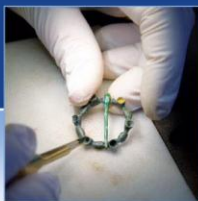


Churchview Road, Twickenham Greater London Archaeological Desk Based Assessment

AOC Project Number: 23824

May 2017



ARCHAEOLOGY

| HERITAGE

| CONSERVATION

Churchview Road, Twickenham, Greater London

Archaeological Desk Based Assessment

On Behalf of:	UK & European Property Developments Ltd. Chelsea House West Gate London W5 1DR
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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 UK & European Property Developments Ltd to undertake an Archaeological Desk Based Assessment of a site proposed for development at Churchview Road, Twickenham. The site lies within the local authority administrative area of the London Borough of Richmond upon Thames.
- 1.2 Archaeological investigations in the vicinity of the proposed development site have produced little evidence of remains from any period. The assessment has established that the proposed development site was open land from at least the mid-18th century up until the development of the residential area of Twickenham in the mid-20th century. There is, therefore, a low potential for discovering hitherto unknown archaeological remains within the proposed development site.
- 1.3 The proposed development site has been occupied by buildings and associated landscaping since the mid-20th century. Although the ground is likely to have been at least partially disturbed by the development and construction of the garages and buildings, it is possible that evidence survives within the proposed development site relating to its agricultural use and perhaps earlier uses within the site. In order to investigate the potential for such remains to survive beneath the site a programme of archaeological works may be required. Such works would be required to enable any significant archaeological remains to be identified, assessed and recorded. The exact scope and extent of any programme of archaeological works required should be agreed in advance with the Greater London Archaeological Advisory Service (GLAAS). The programme of work may include an archaeological watching brief on grubbing out of existing foundations and surfaces, and/or the excavation of new foundations. If significant archaeological remains were encountered, then further archaeological fieldwork, post-excavation analysis and reporting, including publication may also be required. Any such requirement will be determined by the Greater London Archaeological Advisory Service (GLAAS).
- 1.4 Impacts on the settings of designated heritage assets, including Listed Buildings, within 500m of the proposed development site have been considered. It is likely that the proposed development would have no effect on the settings of designated heritage assets in the surrounding area. This is primarily due to the location of the designated assets within a town setting, surrounded by buildings which will largely prohibit any views of the proposed development site from the assets. As no material impacts upon setting are predicted, no mitigation for indirect effects is considered necessary.

2 INTRODUCTION

2.1 Proposed Development Site

2.1.1 The proposed development site (the Site) is located at the northern end of Churchview Road which is situated within a residential area in western Twickenham; a settlement within Richmond upon Thames in Greater London. The site is situated close to the A305 Staines Road to the south and is bounded by the River Crane to the north with Crane Park to the west. The proposed development consists of a residential development on part of the site currently occupied by a garage block. The footprint of the existing garage is 123 sqm; the overall site consists of a series of residential blocks (1-73 Churchview Road). The garage block centres on TQ 14627 73080 (Figure 1).

2.2 Topographical & Geological Conditions

2.2.1 According to the British Geological Survey GeoIndex (BGS 2017), the proposed development site is underlain by solid geological clay and silt deposits which are part of the London Clay Formation, a sedimentary bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period. The bedrock is overlain by superficial deposits of sand and gravel which are part of the Taplow Gravel Formation. The local environment would have previously been dominated by seas and rivers.

2.2.2 The site occupies level ground at 14m AOD and is occupied by a garage block which is the area of development, with the overall site being occupied by a residential street.

2.3 Development proposal

2.3.1 UK & European Property Developments Ltd, engaged AOC Archaeology Group to undertake an Archaeological Desk Based Assessment to assess the archaeological and heritage value of the site proposed for development at Churchview Road, Twickenham. The site is proposed for residential development.

2.4 Government and local planning policies and guidance

2.4.1 **National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (NPPF) (DCLG 2012) sets out 12 Core Planning Principles of which the conservation of the historic environment is one. One of the NPPF's core principles is that *'planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'* (DCLG 2012, Para 17).

2.4.2 Where designated assets are concerned great weight should be given to the asset's conservation and loss of significance 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 assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and grade II* listed buildings, grade I and II* registered parks and gardens should be wholly exceptional'* (DCLG 2012, Para 132).

2.4.3 Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 135 states that *'in weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'* Paragraph 139 goes on to add that *'non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets'*.

2.4.4 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'* (Paragraph 141).

Planning Practice Guidance (PPG) 2014

- 2.4.5 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’*.
- 2.4.6 In relation to the Churchview Road site, the key considerations are the sections on Listed Buildings and non-designated heritage assets.
- 2.4.7 The NPPF and the PPG identify a Listed Building as:
- *a building which has been designated because of its special architectural or historic interest and (unless the list entry indicates otherwise) includes not only the building itself but also:*
 - *any object or structure fixed to the building*
 - *any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 July 1948*
- 2.4.8 The NPPF and the PPG identify two categories of non-designated sites of archaeological interest:
- *‘Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets’* (PPG citing National Planning Policy ‘Framework Paragraph 139); and
 - *‘Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first’* (PPG)

The London Plan March 2016 (MALP)

- 2.4.9 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.
- 2.4.10 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.'

2.4.11 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.'

Borough of Richmond upon Thames Local Plan

2.4.12 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.

2.4.13 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.

2.4.15 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 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 or their setting.

2.5 Planning considerations pertaining to the site

- 2.5.1 The Local Planning Authority is advised on all archaeological matters by the Greater London Archaeological Advisory Service (GLAAS). Any requirement for archaeological work either preceding or during development will be determined by the GLAAS acting as Richmond upon Thames' advisor on archaeological matters.
- 2.5.2 No Scheduled Monuments, Listed Buildings, Conservation Areas or Registered Parks and Gardens are located within the proposed development site boundary. Six Listed Buildings are located within the 500m study area; Briar House (Site 1), Brimsworth House (Site 2), Church of All Saints (Site 3), Hazeldene (Site 7), K6 Telephone Kiosk Junction of First Cross Road and Staines Road (Site 8) and K6 Telephone Kiosk Junction of First Cross Road and The Green (Site 9); all are Listed Buildings with Grade II status.
- 2.5.3 There are two Archaeological Priority Areas within the study area; both of which [Crane Valley (DLO33459) and Twickenham and Marble Hill (DLO33460)] the proposed development site is partially located in. Within the study area, four Conservation Areas are located; Belmont Road directly to the west of the Site, Trafalgar Road to the south, Rosecroft Gardens to the north-east and Twickenham Green to the south-east.
- 2.5.4 The setting of designated assets is a competent planning matter. The National Planning Policy Framework (NPPF) defines setting as *'The surroundings in which a heritage asset is experienced'* and the policy states that *'setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance, or may be neutral'*.

2.6 Limitations of Scope

- 2.6.1 This assessment is based upon data obtained from publicly accessible archives as described in the *Data Sources* in Section 4.2. Heritage assets within 500m of the proposed development site were identified. Data from the Greater London Historic Environment Record was obtained in April 2017 (GLHER Report 13194). The information presented in the gazetteer regarding known heritage assets is current to this date.
- 2.6.2 It should be noted that the report has been prepared under the express instructions and solely for the use of UK & European Property Developments Ltd and their partners. All the work carried out in this report is based upon AOC Archaeology Group's professional knowledge and understanding of current (April 2017) and relevant United Kingdom standards and codes, technology and legislation.
- 2.6.3 Changes in these areas may occur in the future and cause changes to the conclusions, advice and/or recommendations given. AOC Archaeology Group does not accept responsibility for advising UK & European Property Developments Ltd or associated parties of the facts or implications of any such changes in the future.

3 OBJECTIVES

- 3.1 The main objective of this assessment is to identify the cultural heritage value of the site proposed for development at Churchview Road, Twickenham. The evidence presented and the conclusions offered will provide a comprehensive basis for further discussion and decisions regarding heritage constraints on the future development of this site and for the formulation of a further mitigation strategy, should this be required.
- 3.2 The objectives to be undertaken in pursuing this study will be focused on assessing the heritage significance of the land at Churchview Road, Twickenham by examining a variety of evidence for upstanding and buried remains of heritage interest including Scheduled Monuments, Listed Buildings, Conservation Areas and non-designated heritage assets within 500m of the proposed development site. The assessment is based upon data obtained from publicly accessible archives as described in *Data Sources* (Section 4.2).

4 METHODOLOGY

4.1 Standards

- 4.1.1 The scope of this assessment meets the requirements of current planning regulations set out in Planning Policy Guidance (2014); National Planning Policy Framework (March 2012); the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; and local planning policy.
- 4.1.2 AOC Archaeology Group conforms to the standards of professional conduct outlined in the Chartered Institute for Archaeologists' (CIfA) Code of Conduct, the CIfA Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology, the CIfA Standards and Guidance for Historic Environment Desk Based Assessments, Field Evaluations and other relevant guidance.
- 4.1.3 AOC Archaeology Group is a Registered Archaeological Organisation of the CIfA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards and skills development.
- 4.1.4 AOC is ISO 9001:2008 accredited, in recognition of the Company's Quality Management System.

4.2 Data sources

- 4.2.1 The following data sources were consulted during preparation of this desk based assessment:

- Greater London Historic Environment Record:
For Historic Environment Record data;
- National Heritage List for England;
For designated Heritage Asset data;
- Archives and Local Studies Centre – Richmond Local Studies Library
For historic maps and documents relating to the proposed development site and the surrounding area;
- National Map Library (National Library of Scotland, Causewayside, Edinburgh):
For old Ordnance Survey maps (1st & 2nd Edition, small- and large-scale) and pre-Ordnance Survey historical maps.

4.3 Report structure

- 4.3.1 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, protective designation, and other descriptive information, as derived from the consulted sources.
- 4.3.2 Each heritage asset referred to in the text is plotted on the location map (Figure 2) at the end of the report, using the assigned Site Nos. The proposed development site is shown outlined in red.
- 4.3.3 All heritage assets located within a 500m radius of the proposed development site have been included in the assessment. The aim of this is to help predict whether any similar hitherto unknown archaeological remains may survive within the proposed development site. Designated heritage assets within 500m of the redline boundary have also been identified to allow for an assessment of the potential for impacts upon their settings.
- 4.3.4 All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed amongst the *References* in Section 7.

5 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

5.1 Prehistoric and Roman(8000 BC-AD 410)

- 5.1.1 A find spot of a retouched flake (Site 12) is the earliest activity recorded within the study area. A further find spot of a Roman coin of Constantine II (Site 5) was recorded to the south-east of the Site.
- 5.1.2 Evidence of prehistoric and Roman occupation has been recorded within the Twickenham and Marble Hill Archaeological Priority Area, which the Site partially is located within.
- 5.1.4 In view of the limited amount of prehistoric and Roman material recorded within the study area; the potential for prehistoric and Roman archaeology to survive is considered Low.

5.2 Early Historic and Medieval (AD 410-1600)

- 5.2.1 The area of Twickenham was first mentioned (as "Tuican hom" and "Tuiccanham") in an 8th-century charter to cede the area to Waldhere, Bishop of London, "for the salvation of our souls". By Norman times Twickenham was part of the Manor of Isleworth - itself part of the Hundred of Hounslow, Middlesex (mentioned in the Domesday Book of 1086) (Domesday Book Online).
- 5.2.2 Saxton's Map of 1579 names Twickenham, but shows no further detail. With no other heritage assets within the study area dating to this period, the potential for Early Historic and medieval archaeology to survive within the proposed development site is considered to be Low.

5.3 Post-medieval (AD 1600-1900)

- 5.3.1 Early pre-Ordnance survey maps of the proposed development site tend to be schematic and lack detail, although can give some idea of the nature of settlement in the surrounding area.
- 5.3.2 The 'Land utilisation in the Parish of Twickenham about the year 1630' (LM/1501) show the area of the proposed development site to be arable land. Multiple pre-Ordnance survey maps dating to between 1646 and 1804 were consulted as part of this assessment, details of which can be found in Section 7.2. All of the maps show the proposed development site as being part of open land; detail of which is shown in Rocque's map of 1741-5 to be part of Twickenham Green. Stanley's map of 1804 map shows the first detail of development, with buildings present at the south end of Churchview Road at the present day Staines Road (Figure 3). The buildings are shown on the Tithe map of 1846 (Figure 4) which also depicts the area of Churchview Road demarcated as land belonging to Henry Webb Smith. The land is described as containing 'House, Building, Yard & Garden' and 'Meadow'.
- 5.3.3 The Ordnance Survey (OS) map of 1869 continues to depict the area of the proposed development site in the same manner as the Tithe Map, however the buildings at the south end of Churchview Road look to be extended. The area for development where the garages currently are situated lies within open pasture. This depiction continues for the remainder of the 19th century OS Maps.
- 5.3.4 Post-medieval assets within the study area include three Listed Buildings; Briar House (Site 1), Brimsworth House (Site 2) and Hazeldene (Site 7); a pair of 19th century stucco villas. Other non-designated assets include a site at No.20 Hampton Road (Site 6 &17) where a pit containing human remains was excavated. The bones were representative of three individuals and were thought to date to the post-medieval period.
- 5.3.5 In view of the proposed development site during the post-medieval period being open fields, the potential for remains relating to this period to survive within the proposed development site is considered to be Low; though potential for archaeological remains relating to agricultural use of the land cannot be discounted.

5.4 Modern (AD post 1900)

- 5.4.1 The OS map of 1920 (Figure 5) continues to show the garage area of the proposed development site to be free from any development; however by this time The Church of All Saints (Site 3) is present (see below). The land is still demarcated in the same manner but Churchview Road is not named. This depiction continues until the OS Map of 1957 which shows more buildings to be present along Churchview Road. The first naming of Churchview Road and presence of the garages is shown on the 1962 OS map (Figure 6) which indicates the proposed development site was occupied by the same buildings which are present today.
- 5.4.2 Modern heritage assets recorded in the study area include three Listed Buildings; Church of All Saints (Site 3) and two K6 Telephone Kiosks (Sites 8 & 9). The Church of All Saints was built in 1913-14 to the designs of J.S. Alder. Its construction is of red brick with Weldon stone dressing and red tile roof in the Late Decorated style. The church appears on the OS maps from 1920 onwards. Other heritage assets include Crane Park (Site 4) to the west of the proposed development site, and Kneller Gardens, Meadway (Site 10) to the north-east. Both sites became public parks and gardens in the 1930s. Twickenham Green (Site 11) is a cricket pitch and park located to east of the proposed development site. Originally part of the larger Twickenham Common, its current form originates in the modern period.

5.6 Site Walkover

- 5.6.1 The site was visited on the 9th May 2017 in clear, dry weather. The site of the garages (the proposed development site) is located in a small dip at the north-western end of Churchview Road. The garages are bounded to the north, east and west by trees and are located directly opposite a residential building which is situated to the south (Plate 1 & 2).
- 5.6.2 There appeared to be no further disturbance on this site than the amount produced from the average garage foundations. The garages looked to be built on a concrete surface; it was unclear whether foundations for the garages were cut into ground level, or whether they are built directly on the concrete surface. A drain cover was present to the front of the garages suggesting the presence of drainage, possibly from the nearby residences. It was presumed the drainage present would have intruded deeper than the concrete level.
- 5.6.3 A visit was undertaken to the location of the Listed Building at Site 3; Church of All Saints. It was noted that the view from the church towards the garages was mostly prohibited by trees (Plate 3); however it was likely that the proposed development would be seen from Site 3 should it consist of higher storeys.
- 5.6.4 No archaeological remains, features or artefacts were identified within the proposed development site during the walkover survey.

6 CONCLUSION

6.1 Direct impacts

- 6.1.1 Potential impacts on known or unknown buried archaeological remains which may survive within the proposed development site relate to the possibility of disturbing, removing or destroying *in situ* remains and artefacts during demolition and groundbreaking works (including excavation, construction and other works) associated with the proposed development.
- 6.1.2 This assessment has identified no heritage assets within the proposed development site boundary and very little evidence of remains from all periods within the study area. Whether this is due to a lack of intrusive investigations in the area producing evidence, or a true reflection of the potential of the area, is unknown. Overall, the potential for archaeological remains from all periods up until the post-medieval period within the proposed development site is considered to be Low; though it is noted that the proposed development site falls within to Archaeological Priority Areas.

- 6.1.3 The assessment has established that prior to the development of Churchview Road in the middle 20th century; the proposed development site had been mainly an open area, most likely pasture, up until at least the time of the surveying of the OS Map of 1920. The potential for post-medieval or modern remains other than those which perhaps relate to agriculture or earlier phases of the current buildings on the site, are considered to be Low.

6.2 Indirect impacts

- 6.2.1 In cultural heritage terms, an indirect impact refers to any change in the baseline condition of a heritage asset resulting from a development beyond the boundaries of the asset. Indirect impacts can have a variety of forms for instance if a development affects the water table, it could potentially damage the preservation of organic remains within buried archaeological contexts beyond its boundaries. However the majority of indirect impacts result from changes to the settings of heritage assets as a consequence of new development.

- 6.2.2 The 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) which is intended to explain how to apply the policies contained within the NPPF. The Historic England guidance states:

'Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings' (2015, 4).

- 6.2.3 In the context of the proposed development the potential for indirect impacts resulting from subsequent development are considered to be limited to statutory designated heritage assets within 500m of the proposed development site.
- 6.2.4 Six Listed Buildings are present within the 500m study area. All Listed Buildings (Sites 1,2, 3, 7, 8 & 9) are Grade II Listed and located beyond the setting of Churchview Road apart from Site 3; the Church of All Saints which is located directly on the western boundary of the proposed development site. The proposed development cannot be clearly seen from Site 3, however the development consists of higher storeys so ultimately will be able to be seen from the church. Despite the potential view, it is believed the proposed development, if in keeping with the surrounding development, will have little, if any, impact on the setting of Site 3 which already has views towards modern residential buildings from all angles. The current line of sight from the remaining Listed Buildings towards the proposed development site is prohibited by the townscape, therefore it is predicted that the proposed development will have no impact on the setting of these Listed Buildings.

6.3 Mitigation

- 6.3.1 National planning policies and planning guidance contained within the National Planning Policy Framework (CLG 2012) and its accompanying Planning Practice Guide (CLG2014), as well as local planning policies contained within the Minor Alteration London Plan (2016) and the Borough of Richmond upon Thames Local Plan (2011) outlined in Section 2.4 of this report, require a mitigation response that is designed to take cognisance of the possible impacts upon heritage assets by a proposed development and avoid, minimise or offset any such impacts as appropriate.
- 6.3.2 The assessment has established that the proposed development site has been part of the residential area of Twickenham since the early to mid 20th century, and prior to this was set within open land. The limited numbers of archaeological investigations in the vicinity of the proposed development site have produced little evidence for activity from prehistory through to the post-medieval and modern periods. However, the potential for discovering hitherto unknown archaeological remains within the proposed development site cannot be completely discounted; particularly as the proposed development site lies partially within the Twickenham and Marble Hill and Crane Valley Archaeological Priority Areas (Site 13 &14). Overall, there is considered to be a Low potential for remains of Prehistoric to Roman date being present, a Low potential for remains of Early Historic

and medieval date and a Low potential for remains of Post-Medieval and modern date. Depending on the depth of the archaeological horizon, and ground works within the proposed development site, including the grubbing out of existing foundations and surfaces of the garages, the proposed development could be considered to have the potential to have a high impact any buried archaeological deposits that *may* be present. In accordance with national and local planning policies on heritage, it is advised that prior to development, the Borough of Richmond upon Thames as advised by the Greater London Archaeological Advisory Service (GLAAS), may require an archaeological investigation by non-intrusive and/or intrusive means to enable the identification, assessment and recording of any surviving remains in advance of development at this site. Given the Low potential for remains it is possible that any such works may be limited to monitoring of ground breaking works as part of an archaeological watching brief. If archaeological remains are encountered then further mitigation works could be required. Any such requirement will be determined by the Greater London Archaeological Advisory Service.

- 6.3.4 An assessment of the potential for indirect effects upon the settings of designated heritage assets undertaken as part of this assessment found that, for the most part, there is no inter-visibility between designated heritage assets in the study area and the proposed development site. While the proposed development will be visible from the Church of All Saints (Site 3), this view will be partially screened by trees. Further the replacement of a garage with residential buildings in an already residential area will not result in a material impact upon the setting of the church. Consequently no mitigation for indirect effects is considered necessary.

7 REFERENCES

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7.2 Cartographic References

The following maps were consulted through National Library of Scotland Website (<http://maps.nls.uk>) and (<http://www.oldmapsonline.org/>) – last accessed 01/05/17:

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Blaeu, J 1646 Middle-Sexia

Unknown, 1712 A new correct map of Middlesex

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Stanley, W 1804 Detail from OSD 127 (Hampton Court)

Ordnance Survey 1869 Middlesex XX (includes: Heston and Isleworth; Twickenham St Mary the Virgin.), six inch

Ordnance Survey 1871 Surrey VI (includes: Hanworth; Twickenham St Mary the Virgin.), six inch

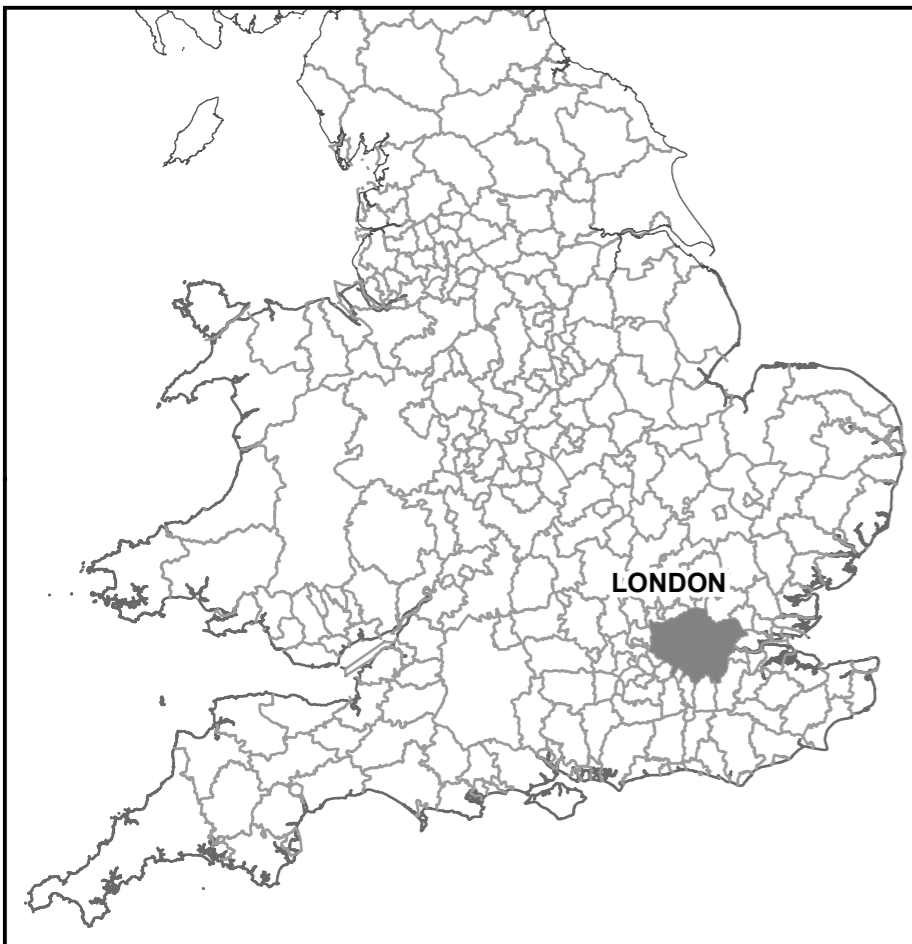
Ordnance Survey 1893 London IX.87, five feet to the mile

Ordnance Survey 1894 Sheet IX.87 - Sheet IX.87, Five feet to the mile
 Ordnance Survey 1894-96 London IX.SE (includes: Ham; Heston and Isleworth; Petersham; Twickenham St Mary the Virgin.), six inch
 Ordnance Survey 1896 Sheet 270 - South London (Outline), one inch to the mile
 Ordnance Survey 1898 Surrey VI.NE (includes: Ham; Heston and Isleworth; Petersham; Richmond; Twickenham St Mary the Virgin.), six inch
 Ordnance Survey 1920 Middlesex XX.SE (includes: Ham; Heston and Isleworth; Petersham; Twickenham St Mary the Virgin.), six inch
 Ordnance Survey 1920 London Sheet M (includes: Heston and Isleworth; Twickenham St Mary the Virgin.), six inch
 Ordnance Survey 1920 Surrey VI.NE (includes: Ham; Heston and Isleworth; Petersham; Richmond; Twickenham St Mary the Virgin.), six inch
 Bartholomew, J 1922 London
 Ordnance Survey 1935 Surrey VI.NE (includes: Ham; Heston and Isleworth; Petersham; Richmond; Twickenham St Mary the Virgin.), six inch
 Ordnance Survey 1939 Middlesex XX.SE (includes: Ham; Heston and Isleworth; Petersham; Twickenham St Mary the Virgin.), six inch
 Ordnance Survey ca.1944 Surrey VI.NE (includes: Ham; Heston and Isleworth; Petersham; Richmond; Twickenham St Mary the Virgin.), six inch
 Ordnance Survey ca.1946 Surrey VI.NE (includes: Ham; Heston and Isleworth; Petersham; Richmond; Twickenham St Mary the Virgin.), six inch
 Ordnance Survey 1947 Middlesex XX.SE (includes: Ham; Heston and Isleworth; Petersham; Twickenham St Mary the Virgin.), six inch
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 Ordnance Survey 1960 Sheet 170 – London SW, one inch to the mile
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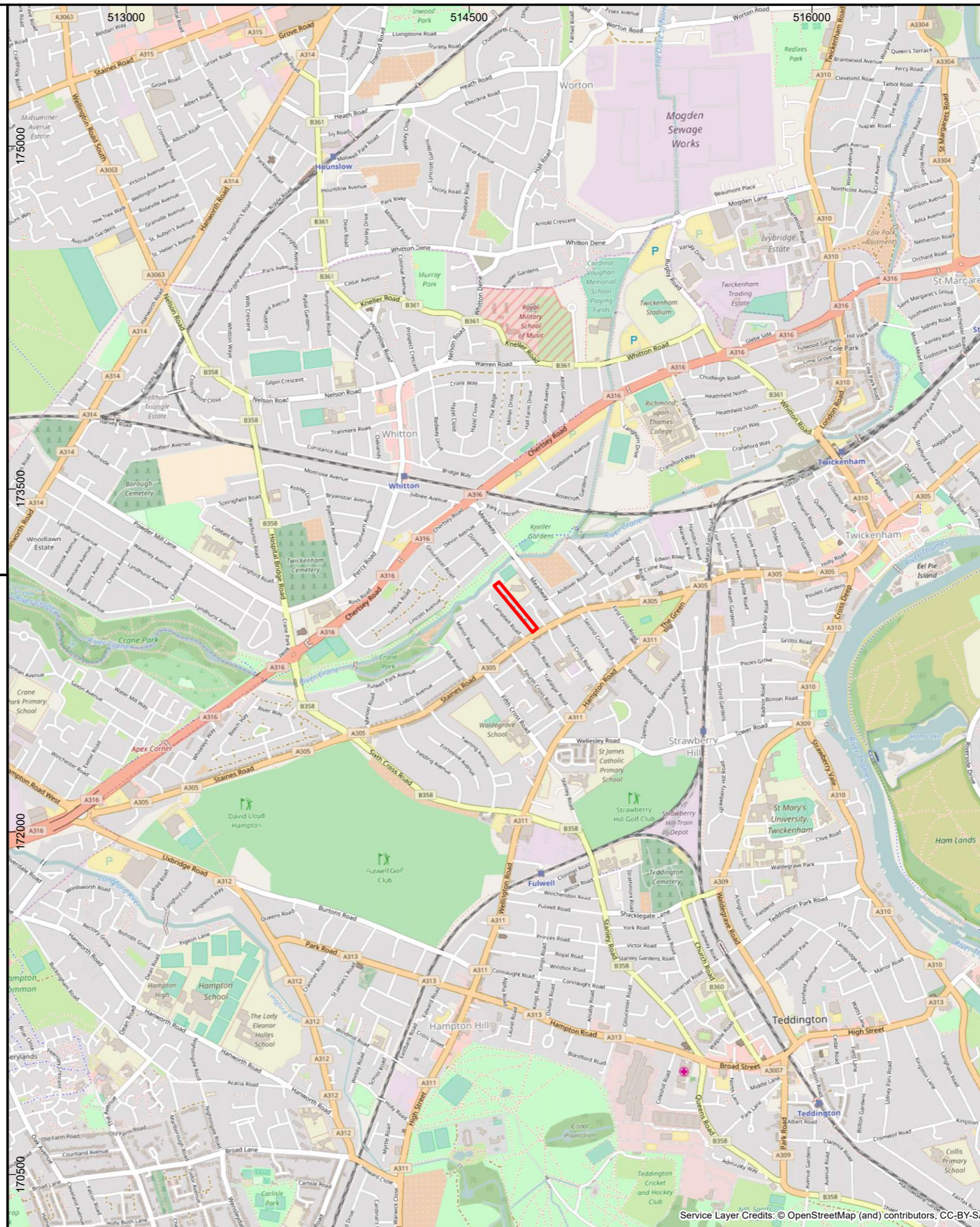
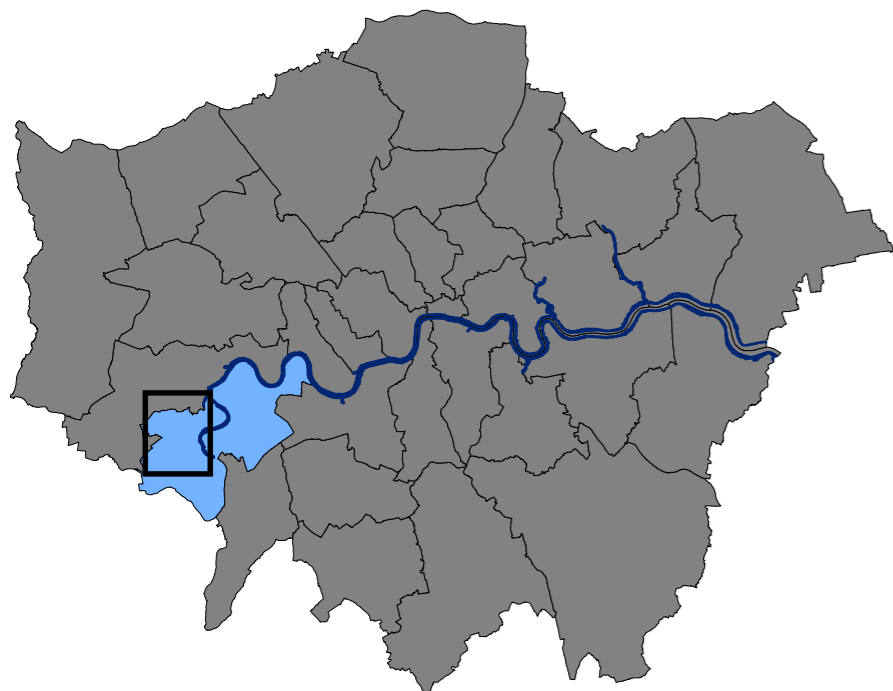
The following archives were consulted by the archivist at Richmond upon Thames Local Studies Library on behalf of AOC on 27th April 2017:

LM/1005 – John Rocque’s 1741-5 map of Twickenham
 LM/2549 – William Thomas Warren’s 1846 map of Twickenham
 LM/1120 – Map showing land utilisation in Twickenham in c1845
 LM/1501 – Map showing land utilisation in Twickenham in c1630
 Vertical file L912 T1 – Index to William Thomas Warren’s 1846 map of Twickenham



LONDON

London Borough
of Richmond upon Thames



Figure

1

Site Location Map

Key

Proposed Development Site

FOR
UK & European Property Developments Ltd
Chelsea House
West Gate
London
W5 1DR

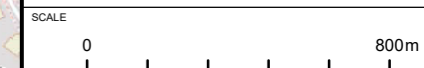
Drawn/checked:	NCW/SO
DWG no:	01/23824/DBA/01/01
AOC Project No.:	23824

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

SCALE
1:20,000 @ A3



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