Plan for the London Borough of Richmond was adopted in July 2018. The relevant planning policies referred to in this document are set out below.

LP1 Local Character & Design Quality.

The policy requires that all development to be of high architectural and urban design quality, compatible with the local character including the relationship to existing townscape and development patterns. The policy also states that all proposals including extensions need to comply with the policies contained within a neighbourhood where applicable and with advice set out in the relevant Village Planning Guidance and other SPD's relating to character and design.

LP3 Designated Heritage Assets.

This policy states that development proposals should conserve and where possible make a positive contribution to the historic environment of the borough. Development proposals likely to adversely affect the significance of the Heritage Asset will be assessed against the requirement to seek to harm and the justification for the proposal. All proposals in conservation areas are required to preserve and where possible enhance the character or appearance of the conservation area.



LP8 Amenity and Living Conditions.

The policy requires that development should protect the amenity and living conditions for occupants of the new, existing and adjoining neighbouring properties. With regards to a new extension, by ensuring that good standards of daylight and sunlight are achieved in new developments and in existing properties affected by the development, by ensuring that proposals are not overbearing as a result of their height, massing or siting and ensuring that there is no unacceptable overlooking.

The policy refers to guidance set out in the Councils SPD's relating to design, extensions and village planning guidance which should be considered when preparing any proposals.

Guidance

The councils SPD 'Design Guidance for House Extensions & External Alterations' adopted in May 2015 sets out the councils approach to house extensions.

Castelnau Conservation Area Statement identifies the important characteristics of the conservation area, problems and pressures that it faces along with opportunities for enhancement.

Design and Heritage Impact

The property is located within the Castelnau Conservation Area (25) although the property is not specifically described with the Conservation Area Statement. Notwithstanding, it is important to consider the impacts of the proposals on the Conservation Area in terms of appearance, character and design.

Because the proposals will be contained wholly below ground and, that the only elevational changes to the front elevation and street scene will be a traditional black painted grille, there will no adverse impact on the Conservation Area. The proposals are consistent with a number of properties within Castelnau for which approval has already been granted.

Conclusions

The proposals, by virtue of the above, comply with the requirements of the councils design and heritage policies LP1, LP3 & LP8 and the advice contained in the various SPD's and should therefore be viewed favourably with regards to this application.

Prepared by:

The Basement Design Studio
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