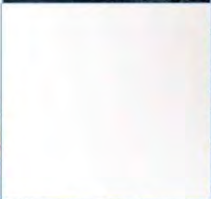
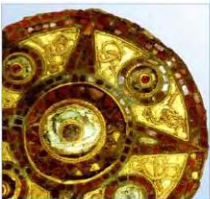


Twickenham Rediscovered, Land at King Street, Water Lane & The Embankment, Twickenham: Archaeology and Heritage Assessment

Project No: 23967

October 2017



ARCHAEOLOGY

HERITAGE

CONSERVATION

Twickenham Rediscovered, Land at King Street, Water Lane and The Embankment, Twickenham: Heritage Assessment

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This document has been prepared in accordance with AOC standard operating procedures

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1 NON TECHNICAL SUMMARY

- 1.1 AOC Archaeology Group was commissioned by Validus LM to undertake an Archaeological and Cultural Heritage Assessment of the site of the proposed 'Twickenham Rediscovered' development, which is located on land at The Embankment and Water Lane, Twickenham (the Site). The Site lies within the local authority administrative area of the London Borough of Richmond upon Thames.
- 1.1.1 This assessment has considered the potential effects of a proposed mixed-use development on land at The Embankment and Water Lane, Twickenham (the Site). The Site lies is located on the north bank of the Thames and is currently occupied by an early 1970's retail development on the King Street frontage with surface car-parking, public open space and limited mid-20th century buildings to the rear along the frontages of Water Lane and The Embankment.
- 1.1.2 National planning policies and planning guidance contained within the National Planning Policy Framework (CLG 2012) and its accompanying Planning Practice Guide (CLG 2014), as well as local planning policy by The London Borough of Richmond upon Thames and outlined in Section 4.3 of this report, require a mitigation response that is designed take cognisance of the possible impacts upon heritage assets by a proposed development and avoid, minimise or offset any such impacts as appropriate.
- 1.1.3 This assessment has identified a Low potential for remains or artefacts of prehistoric, Roman or early historic (Anglo-Saxon) date being encountered during the course of the development. However, given the location of the Site within the historic core of Twickenham, its depiction on Treswell's map of 1607 which shows the Site as partially developed and the recovery of medieval material during investigations within 100m of the Site boundary there is considered to be a Moderate to High probability of medieval evidence being encountered during the course of development. The Site is shown fully developed on Glover's map of 1635. Buildings located in the southern and western portions of the Site were subsequently cleared to allow for the expansion of Richmond House. However, the northeast corner of the Site, located at the junction of King Street and Water Lane remained densely built up until the land was cleared to allow for road widening and redevelopment in 1928. A photograph of around 1900 suggests that the buildings demolished at this time were fronted with 18th and 19th century elevations although their morphology suggests that at least some of these buildings could have had earlier 16th to 18th century cores. Given this the potential for post-medieval remains being encountered during the course of development is considered to be High.
- 1.1.4 Given the Site's High archaeological potential it is recommended that a programme of archaeological works will be required and a phased programme of archaeological works is envisaged. The first phase would comprise archaeological trial trenching of a representative sample of ground within the surface car park areas in advance of demolition of the buildings order to establish both the likely level of archaeological survival and palaeoenvironmental potential. Depending upon the results of the phase one evaluation and in particular better understanding of the level at which archaeological remains may or may not survive a further programme of archaeological works would be required following demolition of the upstanding structures within the site comprising targeted archaeological evaluation of the footprints of earlier former buildings. Should the results of the phase one evaluation indicate levels of significant below ground disturbance a watching brief on a representative proportion of ground-breaking works may be a more appropriate strategy. In addition should any groundworks, including drainage, be required either on the bank of the Thames or in proximity to it

an archaeological watching brief will be maintained in order to record any archaeological or palaeoenvironmental deposits that may be present.

- 1.1.5 The decision on any required mitigation rests with the GLAAS who act as archaeological advisors to the London Borough of Richmond upon Thames.
- 1.1.6 The Site is located within the Twickenham Riverside Conservation Area. An assessment of the cultural significance of the Twickenham Riverside Conservation Area has found that the cultural significance of the Conservation Area of core elements that relate to the site; that is the historic village core, the Embankment and Eel Pie Island; are derived from the interrelationship between these defined elements and in particular visual and physical links between the three elements which tie the river to the settlement's historic core on the terrace. The current design and condition of existing buildings fronting King Street and Water Lane and the Bath House and garages along the Embankment represent negative features within the Conservation Area. Consideration as to the design, height and material used within the proposed development during the design process has ensured that changes within the overall topographic profile of the Site would be limited. An iterative design process has been undertaken and the proposed development has been designed to maximise physical and visual connectivity both within the Site and the Twickenham Riverside Conservation Area.
- 1.1.7 The proposed development would have a direct impact on elements that contribute to the cultural significance and character of the Twickenham Riverside Conservation Area. The increased visual and physical links between the historic core and riverside would result in a direct Moderate beneficial effect on the character of the Twickenham Riverside Conservation Area. Potential effects on the settings of surrounding Listed Buildings and the Queens Road Conservation Area have been identified and range from Minor beneficial to Neutral. No mitigation measures beyond those inherent in the design are considered necessary to mitigate indirect effects upon setting.

2 INTRODUCTION

2.1 Project Background

2.1.1 The proposed development site is located on the north bank of the River Thames and occupies an area bounded by King Street to the north, Water Lane to the east, the Embankment to the south and the Diamond Jubilee Gardens to the west. Water Lane, the Embankment, part of an access road from Wharf Lane and part of King Street fall within the application site. The application site includes the following structures: 1, 1a and 1b King Street constructed in the 1970's; car park boundary walls and surface (mid-20th century); a post 1960 single storey flat roofed brick structure fronting the Embankment; and the post-war two storey flat roofed Bath House structure and garage fronting the Embankment.

2.2 Topographical & Geological Conditions

2.1.2 According to the British Geological Survey GeoIndex (BGS 2017), the Site is underlain by River Brickearth over First Terrace Gravel over London Clay. The Site is located on a parcel of land which naturally slopes from 7.70m OD from the corner of King Street and Water Lane to 4.30m OD on the corner of Water Lane and The Embankment. To accommodate the natural slope a terrace has been constructed, with the upper level standing at 6.63m OD.

2.3 Project Background

2.3.1 AOC Archaeology Group was commissioned by Validus LM who are managing the project on behalf of the London Borough of Richmond upon Thames who wish to develop the Site, which forms part of their landholding. The applicants propose to regenerate the portion of Twickenham town centre which extends northwards from the north bank of the Thames (The Embankment) directly opposite Eel Pie Island. The site is currently occupied by surface car parking and a range of post-war buildings which have a negative effect upon the character of the area.

2.3.2 The proposed development scheme comprises the demolition and removal of all existing buildings and structures and redevelopment with a mixed use development of the site at 1A, 1B King Street and 2/4 Water Lane; the site of the remaining former swimming pool buildings at the corner of Water Lane and The Embankment; and the river-facing parcel of land on the Embankment in front of Diamond Jubilee Gardens.

The development proposals comprise:

- Three seasonal units (201m²) at Lower Ground Floor level; 505m² A3 floor space, 250m² B1 floor space, 244m² A1 floor space and 62m² flexible commercial at ground floor level;
- 39 residential apartments at first, second and third floors (18 no. 1 bedroom, 19 no. 2 bedroom and 2 no. 3 bedroom, including six no. affordable homes);
- New public square / areas of public realm throughout the Site;
- A Lower Ground Floor car park with new vehicular access from The Embankment consisting of 23 car parking spaces and cycle storage;
- Reconfiguration of street parking in the roads immediately adjacent to the Site;
- Amended pedestrian access and landscaping to the South of Diamond Jubilee Gardens;
- Amendment of service vehicle access to the service road at the rear of Diamond Jubilee Gardens.

- 2.3.2 AOC previously prepared an archaeological desk-based assessment (DBA) for an earlier iteration of the scheme in May 2016 (AOC Archaeology 2016). This heritage assessment (HA) updates the DBA to take account of any changes to the both the cultural heritage baseline and planning policy since its preparation. The HA also considers the potential for effects upon both the character of the Twickenham Riverside Conservation Area (Site 44) and Queen's Road Conservation Area (Site 45) as well the settings of individual designated assets located within it in detail and considers potential mitigation options where these are considered to be required.

2.4 Consultations

- 2.4.1 AOC consulted with Laura O'Gorman of Historic England's Greater London Archaeological Advisory Service (GLAAS) who provides archaeological advice to the London Borough of Richmond upon Thames during the preparation of the original archaeological desk based assessment in May 2016. In her response (email correspondence, 13th May 2016). Ms O'Gorman referenced a previous 2001 planning application which was supported by an Archaeological Assessment. The 2001 application site included the southern part of the site in addition to the Diamond Jubilee Gardens site. However, no further archaeological works were recommended by GLAAS due to the limited below ground impact for that specific application. O'Gorman also highlighted the results of the investigations at 29-31 King Street which recovered evidence of medieval and post-medieval pitting along with a post-medieval Brick Bee Hive Soakaway, noting the potential for remains of the 17th-century Richmond House to be present on the Site. The Site boundary assessed in 2016 differed slightly from the current proposed boundary used in this assessment and extended onto the land formerly occupied by the footprint of Richmond House. O'Gorman also recommended that geotechnical data be integrated with the archaeological evidence.
- 2.4.2 AOC consulted with Lucy Thatcher, Strategic Applications Manager at the London Borough of Richmond upon Thames and Nicolette Deckhand, the Council's Heritage Officer during the course of this assessment. Lucy Thatcher (email correspondence 5th September 2017) advised that reference should be made to both the London Borough of Richmond Heritage Statement Guidance and the Historic England Guidance for Archaeological Projects in Greater London and also noted the Buildings of Townscape Merit along the east side of Water Lane and on Eel Pie Island.

3 ASSESSMENT METHODOLOGY & CRITERIA

3.1 Assessment Methodology

- 3.1.1 The aim of this Heritage Statement is to assess the potential impact of the proposed development upon the settings of designated assets within 100m of the Site, and also the character of the Twickenham Riverside Conservation Area (Site 44) within which they are set. The potential for non-designated heritage assets, including buried archaeological remains being directly impacted by the development is also considered.
- 3.1.2 The assessment has been carried out in accordance with Chartered Institute for Archaeologists' Standard and Guidance documents, including their guidance on Historic Environment Desk-Based Assessment (ClfA 2014a) and Commissioning Work or Providing Consultancy Advice on the Historic Environment (ClfA 2014b) as well as the Institute's Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures (ClfA 2014c). This assessment has

also been undertaken in accordance with London Borough of Richmond Upon Thames Heritage Statement Guidance (LBR 2017) and Historic England's Guidance for Archaeological Projects in Greater London. Relevant statutory requirements, national, regional and local guidance, including the Ancient Monuments and Archaeological Areas Act 1979, Planning (Listed Buildings and Conservation Areas) Act, 1990; National Planning Policy Framework (DCLG 2012) and regional and local planning policy have also been taken into consideration. Historic England's Guidance on Setting (Historic England 2015) and the proposed revisions to this guidance contained within Historic England's recent consultation draft 'Settings and Views of Heritage Assets' (Historic England 2016) have also been considered.

3.1.3 The following sources were consulted during the preparation of this statement:

- Designated Heritage Asset data downloaded from Historic England's online National Heritage List for England and their GIS Data Download
- The Greater London Historic Environment Record (GLHER), for records of designated and non-designated assets
- Historic Maps and documents held by the Richmond upon Thames Local Studies Library
- Historic Ordnance Survey maps held by the National Library of Scotland.
- Archival and documentary sources including relevant published and unpublished archaeological material, held either in house or published online.
- Consultation with Laura O' Gorman of Historic England's Greater London Archaeological Advisory Service (GLAAS) who act as archaeological advisors to the London Borough of Richmond upon Thames.
- Consultation with Lucy Thatcher and Nicolette Dockhand at the London Borough of Richmond upon Thames, to discuss the scope of the assessment.
- A site walkover survey, historic townscape appraisal and setting assessment.
- The Twickenham Riverside and Queen's Road Conservation Area Study, Conservation Area Study (London Borough of Richmond Upon Thames, November 1998).

3.1.4 All designated and non-designated heritage assets referenced in this Heritage Statement are detailed in the accompanying gazetteer (Appendix 1) and are mapped on Figure 2.

3.2 Assessment Criteria

3.2.1 Levels of importance in the report are expressed as ranging between the scales of National, Regional, Local, Negligible and Unknown. The value or importance of heritage assets is determined firstly by reference to existing designations – for example Grade I Listed Buildings are classified as Nationally Important. For sites where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.

3.2.2 The likely magnitude of the impact of the proposed development is determined by identifying the degree of change from the proposed development upon the 'baseline' conditions of the Site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive) and is ranked according to the scale of major; moderate, minor and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information) a professional judgement as to the scale of such impacts is applied.

3.3 Limitations

- 3.3.1 It should be noted that the report has been prepared under the express instructions and solely for the use of the London Borough of Richmond upon Thames, Validus LM and their partners. All the work carried out in this report is based upon AOC Archaeology Group's professional knowledge and understanding of current (September 2017) and relevant United Kingdom standards and codes, technology and legislation.
- 3.3.2 Changes in these areas may occur in the future and cause changes to the conclusions, advice or recommendations given. AOC Archaeology Group does not accept responsibility for advising the London Borough of Richmond upon Thames or associated parties of the facts or implications of any such changes in the future.
- 3.3.3 This Heritage Statement is based upon data obtained from publicly accessible archives as described in Section 3.1 above, National Heritage List for England (NHLE) data and HER data were obtained in August 2017 and are updated to that date. The HA has also been informed by site visits.

4 PLANNING BACKGROUND

4.1 Identified Heritage Assets & Key Planning Considerations

- 4.1.1 Twenty one Grade II Listed Buildings stand within 100m of the Site, including a K6 Telephone Kiosk built to Sir Giles Gilbert Scott's iconic 1935 design (Site 5) and No. 10 to 12 King Street a pair of 18th century houses with modern shops now inserted into the ground floor. No Grade I or II* Listed Buildings stand within 100m of the Site. The Site is located within the Twickenham Riverside Conservation Area (Site 44), whilst the boundaries of an adjacent conjoined Conservation Area, Queen's Road (Site 45) extend to within 100m of the site boundary. No World Heritage Sites, Registered Parks and Gardens or Registered Battlefields extend to within 100m of the Site boundary.
- 4.1.2 The Site is located within the Twickenham and Marble Hill Archaeological Priority Area (APA) (Site 23) which has been identified by GLAAS, The APA designation reflects both Twickenham's Saxon origins (c.8th century) and its popularity with the aristocracy during the 17th and 18th centuries. A second APA, the Thames Foreshore and Bank (Site 22) extends immediately south of the Site along the channel of the Thames and its foreshore. This second APA has been designated to take account of numerous discoveries made both within the Thames and along its banks.
- 4.1.3 The London Borough of Richmond upon Thames (LBR) has identified a large number of buildings which whilst not statutorily Listed, are recognised for their significance to the history and character of the local environment (LBR 2005). These buildings are referred to as 'locally listed' or 'Buildings of Townscape Merit'. Buildings of Townscape Merit within the study area include buildings along Bell Street east of the Site, Church Street and Holly Road north of the Site and King Street west of the Site. Additionally, many of the buildings on Eel Pie Island are also designated as Buildings of Townscape Merit. These assets are considered in this statement as part of the overall assessment on the potential for an effect on the character of the Conservation Areas.
- 4.1.4 A range of non-designated heritage assets are recorded within 100m of the Site on the GLHER.

4.2 Legislative Framework

- 4.2.1 Parliamentary legislation for both Listed Buildings and Conservation Areas is provided by the Planning (Listed Building and Conservation Areas) Act 1990 (HMSO 1990), whilst legislative

provision for Scheduled Monuments is provided by the Ancient Monuments and Archaeological Areas Act 1979 (HMSO 1979).

4.3 National & Local Planning Policy

The National Planning Policy Framework (NPPF)

4.3.1 To assist in decision making, in Paragraph 128, the NPPF requires developers to identify any heritage asset which may be impacted by a proposed development and describe its significance, including any contribution to that significance that may be made by the asset's setting. The NPPF requires that the level of detail provided by an assessment should be proportionate to the asset's significance and should allow the planning authority to understand potential impacts on the asset's significance.

4.3.2 Paragraph 132, which states that where designated assets are concerned great weight should be given to the asset's conservation, is quoted in full below:

"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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."* (DCLG 2012, 31, Para 132)

4.3.3 Paragraph 133, builds upon Paragraph 132 stating 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 loss is necessary to achieve substantial benefits that outweigh that harm or loss, or that all of the following apply:

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant funding or some form of charitable or public ownership is demonstrably not possible; and*
- *the harm or loss is outweighed by the benefit of bringing the site back into use"*

4.3.4 Paragraph 134 addresses 'less than substantial' harm stating 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 securing its optimum viable use'*

4.3.5 Paragraph 139 notes that assets which are not designated but which are of schedulable quality should be assessed under the policies for designated assets.

4.3.6 Impacts upon non-designated heritage assets are also a pertinent planning consideration. Paragraph 135 indicates that impacts upon such assets, whether direct or indirect, shall be taken into account when making the planning decision and the decision maker will have regard to the scale of the

significance of the asset and any harm or loss, which might be caused to it by the proposed development. Any such impacts should be considered in the planning balance.

- 4.3.7 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to *'record and advance the understanding of the significance of the heritage asset's [...] in a manner appropriate to their importance and the impact, and should make this evidence publicly accessible (DCLG 2012, 32, Para 141)'*. In heritage terms the NPPF defines '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 its setting'*. The setting of a heritage asset is defined by 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'* (CDCLG 2012, Annex 2 Glossary).
- 4.3.8 NPPF is clear that the setting of an asset can contribute to its significance. Further, harm to that setting can adversely affect the significance of an asset. Historic England has provided guidance on the assessment of impacts upon setting in their Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015c) and their recent consultation draft for an updated planning note on *'Settings and Views of Heritage Assets'*. This is discussed in greater detail in Paragraphs 4.9 and 4.15 below as they directly inform the impact assessment methodology that will be used in this HS. The consultation of the revised setting guidance broadly accords with the current guidance in recommending a staged approach to decision making, emphasising the need to be clear on the contribution that setting makes to the significance of a heritage asset (Historic England 2016).

Planning Practice Guidance (PPG) 2014

- 4.3.9 The DCLG published Planning Practice Guidance online in 2014, to expand upon the NPPF. '18a: Conserving and Enhancing the Historic Environment' was published in April 2014. The guidance notes that *'conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings to as yet undiscovered, undesignated buried remains of archaeological interest'*.
- 4.3.10 When considering whether a proposal would cause substantial harm to a designated asset the Practice Guidance observes that;

'Substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.'

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.' (DCLG 2014, Paragraph: 017 Reference ID: 18a-017-20140306).

4.3.11 The approach to be taken during development management is outlined in Paragraph 128 of the NPPF which states that when determining applications ‘*local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation*’ (Para 128). This Heritage Assessment is intended to satisfy this requirement.

Local Planning Policy

The London Plan March 2016 (MALP)

4.3.12 The London Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London. The London Plan includes the Minor Alterations London Plan (MALP) which was adopted in March 2016, the Further Alterations London Plan (FALP) which was adopted in March 2015 and the Revised Early Minor Alterations to the London Plan (REMA), which were published in October 2013.

4.3.13 Policy 7.8 of the London Plan is relevant to this assessment and states the following:

‘POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

Strategic

A. London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B. Development should incorporate measures that identify, record interpret, protect and, where appropriate, present the site’s archaeology.

Planning decisions

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London’s environmental quality, cultural identity and economy as part of managing London’s ability to accommodate change and regeneration.

G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area' (Mayor of London, 2016, 295-6).

4.3.14 Policy 7.9 states the following:

'POLICY 7.9 HERITAGE-LED REGENERATION

Strategic

A. Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, Blue Ribbon Network and public realm.

Planning decisions

B. The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.

LDF Preparation

C. Boroughs should support the principles of heritage-led regeneration in LDF policies (Mayor of London, 2016, 298).

Borough of Richmond upon Thames Local Plan

4.3.15 Richmond upon Thames planning policy consists of a series of planning documents and guidance that form the Local Plan (previously known as Local Development Framework). The Development Management Plan (DMP) was adopted by the Council in November 2011.

4.3.16 The DMP includes the detailed policies which are used when new developments are considered. The DMP takes forward strategic objectives in the Core Strategy for the borough and is consistent with it, and with National and Regional Policies.

4.3.17 The following policies from the DMP are relevant to the proposed development:

Policy DM HD 1

Conservation Areas - designation, protection and enhancement

'The Council will continue to protect areas of special significance by designating Conservation Areas and extensions to existing Conservation Areas using the criteria as set out in PPS 5 and as advised by English Heritage.

The Council will prepare a Conservation Area Appraisal and Management Plan for each Conservation area, these will be used as a basis when determining proposals within or where it would affect the setting of, Conservation Areas together with other policy guidance.

Buildings or parts of buildings, street furniture, trees and other features which make a positive contribution to the character, appearance or significance of the area should be retained. New development (or redevelopment) or other proposals should conserve and enhance the character and appearance of the area'.

Policy DM HD 2

Conservation of Listed Buildings and Scheduled Ancient Monuments

The Council will require the preservation of Listed Buildings of special architectural or historic interest and Ancient Monuments and seek to ensure that they are kept in a good state of repair by the following means:

1. *consent would only be granted for the demolition of Grade II Listed Buildings in exceptional circumstances and for Grade II* and Grade I Listed Buildings in wholly exceptional circumstances following a thorough assessment of their significance;*
2. *retention of the original use for which the listed building was built is preferred. Other uses will only be considered where the change of use can be justified, and where it can be proven that the original use cannot be sustained;*
3. *alterations and extensions including partial demolitions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, historic fabric and detailing of the original building. With alterations, the Council will normally insist on the retention of the original structure, features, material and plan form or features that contribute to the significance of the asset. With repairs, the Council will expect retention and repair, rather than replacement of the structure, features, and materials of the building which contribute to its architectural and historic interest; and will require the use of appropriate traditional materials and techniques;*
4. *using its legal powers to take steps to secure the repair of Listed Buildings, where appropriate;*
5. *protecting the setting of Ancient Monuments and Listed Buildings where proposals could have an impact;*
6. *taking a practical approach towards the alteration of Listed Buildings to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.'*

Policy DM HD 3

Buildings of Townscape Merit

The Council will seek to ensure and encourage the preservation and enhancement of Buildings of Townscape Merit and will use its powers where possible to protect their significance, character and setting, by the following means:

1. *consent will not normally be granted for the demolition of Buildings of Townscape Merit;*
2. *alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, and detailing of the original building. The structure, features, and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques;*
3. *any proposals should protect and enhance the setting of Buildings of Townscape Merit;*
4. *taking a practical approach towards the alteration of Buildings of Townscape Merit to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage advice as a basis.*

Policy DM HD 4

Archaeological Sites

'The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning

permission where proposals would adversely affect archaeological remains and their settings.
(London Borough of Richmond upon Thames 2011, 65-71)

Twickenham Area Action Plan

4.3.18 The Twickenham Area Action Plan was adopted in 2013 and The Twickenham Area Action Plan provides a framework for development and change in the town centre. The Plan sets out proposals for several key sites in the town outlining means to improve the public realm as well as proposals to improve and extend areas of green space and riverside. The Site is allocated within the Plan as part of TW7 Proposal Site - Twickenham Riverside (Former Pool Site) and south of King Street, with areas 'B, D, E and F falling within the Site. The overall aims for TW7 are:

'to bring this derelict site back into active use, taking advantage of its riverside location and improving links between this area and the core of the town. A substantial area of open land to be retained and some of this to be green space. Bringing the site back into use will be key to the regeneration of the town.' (Richmond Borough Council 2013, 54)

The key objectives are to:

- *maintain the existing ground floor retail frontages and residential uses above on King Street and provide new specialist retail, leisure and community uses;*
- *to link the existing service road to Water Lane;*
- *create new open space to provide for a wide range of open uses, including on the former pool site and in the form of civic space beside Water Lane;*
- *to maintain the Embankment as a working quay and, subject to feasibility, provide mooring and landing facilities;*
- *to improve the environment of the Embankment including reduction in car parking;*
- *to improve the Water Lane and Wharf Lane links from the town centre to the Embankment as shared use spaces; to provide a link between the service road and Water Lane; and to secure the redevelopment of the car park in Water Lane with residential and/or town centre uses;*
- *to achieve high quality traditional design and/or reuse of buildings;*
- *to conserve and enhance the Twickenham Riverside Conservation Area and its setting and the setting of the Queens Road Conservation Area;*
- *all new uses to take account of the unique riverside setting.* (Richmond Borough Council 2013, 54-55).

4.3.19 With regards to areas B, D, E and F which fall within the Site the aims for each of these areas is stated as follows:

'B) Reuse or replacement of existing buildings to provide mixed uses with active frontages at ground floor level;'

'D) Redevelopment or reuse of former public toilets fronting Water Lane for residential, leisure or café use;

'E) Redevelopment or partial redevelopment of 1, 1a and 1b King Street with setback or inset to create a public square or other civic space with active frontage at ground floor level and residential development above of a height and design appropriate to the location of the site;

(F) Redevelopment of the car park in Water Lane with residential and/or town centre uses together with the continuation of the service road between Water Lane and Wharf Lane.'

4.3.20 The Plan also contains design guidelines for the redevelopment of land within TW7 and the following are of relevance to the Site:

- *Along the Embankment to upgrade the areas of open space, create a pedestrian priority area and review the car parking provision;*
- *Creation of pedestrian priority area on Water Lane and Wharf Lane to extend the ambiance of Church Street to riverside;*
- *Development on Water Lane frontage to complement existing residential development and to include town centre uses where feasible.*
- *Future redevelopment of 1, 1a and 1b King Street to include set back of building at junction with Water Lane to create enhanced public space with views towards the river where possible.*
- *Design of new development to respect character of Conservation Area and to minimise impact on residential amenity;' (London Borough of Richmond 2013, 60).*

Emerging Policy

4.3.21 The London Borough of Richmond upon Thames are currently preparing a new local plan which, once adopted will replace both the borough's 2009 Core Strategy and the 2011 Development Management Plan. A draft of the proposed plan was published for consultation on the 4th of January 2017 and a copy of the draft plan was submitted to the Secretary of State for examination on the 19th of May 2017. The plan is scheduled for adoption in the spring of 2018. Proposed policies LP3, LP4, LP5 and LP7 concern historic environment matters and are relevant to this assessment.

Policy LP3

Designated Heritage Assets

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. 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.*
2. *Resist the demolition in whole, or in part, of Listed Buildings. Consent for demolition of Grade II Listed Buildings will only be granted in exceptional circumstances and for Grade II* and Grade I Listed Buildings in wholly exceptional circumstances following a thorough assessment of their significance.*
3. *Resist the change of use of Listed Buildings where this would materially harm their character and distinctiveness, particularly where the current use contributes to the character of the surrounding area and to its sense of place.*
4. *Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within Listed Buildings, and resist the removal*

or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.

5. *Demolitions (in whole or in part), alterations, extensions and any other modifications to Listed Buildings should be based on an accurate understanding of the significance of the heritage asset.*
6. *Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within Listed Buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.*
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 (London Borough of Richmond upon Thames 2017, 33-34).

4.3.22 Non-designated assets including locally listed 'Buildings of Townscape Merit' are included within Policy LP 4 of the proposed plan.

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.

Applicants will be required to:

1. *retain the character of Buildings of Townscape Merit, war memorials and any other non-designated heritage assets;*
2. *submit a Heritage statement to assess the potential harm to, or loss of, the significance of the non-designated heritage asset, including from both direct and indirect effects;*

3. *describe the significance of the non-designated heritage asset affected, including any contribution made by their setting; the extent of the relevant setting will be proportionate to the significance of the asset. Appropriate expertise should be used to assess a non-designated heritage asset; and*
4. *retain or restore the structures, features and materials of the asset, which contribute to its architectural integrity and historic interest (London Borough of Richmond upon Thames 2017, 36).*

4.3.23 Policy LP 5 of the proposed plan is concerned with the protection of the quality of views and vistas including those which effect either Conservation Areas or the settings of Listed Buildings.

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 Proposals 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. *improvements to views, vistas, gaps and the skyline, particularly where views or vistas have been obscured, will be encouraged where appropriate;*
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. *affect the setting of and from development on sites adjacent to Conservation Areas and Listed Buildings (London Borough of Richmond upon Thames 2017, 37).*

4.3.24 Archaeological matters are addressed in Policy LP 7 of the proposed plan.

Policy LP 7

Archaeology

'The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting.

Desk based assessments and, where necessary, archaeological field evaluation will be required before development proposals are determined, where development is proposed on sites of archaeological significance or potential significance' (London Borough of Richmond upon Thames 2017, 40).

5 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

5.1 Report Structure

- 5.1.1 Each heritage asset referred to in the text is listed in the Gazetteer in Appendix 1. Each has been assigned a 'Site No.' unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, HER number and where applicable the NHLE number, designation, and other descriptive information, as derived from the consulted sources.
- 5.1.2 Designated Heritage assets referred to in the text are plotted on Figure 2, whilst non-designated assets are shown on Figure 3. Both figures use the assigned Site Nos that are referenced in the report. The Site location is shown highlighted in red.
- 5.1.3 The study area includes all known designated and non-designated heritage assets within a 100m radius Site. The aim of this is to identify designated assets which could potentially be indirectly affected by changes to their setting and also to help predict whether any similar hitherto unknown archaeological remains are likely to survive within the Site.
- 5.1.4 All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed amongst the References in Section 8.

5.2 Prehistoric Evidence (-AD 43)

- 5.2.1 No Prehistoric sites or artefacts have previously been identified either on the Site or within 100m of it. However prehistoric artefacts dating from the Upper Palaeolithic or Early Mesolithic onwards have been reported elsewhere within Twickenham suggesting that the rich resources of the Thames were exploited from early prehistory onwards. Geotechnical investigations within the Site (see Section 5.8) indicate that it is located on the sand and gravel terrace of the Thames. The deposition of Bronze Age metalwork within the waters of the Thames is well documented and Bronze Age artefacts have either been dredged from the river or recovered from the foreshore from numerous locations along its course, with large concentrations of material found immediately downstream of Twickenham at Richmond and Syon Reach. Given this wealth of evidence the stretch of the Thames to the south of the Site, including its bank have been included within the Thames Foreshore and Bank Archaeological Priority Area (APA) (Site 22).
- 5.2.2 A range of Iron Age remains and artefacts are also recorded within Twickenham, including the recovery of a small assemblage of Iron Age coins to the South of the Site on Eel Pie Island.

5.3 Roman Evidence (AD 43 - 410)

- 5.3.1 No Roman remains or artefacts have previously been identified either on the Site or within 100m of it. However, excavations elsewhere within Twickenham have suggested the presence of a late 3rd or 4th century farm within the vicinity, whilst further Roman artefacts have been recovered within the area.

5.4 Early Historic Evidence (AD 410 - 1066)

- 5.4.1 No Early Historic remains or artefacts have previously been recorded either on the Site or within 100m of it, although the settlement at Twickenham is known to have had Saxon origins. The first documentary reference to Twickenham (*tuican hom*) is in a charter of AD 704. The origin of the name are Old English, but may relate to the *Twicca*, an Old English name, or twice meaning 'riverfork' (Mills 2003). In the charter *Suebraed*, King of the East Saxons and *Paeogthath* 'Comes' grant land to the Bishop of London (MoLAS 2000). Although this indicates that an estate had been established at Twickenham by the 8th century, no archaeological evidence has been found for Saxon settlement in

the locality. Twickenham's Saxon origins are one of the grounds cited by the GLAAS for its designation as an APA (Site 23).

5.5 Medieval Evidence (AD 410 – AD 1500)

- 5.5.1 No medieval remains or artefacts are recorded on the Site, although a small number of medieval features have been recorded during previous investigations within 100m of its boundary. A medieval pit (Site 27) was identified during investigations to the west of the site at 29-31 King Street during 1996. The pit, contained sherds of 15th century pottery, fragments of peg tile, animal bones, marine mollusc shells and animal bones and marine mollusc shells which suggest that it was a rubbish pit. A ditch (Site 29) excavated to the northeast of the site on Church Street was dated to the early 14th to mid-16th centuries and could potentially have been used to drain water into the Thames.
- 5.5.2 Although direct evidence for medieval settlement within Twickenham is limited, it has been suggested that the initial settlement followed a linear pattern with properties lining both sides of the Church Street – King Street axis. St. Mary's parish church which stands at the eastern end of this axis on King Street could potentially have been founded during the 11th century although the main body of the church was rebuilt in 1714-15. The boundary of the Site extends northwards to the King Street frontage which would place the northern part of the Site, at least, within the core of the settlement. There is also a potential for 'backplot' activity on the southern part of the Site as it extends towards the Thames along with activity on the river frontage itself.

5.6 Post-Medieval Evidence (AD 1500 – AD1900)

- 5.6.1 Twickenham expanded rapidly during the post-medieval period, developing as a fashionable Thames side community popular with members of the aristocracy, particularly dowagers, who built fashionable villas along the north bank of the Thames.
- 5.6.2 The historic core of Twickenham was first mapped in detail on Ralph Treswell the Younger's 1607 '*Map of the Manor of Sion*' (Figure 4) which shows that the present road layout including King Street, Water Lane, The Embankment and Wharf Lane had been laid out by that time and rectangular plots established which extended south-eastward towards The Embankment. Although the map is indistinct four of these plots appear, at least in part to have been located within the boundaries of the present Site and a number of possible buildings are shown on the King Street frontage while a further possible structure stands towards the rear of the Site set back from the King Street frontage. Moses Glover's subsequent 1635 '*Map of the Manor of Sion*' (Figure 5) is more detailed than Treswell's 1607 map and shows both the King Street and the Water Lane frontage's fully developed, with further properties extending along the Embankment. This suggests that the Site was fully developed by at least 1635.
- 5.6.3 Glovers map appears to show a large house set back from the King Street frontage, immediately north and southwest of the Site boundary. Although Glover does not annotate this building it occupies the plot which was subsequently occupied by Richmond House (Site 47) which was reportedly constructed around 1640 for Edward Birkhead Serjeant at Arms of the House of Commons (Cobbet 1872). The house subsequently passed into the ownership of Francis Newport, Earl of Bradford, who was a prominent political figure following the Restoration before passing to his second son Lord Torrington in 1708 (Corbett 1872, 254). The depiction of a mansion on its site on Glover's map suggests that Richmond House predated 1640 and was built between 1607 and 1635. Although no building can be discerned on the 1607 map the plot of land subsequently occupied by the mansion is clearly shown and is annotated 'Freehold' suggesting that it was historically separate from the Syon estate.

- 5.6.4 Richmond House is depicted on a painting of 1725 (Plate 1) which shows the view from across the river to the south. This shows the mansion set back from the river behind gardens which are segregated from the riverbank behind a high brick wall. Richmond House is shown with two storeys with an additional floor set within the attic. The house had a central pediment and architecturally appears to date to the 17th century, its form perhaps consistent with an earlier structure recast following the Restoration. A pavilion (Site 48) shown in the extreme southwest corner of the garden could potentially be located within the southwest corner of the Site boundary. The pavilion appears to be a typical late 17th or early 18th century garden structure, with a large window overlooking the Thames. Ornamental trees or hedging is visible over the riverside wall which suggests that formal gardens were laid out around Richmond House at that time. A second structure (Site 49) shown to the rear of the pavilion could potentially be a service building for Richmond House. Architecturally this building appears earlier, than either the house or the pavilion and could potentially relate to the initial construction of Richmond House in the early part of the 17th century.
- 5.6.5 Richmond House passed through the hands of multiple owners over the course of the 18th century, being owned by Viscount Montague and Anthony Keek, between 1740 and 1766, when it was acquired by the Dowager Countess of Shelbourne, who subsequently passed it to her son, the Hon. Thomas FitzMaurice. FitzMaurice bequeathed the mansion to John Symonds in 1791. Subsequent occupiers included the Dowager Countess of Elgin, Lady de Crespigny and Lambert Blair (Cobbett 1872, 254-5). These changes in ownership and occupation reflect Twickenham's status during the late 17th, 18th and early 19th century as a wealthy enclave popular with aristocratic widows and second sons, who would not inherit the family estates.
- 5.6.6 Rocque's 1746 map of the country 10 miles around London (Figure 6) is schematic and does not show the Site in detail although it does suggest that additional buildings had been along the river front by this time within the footprint now occupied by the embankment.
- 5.6.7 Detailed mapping commences with the Twickenham Enclosure Map of 1818 (Figure 7), which differs from earlier maps in showing the river front largely clear of buildings and the road or wharf along the river bank absent. This shows Richmond House (annotated 427) immediately adjacent to the site, with apparent ancillary structures both to its southwest extending along Wharf Road, and to its immediate northeast where a long range and two smaller structures extend back from the King Street frontage. Richmond House is recorded in the ownership of Williamza Damer, but under the copyhold of Syon Manor, suggesting that she was a leaseholder. The house appears to be broadly similar to the building shown on the 1725 painting with a small square building shown in the extreme southwest corner of its garden where the pavilion was depicted in 1725. The property boundary for Richmond House is shown extending northwards as far as Water Lane which suggests that the garden had been extended northwards since Richmond House was first depicted on Glover's 1635 map (Figure 5).
- 5.6.8 Although Corbett claimed that the 17th century Richmond House was demolished in 1816 and a new property built for Mrs Damer (Cobbett 1872, 255), given the similarity between the building depicted on the 1818 enclosure map and the mansion depicted in 1725, it is likely that the second 19th century Mansion was in fact built slightly later, perhaps in 1829 when the Dowager Duchess of Roxburghe, took up residence with her husband the Hon. John Tollmache. An undated photograph of the second Richmond House (Site 53) (Plate 2) taken around 1900, shows a simple two storey three bay late Georgian Villa which appears to have been smaller than its 17th century predecessor.
- 5.6.9 In contrast to the private gardens to the south, the 1818 map shows a dense concentration of street front properties at the north end of the Site fronting onto the King Street – Water Lane junction; these

include the Kings Head Inn (Site 50) which was owned by Ann Juliet Roberts, under copyhold from the Syon Manor estate. Roberts also owned a large building (annotated 438) (Site 51) which is set back to the rear of the street front buildings, and is grouped with the inn on the accompanying Enclosure Award. The purpose of this building is unclear and the award gives no indication as to its purpose however given its position and size it could conceivably represent either an earlier villa set back from the street front or, conceivably given its relationship with the Kings Head, a brewhouse. A photograph of the Kings Head (Plate 3) taken around 1900 shows a two-storey building with a low mansard roof and two protruding upper floor bay windows. Although the building shown in the photograph had clearly been much altered its shape and form would be consistent with a 17th or even potentially 16th century origin. Although the building shown to the immediate of the Kings Head on the photograph is probably Victorian, the building to the west could potentially be of either 17th or early 18th century origin. The Kings Head was demolished 1928 to facilitate road widening.

- 5.6.10 A small isolated building (annotated 440) (Site 52) stands in the extreme northeast corner of the site where Water Lane reaches the river. This is recorded in the ownership of Lord Kirkwall, although the copyhold remained with Syon Manor. Lord Kirkwall's property is recorded as '*House next the Thames*' on the Enclosure Award. John FitzMaurice, Viscount Kirkwall (1778 -1820) was the son of Thomas FitzMaurice who had inherited Richmond House from his mother, the Dowager Countess of Shelbourne. Kirkwall was a Welsh Member of Parliament, who received the courtesy title of Kirkwall when his mother succeeded as Countess of Orkney in 1791 (Thorne 1986).
- 5.6.11 In 1857, the Thames Conservancy was set up to administer navigation and port facilities. When the Conservancy was established, the foreshore at Twickenham was a natural gravel riverbank at the end of lanes leading to steps and landing places from the streets on the higher ground above. These landing points were at Wharf Lane, Bell Lane and Church Lane. In 1877 work on a new embankment was started. The work progressed slowly, and was finished in 1882. The new embankment was declared a public highway, and it was decreed that the new frontage be no longer used as a wharf (wood n.d).
- 5.6.12 Detailed Ordnance Survey mapping commences with the Ordnance Survey Six Inch to the Mile of 1869 (Figure 8). This shows the second Richmond House placed centrally within its plot to the southwest of the Site with extensive gardens extending along the river frontage. The layout of the buildings in the northern part of the Site appears largely unchanged from its depiction on the 1818 Enclosure Map, although further intensification had taken place by this time with additional buildings added to the rear curtilage of the Kings Head. The 1897 25 Inch to the Mile (Figure 9) which was revised between 1893 and 1894 is more detailed, showing Richmond House and its Garden with the Town Hall and Library shown extending back from the King Street frontage to the west of the site boundary. The depiction of buildings in the northern corner of the Site on the King Street – Water Lane junction appear unchanged from the 1897 edition and the Kings Head is annotated as P.H.
- 5.6.13 Twenty Grade II Listed post-medieval buildings stand within 100m of the Site including an 1870's boathouse (Site 1); two public houses, the George (Site 43) and the Fox (Site 8); one 17th century house (Site 17); one probable 17th century house (Site 16) and fifteen 18th century cottages, houses and terraces (Sites 2-3, 6-7, 9-15 and 18 to 21). The GLHER records a range of non-designated post-medieval heritage assets within 100m of the Site including a post-medieval rubble dump (Site 24), two brick lined drains (Site 25), a brick cellar (Site 26) and a rubble filled pit (Site 28) found during investigations at 29-31 King Street which probably relate to the use and subsequent demolition of the original Richmond House. Further post-medieval remains including a drainage ditch (Site 29) and a cess pit (Site 30) have been recorded to the east of the Site on Church Street, whilst a length of 18th or early 19th century wall (Site 31), probably associated with a warehouse, was

record by AOC during a watching brief on The Embankment in 2009. Further deposits of post-medieval demolition rubble were found during an evaluation undertaken at Water Lane in 1997 (Site 32). The GLHER also records the Holly Road Burial Ground (Site 46) which is located to the north of the Site to the rear of King Street. The burial ground was established in 1782, but due to the rapid growth of Twickenham it was full by 1835, although some burials continued until 1835. Notable burials at Holly Road include the tea merchant Thomas Twining (d.1681) and the Viscount Howe (d.1814) who commanded the British Army during the first part of the American War of Independence.

5.7 Modern Evidence (Post AD1900)

- 5.7.1 The 1912 Ordnance Survey map (Figure 10) records only limited changes from the 1897 edition which was surveyed during 1893-4. The principal change being the construction of a long linear range (Site 54) along the Site's western boundary, which is described on the 1907 Goad Fire Insurance Plan (not illustrated) as the depot of the Twickenham Urban District Council. The buildings variously housed the corporation's steam roller, carts and its paint shop. Richmond House was put up for sale by public auction in 1923 and its landholding was divided into three lots of developable land; the mansion and its garden (Lot 1A), its kitchen garden (Lot 1B) which extended along the Water Lane frontage and its stables, entrance lodge and drive (Lot 1C) which extended along the King Street frontage. The auction took place on the 25th of April 1923 and was held at the adjacent Kings Head Hotel. Figure 11 presents an extract from the Richmond House Sale Plan and shows the kitchen garden, the north-eastern part of the garden and the river walk were all located within the boundary of the Site. Richmond House was demolished in 1926 and following a public petition Lots 1A and 1C were acquired by the local authority.
- 5.7.2 An archaeological investigation at Water Lane (TVAS 1997) recorded bomb damage in the vicinity. However, records of bombing sites in the area indicate the closest bomb damage, a high explosive bomb at York House Gardens, to the north-west of the Site. No bomb damage is recorded in the immediate vicinity of the Site (Bomb Sight Project 2017).
- 5.7.3 A lido operated within the former gardens of Richmond House between 1935 and 1980. The former gardens of Richmond House remain a public park and were recently redeveloped as Diamond Jubilee Gardens. The site of the kitchen garden continues to be shown as open ground on both the 1960 and the 1975 Ordnance Survey's (not illustrated), it is now mostly occupied by surface car park, although two flat roofed post war structures, one of which is known as the Bath House, stand on the southern edge of the Site fronting The Embankment. The centre of the Site was formerly occupied by a paddling pool and public conveniences associated with the lido both of which are still marked on modern maps of the Site. However recent satellite images (Google Earth 2017) show no evidence of these structures and indicate the centre of the Site to be overgrown.
- 5.7.4 The Kings Head Hotel (Site 50), which stood at the northeast corner of the Site on the King Street – Water Lane Junction was demolished in 1928 to allow for road widening and a replacement public house built on the corner in its place. This public house, known as the Birds Nest by the late 1960's was demolished in 1970 to make way for the current retail development.
- 5.7.5 Two Grade II Listed 20th century buildings and structures stand immediately north of the Site at the eastern end of King Street, Barclays Bank (Site 4) is built of limestone and stands prominently on the junction of Church Street, Water Lane and King Street, whilst a K6 telephone kiosk (Site 5) built to Sir Giles Gilbert Scott's 1935 design stand slightly to the north of the Site at the junction of Water Lane and King Street. It is unclear whether the kiosk remains placed in its original location or

whether it was repositioned when the current retail development was built in 1970. No non-designated modern heritage assets are recorded within 100m of the Site on the GLHER.

5.8 Previous Archaeological and Geotechnical Investigations

- 5.8.1 There are no previous archaeological field investigations on the Site recorded by the GLHER, however a wide range of interventions are recorded within 100m of the site boundary including watching briefs (Sites 33, 34 & 36-8), desk-based assessments (Sites 35, 41 & 42) and evaluations (Sites 39 & 40). The results of these events have been incorporated into Sections 5.2 to 5.7 reported above.
- 5.8.2 The British Geological Survey hold two borehole records from within the Site with a further borehole record located on the embankments adjacent to the southern boundary of the Site. A fourth borehole record is located east of the Site, east of Water Lane. The two borehole records from within the Site are dated to 1949 and were taken at the 'open air swimming baths Twickenham' although their logged location shows them to be within the car park element of the Site. Detailed depictions of the logs are not available but they were sunk to a depth of between 4.6 and 5.8m (15 and 19 feet). The upper layers of the borehole records log a stony and flinty fill up to a depth of between 0.8 and 1.2m which was underlain by a silty sand and gravel fill. Sand and gravel was encountered at between 1.6 and 4.3m and was recorded at the base of both logs. The record of the borehole sunk on the embankment at the south boundary of the Site records 'made ground' of brown clay, brick and some ash to a depth of 1.7m indicating evidence for previous anthropogenic activity to some depth in the south of site which may be related to levelling/embanking deposits. The made ground was underlain by a sandy clay at 2.7m which in turn was underlain by sand and gravels to a depth of 4.4m silty clay was encountered at 4.7m to a depth opt 10m bgl. Records from the borehole sunk east of the site are similar but show evidence for made ground deposits including brick end ah glass to a depth of 2.8m bgl. Again, the made ground was found to be underlain by sands and gravel to a depth of 5.5m under which silty clay deposits were encountered to the base of the borehole which was sunk to a depth of 10m (BGS 2017).

5.9 Site Visit

- 5.9.1 The Site was visited on 3rd May 2016 in clear bight conditions and again on Thursday the 31st of August 2017 in overcast and damp conditions to assess the existing land use and the potential for heritage constraints. Visits were also made to the surrounding townscape to identify and the character of the Conservation Areas of the Queens Road and Twickenham Riverside and the various heritage assets within them and how they relate to land within the Site boundary
- 5.9.2 The proposed development Site is located on the north bank of the River Thames and occupies an area bounded by King Street to the north, Water Lane to the east, The Embankment to the south and the Diamond Jubilee Gardens to the west. Water Lane, The Embankment, an access road from Wharf Lane and part of King Street fall within the application site.
- 5.9.3 The Site includes the following structures: 1, 1a and 1b King Street (Santander Bank, The Works and Superdrug) constructed in the 1970's (Plate 4); car park boundary walls and surface (mid-20th century) (Plate 5); 1960's single storey flat roofed brick structure in use as an insect house fronting the Embankment (Plate 6); and 1960's two storey flat roofed former Bath House structure and garage fronting the Embankment (Plate 7). The Bath House appeared to be occupied in 2016 but had fallen out of use with windows boarded up by the time of the Site visit in 2017.
- 5.9.4 The southern part of the Site (Plate 9) has been terraced to accommodate the natural slope from King Street to The Embankment. The existing retaining walls along Water Lane and the

Embankment are 20th century in date (Plate 8). The Embankment falls within the Site, extending from Water Lane along the front of the Diamond Jubilee Gardens. This area comprises a public space, a road and a pathway adjacent to the River Thames. This area was re-landscaped in the early 2000's.

- 5.9.5 The central part of the site, around Bath House is currently secured and not publicly accessible. This part of the Site is terraced with the rear plot overgrown with trees and shrubs. A metal light was observed in the north-west part of the plot. It was not possible to ascertain whether this related to the 1930's lido or the 1960's construction of the Bath House.
- 5.9.6 No evidence of pre-20th century structural remains were observed on the Site during either visit.
- 5.9.7 The 20th century buildings that occupy the Site are thus architecturally mixed and appear to have been built in a piecemeal manner with little or no regard to aesthetic considerations. Their design does not reflect or respect the key historic townscape elements that contribute to the cultural significance of the Conservation Area (See section 6.2 below).

6 ARCHAEOLOGICAL POTENTIAL

- 6.1.1 No Prehistoric remains or artefacts are recorded within 100m of the Site. However, this may simply reflect the urban nature of Twickenham and the comparative lack of previous opportunities for investigation. Given that the Site is located on the sands and gravel of the River Thames terrace and that the potential for prehistoric remains and artefact depositions along the banks of the Thames has long been established the potential for prehistoric remains or artefacts being present cannot be discounted. However, given the absence of confirmed evidence this risk is considered to be Low.
- 6.1.2 No Roman remains or artefacts have previously been recorded either on the Site or within 100m of it and therefore the potential for evidence of Roman activity been encountered on the Site during the course of development is considered to be Low.
- 6.1.3 No Early Historic remains or artefacts have been recorded within 100m of the site, and therefore the potential for remains or artefacts from this period being encountered is considered to be Low. However, given Twickenham's known Saxon origins there remains a possibility of remains associated with either the exploitation of the river or the King Street frontage to be encountered.
- 6.1.4 Historic map regression suggests that the surrounding street network including Water Lane, King Street and The Embankment had been established by 1607, that plot boundaries had been laid out and that at least some buildings had been built by that time. Given the Site's location within the historic core of Twickenham and the discovery of medieval remains and deposits within 100m of the potential for evidence for medieval activity being encountered during the course of development is therefore considered to be Moderate to High.
- 6.1.5 Glover's map suggests that both the King Street and the Water Lane frontages were fully developed by 1635 and that the northern part of The Embankment frontage had also been built up. Geotechnical investigations indicate recorded over 1m of silty material containing evidence for human activity (bricks and glass) in the centre of the Site which is indicative of a levelling deposit. The first iteration of Richmond House also appears to be depicted on the 1635 map, while the Kings Head Inn which formerly stood on the Site's northern King Street frontage appears on photographic evidence to date to at least the 18th century although its core structure could conceivably be of either 16th or, more probably, 18th century date. Subsequent historic map regression suggests that the gardens of Richmond House were subsequently extended north-westward as far as the Water Lane

frontage, where the kitchen garden is recorded on the 1923 sale map. Given this the potential for post-medieval remains being encountered during the course of development is considered to be High.

- 6.1.6 The northeast corner of the Site, the land at the junction of King Street and Water Lane was redeveloped twice during the 20th century, firstly in 1928 when King Street was widened and a new public house built to replace the Kings Head and secondly in 1970 when the present retail development was constructed. It is likely that that both these cycles of building would have impacted upon any archaeological remains which may have once been present, however the extent of any damage cannot be confirmed without intrusive investigations. The southern part of the Site, which extends along the frontages of The Embankment formerly formed part of the Gardens of Richmond House and has remained largely undeveloped since the land was acquired by the local authority (now the London Borough of Richmond upon Thames) following the sale of the mansion in 1923. Landscaping works associated with both the car park and the public realm works which extend along The Embankment may have impacted, to at least a degree on any buried archaeological remains. However, the impact is likely to be less than it would be if this part of the site had been intensively developed during the 20th century.

7 STATEMENT OF SIGNIFICANCE

- 7.1.1 Prior to understanding potential impacts upon heritage significance caused by the proposed development it is important first to understand the heritage significance of assets in its immediate vicinity and, where relevant, how the setting of each asset contributes to its significance.

Twickenham Riverside Conservation Area (Site 44)

- 7.1.2 The Site is located within the Twickenham Riverside Conservation Area (Site 44) which was designated in recognition of the historic and architectural value of the original village core and river frontage. The Twickenham Conservation Area is located between the river and the principal road to Richmond and both landscape and townscape have been determined by the proximity of the River Thames. The Conservation Area in so far as it relates to the Site can be divided into three main elements; the village core; the Embankment river frontage and Eel Pie Island.
- 7.1.3 The village core, on the raised river terrace including Church Street to the north-east of the Site and its associated alleyways, forms a focal point when viewed from the Thames. Physical and visual links between the original village street, Church Street, and the Thames are very important as evidence of the village's historical development and present-day character and form part of the significance of the Conservation Area (see LBR 2009). This townscape is characterised by two and three storey buildings which line the former medieval street fronts. Buildings along the frontages have developed organically from the late-medieval period and some of the properties retain 17th century fabric, while others were constructed anew during the 18th and early 19th centuries. The narrowness of the streets and relatively flat topography of the river terrace, upon which the main commercial centre sits, results in limited availability of long vistas through the Conservation Area. The Conservation Area Appraisal (LBR 2009) does not identify any key views. A relatively long view into the Conservation Area can be obtained from along London Road to the north of the Site from where the buildings currently occupying the Site can be glimpsed behind a large tree. The distinctive Barclays Bank building (Site 4) located to the north of the Site is a key feature in this longer view (See Plate 11).

- 7.1.4 Many of the buildings within the Conservation Area are Listed and date from at least the 18th century, and some burgage plots have survived since their medieval foundation. Seventeenth and 18th century development along the Thames is characteristic of the period's grand formal approach to landscape and buildings. In the commercial centre, surrounding the Site, buildings are more mixed in date with later 19th century and 20th century structures also featuring. Visual, as well as physical links to the centre of Twickenham also perform an important function in tying the river to the settlement's historic core on the terrace. Properties on the west side of Bell Lane (Nos 8-18) are included on the list of Buildings of Townscape Merit. Properties along Water Lane are also of mixed date with properties to the south of the lane being of late 20th century date while those on the northern end closest to the village core are of 19th century origin (Plate 10). Water Lane which forms the eastern boundary of the Site allows for views between the commercial centre of Twickenham, the Thames and Eel Pie Island and is a key view forming an important visual link between these three elements of the Conservation Area.
- 7.1.5 Although some buildings, including the Barclays Bank buildings (Site 4), north of the Site stand out as landmarks within the historic core, its overall value is derived from its character as a tightly defined townscape, within which views and physical access to the Thames Riverside along the axis of existing streets can be considered particularly important.
- 7.1.6 The Embankment forms part of Twickenham's former quayside and wharf connected to the town via narrow lanes such as Water Lane and Wharf Lane located east and west of the Site respectively. The open grassed area at the east of Water Lane provides relatively open views across the Site when viewed on approach along the Embankment from the east. Access along the Embankment is restricted to near approaches from Wharf Lane to the west from where the former Bath House is a relatively prominent structure but adds little to the character and distinctiveness of this area. Visual, as well as physical links to the centre of Twickenham perform an important function in tying the river to the settlement's historic core on the terrace (LBR 2009).
- 7.1.7 Eel Pie Island is part of the Conservation Area but has its own distinct character as an eclectic mixture of river-related industry and residential development of mixed date (LBR 2009) Many of these structures are included on the list of buildings of Townscape Merit. Single storey purpose built bungalows dominate parts of the island although these are mostly screened from the Site by mature tree growth and semiformal landscaping. At either end of the island, development is limited allowing the island to be enjoyed as a natural feature when approached from either down or upstream. The island forms part the Twickenham Riverside Conservation Area setting and also enhances the cultural significance of the Conservation Area within the wider Thames landscape and the aforementioned key physical and visual relationship between the Thames and the village core.

Listed Buildings within the Twickenham Riverside Conservation Area

- 7.1.8 The closest Listed Building to the Site is the Grade II Listed K6 Telephone Kiosk built to Sir Giles Gilbert Scott's iconic 1935 design (Site 5; Plate 12). Historic 'red' K6 telephone kiosks are located throughout London and the example north of the Site makes a positive and distinctive contribution to the townscape and Conservation Area. Although a valued element of the public domain, the cultural value of the K6 kiosk resides predominantly within the structure itself and historic associations with its designer. The contribution that setting makes to its cultural significance is limited to an appreciation of its location within a busy townscape environment.
- 7.1.9 The aforementioned early 20th century Grade II Listed Barclays Bank building (Site 4; Plate 11) is located at the junction of Church Street and King Street north-east of the Site. The impressive white façade with Doric entrance porch and balustrade parapet face south-west and dominate the end of

King Street drawing the eye in a key sightline along King Street and London Road and forming a dominant and important townscape structure. Views to the Riverside along Water lane are also possible from the exterior of this building and form part of its setting and understanding of the relationship between the townscape and adjacent waterfront. The cultural significance of this building is derived both from its architectural qualities and prominent position within the townscape both of which emphasise that this was a building designed to impress.

- 7.1.10 Nos 22 (Site 7) and 24-26 (Site 6) Church Street are Grade II Listed Buildings located north-east of the Site, on the north side of Church Street. Both buildings are of 18th century date and their cultural significance is largely derived from their architectural qualities and setting on the narrow historic Church Street.
- 7.1.11 The setting of the Category II Listed Boathouse (Site 1: Plate 14) relates primarily to the immediate riverside, although now in poor condition its cultural value resides in its architectural remains and particularly with its riverside location and setting. Views to the boathouse are largely obtained from the Eel Pie Island access bridge.
- 7.1.12 The Embankment, east of the Site, includes a number of large villas and houses the closest of which is Site 15, 2 The Embankment: an 18th century three storey brick residential property located on the east side of Bell Lane (Plate 15). The building is set within enclosed mature gardens which limit views out from the property at the ground floor. Clear views to the Site are afforded from Bell Lane beyond the building's curtilage from where the insect house associated steps and car park are clearly visible and form part of the wider setting of the structure. Access to the property was not gained during the assessment but it is likely that more open views, west into Twickenham and across the Site, are possible from the upper storeys although it should be noted that windows in the west facing timber clad elevation are small and secondary to the south facing elevation which fronts the Embankment and River Thames beyond. The siting of this building is thus primarily related to the adjacent Thames and this is reflected in its design which is clearly intended to make a statement when viewed from the Thames and the Embankment. The surrounding urban structures, although part of the wider setting of the building, do not contribute significantly to its cultural significance.
- 7.1.13 Sites 16-18 are Grade II Listed Buildings set back from the Thames frontage and comprising Nos 5, 7 and 8-10 The Embankment respectively. They are residential properties of 17th and 18th century date, located in reference to the River Thames to the north. Site 19, Strand House is of early 18th century date and is a three storey, five bay residential building sited in an elevated position above The Embankment. These residential buildings along the Embankment contribute to the character of this part of the Twickenham Riverside Conservation Area, being of differing design and height and creating a palimpsest of building styles documenting the architectural evolution of the Embankment area. Views north towards the Thames are generally the most extensive and are key to understanding the placement of these structures in relation to the former busy quayside.

Queens Road Conservation Area (Site 45)

- 7.1.14 Queens Road Conservation Area was designated in 1988 and is an area of late 19th and early 20th century residential infill behind the 18th century frontages onto King Street which comprise semi-detached late Edwardian houses. These incorporate a variety of styles and include modern additions. There are pockets of small Victorian cottages but these have been extensively altered. The disrupted axis of Queen's Road affords continuously changing views along the road itself, but prevents long distance views. King Street is a largely commercial busy thoroughfare with frequent foot and vehicle traffic. The King Street frontage contains well-proportioned and varied width properties of two and three storeys, some with their original shop frontages and fascias which make

a valuable contribution to the historic character of the centre of Twickenham (Plate 17) and in particular to the Character of the Queen's Road Conservation Area (LBR 1998). The majority of properties along the north side of the King Street frontage fall within the Queens Road Conservation Area; whereas those on the south side of the street are either included within the Twickenham Riverside Conservation or are, in the case of the Nos 3-33, King Street not part of either Conservation Area

- 7.1.15 The Queen's Road Character Appraisal (LBR 1998) summarises the special qualities of the Conservation Area and states that Conservation Area has '*a strong character and visual cohesiveness together with architectural continuity*'. The character of the Conservation Area as a tightly defined townscape with intimate relationships between buildings is emphasised by a general absence of longer vistas. It is this sense of intimacy and architectural quality and unity which contribute to the significance of the Conservation Area.

Listed Buildings within Queens Road Conservation Area (Site 45)

- 7.1.16 The George public house (Site 43; Plate 18) is an important Listed Building of late 17th century origin, which is located at the south end of Queen's Road west-northwest of the Site. It has a modern front at the ground floor but its upper storeys preserve canted bays on the first floor with dormer window in a pantile roof on the third floor. The immediate setting of the structure comprises the King Street frontage and in particular Nos 17-21 King Street which are situated directly opposite the building. Views along King Street allow for open views of the King Street frontage part of the Site (Plate 19) and the current modern buildings that occupy it, although the eye is drawn past these structures to the dominant Barclays Bank Building (Site 4) located at the junction of King Street and Church Street.
- 7.1.17 Nos 10-12 King Street (Site 3; Plate 20) comprise two, three-storey 18th century houses with modern shop fronts on the ground floor. They are set on the north side of King Street, opposite the Site which is seen beyond the intervening mature tree but forms part of the setting of these buildings (See Plate 21). The understanding of these structures, in their current setting, is gained from their placement in a wider historic townscape and alongside other notable historic structures, such as the nearby Barclays Bank (Site 4), which contribute to the historic character of the Conservation Area.
- 7.1.18 Holly Road Garden of Rest (Site 46), laid out in the 18th century as an overflow graveyard to St Mary's, acts as an important buffer zone and open space between the commercial frontages of King Street and London Road, and the residential area behind. Holly Road, narrow and meandering, also contains some attractive buildings, many of which are designated as Buildings of Townscape Merit, and views of the long narrow plots of properties on King Street contribute to its character and remain as a record of the original layout of Twickenham.

8 IMPACT ASSESSMENT

8.1 Development Proposal

- 8.1.1 The proposed development scheme comprises the demolition and removal of all existing buildings and structures and redevelopment with a mixed use development of the site at 1A, 1B King Street and 2/4 Water Lane; the site of the remaining former swimming pool buildings at the corner of Water Lane and The Embankment; and the river-facing parcel of land on the Embankment in front of Diamond Jubilee Gardens.

The development proposals comprise:

- Three seasonal units (201m²) at Lower Ground Floor level; 505m² A3 floor space, 250m² B1 floorspace, 244m² A1 floor space and 62m² flexible commercial at ground floor level;
- 39 residential apartments at first, second and third floors (18 no. 1 bedroom, 19 no. 2 bedroom and 2 no. 3 bedroom, including six no. affordable homes);
- New public square / areas of public realm throughout the Site;
- A Lower Ground Floor car park with new vehicular access from The Embankment consisting of 23 car parking spaces and cycle storage;
- Reconfiguration of street parking in the roads immediately adjacent to the Site;
- Amended pedestrian access and landscaping to the South of Diamond Jubilee Gardens;
- Amendment of service vehicle access to the service road at the rear of Diamond Jubilee Gardens.

8.2 Direct Effects

- 8.2.1 Potential impacts on known or unknown buried archaeological remains which may survive relate to the possibility of disturbing, removing or destroying in situ remains and artefacts during groundbreaking works (including excavation, construction and other works associated with the development) on this Site. In the context of this development, direct impacts have the capacity to result in impacts of high magnitude as they could potentially result in the destruction or removal of any archaeological deposits which may be present.
- 8.2.2 This assessment has identified a Low potential for remains or artefacts of prehistoric, Roman or early historic (Anglo-Saxon) date being encountered during the course of the development. However, given the location of the Site within the Historic core of Twickenham, its depiction on Treswell's map of 1607, which shows the Site as partially developed, and the recovery of medieval material during investigations within 100m of the Site boundary there is considered to be a Moderate to High probability of medieval evidence being encountered during the course of development. The Site is shown fully developed on Glover's map of 1635. Whilst any buildings located in the southern and western portions of the Site were subsequently cleared to allow for the expansion of Richmond House, the northeast corner of the Site, located at the junction of King Street and Water Lane, remained densely built up until the land was cleared to allow for road widening and redevelopment in 1928. A photograph of around 1900 suggests that the buildings demolished at this time were fronted with 18th and 19th century elevations although their morphology suggests that at least some of these buildings could have had earlier 16th to 18th century cores. Given this the potential for post-medieval remains being encountered during the course of development is considered to be High.
- 8.2.3 The Site is located within the Twickenham Riverside Conservation Area (Site 44) and as such the changes caused by the proposed development have the potential to have a direct impact on the Character of the Conservation Area. It is important to consider whether any such change would constitute an adverse or beneficial impact to those attributes to the Conservation Area which directly contribute to its significance rather than simply being an alteration to or addition of a new element (a neutral effect) and for this reason the conclusions drawn in Section 6 above will need to be taken into consideration.
- 8.2.4 Physical and visual links between the original village street, Church Street, and the Thames as well as unfolding views of the banks of the Thames are identified within this assessment and in the Twickenham Riverside Conservation Area Character Appraisal (LBR 2009) as special qualities contributing to the cultural significance of the Conservation Area. The proposed development would

be set back from the Water Lane street frontage which would increase the width of physical access to the Thames along Water Street. As views towards the river are identified as a special quality of the Conservation Area (LBR 2009) increased availability of such views would also be a beneficial impact. Increased physical and visual connectivity along Water Lane would thus constitute a direct beneficial effect on the character of the Conservation Area

- 8.2.5 The proposed King Street elevation maintains continuity with the existing terraced street with the existing structure replaced with a four-storey block which would maintain a strong street edge at the King Street Water Lane junction. The proposed façade incorporates, stonework within the proposed retail space at ground level with red brick for the residential accommodation above replicating the existing proportions of the King Street buildings. This is also the case with the roof design that proposes a mansard roof that houses the third floor of residential accommodation again in keeping with other structures along King Street. The King Street frontage element of the proposed development would constitute a change in the King Street frontage that would be of improved design and open up views along Water Lane as such the King Street elevation would have a beneficial effect on the character of the Conservation Area.
- 8.2.6 The Site is located opposite the only access bridge to the island and as such is clearly visible when approaching the riverside from Eel Pie Island (See Plate 9). The current layout of the buildings within the Site form a negative feature in views of The Embankment from this point and contrast with the well-maintained Embankment south of the Diamond Jubilee Gardens. Demolition of the Bath House structure along with the adjacent garage and creation of a wider pedestrian walkway along the river front would improve the appearance of this part of the Embankment. Block B which would front the Embankment would be a three-storey structure with pitched roof reminiscent of wharf buildings to reflect the historic waterside context of this part of the Conservation Area. The Embankment building would also provide a key architectural and visual link between the urban architecture within the village core and the Embankment thus forming a transitional element between the village, the riverside and Eel Pie Island connecting these key components of the Conservation Area. Additional seasonal “boathouse” style storage units will be provided to the Embankment frontage again in keeping with the riverside location of the Site. The proposed Embankment frontage would therefore further increase visual and physical connectivity between the village core, riverside and Eel Pie Island and would thus be a beneficial effect on the character of the Conservation Area.
- 8.2.7 The proposed development has been designed in order to ensure increased physical and visual connectivity across the Site. The proposed archway between Block A and Block B would allow for direct access to both the Square and Water Lane from Diamond Jubilee Gardens and Wharf Lane. Proposed elevations show that the two buildings, at the end of Water Lane would be connected via a bridge link at first and second floor. This bridge link would frame the view into Diamond Jubilee Gardens and allow for physical and visual links from Water Lane through to the Gardens. The open grassed area at the east of Water Lane currently provides an informal but valuable open space on The Embankment allowing for open views across the Site. Provision of further open space at the west end of Water Lane will increase this open space and allow for longer vistas along The Embankment and further allowing for the visual link between the riverside and historic village core to be appreciated.
- 8.2.8 The proposed development would thus have a direct impact on elements that contribute to the cultural significance and character of the Conservation Area. The increased visual and physical links between the historic core and riverside would constitute a Moderate Beneficial effect on the Conservation Area character.

8.3 Indirect Effects

Listed Buildings within Twickenham Riverside Conservation Area (Site 44)

- 8.3.1 The proposed development has potential to result in an impact upon the setting of Listed Buildings within the study area. In line with LBR Heritage Guidelines (LBR 2017) it is required that the proposed development is assessed in terms of its ability to respond to the scale, proportions, height, massing, historic building lines, pattern of historic development, use, design, detailing and materials of surrounding heritage assets. It is important to consider whether the proposed development would constitute an adverse or beneficial impact to those attributes of the Listed Buildings which directly contribute to its significance rather than simply being an alteration to or addition of a new to its setting (a Neutral effect).
- 8.3.2 This statement has found that the significance of the Grade II Listed telephone kiosk (Site 5) is derived primarily from its iconic recognisable form. The immediate setting of the kiosk comprises a mature deciduous tree to its north with the properties of 1a, 1b and 1 King Street within the Site dominating the setting to the South. The setting of the kiosk contributes to its significance in so far as it is part of an historic townscape. It therefore follows that the potential for indirect setting impacts relates to the potential for that townscape to be altered in such a way that it is no longer recognisable as such. The proposed new structures would be higher than the existing building on site and would be of redbrick construction respecting the materials of adjacent properties on King Street. The change in height and design of the King Street frontage building would not alter the streetscape setting of the kiosk and as such a Neutral effect on its setting is anticipated.
- 8.3.3 The significance of the Barclay's Bank building (Site 4) is derived in part from its prominent location within the townscape. Its apparent dominance is also derived in part from its greater height in comparison to surrounding structures on Church Street although it should be noted that structures along King Street and Richmond Road are of similar height and as such its height is not unusual within the townscape. Views towards the building from along King Street have been identified as contributing to its cultural significance allowing for its prominence to be appreciated. The Site is offset from key views along King Street towards the Barclay's Bank building. The relative poor design of the existing building within the Site currently contributes relatively little towards an understanding of the cultural significance of the Barclay's Bank building beyond being part of the wider townscape. The proposed development would replace existing relatively poorly designed structures with buildings of more sympathetic to the building style of the wider townscape. Although the new buildings would be taller than those that currently occupy the Site the height would be restricted to four storeys and as such would appear similar in height to the Barclays Bank building on approach as well as to buildings on the north side of King Street currently occupying the Site. It is therefore unlikely that such structures would draw the eye away from the Barclays Building or undermine the comparative grandness of the building. The open views to the riverside along Water Lane from the building would be enhanced by the setting back of structures from the current Water Street frontage maintained. As the visual links to the riverside form part of the setting of the building which in turn contributes somewhat to its cultural significance the effect of the proposed development the setting of this structure is judged to be Minor Beneficial.
- 8.3.4 Sixteen Listed Buildings along Church Street are located within the assessment area (Sites 6-9, 11-14, 19 and 21). Views to and from the Site from these Listed Buildings are prohibited by the curving nature of the road (See Plate 13). Consequently, the proposed development would have no effect on the setting of these structures.

- 8.3.5 The proposed development would be visible in the same view as the Category II Listed Boathouse (Site 1: Plate 14) when viewed from Eel Pie Island. The riverside setting contributes to the cultural significance of the boathouse. The proposed development would not interrupt views between the boathouse and the river or into the village. The proposed development has been designed to be reminiscent of a wharf house type structure and the proposed boathouses in the Embankment frontage also reference the Riverside context. The proposed development would thus potentially increase the ability to understand and appreciate the riverside context of the boathouse. A Moderate Beneficial effect on the setting of the boathouse is anticipated.
- 8.3.6 Views towards the Site are currently possible on approach to Listed Buildings along the Embankment (Sites 16-18) from the east. The proposed development would, given the already restricted views along the Embankment from these properties represent only a minor change within the wider, distant riverside and townscape and would not materially affect the significance of these buildings, which can be defined as the interaction between the adjacent buildings, the river and the intervening gardens in which they are set. A Neutral effect is predicted
- 8.3.7 No 2 The Embankment, east of the Site has restricted views out towards Site from the ground floor as it is set behind a mature hedge. Access to the property was not gained during the assessment but it is likely that open views, west into Twickenham and across the Site, are possible from the upper storeys although it should be noted that windows in the west facing timber clad elevation are small and secondary to the south facing elevation which fronts the Embankment and River Thames beyond. The design of the proposed development which includes an open area known as 'the Square' would result in an increase in the proportion of open space visible from this property. However, as the cultural significance and setting of the building rest with its relationship with the Thames to the south, the proposed development would not impact on those elements of setting that contribute to its cultural value and as such a Neutral effect is predicted

Queen's Road Conservation Area (Site 45)

- 8.3.8 The disrupted axis of Queen's Road affords continuously changing views along the road itself, but prevents long distance views and there is no intervisibility with the Site from along Queen's Road or from within the majority of the Queen's Road Conservation Area which extends north along Queen's Road. Potential intervisibility with the proposed development is thus restricted to the south of the Conservation Area along King Street.
- 8.3.9 The proposed development would replace an existing relatively poorly designed structure fronting King Street with a building designed to be more sympathetic to the wider historic townscape (See Section 8.2.5). Although the new building would be taller than those that currently occupy the Site, it would be similar in height to many buildings on the north side of King Street and within the Conservation Area. The proposed development would be of similar proportion to other buildings along this frontage with variable width of properties identified as part of the character of the Queen's Road Conservation Area (LBR 1998)

Listed Buildings within Queen's Road Conservation Area

- 8.3.10 Nos 10-12 King Street (Site 3; Plate 20) have clear open visibility with the Site and also along Water Lane to the Thames. As previously noted the proposed development has been designed in scale massing and material to existing buildings along King Street. Owing to the wider vista available along Water Street in views out from Nos 10-12 King Street a Minor Beneficial effect is anticipated.
- 8.3.11 Views along King Street allow for open views of the King Street frontage from The George public house (Site 43; Plate 18) to the north elevation of the Site (Plate 19) and the current modern

buildings that occupy it, although the eye is drawn past these structures to the dominant Barclays Bank Building (Site 4) located at the junction of King Street and Church Street. The proposed development would represent a slight change in the overall view from The George but would not materially affect the significance of the Building and as such the proposed development would have a Neutral effect on the setting of the George.

- 8.3.12 There is no intervisibility between the Site and the Grade II Listed Buildings at 29 and 31 Holly Road (Site 2) or the Holly Road Garden of Rest (Site 46) and as such the proposed development would not impact upon the settings of these buildings.

9 CONCLUSION AND PROPOSED MITIGATION

- 9.1.1 This Archaeological and Heritage Assessment has considered the potential effects of a proposed mixed-use development on land at The Embankment and Water Lane, Twickenham (the Site). The Site is located on the north bank of the Thames and is currently occupied by an early 1970's retail development on the King Street frontage with surface car-parking, public open space and limited mid-20th century buildings to the rear along the frontages of Water Lane and The Embankment which make a negative contribution to the character of the Twickenham Riverside Conservation Area.
- 9.1.2 National planning policies and planning guidance contained within the National Planning Policy Framework (CLG 2012) and its accompanying Planning Practice Guide (CLG 2014), as well as local planning policy by The London Borough of Richmond upon Thames and outlined in Section 4.3 of this report, require a mitigation response that is designed take cognisance of the possible impacts upon heritage assets by a proposed development and avoid, minimise or offset any such impacts as appropriate. The proposed development would include the creation of a new basement level a below the current ground level within an area that is known to have been levelled through a process of embanking.
- 9.1.3 Given the Site's High archaeological potential it is recommended that a programme of archaeological works will be required and a phased programme of archaeological works is envisaged. The first phase would comprise archaeological trial trenching of a representative sample of ground within the surface car park areas in advance of demolition of the buildings order to establish both the likely level of archaeological survival and palaeoenvironmental potential. Depending upon the results of the phase one evaluation and in particular better understanding of the level at which archaeological remains may or may not survive a further programme of archaeological works would be required following demolition of the upstanding structures within the site comprising targeted archaeological evaluation of the footprints of earlier former buildings. Should the results of the phase one evaluation indicate levels of significant below ground disturbance a watching brief on a representative proportion of ground-breaking works may be a more appropriate strategy. In addition should any groundworks, including drainage, be required either on the bank of the Thames or in proximity to it an archaeological watching brief will be maintained in order to record any archaeological or palaeoenvironmental deposits that may be present. The decision on any required mitigation rests with the GLAAS who act as archaeological advisors to the London Borough of Richmond upon Thames.
- 9.1.4 Consideration as to the design, height and material used within the proposed development during the design process has ensured that changes within the overall topographic profile of the Site would be limited. An iterative design process has been undertaken and the proposed development has

been designed to maximise physical and visual connectivity both within the Site and the Twickenham Riverside Conservation Area. The proposed development would result in a direct Moderate Beneficial effect on the character of the Conservation Area. Potential effects on the settings of surrounding Listed Buildings and the Queens Road Conservation Area have been identified and range from Minor Beneficial to Neutral. No mitigation measures beyond those inherent in the design are considered necessary to mitigate indirect effects upon setting.

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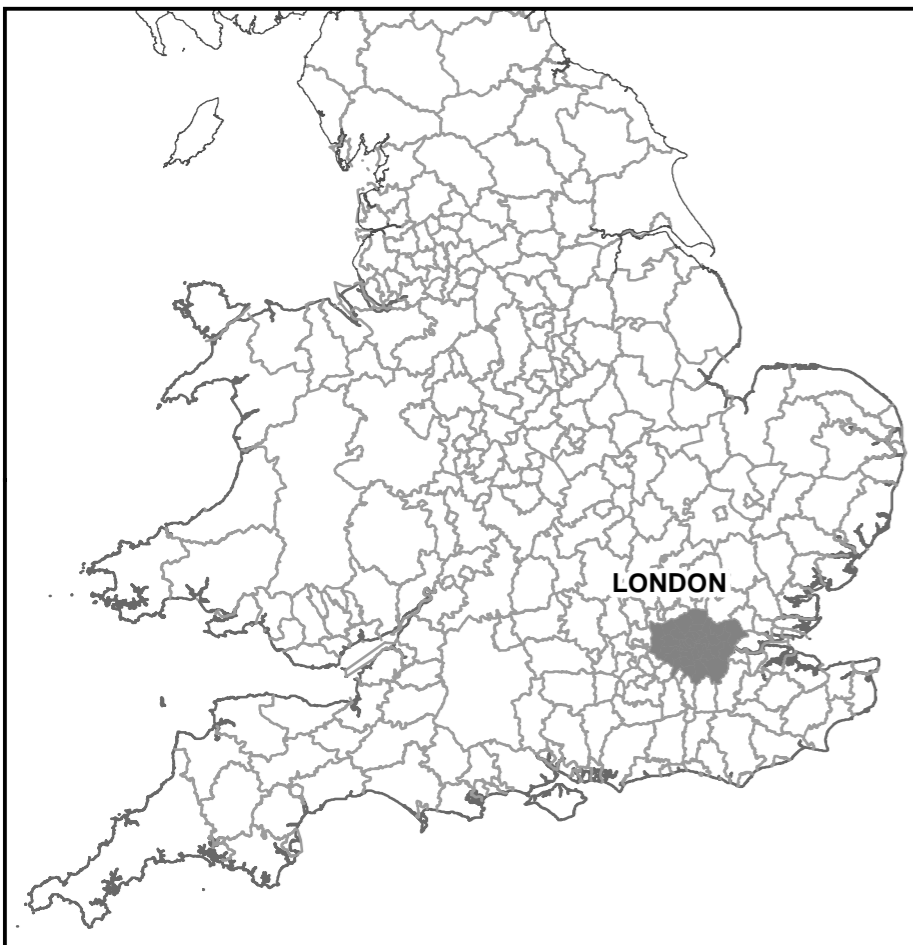
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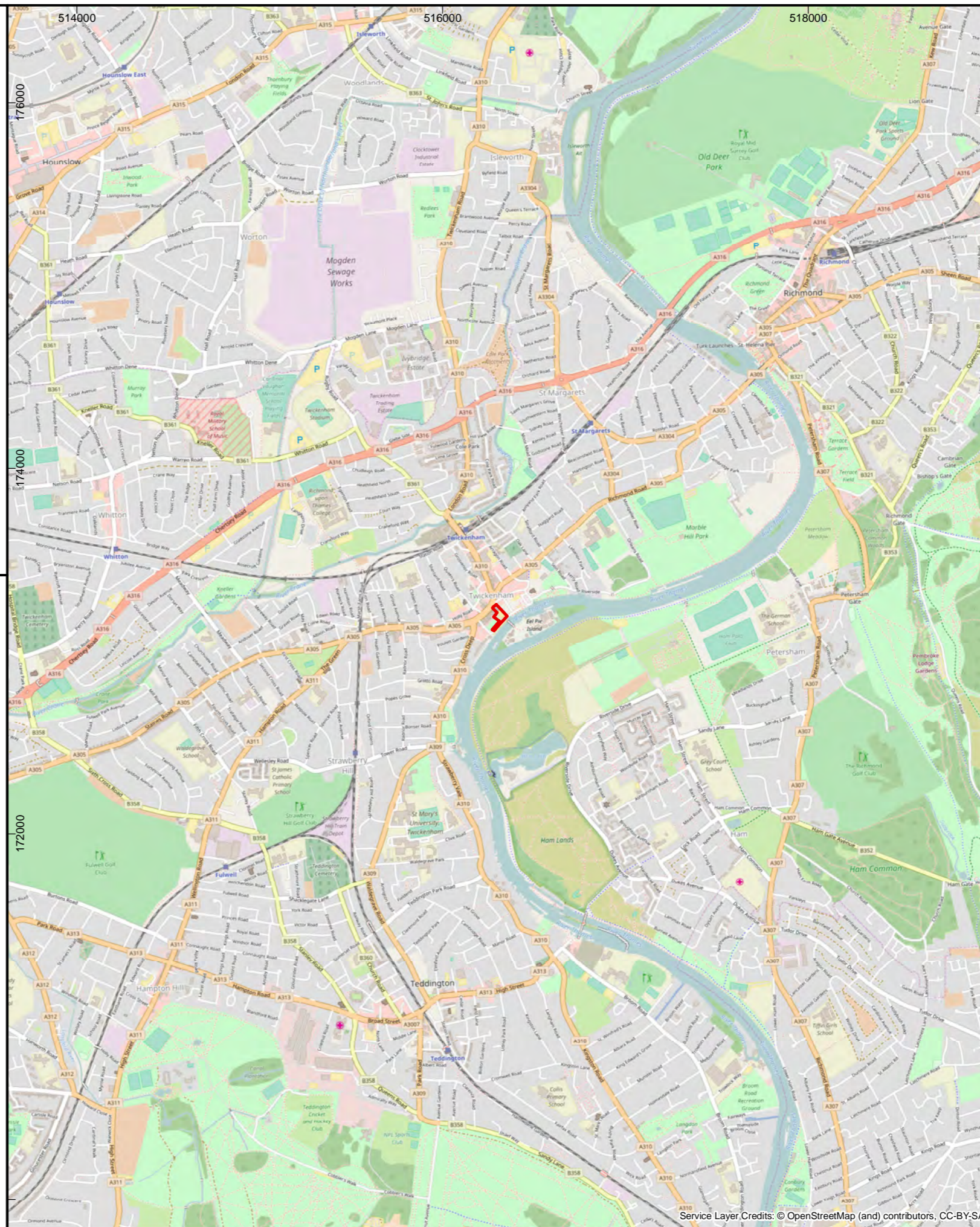
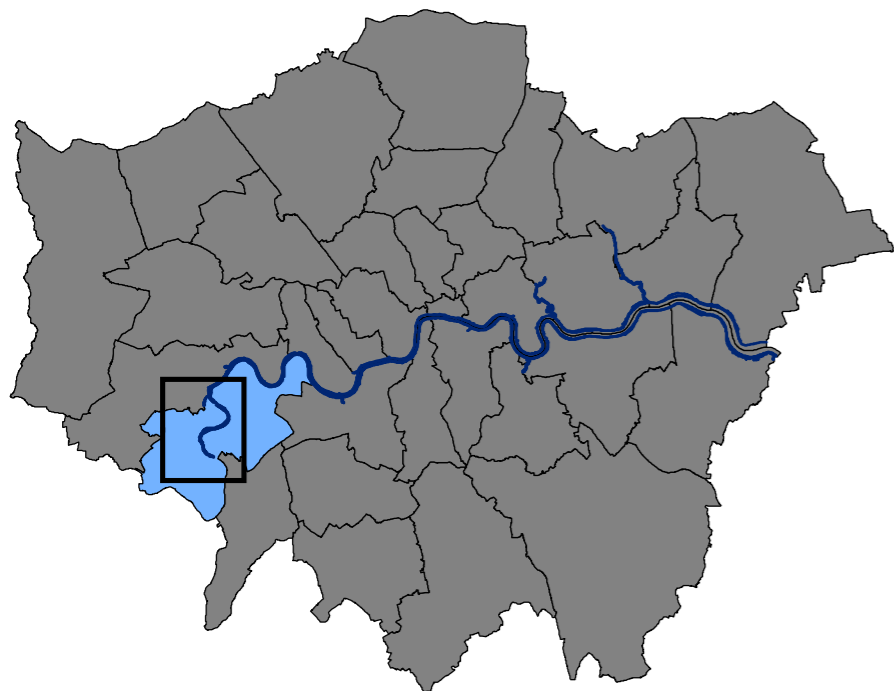
Ordnance Survey. 1962, surveyed 1960, Promap digital extract

Ordnance Survey. 1975, Promap digital extract



LONDON

London Borough of Richmond



Figure

1

Site Location Plan

Legend

Site Boundary

FOR

Validus
90 Long Acre
Covent Garden
London
WC2E 9RZ

Drawn/checked:

LB/SO

DWG no:

01/23967/DBA/01/01

AOC Project No.:

23967



(C) AOC Archaeology Group 2017



SYSTEM

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:25,000 @ A3

SCALE



Service Layer Credits: © OpenStreetMap (and) contributors. CC-BY-SA



Designated heritage assets recorded within 100m of the site

Legend

- Site Boundary
- 100m Study Area
- Grade II Listed Buildings
- Queens Road CA (Site 45)
- Twickenham Riverside CA (Site 44)

FOR

Validus
90 Long Acre
Covent Garden
London
WC2E 9RZ

Drawn/checked:	TBL/SO
DWG no:	01/23967/DBA/02/01
AOC Project No.:	23967



(C) AOC Archaeology Group 2017



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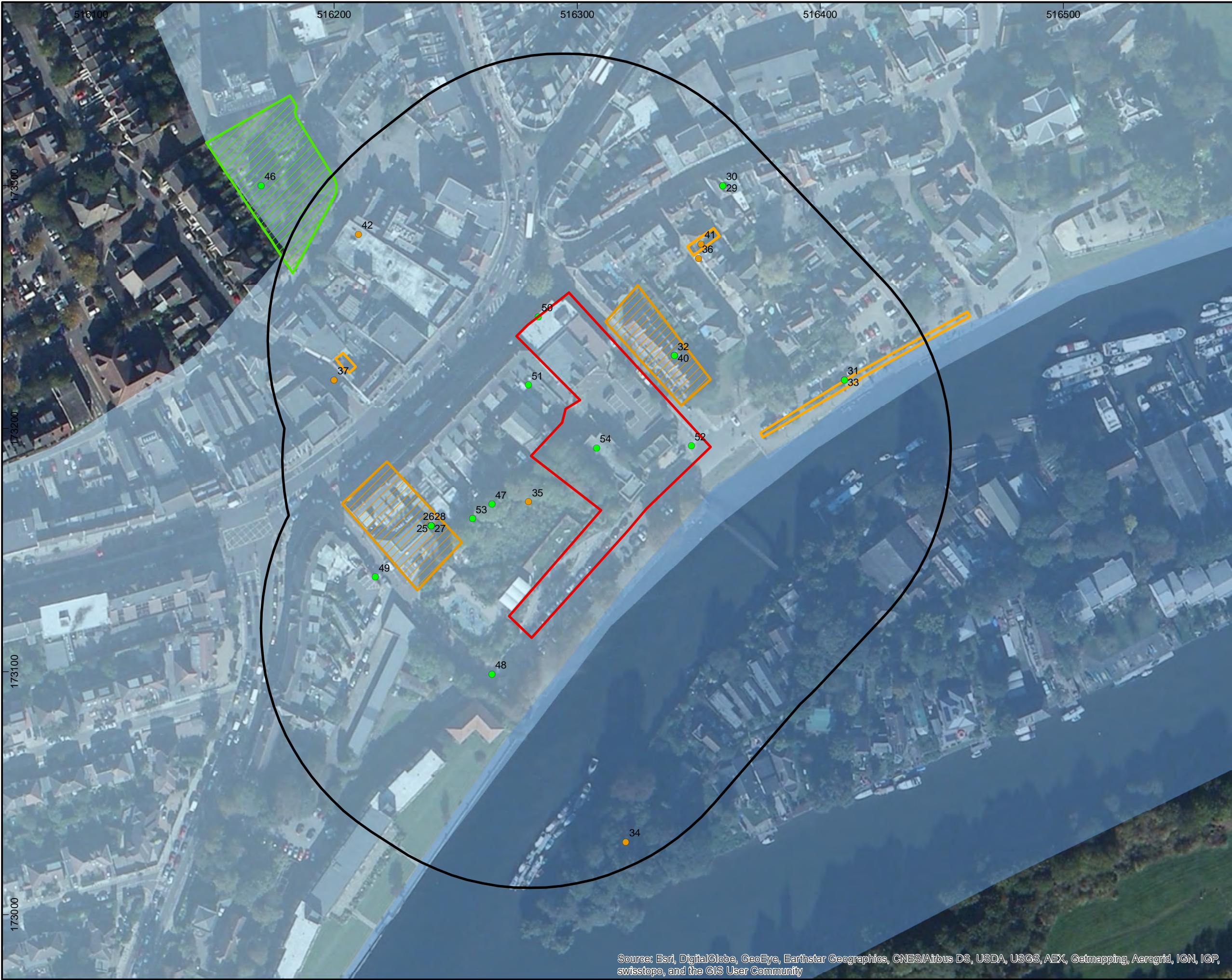
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SCALE

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SCALE





Non-designated heritage assets recorded within 100m of the Site

- Legend
- Site Boundary
 - 100m Study Area
 - Non Designated Assets
 - Non Designated Asset Extents
 - Archaeological Events
 - GLHER Event Extents
 - Previous Archaeological Works
 - Thames Foreshore & Bank APA (Site 22)
 - Twickenham & Marble Hill APA (Site 23)

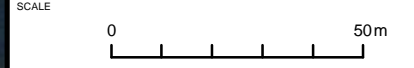
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AOC Project No.:	23967



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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Figure

4

Extract from Ralph Treswell's
Map of 1607

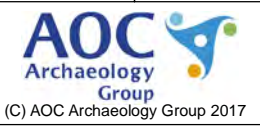
Legend

 Approximate Site Boundary

FOR
Validus

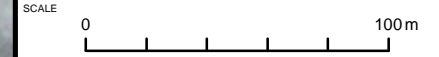
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London
WC2E 9RZ

Drawn/checked:	TBL/SO
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AOC Project No.:	23967



SYSTEM
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Projection: Transverse Mercator
Datum: OSGB 1936

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Figure

5

Extract from Moses Glover's Map, 1635

Legend

Approximate Site Boundary

FOR

Validus

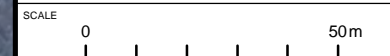
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WC2E 9RZ

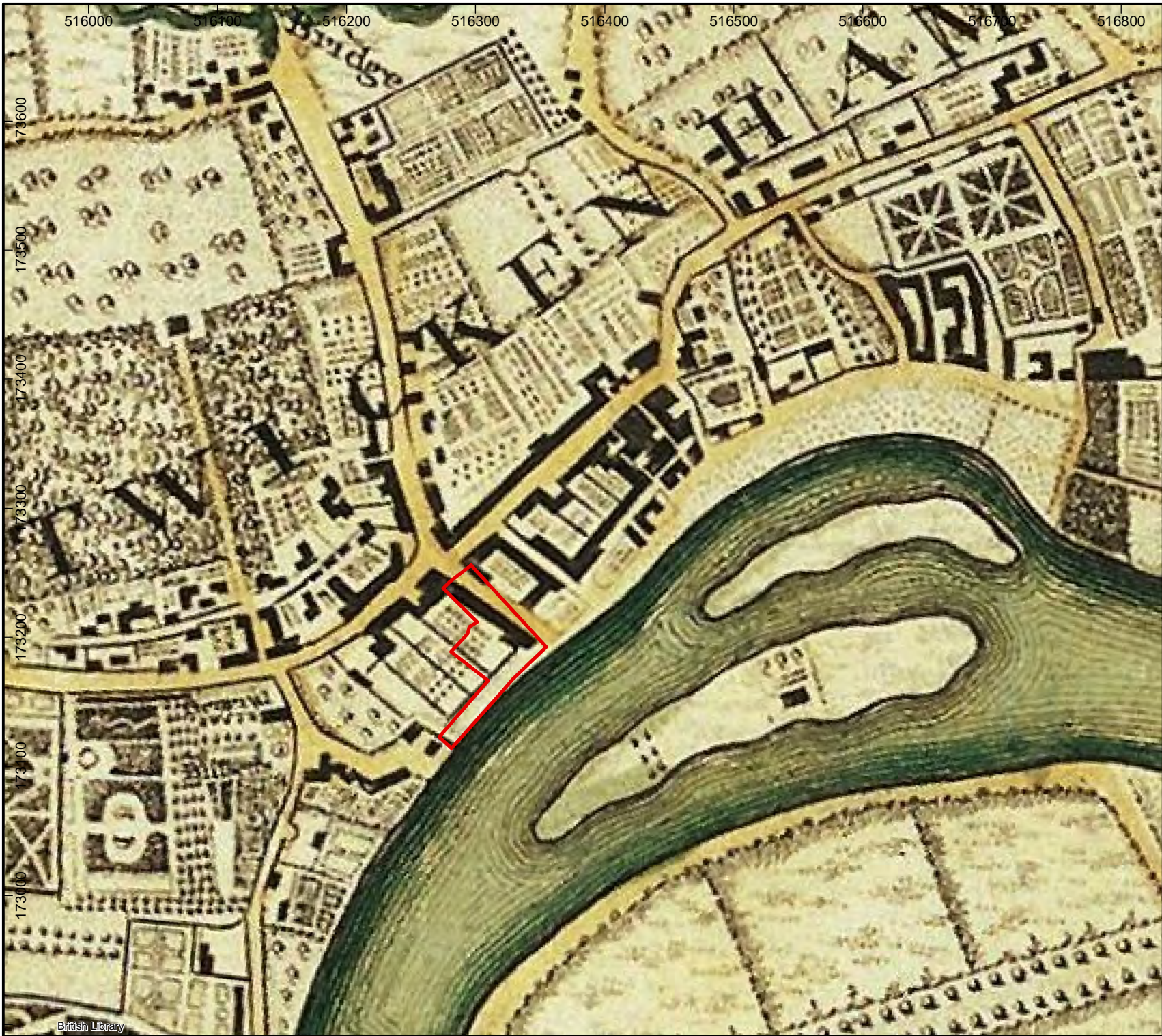
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AOC Project No.:	23967



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Datum: OSGB 1936

SCALE
1:1,500 @ A4





Figure

6

Extract from Roque's Map, 1746

Legend

Approximate Site Boundary

FOR

Validus

90 Long Acre
Covent Garden
London
WC2E 9RZ

Drawn/checked:

TBL/SO

DWG no:

01/23967/HA/06/01

AOC Project No.:

23967



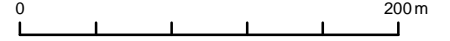
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SCALE

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SCALE





Figure

7

Extract from the Twickenham Enclosure Map, 1818

Legend

Approximate Site Boundary

FOR
Validus

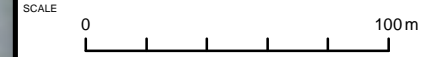
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London
WC2E 9RZ

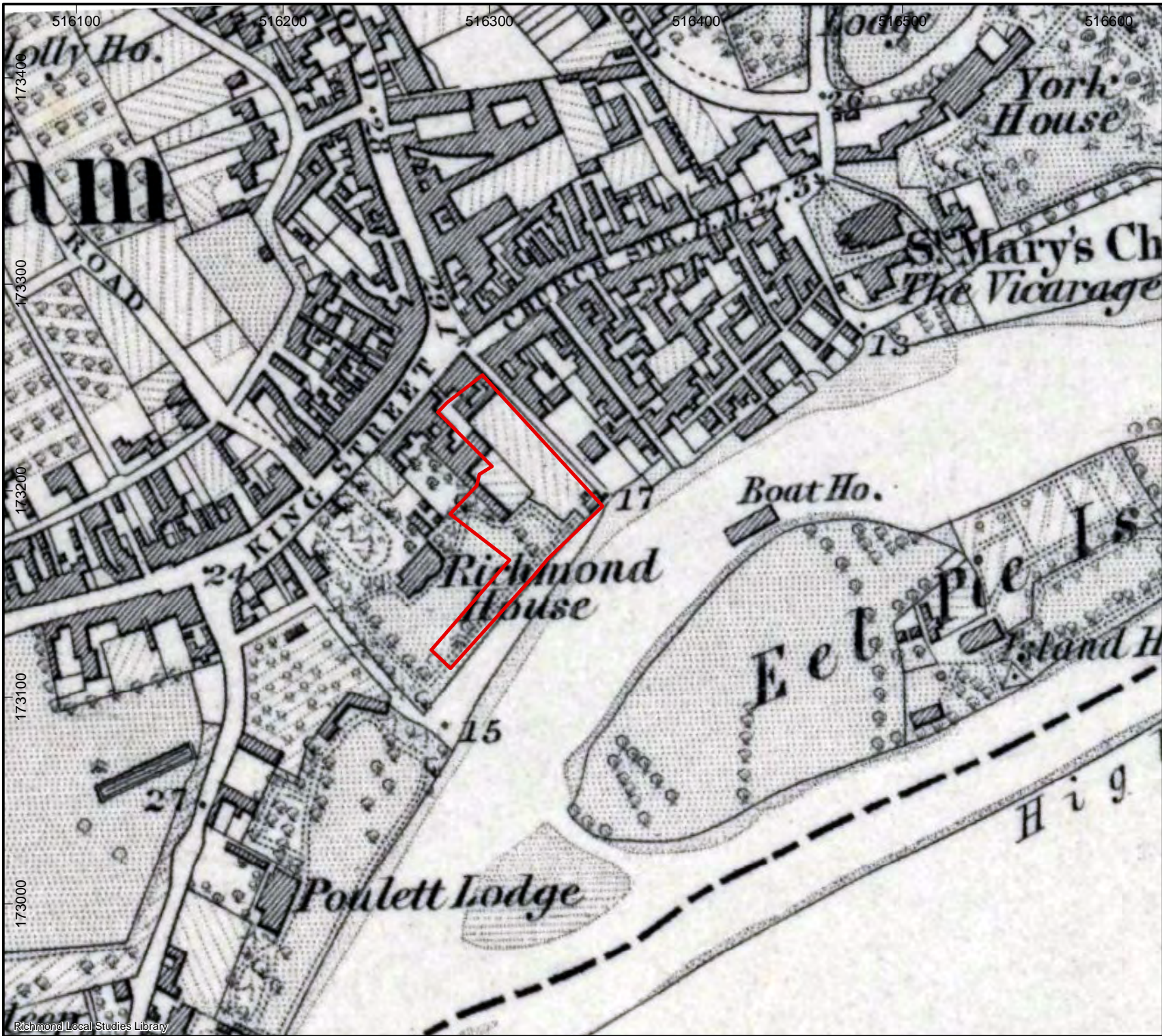
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AOC Project No.:	23967



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SCALE
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Figure

8

Extract from Ordnance Survey Map, 1869

Legend

Approximate Site Boundary

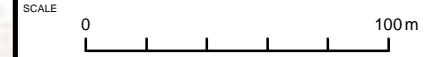
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London
WC2E 9RZ

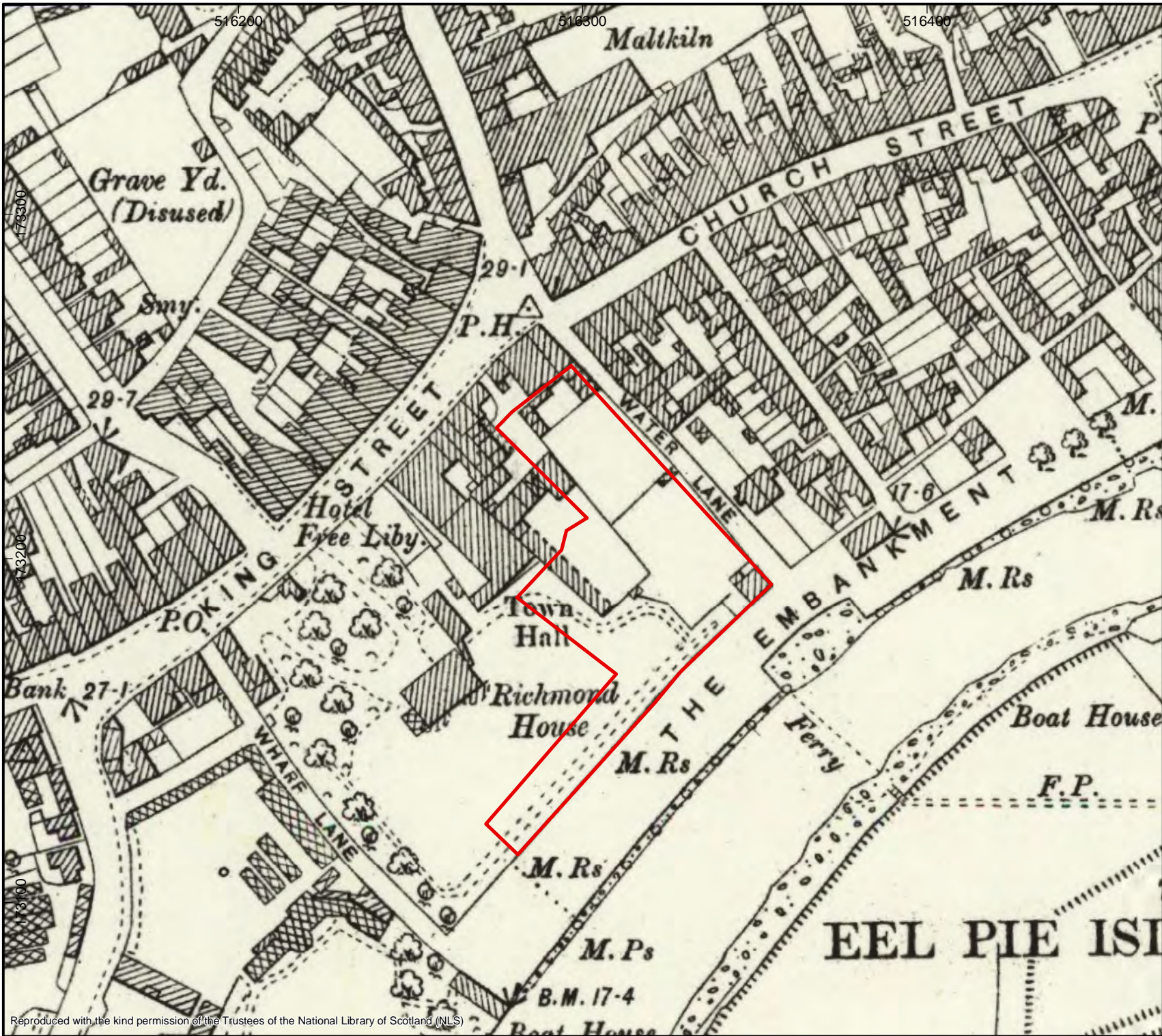
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Datum: OSGB 1936

SCALE
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Figure

9

Extract from Ordnance Survey Map, 1897

Legend

 Approximate Site Boundary

FOR

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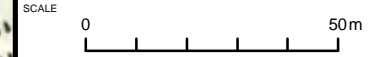
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London
WC2E 9RZ

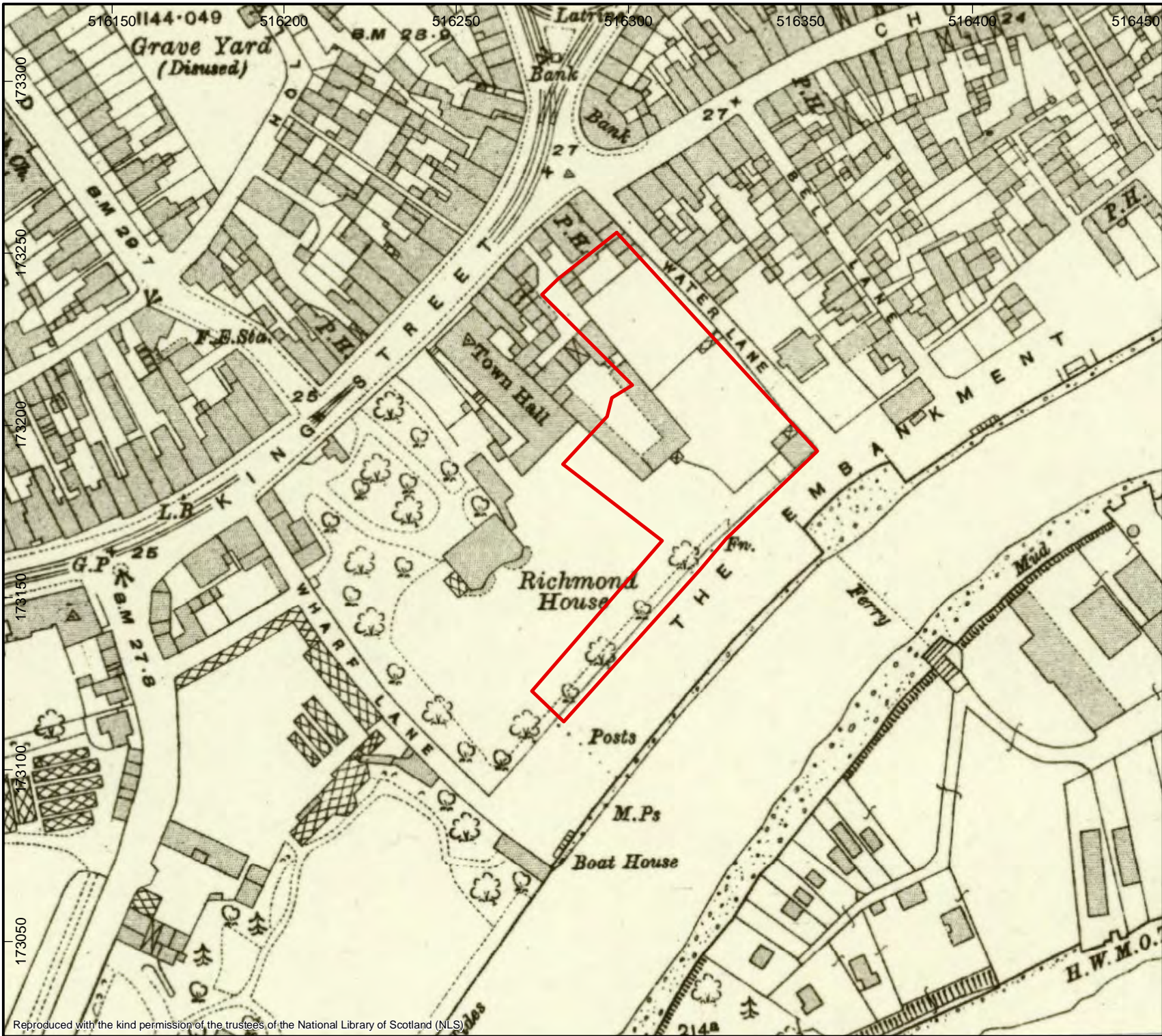
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1:1,500 @ A4





Extract from Ordnance Survey Map, 1912

Legend

Approximate Site Boundary

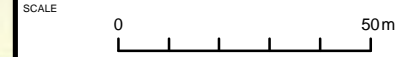
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Covent Garden
London
WC2E 9RZ

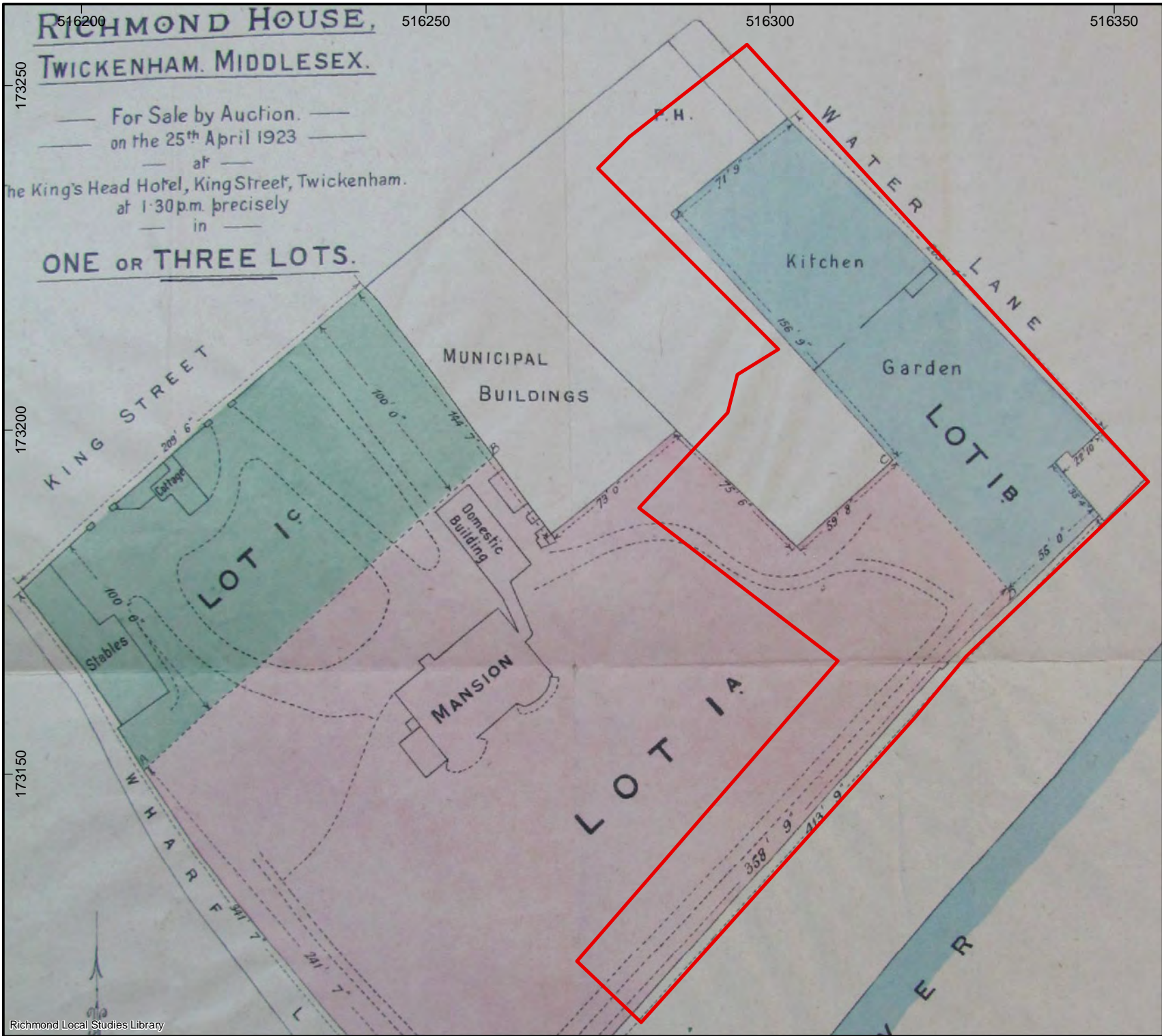
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AOC Project No.:	23967



SYSTEM
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE
1:1,500 @ A4





Extract from Richmond House
Sale Plan, 1923

Legend
 Approximate Site Boundary

FOR
 Validus
 90 Long Acre
 Covent Garden
 London
 WC2E 9RZ

Drawn/checked:	TBL/SO
DWG no:	01/23967/HA/01/11
AOC Project No.:	23967



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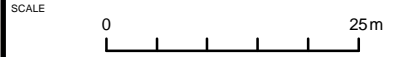




Plate 1: 1725 illustration showing the 17th century Richmond House (The Twickenham Museum)



Plate 2: c.1900 photograph showing the 19th century Richmond House (The Twickenham Museum)



Plate 3: c.1900 photograph showing the Kings Head and the King Street Frontage (Richmond Local Studies Library)



Plate 4: Water Lane and King Street shops (1, 1a and 1b) from north-east



Plate 5: General view of site from Water lane showing car park and rear of King Street properties



Plate 6: Insect building at south-east corner of site from south-west



Plate 7: Former Bath House and garage buildings fronting The Embankment



Plate 8: The Embankment in front of Diamond Jubilee Gardens from west



Plate 9: The Site from Eel Pie Island pedestrian access bridge from south



Plate 10: Water Lane properties from north-west



Plate 11: Barclays Bank Building (Site 4) from London road from north



Plate 12: K6 Telephone Kiosk (Site 5) from south-west



Plate 13: View along Church Street towards Site from east



Plate 14: View of Boathouse (Site 1) building from south-east



Plate 15: View of Boathouse (Site 1) building from south-east



Plate 16: View towards Site from The Embankment from north-east



Plate 17: General view along King Street from south-west



Plate 18: The George (Site 43) from the Site south-east



Plate 19: View to the Site from The George (Site 43) from south



Plate 20: 10-12 King Street (Site 3) from south



Plate 21: The Site from 10-12 King Street (Site 3) from north-west

Twickenham Rediscovered: Archaeology and Heritage Assessment

Appendix 1: Site Gazetteer

Site Number	1
Site Name	Boathouse and deep-water dock, riverside landing stage, steps, balustrade and gates, Thames E
Type of Site	Boathouse
NHL Number	1400159
HER Number	MLO103220
Status	Listed Building- Grade II
Easting	516270
Northing	173081
Council	Richmond upon Thames
Description	Built in the 1870s as part of Frederick Chancellor's remodelling of the house and grounds of Poulett Lodge for William Punchard. The boathouse and dock are disused and falling into disrepair, with encroaching vegetation threatening the masonry. The balustrade is structurally compromised and shows evidence of cracking and leaning. This also affects the landing stage and gates. Discussions towards a solution are at an early stage with the owners.

Site Details

Designated Site Name: Boathouse and Deep-Water Dock, Riverside Landing Stage, Steps, Balustrade and Gates, Thames Eyot, Cross Deep

Heritage Category: Listed Building grade II

List Entry Number: 1400159

Local Planning Authority: Richmond upon Thames

Site Type: Maritime

Location

Building Name: Boathouse and deep-water dock

County: Greater London

District / Borough: Richmond upon Thames

Parliamentary Constituency: Twickenham

Region: London

Assessment Information

Assessment Type: Building or structure

Condition: Poor

Occupancy / Use: Vacant/not in use

Priority Category: C - Slow decay; no solution agreed

Owner Type: Private, multiple owners

Designation: Listed Building grade II, CA

New Entry: Yes

Site Number	2
Site Name	29 AND 31, HOLLY ROAD
Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516215
Northing	173294
Council	Richmond upon Thames

Description 1254308
The following building shall be added:-

TQ 1673 Holly Road

21/104 Nos 29 and 31

II

Pair of cottages. Early C18 (shown on Rocque's map of 1741-5) heightened in C19 and altered in C20. Built mainly of brown brick in Flemish band with red brick headers but heightened in stock brick. Roof now covered in C20 concrete pantiles with rendered chimney stack 2 storeys and attics, 2 windows with central blank. Attic has 2 C20 flat roofed dormers. Ground and 1st floor have C20 mullioned and transomed casements with leaded lights in original cambered surrounds. Cambered doorcase to right with fanlight. 2 half-glazed doors. Side elevation has attic in gables and blocked casement. Interior has ground floor with early C19 fire surround and matchboard planking, probably dating from its time as an Inn. Cellar has C18 round headed arch C18 wider staircase with some plank panelling and 3 plank door. Roof has purlins, ridge piece, diagonal braces and some carpenters marks.

Listing NGR: TQ1621573294

Site Number 3

Site Name 10 AND 12, KING STREET

Type of Site Listed Building

NHL Number

HER Number

Status Listed Building- Grade II

Easting 516253

Northing 173270

Council Richmond upon Thames

Description 1357721

In the entry for KING STREET 21/23 (north side)

Nos 10 and 12

The item shall be amended to read KING STREET (north side) Twickenham

Nos 10 and 12

1. 5028 KING STREET (north side)

Nos 10 and 12 TQ 1673 21/23

II

2. C18 houses with modern shops on ground floor. Three storeys. Five bays (3:2). The spacing of the windows and the roof hipped to the left only suggesting that this is the remnant of a longer range. Brick faced, with tiled hipped roof and wood eaves cornice. Segmental-arched

first floor windows with stuccoed keys.

Listing NGR: TQ1625373270

Site Number	4
Site Name	BARCLAYS BANK
Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516295
Northing	173291
Council	Richmond upon Thames
Description	1253034

1. 5028YORK STREET (south side)

No 2. Barclays Bank TQ 1673 21/24

II

2. Early C20. Stone building of 3-storeys occupying a semi-circular corner site. Thirteen bay composition, with central 3 bays and outer 2 bays at either end advanced, rusticated window surrounds to upper storeys and pediments to first floor windows. Rusticated ground storey with semi-circular headed windows with frieze above; band- course between first and second floors; central 3-bay pediment with clock. Modillion cornice and balustraded parapet running the length of the building. Doric entrance porch with paired columns. Plays a very important townscape role in Twickenham centre.

Listing NGR: TQ1629573291

Site Number	5
Site Name	K6 TELEPHONE KIOSK JUNCTION OF KING STREET AND WATER LANE
Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516288
Northing	173258
Council	Richmond upon Thames
Description	1254087

1. 5028 KING STREET

TQ 1673 K6 Telephone Kiosk junction 21/101 of King Street and Water Lane

II GV

2. Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

Listing NGR: TQ1628873258

Site Number	6
Site Name	24, 25 AND 26, CHURCH STREET
Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516316
Northing	173296
Council	Richmond upon Thames
Description	1358046

1. 5028 CHURCH STREET (north side) Twickenham

Nos 24, 25 and 26 TQ 1673 21/25

II GV

2. C18 terrace. Each 2 storeys and attic, 2 flush framed windows wide and one dormer. Brick. Band course to parapet. C19 altered shop fronts.

Note: Nos 9 to 27 inclusive have Group Value.

Listing NGR: TQ1631673296

Site Number	7
Site Name	22, CHURCH STREET
Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516328
Northing	173303

Council	Richmond upon Thames
Description	1191956 1. 5028 CHURCH STREET (north side) Twickenham No 22 TQ 1673 21/26 II 2. C18. Two storeys and attic. Two flush framed windows wide and one dormer. Brick built. Band course to parapet. C19 shop front much altered. Listing NGR: TQ1632873303

Site Number	8
Site Name	THE FOX PUBLIC HOUSE
Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516353
Northing	173290
Council	Richmond upon Thames
Description	1080851 1. 5028 CHURCH STREET (south side) Twickenham No 39. "The Fox" public house TQ 1673 21/33 II GV 2. C18. Two storeys and attic. Three windows wide - the centre bay being blind. Flush frames. Slate roof. Stucco. One dormer. Listing NGR: TQ1635373290

Site Number	9
Site Name	40, CHURCH STREET
Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516356
Northing	173298

Council	Richmond upon Thames
Description	1261407 1 CHURCH STREET 5028 Twickenham TQ 1673 21/103 NO 40 II House. Late C18 and early C19. Brick with a hipped roof of slate. Three storeys over a basement with single storey wing at the rear. The street front is one window-bay wide, the ground floor stuccoed with a doorcase possibly of early C19 and C20 window under a shallow canopy. Canted bay window at first floor level, probably of early C19 date; wooden window to second floor, brick dentil cornice and modern boxed eaves. The west face of the building is blank except for a narrow sash window to stairwell. Rear elevation stuccoed with late C18 or early C19 sashes. Ground floor front room panelling, probably of the second half of the C18 remains on the east and south wall and in part on the west wall; but the chimney piece on east wall has gone. Original panelled doorcase to staircase hall; the hall has a simple staircase, and a panelled cupboard across its width, both probably of early C19 date. Ground floor rear room has a panelled dado to west and part of north walls only. First floor front room: C18 chimney piece, and panelled dado probably early C19. C18 chimney piece in first floor back room and each of the two second floor rooms. Listing NGR: TQ1635673298

Site Number	10
Site Name	14, CHURCH STREET
Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516364
Northing	173322
Council	Richmond upon Thames
Description	1080850 No 14 TQ 1673 21/28 II GV 2. C18. Three storeys. Three windows wide. Brick built. Band courses to parapet and over first floor window heads. Sash windows with glazing bars to first floor. C19 shop front with yard doors to left-hand side. (R.C.H.M. Middx. Vol.) Listing NGR: TQ1636473322

Site Number	11
Site Name	13, CHURCH STREET

Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516365
Northing	173327
Council	Richmond upon Thames
Description	1080849 No 13 TQ 1673 21/30 II GV 2. C18. Two storeys and attic. One, flush-framed, window wide, and one dormer. Tile roof with eaves. Brick with C19 shop front (R.C.H.M. Middx. Vol.) Listing NGR: TQ1636573327

Site Number	12
Site Name	44 AND 45, CHURCH STREET
Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516374
Northing	173306
Council	Richmond upon Thames
Description	1191967 Nos 44 and 45 TQ 1673 21/32 II GV 2. C18. Two storeys. Four flush framed windows wide. Brick. Tiled roof with dentilled eaves cornice. Recessed panels beneath first floor windows. Now divided into 2 shops, each with separate C19 shop fronts. (R.C.H.M. Middx. Vol.) Listing NGR: TQ1637473306

Site Number	13
Site Name	45, CHURCH STREET
Type of Site	Listed Building

NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516381
Northing	173308
Council	Richmond upon Thames
Description	1358047 No 46 TQ 1673 21/31 II GV 2. C18. Two storeys. Two windows wide. Brick ground floor with jettied tile-hung timber-framed first floor. Possibly C18. Shop front. Tiled roof. (R.C.H.M. Middx. Vol.) Listing NGR: TQ1638173308

Site Number	14
Site Name	47, CHURCH STREET
Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516393
Northing	173305
Council	Richmond upon Thames
Description	1191977 No 47 TQ 1673 21/42 II GV 2. C18. Two storeys. Two windows wide. Brick ground floor with timber-framed upper storey clad with horizontal boarding. Tiled hip roof with dentilled eaves. Late C18 or early C19 shop front and yard doors topped with balustraded grills. (R.C.H.M. Middx. Vol.) Listing NGR: TQ1639373305

Site Number	15
Site Name	2, THE EMBANKMENT
Type of Site	Listed Building
NHL Number	

HER Number

Status Listed Building- Grade II

Easting 516382

Northing 173238

Council Richmond upon Thames

Description 1080813

1. 5028 THE EMBANKMENT

No 2 TQ 1673 21/37 2.9.52

II GV

2. Early C18 3-storey house, 3 windows wide in red brick with cornice and parapet. Ground floor windows blocked up. Entrance door to right with rusticated surround and pediment. Original interior. (R.C.H.M. Middx. Vol.)

Listing NGR: TQ1638273238

Site Number 16

Site Name 5, THE EMBANKMENT

Type of Site Listed Building

NHL Number

HER Number

Status Listed Building- Grade II

Easting 516395

Northing 173250

Council Richmond upon Thames

Description 1080814

1. 5028 THE EMBANKMENT

No 5 TQ 1673 21/39

II GV

2. Probably C17, 2-storey house with attic. Timber framed with sections of ground floor wall in brick. Half hipped roof with 2 dormers. Rendered walls with timber framing exposed on the northern section. Central chimney stack.

Listing NGR: TQ1639573250

Site Number 17

Site Name 7, THE EMBANKMENT

Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516393
Northing	173256
Council	Richmond upon Thames
Description	1358070
	1. 5028 THE EMBANKMENT
	No 7 TQ 1673 21/40
	II GV
	2. C17, 2-storey house 2 windows wide with additional small window to left at ground floor. Casement windows. Pitched roof to eaves. White painted brickwork.
	Listing NGR: TQ1639373256

Site Number	18
Site Name	8, 9 AND 10, THE EMBANKMENT
Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516413
Northing	173264
Council	Richmond upon Thames
Description	1080815
	1. 5028 THE EMBANKMENT
	Nos 8, 9 and 10 TQ 1673 21/41
	II GV
	2. C18 row of 2-storey brick cottages:- No 8: One window wide with entrance door; No 9: one window wide with door now incorporated in. Both 8 and 9 have segmental headed windows; triple casements above, altered to sashes below; No 10: Has been severely altered and is only included for group value. (R.C.H.M. Middx. Vol.)
	Listing NGR: TQ1641373264

Site Number	19
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Site Name	STRAND HOUSE
Type of Site	Listed Building
NHL Number	
HER Number	
Status	Listed Building- Grade II
Easting	516420
Northing	173274
Council	Richmond upon Thames
Description	1358069 1. 5028 THE EMBANKMENT No 3 - Strand House TQ 1673 21/38 2.9.52 II GV 2. Early C18 adjoining No 2 but set back. Two storeys with attic and 5 windows wide. Red brick, tiled roof. Modillion eaves cornice. Two dormer windows each with triple casements. Flush framed sash windows retaining glazing bars to main storeys. Central doorway with rusticated pedimented surround as No 2. (R.C.H.M. Middx. Vol.) Listing NGR: TQ1642073274

Site Number	20
Site Name	54 King Street
Type of Site	House, Public House, Shop
NHL Number	1065376
HER Number	MLO91001
Status	Listed Building- Grade II
Easting	516156
Northing	173183
Council	Richmond upon Thames
Description	2. Mid C18 house; brick built. Three storeys, 2 windows wide. Square headed gauged window heads, with flush framed, sash windows, renewed. Modern shop front and entrance to ground floor. Brick modillion eaves cornice with later parapet.

Site Number	21
Site Name	14 Church Street
Type of Site	House, Shop
NHL Number	1080850
HER Number	MLO90920

Status	Listed Building- Grade II
Easting	516363
Northing	173322
Council	Richmond upon Thames
Description	2. C18. Three storeys. Three windows wide. Brick built. Band courses to parapet and over first floor window heads. Sash windows with glazing bars to first floor. C19 shop front with yard doors to left-hand side. (R.C.H.M. Middx. Vol.)

Site Number	22
Site Name	Thames Foreshore and Bank
Type of Site	Archaeological Priority Area
NHL Number	
HER Number	DLO33481
Status	Archaeological Priority Area
Easting	518060
Northing	172680
Council	Richmond upon Thames
Description	The Thames has been a focus for human activity from earliest times, and archaeology may be found anywhere along it. Finds of all periods have been made along its banks, or been dredged from the river bed. The foreshore may in places preserve finds and wooded structures that have been buried by the rising water table over the last 10,000 years.

Site Number	23
Site Name	Twickenham and Marble Hill
Type of Site	Archaeological Priority Area
NHL Number	
HER Number	DLO33460
Status	Archaeological Priority Area
Easting	516210
Northing	173330
Council	Richmond upon Thames
Description	Early Medieval settlement first mentioned in an early 8th century Saxon charter. Twickenham became a very fashionable place to live, particularly in the 17th and 18th centuries, and country retreats lined the riverside. Includes Orleans House, and Marble Hill an 18th century garden and park created for Henrietta Howard,

Countess of Suffolk by, amongst others, Alexander Pope and Charles Bridgeman. Evidence of prehistoric and Roman occupation in the area has also been found.

Site Number	24
Site Name	29 & 31 KING ST TWICKENHAM
Type of Site	PIT (Unknown date)
NHL Number	
HER Number	MLO68172
Status	Not Designated
Easting	516240
Northing	173160
Council	Richmond upon Thames
Description	Watching brief undertaken by J. Butler for Lawson-Price Environmental, Sept '96; site code KSR96. Several pits containing post-mediaeval building rubble were discovered. These and all other features on the site had been truncated in the 19th century-20th century when the land surface had been reduced. Periods recorded under same site code:- unknown (022308-11). Lawson-Price Environmental, 1996, Archaeological Watching Brief of Land at 29 and 31 King Street, Twickenham (Unpublished document). SLO65186.

Site Number	25
Site Name	29 & 31 KING ST TWICKENHAM
Type of Site	DRAIN (Unknown date)
NHL Number	
HER Number	MLO68175, MLO68176
Status	Not Designated
Easting	516240
Northing	173160
Council	Richmond upon Thames
Description	Watching brief undertaken by J. Butler for Lawson-Price Environmental, Sept '96; site code KSR96. Two brick-lined drains aligned N-S and E-W were discovered. These and all other features on the site had been truncated in the 19th century-20th century when the land surface had been reduced. They were possibly associated with the gardens and grounds of Richmond House. Periods recorded under same site code:- unknown (022308-11). Lawson-Price Environmental, 1996, Archaeological Watching Brief of Land at 29 and 31 King Street, Twickenham (Unpublished document). SLO65186.

Site Number	26
Site Name	29 & 31 KING ST TWICKENHAM
Type of Site	CELLAR (Unknown date)
NHL Number	
HER Number	MLO68177
Status	Not Designated
Easting	516240
Northing	173160
Council	Richmond upon Thames
Description	Watching brief undertaken by J. Butler for Lawson-Price Environmental, Sept '96; site code KSR96. The remains of a brick cellar were discovered. This and all other features on the site had been truncated in the 19th century-20th century when the land surface had been reduced. It was possibly associated with the gardens and grounds of Richmond House. Periods recorded under same site code:- unknown (022308-11). Lawson-Price Environmental, 1996, Archaeological Watching Brief of Land at 29 and 31 King Street, Twickenham (Unpublished document). SLO65186.

Site Number	27
Site Name	29-31 KING ST
Type of Site	RUBBISH PIT (Medieval - 1066 AD to 1539 AD)
NHL Number	
HER Number	MLO673
Status	Not Designated
Easting	516240
Northing	173160
Council	Richmond upon Thames
Description	Evaluation undertaken by Robert Cowie for Museum of London Archaeology Service, April'96; site code KST96. Natural brickearth was cut by a late medieval rubbish pit, which contained sherds of C15th pottery, fragments of peg tile, animal bones, oyster and mussel shells and charred cereal grains. The animal bone assemblage was dominated by large mammals including cattle, sheep/goat and pig. The diversity of body parts recovered suggests that the bone was derived from a variety of sources including butchery and food waste. Periods recorded under same site code: medieval (022207), post-medieval (022208). Museum of London Archaeology Service, 1996, 29 & 31 King Street, Twickenham, London: An Archaeological Evaluation (Unpublished document). SLO63877.

Site Number	28
Site Name	29-31 KING ST
Type of Site	PIT, RUBBISH PIT
NHL Number	
HER Number	MLO673
Status	Not Designated
Easting	516240
Northing	173160
Council	Richmond upon Thames
Description	<p>Evaluation undertaken by Robert Cowie for Museum of London Archaeology Service, April'96; site code KST96. A large rubble-filled pit produced bricks dated to between the late C15th and mid 17th century and may be associated with the demolition of the first Richmond House in c.1816. (From the late 17th century until the 1920s the site lay in the NW corner of the grounds of Richmond House.) Several small pits of post-medieval date were interpreted as garden features. Periods recorded under same site code: medieval (022207), post-medieval (022208). Museum of London Archaeology Service, 1996, 29 & 31 King Street, Twickenham, London: An Archaeological Evaluation (Unpublished document). SLO63877</p>

Site Number	29
Site Name	CHURCH ST
Type of Site	DITCH
NHL Number	
HER Number	MLO224
Status	Not Designated
Easting	516360
Northing	173300
Council	Richmond upon Thames
Description	<p>Department of Greater London Archaeology/SW EXCAV CHU 88 REVEALED 10M LENGTH OF DITCH ALIGNED NW TO SE. EVIDENCE FOR SEVERAL PHASES OF RECUTTING. POSSIBLE DRAINAGE DITCH DRAINING WATER INTO THAMES EARLY C14TH TO MID 16th century. Post Medieval FEATURE - SEE 021153. NOWELL JPL (?), CHURCH STREET (GLSMR recording form). SLO39148. DGLA NOWELL JPL (?), CHURCH STREET (Excavation archive). SLO39149. Museum of London Archaeology Service, CHURCH STREET EXCAVATION (NO FURTHER DETAILS) (Article in monograph). SLO39147.</p>

Site Number	30
Site Name	CHURCH ST
Type of Site	CESS PIT
NHL Number	
HER Number	MLO224
Status	Not Designated
Easting	516360
Northing	173300
Council	Richmond upon Thames
Description	Department of Greater London Archaeology/SW EXCAV CHU 88 REVEALED LATE 18th century CESS PIT (MUCH TRUNCATED) WITH MUCH 18th century POTTERY. ALSO MEDIEVAL DITCH 021152. NOWELL JPL (?), CHURCH STREET (GLSMR recording form). SLO39151. DGLA NOWELL JPL (?), CHURCH STREET (Excavation archive). SLO39152. Museum of London Archaeology Service, CHURCH STREET EXCAVATION (NO FURTHER DETAILS) (Article in monograph). SLO39150.

Site Number	31
Site Name	The Embankment [Twickenham Embankment],
Type of Site	WALL
NHL Number	
HER Number	MLO101206
Status	Not Designated
Easting	516410
Northing	173220
Council	Richmond upon Thames
Description	<p>A late 18th or early 19th century wall was recorded during a watching brief at Twickenham Embankment by AOC Archaeology in 2009. The wall is probably part of a warehouse building shown on the 1st edition OS map (1880). The wall ran close to the northwestern edge of the excavated area and was recorded for a length of 27.30 m. It is up to eight courses high, but continued below the maximum excavated depth. The wall is constructed of red bricks in English crossbond and set in a white, hard mortar. The mortar appeared to be lime-rich, which suggested a date of late 18th century to early 19th century. The bricks measured 62 mm in thickness, suggesting a post-1800 date. (1-2)</p> <p><1> AOC Archaeology Group, 2009, Twickenham Embankment, Results of an Archaeological Watching Brief (Unpublished document). SLO69438.</p> <p><2> AOC Archaeology Group, 2009, Twickenham Embankment: Archive for an Archaeological Watching Brief (Digital archive). SLO81735.</p>

Site Number	32
Site Name	WATER LANE
Type of Site	FINDSPOT
NHL Number	
HER Number	MLO711
Status	Not Designated
Easting	516340
Northing	173230
Council	Richmond upon Thames
Description	<p>Evaluation undertaken by John Saunders for TVAS, May'97; site code WLA97. Post-medieval demolition rubble was ecoreded along with modern services. No further periods recorded under this site code.</p> <p>Thames Valley Archaeological Services, WATER LANE, TWICKENHAM: EVALUATION REPORT (Excavation archive). SLO68912.</p> <p>Thames Valley Archaeological Services, 1997, Water Lane Car Park, Twickenham: An Archaeological Evaluation (Unpublished document). SLO68911.</p>

Site Number	33
Site Name	The Embankment [Twickenham Embankment], London,
Type of Site	Watching Brief
NHL Number	
HER Number	ELO10266
Status	Event
Easting	516410
Northing	173220
Council	Richmond upon Thames
Description	<p>A watching brief was carried out at Twickenham Embankment by AOC Archaeology in 2009. A 100m long trench was excavated to form bedding trenches for trees and other planting. A wall of a mid-19th century building that was probably part of a warehouse was exposed. A series of land ties of post 1950s date were also recorded. These ties previously provided supports for the river wall.</p>

Site Number	34
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Site Name	Eel Pie Island, Twickenham: Watching brief
Type of Site	Watching Brief
NHL Number	
HER Number	ELO10563
Status	Event
Easting	516320
Northing	173030
Council	Richmond upon Thames
Description	Watching Brief undertaken by Richmond Archaeological Society in 1991. No further details recorded.

Unpublished document: Richmond Archaeological Society. 1991. Pie Crust, Eel Pie Island, Twickenham, TW1 3DY: An Archaeological Watching Brief. SITE CODE: EPI97.

Site Number	35
Site Name	The Embankment/Wharf Lane/Water Lane, Twickenham
Type of Site	Desk Based Assessment
NHL Number	
HER Number	ELO10670
Status	Event
Easting	516280
Northing	173170
Council	Richmond upon Thames
Description	2001 Archaeological Desk-Based Assessment: no further details recorded

Unpublished document: Museum of London Archaeology Service. 2001. Twickenham Riverside Development, The Embankment, Wharf Lane and Water Lane, Twickenham, London TW1.

Site Number	36
Site Name	Bell Lane (No. 9), London, TW1 3NU
Type of Site	Watching Brief
NHL Number	
HER Number	
Status	Event
Easting	516350
Northing	173270
Council	Richmond upon Thames
Description	A watching brief was carried out at 9 Bell Lane by Pre-Construct Archaeology in 2010. Several archaeological

deposits were identified which could be defined as 18th/19th century structural development, late 19th/early 20th century structural alterations, structural demolition after WWII and subsequent disuse. The construction of a basement in the western part of the site would have removed any archaeology which predated the building although archaeological deposits may have survived in other parts of the site.
Naturally deposited terrace gravels were observed between 0.80m below the ground surface and 2.40m below the ground surface.

Site Number	37
Site Name	King Street (Nos 34-36), Twickenham, Richmond, TW1
Type of Site	Watching Brief
NHL Number	
HER Number	ELO15977
Status	Event
Easting	516200
Northing	173220
Council	Richmond upon Thames
Description	A watching brief was undertaken at 34-36 King Street, Twickenham between the 23rd March and the 26th October 2015 by Arcaheology South East. The monitoring focused on the trenches for a new house extension. A late post medieval soakaway and a modern wall footing were observed.

Site Number	38
Site Name	King Street (Nos 29 & 31), Twickenham
Type of Site	Watching Brief
NHL Number	
HER Number	ELO3817
Status	Event
Easting	516240
Northing	173160
Council	Richmond upon Thames
Description	Watching Brief 1996: No further details recorded. Unpublished document: Lawson-Price Environmental. 1996. Archaeological Watching Brief of Land at 29 and 31 King Street, Twickenham. SITE CODE KSR96.

Site Number	39
Site Name	King Street (Nos 29 & 31)
Type of Site	Evaluation/ Excavation
NHL Number	
HER Number	ELO3818
Status	Event
Easting	516240
Northing	173160
Council	Richmond upon Thames
Description	Evaluation 1996: No further details recorded. Unpublished document: Museum of London Archaeology Service. 1996. 29 & 31 King Street, Twickenham, London: An Archaeological Evaluation. SITE CODE: KST96.

Site Number	40
Site Name	Water Lane, [Car Park], Twickenham: Evaluation
Type of Site	Evaluation
NHL Number	
HER Number	ELO4902
Status	Event
Easting	516340
Northing	173230
Council	Richmond upon Thames
Description	Evaluation 1997: No further details recorded. Unpublished document: Thames Valley Archaeological Services. 1997. Water Lane Car Park, Twickenham: An Archaeological Evaluation. SITE CODE: WLA97.

Site Number	41
Site Name	Bell Lane, (No 9), Twickenham, Richmond
Type of Site	Desk Based Assesment
NHL Number	
HER Number	ELO7922
Status	Event
Easting	516351
Northing	173276
Council	Richmond upon Thames

Description An archaeological desk based assessment was conducted in 2008 by Pre-Construct Archaeology in advance of development of the site to include a residential building with basement. The contractor indicated that there is negligible potential for Palaeolithic remains, low potential for Mesolithic remains, moderate potential for remains of Neolithic to Early Bronze Age remains, and low potential for later prehistoric remains. The contractor considered the potential for Roman remains to be negligible, and that for Saxon remains to be low. However the potential for medieval remains was considered to be moderate and that for post medieval remains high, and the potential for preservation of environmental remains from all periods was considered moderate. The site is thought to have been open land until the early to mid 17th century, after which the site was occupied until clearance following bomb damage in World War Two. This previous activity is likely to have had localised impact on any surviving archaeology. However the proposed development will involve a 3m deep basement and service runs which are likely to severely impact any below-ground deposits. Thus the contractor recommended a watching brief of initial geotechnical works.

Site Number 42
Site Name Holly Road (Nos 29-35), Twickenham
Type of Site Desk Based Assessment
NHL Number
HER Number ELO974
Status Event
Easting 516210
Northing 173280
Council Richmond upon Thames
Description Desk-Based Assessment 2000: no further details. Note report title below references an archaeological evaluation.

Unpublished document: Museum of London Archaeology Service. 2000. 29-35 Holly Road, Twickenham: An Archaeological Evaluation Report.

Site Number 43
Site Name The George Public House
Type of Site Public House
NHL Number 1065375
HER Number
Status Listed Building- Grade II

Easting	516214
Northing	173226
Council	Richmond upon Thames
Description	<p>No 32. The George Public House to 36 (even) (Formerly listed as No 32 and No 34) TQ 1673 21/22 5.1.61</p> <p>II GV</p> <p>2. Late C17, 2-storey range, originally brick-faced. Tiled double pitched roofs and modillion eaves cornice but with later alterations. The George Public House has a modern pub front on the ground floor, above which are two 3-window, canted bays and to the right, a single window over a carriageway. The roof has 3 gabled dormers. No 34 has a modern shop front on the ground floor with 2 flush framed sash windows on the first floor and one gabled dormer in the roof. Eaves cornice has been simplified. No 36 has mid C19 stuccoed front with ground floor shop front returning onto Green's Road. First floor has 2 windows, one on the rounded corner, with stucco architraves and bracketed cornice. The original eaves cornice has been replaced with a stucco modillion cornice with panelled parapet incorporating a dormer. (R.C.H.M. Middx. Vol.)</p>

Site Number	44
Site Name	Twickenham Riverside Conservation Area
Type of Site	Historic Townscape
NHL Number	
HER Number	
Status	Consrvation Area
Easting	516367
Northing	173245
Council	Richmond upon Thames
Description	Conservation Area

Site Number	45
Site Name	Queens Road Conservation Area
Type of Site	Historic Townscape
NHL Number	
HER Number	
Status	Conservation Area
Easting	516139
Northing	173283
Council	Richmond upon Thames
Description	Conservation Area

Site Number	46
Site Name	Holly Road/Queen's Road [Holly Road Garden of Rest]
Type of Site	Cemetery
NHL Number	
HER Number	MLO103978
Status	Not Designated
Easting	516170
Northing	173300
Council	Richmond upon Thames
Description	<p>From 1782 Holly Road Burial Ground served the parish of St Mary, Twickenham but was full by 1835 at which point Oak Lane Cemetery was opened. It was officially closed in 1868 although some burials in family graves continued until c.1875. In 1930 196 monuments and tombstones naming 450 people could be read, but there were probably many more burials than this. In 1953 the burial ground was laid out as a public garden and called Holly Road Garden of Rest. It was later restored and replanted in 1991. A number of chest tombs remain visible and the garden's history as a burial ground is commemorated with a plaque. Notable burials include Thomas Twining (d.1861), founder of Twining's Tea, and William, 5th Viscount Howe (d.1814), Commander-in-Chief of the British Army during the first part of the American War of Independence. (1)</p> <p><1> London Parks and Gardens Trust, 2007, London Parks and Gardens Trust Site Database, Holly Road Garden of Rest (Website). SLO78826</p>

Site Number	47
Site Name	Richmond House (17th Century)
Type of Site	Mansion
NHL Number	-
HER Number	-
Status	Not Designated
Easting	516265
Northing	173169
Council	Richmond upon Thames
Description	<p>Richmond House was reportedly constructed around 1640 for Edward Birkhead Serjeant at Arms of the House of Commons (Memories of Twickenham 2016). The house subsequently passed into the ownership of Francis Newport, Earl of Bradford, who was a prominent political figure following the Restoration before passing to his second son Lord Torrington in 1708 (Corbett 1872, 254). The depiction of a mansion on its site on Glover's 1635 map suggests that Richmond House predated 1640 and was built between 1607 and 1635. Although no building can be discerned on the 1607 map the plot of land subsequently occupied by the mansion is clearly shown and is annotated 'Freehold' suggesting that it was historically separate from the Syon estate.</p> <p>Richmond House is depicted on a painting of 1725 (Plate 1) which shows the view from across</p>

the river to the south. This shows the mansion set back from the river behind gardens which are segregated from the riverbank behind a high brick wall. Richmond House is shown with two storeys with an additional floor set within the attic. The house had a central pediment and architecturally appears to date to the 17th century, its form perhaps consistent with an earlier structure recast following the Restoration. A pavilion (Site 48) shown in the extreme southwest corner of the garden could potentially be located within the southwest corner of the Site boundary. The pavilion appears to be a typical late 17th or early 18th century garden structure, with a large window overlooking the Thames. Ornamental trees or hedging is visible over the riverside wall which suggests that formal gardens were laid out around Richmond House at that time. A second structure (Site 49) shown to the rear of the pavilion could potentially be a service building for Richmond House. Architecturally this building appears earlier, than either the house or the pavilion and could potentially relate to the initial construction of Richmond House in the early part of the 17th century.

Richmond House passed through the hands of multiple owners over the course of the 18th century, being owned by Viscount Montague and Anthony Keek, between 1740 and 1766, when it was acquired by the Dowager Countess of Shelbourne, who subsequently passed it to her son, the Hon. Thomas FitzMaurice. FitzMaurice bequeathed the mansion to John Symonds in 1791. Subsequent occupiers included the Dowager Countess of Elgin, Lady de Crespigny and Lambert Blair (Cobbett 1872, 254-5). These changes in ownership and occupation reflect Twickenham's status during the late 17th, 18th and early 19th century as a wealthy enclave popular with aristocratic widows and second sons, who would not inherit the family estates.

The 17th century mansion was demolished c.1816 - 1829 and replaced by a new smaller residence (Site 53), that was also named Richmond House

Site Number	48
Site Name	Richmond House Garden Pavilion
Type of Site	Garden Building, Summer House
NHL Number	-
HER Number	-
Status	Not Designated
Easting	516265
Northing	173099
Council	Richmond upon Thames
Description	Garden pavilion recorded on a 1725 view of Richmond House from the Thames

Site Number	49
Site Name	Richmond House Service Building
Type of Site	Domestic wing
NHL Number	-
HER Number	-
Status	Not Designated
Easting	516217

Northing	173139
Council	Richmond upon Thames
Description	Service Building recorded on a 1725 view of Richmond House from the Thames

Site Number	50
Site Name	Kings Head Inn
Type of Site	Public House, Coaching Inn
NHL Number	-
HER Number	-
Status	Not Designated
Easting	516284
Northing	173246
Council	Richmond upon Thames
Description	Inn recorded on the 1818 Twickenham Enclosure Map, a c.1900 photograph suggests a 16th to 18th century date for the building which was by that time much altered. Demolished 1928

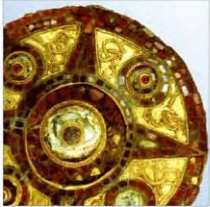
Site Number	51
Site Name	Kings Head Inn Associated Building
Type of Site	Building
NHL Number	-
HER Number	-
Status	Not Designated
Easting	516280
Northing	173218
Council	Richmond upon Thames
Description	Building recorded associated with the Kings Head Inn on the 1818 Twickenham Enclosure Map

Site Number	52
Site Name	Lord Kirkwalls House
Type of Site	House
NHL Number	-
HER Number	-
Status	Not Designated
Easting	516347

Northing	173193
Council	Richmond upon Thames
Description	House at the junction of Water Lane and The Embankment recorded in the ownership of Lord Kirkwall on the Twickenham Enclosure Map of 1818

Site Number	53
Site Name	Richmond House 19th Century
Type of Site	Mansion
NHL Number	-
HER Number	-
Status	Not Designated
Easting	516257
Northing	173163
Council	Richmond upon Thames
Description	Regency villa built c.1816 - 1829, demolished post 1923

Site Number	54
Site Name	Buildings to the rear of King Street
Type of Site	Curtilage Buildings
NHL Number	-
HER Number	-
Status	Not Designated
Easting	516308
Northing	173192
Council	Richmond upon Thames
Description	Range of buildings recorded within the rear curtilage of a King Street property on the 1897 Ordnance Survey. Described on the 1907 Goad Fire Insurance Plan as the depot of the Twickenham Urban District Council. The buildings variously housed the corporation's steam roller, carts and its paint shop



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