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Heritage Report

Property Address:

17 Beverley Gardens, Barnes, London, SW13 0LT

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Heritage report, 17 Beverley Gardens

1. Introduction

This Heritage Report has been prepared to assess the potential impact of the proposed development at 17 Beverley Gardens, SW13 0LZ, on the heritage character of the property and its surroundings. The purpose is to ensure the development is sympathetic to the local context and complies with relevant heritage and planning policies.

2. Site Context

2.1 Location and Description

17 Beverley Gardens is situated within the London Borough of Richmond upon Thames, in the Barnes Common Conservation Area (32). The property is a modern and minimal house built around 2010, featuring flat roofs and masonry and timber facades. While not listed, the property is located in an area where developments must respect the local heritage.

2.2 Surrounding Context

The surrounding area features a mix of architectural styles. The immediate neighbours include large Victorian villas and Victorian terraces, which contribute significantly to the historical and architectural character of the area.

3. Proposed Development

The proposed development at 17 Beverley Gardens includes:

- Ground floor and first floor extensions.
 - A first-floor terrace.
 - Changes to the cladding and capping.
 - Additional windows and doors.
 - Internal reconfigurations.
 - Installation of green roofs and creation of a new flowerbed on the front elevation.
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4. Heritage Impact Assessment

4.1 Impact on the Property

The proposed works have been designed to respect the architectural character of the property while introducing modern enhancements. The use of sustainable natural materials will increase the warmth of the building and soften its appearance. Careful attention to detailing ensures that the extensions and alterations will integrate seamlessly with the existing structure.

4.2 Impact on the Streetscape

The proposed changes to the front elevation, including the creation of a flowerbed and the installation of green roofs, will enhance the property's visual contribution to the streetscape. These measures will improve biodiversity and add visual interest without detracting from the local character.

4.3 Impact on Surrounding Properties

The proposed development is set back sufficiently from neighbouring properties to avoid overshadowing or overbearing impacts. The design incorporates measures to protect the

privacy of adjacent homes, including thoughtful placement of windows and screening for the first-floor terrace.

5. Mitigation Measures

To ensure the development is in keeping with the heritage context, the following measures will be implemented:

- Use of materials that match or complement the existing property and surrounding buildings, such as brick, timber, and slate.
 - Retention and enhancement of boundary treatments, including landscaping to soften the visual impact.
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6. Compliance with Policy

This Heritage Report demonstrates compliance with:

- **National Planning Policy Framework (NPPF):** Ensuring developments sustain and enhance the significance of heritage assets.
 - **Richmond Local Plan:** Policies requiring that new developments respect the character and appearance of the area.
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7. Conclusion

The proposed development at 17 Beverley Gardens, SW13 0LZ, has been carefully designed to respect and enhance the heritage character of the property and its

surroundings. Through the use of sympathetic materials, biodiversity enhancements, and thoughtful design, the development will make a positive contribution to the area without compromising its historical and architectural integrity.

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