

Building of Townscape Merit

Assessment of BTM status

Consultation Draft

July 2023

Buildings of Townscape Merit Assessment

The criteria for deciding whether buildings or structures should be included within the buildings of townscape merit are derived from the Richmond Upon Thames SPD '*Buildings of Townscape Merit*' (2015). The criteria were developed alongside advice from relevant guidance such as the Historic England Advice Note No.7 – Local Heritage Listing.

The criteria to be utilised include:

- *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.*

Where a building is to be considered as a potential candidate as a BTM, it has been assessed against the above criteria, the results of which are detailed below.

Address	1 & 3 Hillersdon Avenue
Description	<p>These buildings lie within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969. They were designated as a Building of Townscape Merit on the 5th September 1983.</p> <p>Nos.1 and 3 are a semi-detached pair of early 20th century houses. They are two storeys, fronted in red brick, with stock brick sides and rear, under a hipped clay tile roof. To the front of each is a gabled bay with a wide canted bay window. Decorative architectural features include hanging tiles to the gable faces, roof ridge tiles, and a stained-glass fanlight to no.3.</p> <p>They form part of a group of four pairs of houses along the west side of Hillersdon Avenue. Each pair differs in design and finishing (some finished in brick, some in render with faux timber detailing) but are consistent in form. All have been subject to some alteration and extension, with no.1 having been subject to the most, with a large two-storey side extension. This has greatly disrupted the cohesiveness of the pair. While they retain some architectural details, these are features common to houses of this period and are not distinguished.</p> <p>Nos. 1 & 3 are in no particular architectural style, are not distinctive in the townscape.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i> These buildings do not have any historical associations.</p> <p><i>(b) Illustrates an important aspect of social or economic history or use.</i> These buildings do not illustrate an important aspect of social or economic history.</p> <p><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i> These buildings do not illustrate an important example of a specific and distinctive architectural style. They are built to a design and style typical of the early 20th century and are not of exceptional design.</p> <p><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i> These building does not demonstrate excellence in building craftsmanship or use of materials.</p> <p><i>(e) Form part of a distinctive and cohesive group of buildings.</i> These buildings form part of a group of four pairs of houses built to the same form, but differing in detailed design and finishes. As such, there is only limited cohesion between the group, and they are not a distinctive group.</p> <p><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i> No.3 largely retains its architectural integrity, but the architectural integrity of no.1 has been greatly compromised by the addition of the two-storey side extension. This has also disrupted the cohesiveness of the pair.</p> <p><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i> These buildings do not have landmark quality and makes a neutral contribution to the townscape due to the level of alteration.</p>
Recommendation	It is proposed to remove the BTM designation from 1 & 3 Hillersdon Avenue. However, they will remain within the Conservation Area.



1 & 3 Hillersdon Avenue

Address	15 Laurel Road
Description	<p>This building lies within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969.</p> <p>It was designated as a Building of Townscape Merit on the 5th September 1983.</p> <p>No.15 Laurel Road is an early 20th century (built between 1913 and 1933) detached house. It is two storeys, with a red brick ground floor and roughcast-rendered upper floor under a hipped slate roof. To the front is a gabled bay with a bow window to the ground floor. It has been extended substantially to the side and rear.</p> <p>No.15 is situated at the western end of Laurel Road which is less cohesive than the eastern end (comprised of Lion Houses) and contains buildings ranging in date from the early 20th century through to the 1980s. There is a variety of styles and materiality along this short stretch of the street. No.15 is constructed in no particular style and does not form part of a group of distinctive buildings. It makes a neutral contribution to the character and appearance of the Conservation Area.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i> This building does not have any important historical associations.</p> <p><i>(b) Illustrates an important aspect of social or economic history or use.</i> This building does not illustrate an important aspect of social or economic history.</p> <p><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i> This building does not illustrate an important example of a specific and distinctive architectural style. It is in no particular architectural style and has been extended at the sides and rear.</p> <p><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i> This building does not demonstrate excellence in building craftsmanship or use of materials.</p> <p><i>(e) Form part of a distinctive and cohesive group of buildings.</i> This building does not form part of a distinctive and cohesive group of buildings.</p> <p><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i> The original architectural interest and integrity of the building has been diminished through the extension and alterations made.</p> <p><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i> This building does not have landmark quality and makes a neutral contribution to the townscape due to the level of alteration.</p>
Recommendation	It is proposed to remove the BTM designation from 15 Laurel Road. However, it will remain within the Conservation Area.



15 Laurel Road

Address	29a & 29b Ranelagh Avenue
Description	<p>This building lies within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969</p> <p>It was designated as a Building of Townscape Merit on the 15th September 1983</p> <p>This building is a 1980s extension to the side of no.29 Ranelagh Avenue, a Lion House. It is four storeys, with the main part imitating the gabled ends of the neighbouring houses, but forming an unbalanced triangle with a long sloping roof. This is rendered white with rectangular casement windows positioned unevenly on the front façade. The separate front/side element is clad in vertical timber boarding and sits forward of the front elevation. This presents a very contemporary design and appearance in what is a well preserved, high-quality area characterised by Lion Houses.</p> <p>Ranelagh Avenue is on the southern side of the Conservation Area and overlooks Barnes Common. It is characterised by early 20th century red brick houses of high architectural quality. The small group of Lion Houses at 29 – 32 have been extended to the sides, but sympathetically so and in keeping with the overall appearance of the buildings. In contrast, this building is highly prominent and out of character with the surrounding areas. It has also been extensively altered, with the white front façade and timber cladding being contemporary (c.2010) alterations.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i> This building has no important historic associations.</p> <p><i>(b) Illustrates an important aspect of social or economic history or use.</i> This building does not illustrate an important aspect of social or economic history.</p> <p><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i> This building does not illustrate an important example of a specific and distinctive architectural style. It has been heavily altered and refaced in modern materials. While it is in a contemporary style, it is not particularly distinctive.</p> <p><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i> This building does not demonstrate excellence in building craftsmanship or use of materials.</p> <p><i>(e) Form part of a distinctive and cohesive group of buildings.</i> This building does not form part of a distinctive and cohesive group of buildings.</p> <p><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i> The original architectural interest and integrity of the building has been greatly diminished through substantial alterations, most notably the recladding of the front elevation and alterations to the side.</p> <p><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i> This building does not have landmark quality and makes a neutral contribution to the townscape due to the level of alteration.</p>
Recommendation	It is proposed to remove the BTM designation from 29a & 29b Ranelagh Avenue. However, it will remain within the Conservation Area.



29a & 29b Ranelagh Avenue

Address	40 Station Road
Description	<p>This building lies within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969.</p> <p>It was designated as a Building of Townscape Merit on the 15th September 1983.</p> <p>No.40 has mid-19th century origins but has been substantially altered, extended and refaced in modern materials, most notably at ground floor level. It was in use as a shop during the 20th century, but this was filled in rather unsympathetically resulting in a disjointed ground and first floor. It has also been extended substantially at roof level with the addition of a mansard roof, and to the rear, and also had unsympathetic replacement windows installed. This has resulted in the building's architectural integrity being greatly diminished.</p> <p>No.40 is situated in a prominent position at the junction of Station Road and Cleveland Road. It forms part of what is a good-quality historic streetscape along Station Road, but makes a neutral contribution to it due to the substantial alteration and extension it has undergone.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i> This building has no important historic associations.</p> <p><i>(b) Illustrates an important aspect of social or economic history or use.</i> This building does not illustrate an important aspect of social or economic history.</p> <p><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i> This building does not illustrate an important example of a specific and distinctive architectural style. It has been heavily altered, extended, and painted.</p> <p><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i> This building does not demonstrate excellence in building craftsmanship or use of materials.</p> <p><i>(e) Form part of a distinctive and cohesive group of buildings.</i> This building does not form part of a distinctive and cohesive group of buildings.</p> <p><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i> The original architectural interest and integrity of the building has been greatly diminished through substantial alterations and extensions.</p> <p><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i> This building does not have landmark quality and makes a neutral contribution to the townscape due to the level of alteration and extension.</p>
Recommendation	It is proposed to remove the BTM designation from 40 Station Road. However, it will remain within the Conservation Area.



40 Station Road

Address	71 High Street & 4 Swan Place
Description	<p>These buildings lie within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969.</p> <p>They designated as Buildings of Townscape Merit on the 5th September 1983.</p> <p>71 High Street and 4 Swan Place form part of a small late 1970s development on a plot of land between no.70 High Street (Grade II Listed) and nos.1 – 5 Church Road. Historic maps show a large structure, possibly a workshop or light industrial building, on his plot in the 1860s, but it had been partially demolished by the 1890s. A collection of buildings remained on the plot until it was redeveloped in the late 1970s.</p> <p>This development is situated on Barnes High Street, the main historic thoroughfare through the village centre which connects the riverside with the Green. it consists of a mix of traditional and modern building types and the character stemming from a variety of uses.</p> <p>These buildings are part of a modern development, in no particular architectural style and with little architectural interest. They make a neutral contribution to the character and appearance of the Conservation Area.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i> These buildings do not have any important historical associations.</p> <p><i>(b) Illustrates an important aspect of social or economic history or use.</i> These buildings do not illustrate an important aspect of social or economic history.</p> <p><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i> These buildings do not represent a good example of a specific and distinctive architectural style. They are constructed in a vague neo-Georgian with high, prominent slate mansard style roofs.</p> <p><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i> These buildings do not demonstrate excellence in building craftsmanship or use of materials.</p> <p><i>(e) Form part of a distinctive and cohesive group of buildings.</i> They form part of a small late 1970s development, but this group is not distinctive, and there is variation in design within the group. The other buildings in the group are not designated as BTMs.</p> <p><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i> These buildings have retained their architectural integrity, but are of little architectural interest.</p> <p><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i> These buildings do not have landmark quality and make a neutral contribution to the townscape.</p>
Recommendation	It is proposed to remove the BTM designation from 71 High Street & 4 Swan Place. However, they will remain within the Conservation Area.



71 High Street & 4 Swan Place

Address	Ex Met Police Station, 371 Lonsdale Road
Description	<p>This building lies within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969.</p> <p>It was designated as a Building of Townscape Merit on the 5th September 1983.</p> <p>This building was a small structure attached to the side of The Bull's Head public house and formed part of the police station. It was built between 1893 and 1913. It was demolished in the early 2000s as part of the redevelopment of the police station site. A new building forming part of this development has been built on the site. The character of this building and its architectural quality have therefore been lost.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i> The building formed part of the police station, but this association has been lost through the demolition of the building. It therefore no longer meets this criterion.</p> <p><i>(b) Illustrates an important aspect of social or economic history or use.</i> The building has been demolished and so any illustration has been lost.</p> <p><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i> The building has been demolished and so any architectural quality or style has been lost.</p> <p><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i> The building has been demolished and so any demonstration of excellence in building craftsmanship has been lost.</p> <p><i>(e) Form part of a distinctive and cohesive group of buildings.</i> The building formed part of the police station and so would have formed part of a distinctive group of buildings, but this has been lost through the demolition of the building. It therefore no longer meets this criterion.</p> <p><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i> The building has been demolished and so its architectural interest and integrity has been completely lost.</p> <p><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i> The building has been demolished and therefore makes no contribution to the quality of the townscape.</p>
Recommendation	It is proposed to remove the BTM designation from Ex Met Police Station, 371 Lonsdale Road as the building has been demolished.



Modern building constructed on the site of no.371 Lonsdale Road

Address	Garage, 4 Castelnau
Description	<p>This building lies within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969</p> <p>It was designated as a Building of Townscape Merit on the 15th September 1983.</p> <p>This building has mid-19th century origins, but has been substantially altered and extended, most notably at ground floor level with the insertion of a very large shopfront and signage in association with the building's use as a garage. Historic photographs show the building in use as a garage in the early 20th century as the 'Ranelagh Motor Co'. It was also historically attached to the Red Lion public house and so may have had some ancillary use to the pub, such as a stable or garage.</p> <p>The building is situated at the southern end of Castelnau, adjacent to the Red Lion public house. This very end of Castelnau is characterised by the red brick shopping parades of Lowther Terrace on the western side, with the residential areas of Castelnau visible to the north.</p> <p>The building has been heavily altered and extended which has greatly diminished its architectural integrity.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i> This building had an historical association with the Red Lion public house, but this has now been completely lost through the separation of the plots and the division of uses. This association has now been lost and so this building no longer meets this criterion.</p> <p><i>(b) Illustrates an important aspect of social or economic history or use.</i> This building does not illustrate an important aspect of social or economic history.</p> <p><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i> This building does not illustrate an important example of a specific and distinctive architectural style. It has been heavily altered, with original material existing primarily above first floor level. It is in no particular architectural style.</p> <p><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i> This building does not demonstrate excellence in building craftsmanship or use of materials.</p> <p><i>(e) Form part of a distinctive and cohesive group of buildings.</i> This building does not form part of a distinctive and cohesive group of buildings.</p> <p><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i> The original architectural interest and integrity of the building has been greatly diminished through substantial alterations. The shopfront is a detracting feature of the building.</p> <p><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i> This building does not have landmark quality and makes a neutral contribution to the townscape due to the level of alteration.</p>
Recommendation	It is proposed to remove the BTM designation from Garage, 4 Castelnau. However, it will remain within the Conservation Area.



Garage, 4 Castelnau

Address	Railings, Station Road
Description	<p>This structure lies within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969.</p> <p>It was designated as a Building of Townscape Merit on the 3rd August 2005.</p> <p>These railings followed the rear boundary of the Old Sorting Office, Sunday School, and Methodist Church on Barnes Green, forming a boundary between the buildings and the Green. It is likely they were remnants from Cleveland House, one of many large 18th century houses in Barnes, which was demolished in the 1920s and the Old Sorting Office (then Zeeta Bakery) constructed on the site. The railings are now no longer in place.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i> The railings formed part of the historic boundary of Cleveland House, with this boundary remaining in place after the house was demolished. This association has now been lost as the railings are no longer in place. They therefore no longer meet this criterion.</p> <p><i>(b) Illustrates an important aspect of social or economic history or use.</i> The railings are no longer in place and so any illustration has been lost.</p> <p><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i> The railings are no longer in place and so any architectural quality or style has been lost.</p> <p><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i> The railings are no longer in place and so any demonstration of excellence in building craftsmanship has been lost.</p> <p><i>(e) Form part of a distinctive and cohesive group of buildings.</i> The railings formed part of Cleveland House and ancillary structures and so would have formed part of a distinctive group of buildings. This has now been lost as railings are no longer in place. They therefore no longer meet this criterion.</p> <p><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i> The railings are no longer in place and so their architectural interest and integrity has been completely lost.</p> <p><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i> The railings are no longer in place and therefore makes no contribution to the quality of the townscape.</p>
Recommendation	It is proposed to remove the BTM designation from Railings, Station Road as they are no longer in place.

Address	St Osmund's Roman Catholic Primary School
Description	<p>This building lies within the Barnes Green Conservation Area, designated by the London Borough of Richmond upon Thames in January 1969.</p> <p>It was designated as a Building of Townscape Merit on the 5th September 1983.</p> <p>The main school building dates from the 1970s, with later additions. Previously, the site was occupied with a collection of buildings forming a long extension to the rear of no.43 Church Road (Grade II Listed) alongside a building identified as 'School' in the 1950s. These buildings were demolished in the early 1970s and the first elements of the present school constructed. This is separate and independent from no.43 Church Road.</p> <p>The school is situated off Church Road, between Nassau Road and Grange Road. It is screened from view of Church Road by a high, stock brick wall. The school buildings are a modern development, of no particular architectural interest and make a neutral contribution to the character and appearance of the Conservation Area.</p>
Assessment against criteria	<p><i>(a) Have important historic associations, in terms of famous people or events.</i> The previous buildings on the site had an association with nos.43 and 45 Church Road, formerly the Convent of the Sacred Heart. This association was lost when the buildings were demolished. The present school buildings do not have any important historical associations.</p> <p><i>(b) Illustrates an important aspect of social or economic history or use.</i> The school buildings do not illustrate an important aspect of social or economic history.</p> <p><i>(c) Represent an exceptionally good example of a specific and distinctive architectural style;</i> The school buildings do not represent a good example of a specific and distinctive architectural style. They are primarily single storey flat roofed school buildings in no distinct style.</p> <p><i>(d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;</i> The school buildings do not demonstrate excellence in building craftsmanship or use of materials.</p> <p><i>(e) Form part of a distinctive and cohesive group of buildings.</i> The school buildings do not form part of a distinctive or cohesive group of buildings.</p> <p><i>(f) Retains its original architectural interest and integrity, and not subject to insensitive alterations.</i> The school buildings retain some of their architectural integrity but are of little architectural interest.</p> <p><i>(g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.</i> The school buildings do not have landmark quality and make a neutral contribution to the townscape.</p>
Recommendation	It is proposed to remove the BTM designation from St Osmund's Roman Catholic Primary School. However, it will remain within the Conservation Area.



St Osmund's Primary School from Church Road