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SIMON MERRONY ARCHITECTS

DESIGN, ACCESS AND HERITAGE STATEMENT

My Ref: 2024/14/DAH

RE: Extensions and alterations to 29 The Terrace, Barnes, SW13 0NR

1. Introduction

No. 29 is an attached dwellinghouse fronting The Terrace adjacent to the banks of the River Thames in Barnes. The existing house is in poor state of repair and due a much-needed refurbishment and upgrade to allow it be used as a family home for many more years.

No 29 is a bit of an anomaly on The Terrace as it is a modern property enveloped within a run of dense fabric of very old properties, many with historical significance. Unlike these properties it is set back from the road and whilst it is 'attached' to No. 30 on the right when looking from the front, it is only 'link attached' to No. 28 via the garage.

Proposed are a series of extensions and alterations which look to upgrade the existing property in a sensitive way.

2. Conservation Area

No 29 is sited within Barnes Green Conservation Area 1. It is part of the original conservation area which was designated in 1969.

According to the conservation area statement:

The Terrace, to the west, runs parallel to the Thames and has a number of 18th and 19th century buildings of exceptional quality.

It sights 'preservation, enhancement and reinstatement of architectural quality and unity' as an opportunity for enhancement of the area.

The conservation area appraisal goes into great detail about the houses and buildings along this stretch of the river, but notably does not mention No 29.

3. History of the Property

We have managed to establish some of the history of the property utilising local maps, online library collections and photographs found online. It is clear that the property standing at No. 29 is not the original property and was a replacement built c. 1960.

Since at least c.1870 a house stood on the plot, plans of this are available on Richmond's local studies library collection and photographs found online (screenshots below).

An application from 1929 calls the house Holly Lodge, and was an application to convert it to flats (disallowed). The name Holly Lodge is also used in an 1891 application relating to drainage.

The relationship with No. 30 has always been complicated, as can be seen in the early OS maps and planning drawings.

London - London X.34
Revised: 1893, Published: 1895.
Size: map 61 x 92 cm (ca. 24 x 36 inches), on sheet ca. 74 x 105 cm (ca. 29 x 41 inches)

Survey > Town Plans of England and Wales, 1840s-1890s



OS map from 1895
Source: National Library of Scotland



We believe this picture to show the original house on the right hand side (no date)
Source: Barnes and Mortlake history Society

Home > Search results > Full display

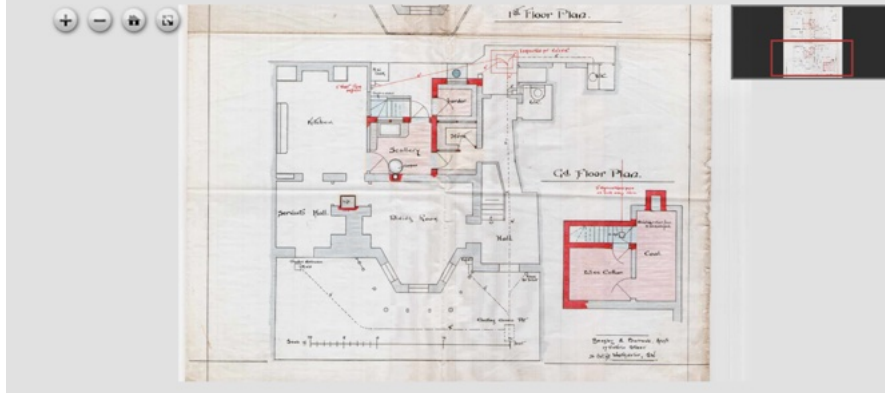
The Terrace, Barnes

24 /10/1898

Reference number: PLA/09808

Archives

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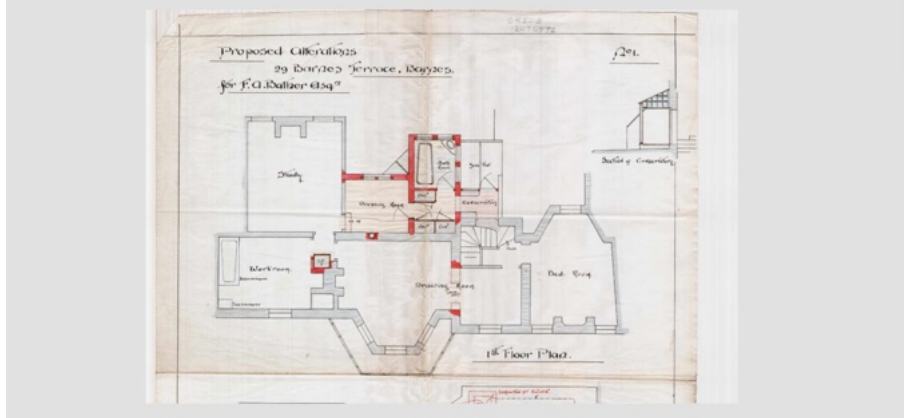
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Original house plans from a planning application in 1898
Source: Richmond Libraries online Collection Record number 1535515

In 1940 the house is still shown on OS maps, but in 1951 the plot is vacant. This is backed up by aerial footage from 1946. It is not known why this original house has been demolished. It could have been a serious event such as a fire.

Air Photo Mosaic Sheet (1:1,250 scale): 51/2176 S.W. / TQ 2176 S.W.
Prepared from Air Photos taken: March, 1946, Publication date: no date
Size: sheet ca. 53 x 48 cm (ca. 21 x 19 inches)

[e Survey](#) > [Air Photo Mosaics, 1944-1950](#)



Aerial View from 1946 showing vacant plot
Source: National Library of Scotland

There is a record for the planning application for a new build house at No. 29 in 1958 but no drawings are available online. It is then shown on OS maps from 1968.

We can therefore establish that the house standing on the plot today was built c. 1960, but has had alterations since as noted below.

TQ2076-TQ2176 - BB

Revised: 1951 to 1966, Published: 1968

Size: map 40 x 80 cm (16 x 32 inches), on sheet ca. 56 x 96 cm (ca. 22 x 38 inches)

Survey > National Grid maps, 1944-1973



OS map from 1968
Source: National Library of Scotland

The first planning application recorded on the Richmond website for No. 29 is from 1965 (formation of vehicular access) and 1968 (single storey playroom addition). No drawings are available for these.

In 1976 permission was received for 'single-storey rear extension to kitchen'.

In 1976 permission was also granted for 'Erection of first floor bedroom and bathroom extensions over existing single storey kitchen at No. 30.'

Again no drawings are given but these may well be the extensions to the front and side/rear that fill the gap with No. 30.

Since then, there have been no further applications.

From photos, it is clear that the flying freehold aspect of the property (which sits over part of No. 30) is not original and was constructed after the replacement house, but there is no date given to these photos.



The replacement house can be seen in this photograph (undated)
Source: Barnes and Mortlake history Society

4. Proposals



Proposed street frontage

The proposals look to create a more sensitive response to the street. The lead canopy, timber detailing, painted timber windows, timber front door with surround, and metal railings are seen as appropriate to the location and will elevate the frontage of the house whilst providing a practical cover to the front entrances for the occupants.

The single storey extensions proposed to the rear are in keeping with the property and will have limited, if any, impact on the neighbouring properties.

Furthermore, the relationship with the street is currently hindered by the low wall sited on the front boundary. The replacement wall with metal railings is intended to homogenize this relationship and allow the house to contribute positively again.