



Proposed Development Station Yard, Twickenham



OS 1896

Heritage Statement

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1. Introduction

1.1 DESCRIPTION OF PROPOSED DEVELOPMENT

This Heritage Statement has been commissioned by Solum Regeneration (Twickenham) LLP, a Joint Venture between Kier Property and Network Rail, to accompany a planning application for the redevelopment of Station Yard, Twickenham.

Station Yard is a strip of land next to Twickenham Station which is currently being used as temporary car parking. The site is bounded by the railway tracks to the north, Bridge House office block to the south- east, a TfL bus waiting stand and The Albany Pub to the west.

The centre of the proposed development area (PDA) is at NGR TQ 1605 7361 and the location is shown on **Figures 1 and 2**.

1.2 SCOPE OF WORK UNDERTAKEN

Cultural heritage is represented by a wide range of features that result from past human use of the landscape. These include historic structures, many still in use, above ground and buried archaeological monuments and remains of all periods, artefacts of anthropological origin and evidence that can help reconstruct past human environments. In its broadest form cultural heritage is represented by the landscape and townscape itself.

This Heritage Statement has been prepared to address the potential impacts of the proposed scheme upon cultural heritage, and in particular the potential for archaeology and the indirect effects upon designated assets such as listed buildings and scheduled monuments.

The scope of work was as follows:

Box 1 Scope of Heritage Statement

- Description of the site and surrounding area
- Define significance and extent of the heritage assets
- Assessment of historic maps
- History of the development of the site.
- Reference to relevant planning history, if appropriate.
- Appraisal of below-ground archaeological potential.
- Assessment of change and whether beneficial, adverse or neutral
- Recommendations for mitigation or design amendments to preserve setting of designated assets and avoid impacts on below ground archaeology
- Reference to all relevant policies and guidance, including, where appropriate, Historic England's *The Setting of Heritage Assets*, and discussion of how the proposed works (incorporating any mitigation) comply with the same.

1.3 RELEVANT LEGISLATION, POLICY AND GUIDANCE

The importance of archaeology and cultural heritage is clearly recognised at both national and local levels. Certain features that are deemed to be of particular importance are given legal protection through the *Ancient Monuments and Archaeological Areas Act 1979* (Scheduled Monuments), the *Town and Country Planning Act 1990* (Listed Buildings and Conservation Areas) and the *Hedgerows Regulations 1997* (Hedgerows of Historic Importance).

1.3.1 Policy and Guidance

The significance of any effects – both direct and indirect - should be identified as part of a cultural heritage assessment. This is achieved using a combination of the following published guidance and professional judgement.

- National Planning Policy Framework 2019. Department for Communities and Local Government.
- Historic England 2017 *Good Practice Advice 3 – The Setting of Heritage Assets*, 2nd edition
- Historic England 2009. *Planning Mitigation and Archaeological Conservation – Resource Assessment*.

1.3.2 National Planning Policy Framework

National planning policy on how cultural heritage should be assessed is given in the National Planning Policy Framework, updated in 2019. This covers all aspects of heritage and the historic environment, including listed buildings, conservation areas, registered parks and gardens, battlefields and archaeology. The most relevant policies to this proposal are reproduced below.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including 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.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Considering potential impacts

193. 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 (and the

more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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.

1.4 CONSULTATIONS

The scope of the project was discussed with Louise Davies, Assistant Archaeology Adviser (South London) at Historic England. It was agreed that the potential for archaeology should be assessed based upon a search area of 500m.

1.5 AUTHORSHIP

This Heritage Statement has been written by Andrew Josephs, Managing Director of Andrew Josephs Associates, a consultancy specialising in archaeology and cultural heritage founded in 2002. He has extensive experience of all periods and facets of cultural heritage, including the authorship of over 900 Heritage Statements. He was previously Principal Consultant (Director of Heritage and Archaeology) at AMEC (now Wood) and Wardell Armstrong, where he started in 1992, becoming of the UK's first consultants in the post-PPG16 era of developer-funded archaeology. Prior to 1992, he worked as a field-based archaeologist and researcher for universities and units in the UK, Europe and the USA.

2. Baseline

2.1 DESIGNATED CULTURAL HERITAGE ASSETS

A search of the National Monuments Record and the Heritage List was carried out for a study area of up to 250m. Due to intervening development this was assessed as an appropriate study area.

No designated assets of cultural heritage importance lie within the boundary of the PDA. Those described below are shown on **Figure 3**.

2.1.1 *Listed Buildings*

There are four Grade II listed buildings, all of 18th century date, within 250m of the PDA. These are:

- Heatham House, walls, entrance gates and piers
- Neville House
- Grosvenor House
- Grove Cottage

There would be no visual connection with the PDA due to intervening development (**Figures 4-7**) and they are not considered further.

2.1.2 *Scheduled Monuments*

There are no scheduled monuments within 250m of the PDA.

2.1.3 *Conservation Areas*

There are 3 Conservation Areas within 250m of the PDA, but the site does not lie within or abut any of these (**Figure 3**). The relationship of the PDA to Conservation Areas is addressed in the Design and Access Statement.

2.1.4 *Archaeological Priority Areas*

An Archaeological Priority Area (APA) lies immediately to the north of the railway defining the northern boundary of the PDA, and a second approximately 200m east and south east. The PDA lies entirely outside these (**Figure 8**).

That to the north – ‘The Crane’ - covers an area of important industrial archaeology, including gunpowder manufacture, oil, paper mills and a brewery that was centred around the canalised River Crane.

The southern APA – ‘Twickenham and Marble Hill’ – includes an area with evidence of prehistoric and Roman occupation, and Early Medieval settlement first mentioned in an 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. The APA includes Orleans House and Marble Hill an 18th century garden and park created for Henrietta Howard, Countess of Suffolk.

2.1.5 Other Cultural Heritage Assets

There are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields within 250m of the PDA. Pope's Garden, a Grade II Registered Park and Garden is situated about 450m south east of the PDA on the bank of the Thames.

2.2 ARCHAEOLOGICAL RECORD

A search of the Great London Historic Environment Record (GLHER) for a 500m radius of the PDA was carried out and we are grateful to Rebecca Seakins for the excellent service provided. Reference was also made to Heritage Gateway and to previous archaeological reports in the vicinity. The results are shown on **Figure 9**.

No archaeological records relate directly to the PDA. The intensity of the development by housing, railway and industry from the 18th century onwards, with redevelopment in more recent years, mean that most records are either of stray finds or the result of archaeological evaluations carried out as part of the planning process.

Prehistoric

Evidence from the prehistoric period is limited to finds of a flint artefact recovered during an archaeological intervention at 30 Cole Park Road (021076¹), 400m north east of the PDA and flints and some pottery at St John's Hospital, Amyand Park Road (022282), 300m east of the PDA. A tentative Iron Age ditch was also identified at the latter site.

Roman

The only significant Roman site in the search area was found in 1994 at the St John's Hospital site (022282), comprising intercutting pits, post-holes and ditches, including a possible enclosure ditch dated to the late Roman period. These features were interpreted as representing a small farmstead occupied over some time.

An evaluation at 18-20 Trafford Road in 1994 (021670) found two residual sherds of Roman pottery. The site is 425m east of the PDA.

Saxon and Medieval

The earliest historical reference to Twickenham is found in a Saxon charter of AD704 where it is known as "*Tuicanhom*". The settlement is thought to have originated around the current Church of St Mary, approximately 400m south east of the PDA. However, no Saxon archaeology has been recovered within the search area.

The medieval settlement was certainly centred on the church which has elements dating back to the 15th century, but is predominantly of 18th century date.

In 1996, an intervention on King Street (022207/ELO3818), 425m south of the PDA, found a 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.

In 2000 the Museum of London Archaeology Service carried out an archaeological evaluation at 29-35 Holly Road (ELO974), 325m south east of the PDA. This investigation revealed two undated ditched cutting the brickearth and river terrace gravels. Based only upon a lack of finds

¹ GLHER reference number

the ditches are thought to be no later than medieval. Features dating to the 17th or early 18th century were identified in the form of possible bedding trenches, a pit and a ditch.

Post-medieval

The majority of archaeological finds and sites date to the post medieval and industrial periods. The type of archaeology is typified by an evaluation in 2003 at 4 Church Street (ELO481), 425m south east of the PDA, where a trench revealed layers of modern and post medieval, possible Victorian, made ground. The underlying natural was cut by a large post medieval pit. No archaeological remains from earlier periods were discovered.

An archaeological evaluation carried out on land to the north of the PDA and the railway in 2013 (ELO13168-9) revealed structural remains likely to be associated with the sites former use as a brewery, between the 17th-20th century².

A further evaluation was carried out at Twickenham Station (ELO15978) to the east of London Road in 2015³. Three trenches revealed deposits relating to mid-late 19th and 20th century activity. A number of pottery and glass fragments were also recovered.

2.3 HISTORY and GEOLOGY of the PDA

The PDA was part of the Station Yard in front of the original Twickenham Station that was opened in 1848. When the present station was opened in 1954, the original buildings were demolished.

Map regression shows how the boundary of the PDA largely follows the historical boundary of the Yard, although as can be seen on the Ordnance Survey mappings, the south east corner of the Station itself would have extended into the PDA.

Figures 10-17 illustrate the PDA from the present day back to 1746, when John Roque prepared a fine and accurate map of London and its environs.

It would appear that the PDA has remained largely undeveloped, having been mainly pasture with trees on the southern side of the River Crane valley before becoming the Station Yard. The eastern end of the PDA appears to have been part of a substantial garden, possibly an orchard, on Roque's map.

Trial pits from the site show between 0.7 and 0.9m of made ground, below which is the Kempton Park Gravel. The age of the made ground is not known. On the evaluation site to the east of the PDA (ELO15978), the depth of 19th century and later made ground ranged from 0.5m to 1.25m depth below ground level (BGL).

The surface of the Kempton Park Gravel within the PDA is at 1.9m to 2.1m BGL and this is regarded as the base of archaeological record. Elsewhere alluvium from the River Crane has been found to seal the gravel, although the records from the PDA do not record this as a separate layer (**Figure 18**).

² Archaeology South East. 2013. Archaeological Evaluation Report, Former Royal Mail Sorting Office, London Road, Twickenham.

³ Pre-Construct Archaeology. 2015. Twickenham Station, London Road, Richmond upon Thames, TW1 3SX, An Archaeological Evaluation.

2.4 ARCHAEOLOGICAL POTENTIAL

The PDA lies outside an Archaeological Priority Area. Evaluations in the vicinity and trial pits within the PDA point to up about 1m of 19th century made ground overlying gravel.

The PDA lies outside the core of historic Twickenham and the potential for post-Roman (Saxon and Medieval) archaeology is considered very low.

A possible Roman farmstead has been found 300m east of the PDA, in a topographically similar location to the east of the River Crane, together with a tentative Iron Age ditch. Potential for this period is considered low-moderate.

Earlier prehistoric archaeology is confined to stray flints, and potential for this period is assessed as being very low.

3. Impacts and Mitigation

The proposed development (at August 2019) envisages that the site would be built up by 0.50m with no basements. Services and foundation strategy are to be resolved. The potential impacts upon below ground archaeology is therefore likely to be restricted to services and foundations.

Overall the potential for archaeology is considered very low – low. Although the PDA has been largely undeveloped (in terms of construction) since it was open fields in the early 19th century, madeground demonstrates that it has been modified to accommodate the Station Yard. The south east corner of the old station encroaches into the PDA and is likely to survive as below ground brick foundations.

Discussions should be held with GLAAS when the design of below ground penetration has been finalised. Based upon requirements of other planning applications in the vicinity, up to 3 short trenches may be required to check for *in situ* archaeology. Given the lack of archaeological potential, the work could be carried out post-consent.

There would be no effects upon offsite designated heritage assets.

4. Summary and Conclusion

4.1 OVERVIEW

This Heritage Statement has been commissioned by Solum Regeneration (Twickenham) LLP, a Joint Venture between Kier Property and Network Rail, to accompany a planning application for the redevelopment of Station Yard, Twickenham.

Station Yard is a strip of land next to Twickenham Station which is currently being used as temporary car parking.

The Heritage Statement has been prepared to address the potential impacts and effects of the proposed scheme upon archaeology and cultural heritage, as required by NPPF.

4.2 IMPACTS AND MITIGATION

Overall the potential for archaeology is considered very low – low. Although the PDA has been largely undeveloped (in terms of construction), madeground demonstrates that it has been modified to accommodate the Station Yard. The south east corner of the old station encroaches into the PDA and is likely to survive as below ground brick foundations.

Discussions should be held with GLAAS when the design of below ground penetration has been finalised. Based upon requirements of other planning applications in the vicinity, up to 3 short trenches may be required to check for *in situ* archaeology. Given the lack of archaeological potential, the work could be carried out post-consent.

There would be no effects upon offsite designated heritage assets.

4.3 CONCLUSION

The potential for direct effects upon archaeology and indirect effects upon offsite statutorily designated heritage assets has been assessed within the framework of planning policy and guidance.

There will be no known adverse effects upon archaeology or the setting of designated heritage assets. The proposed development therefore fully accords with planning policy in respect of cultural heritage and, specifically, meets the requirement of paragraph 189 of NPPF:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including 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.

Figures

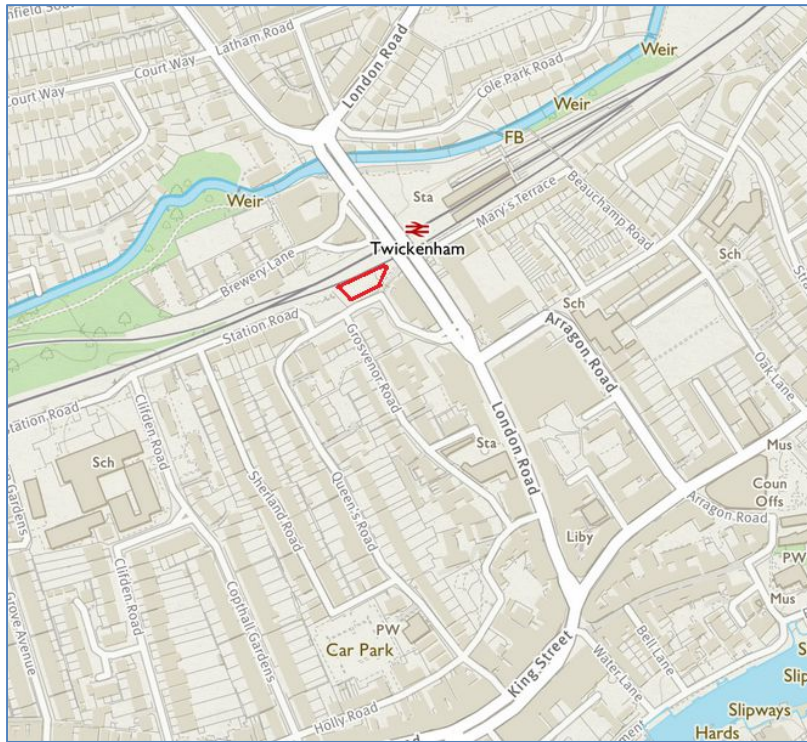


Figure 1 Location of PDA

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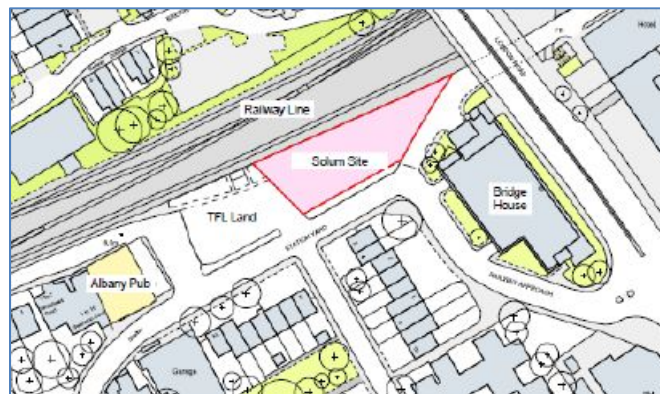


Figure 2 Proposed Development Application Area



Figure 3 Designated Assets (Grade II listed Buildings) and Conservation Areas within 250m of the PDA

(Base photo © Google)



Figure 4 View from Grosvenor House towards PDA (not visible) (© Google)



Figure 5 View from Grove Cottage towards PDA (not visible) (© Google)



Figure 6 View from Heatham House towards PDA (not visible) (© Google)

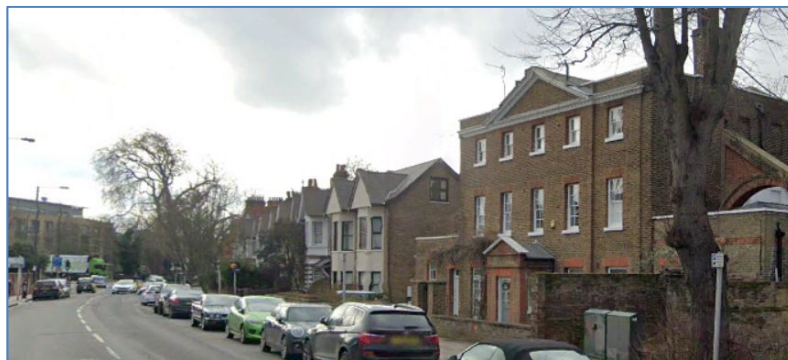


Figure 7 View from Neville House towards PDA (not visible) (© Google)



Figure 8 Archaeological Priority Areas (APA) (© Google)

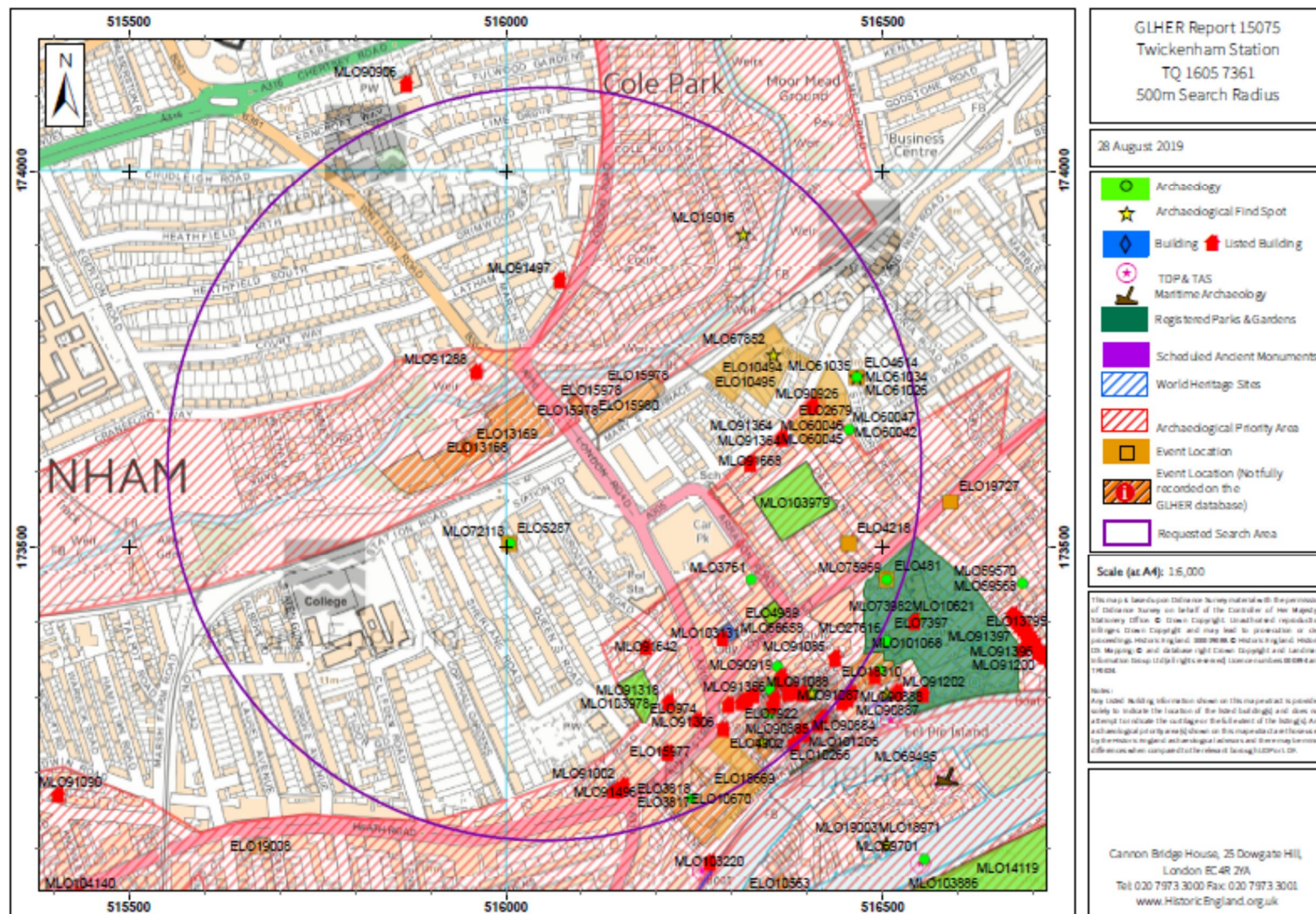


Figure 9 GLAAS HER for 500m radius of PDA

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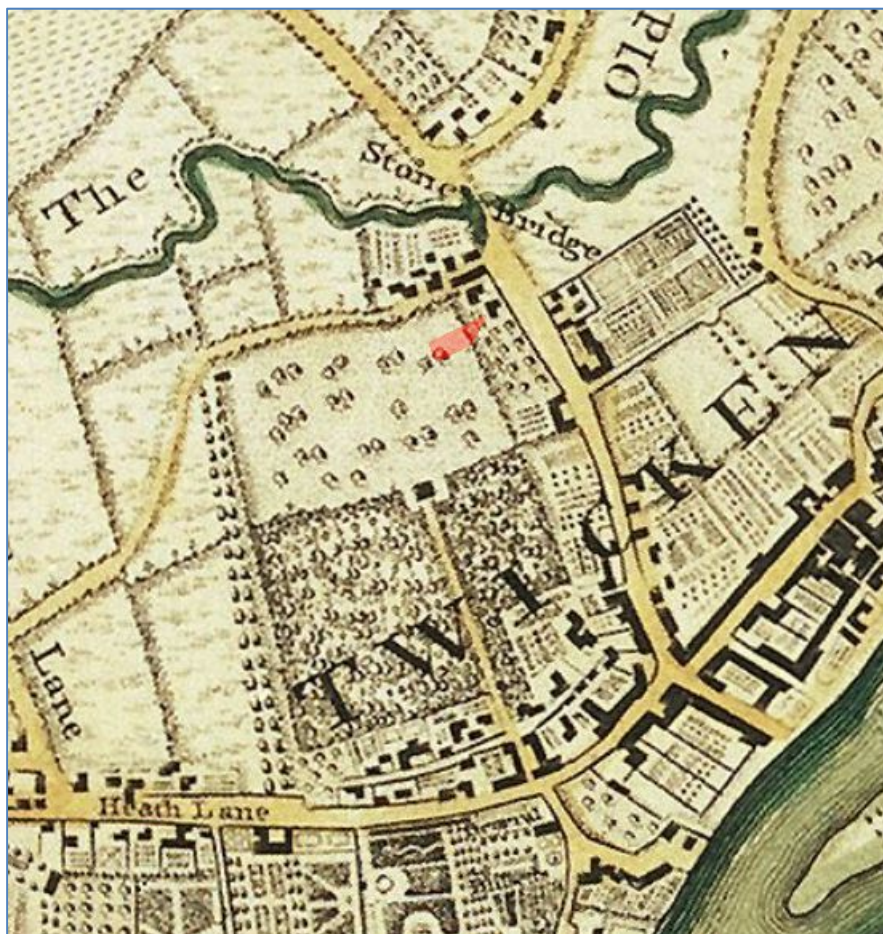


Figure 10 John Roque's map of 1746



Figure 11 Ordnance Survey 1871 (1:10,560)

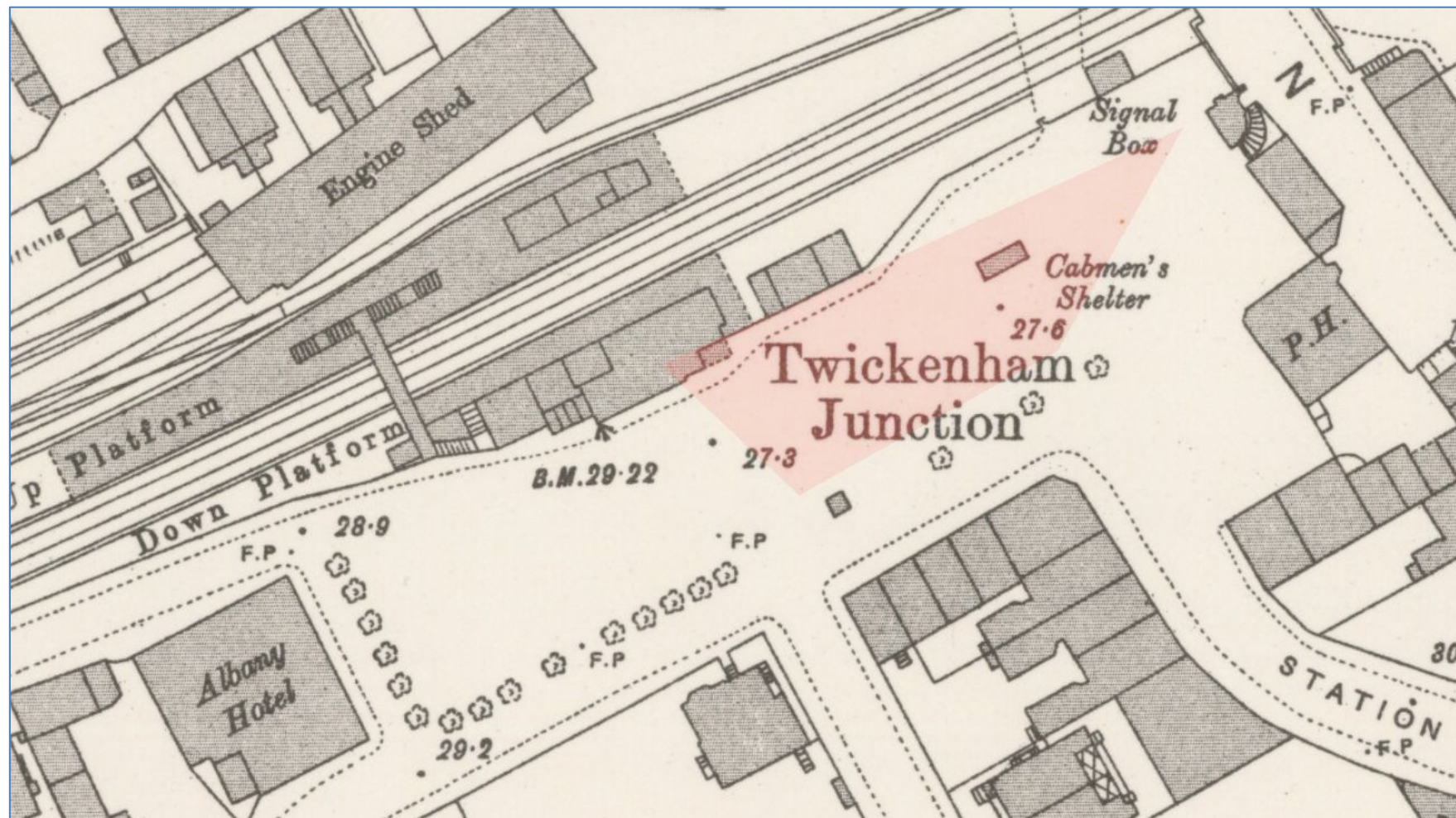


Figure 12 Ordnance Survey 1896 (1:1056)

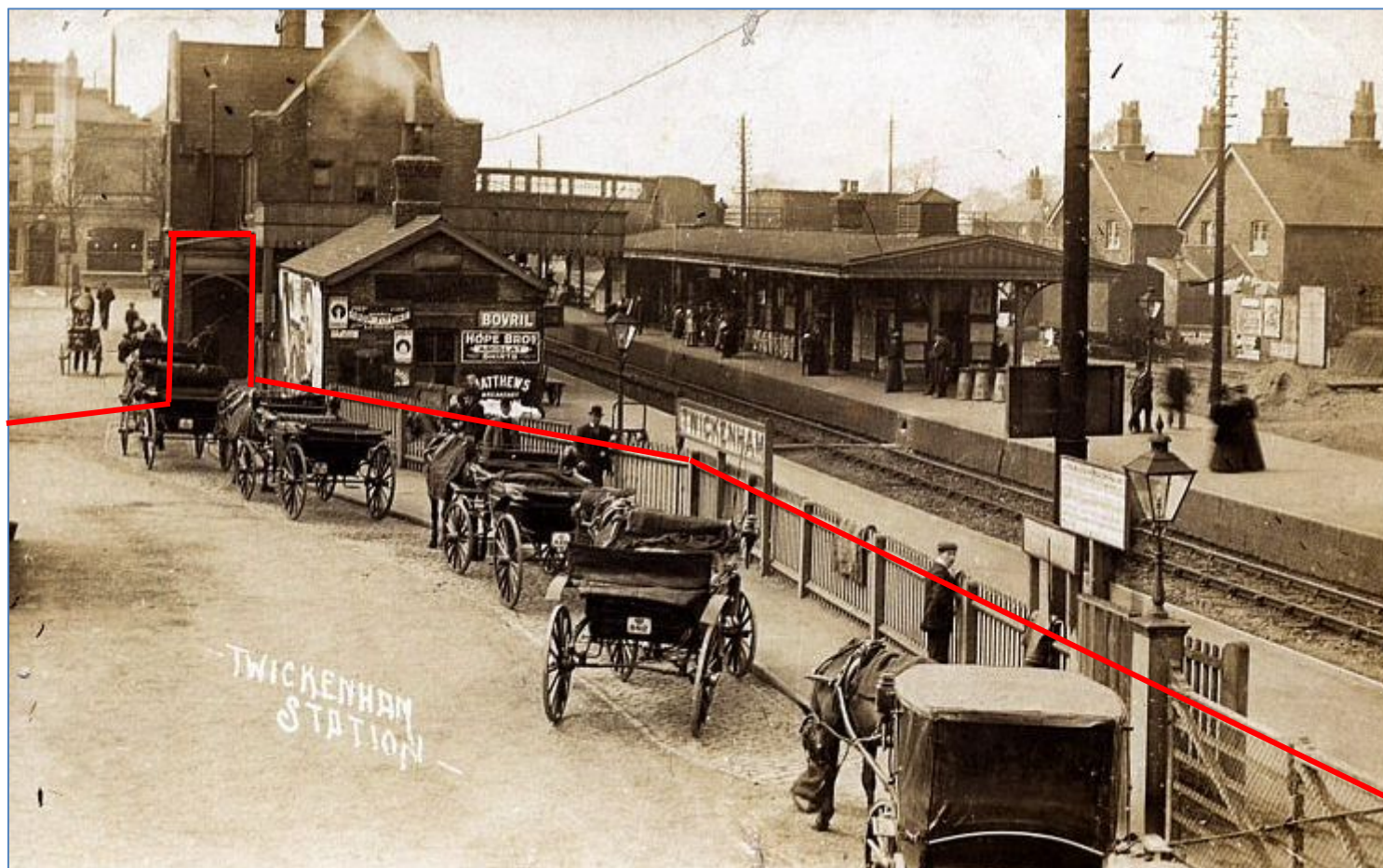


Figure 13 View of Twickenham Station circa 1900 from east. PDA outlined in red.



Figure 14 Ordnance Survey 1912 (1:1056)

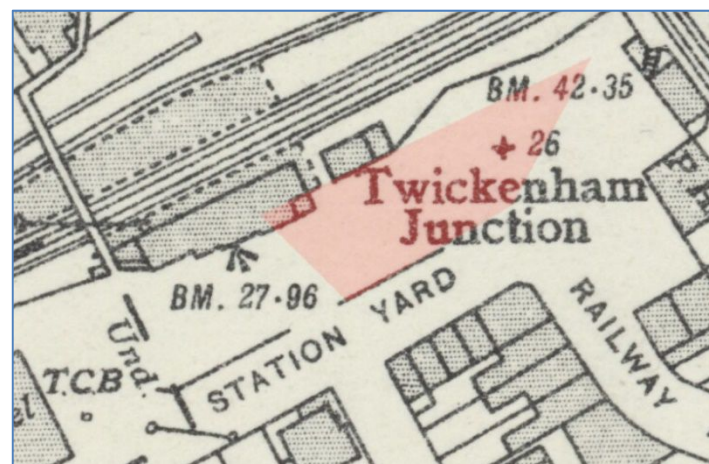


Figure 15 Ordnance Survey 1936 (1:1056)



Figure 16 Ordnance Survey 1936 (1:10,560)

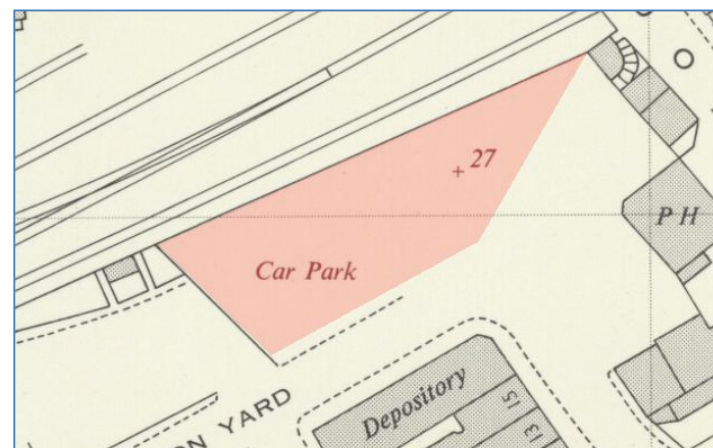


Figure 17 Ordnance Survey 1959 (1:1056)

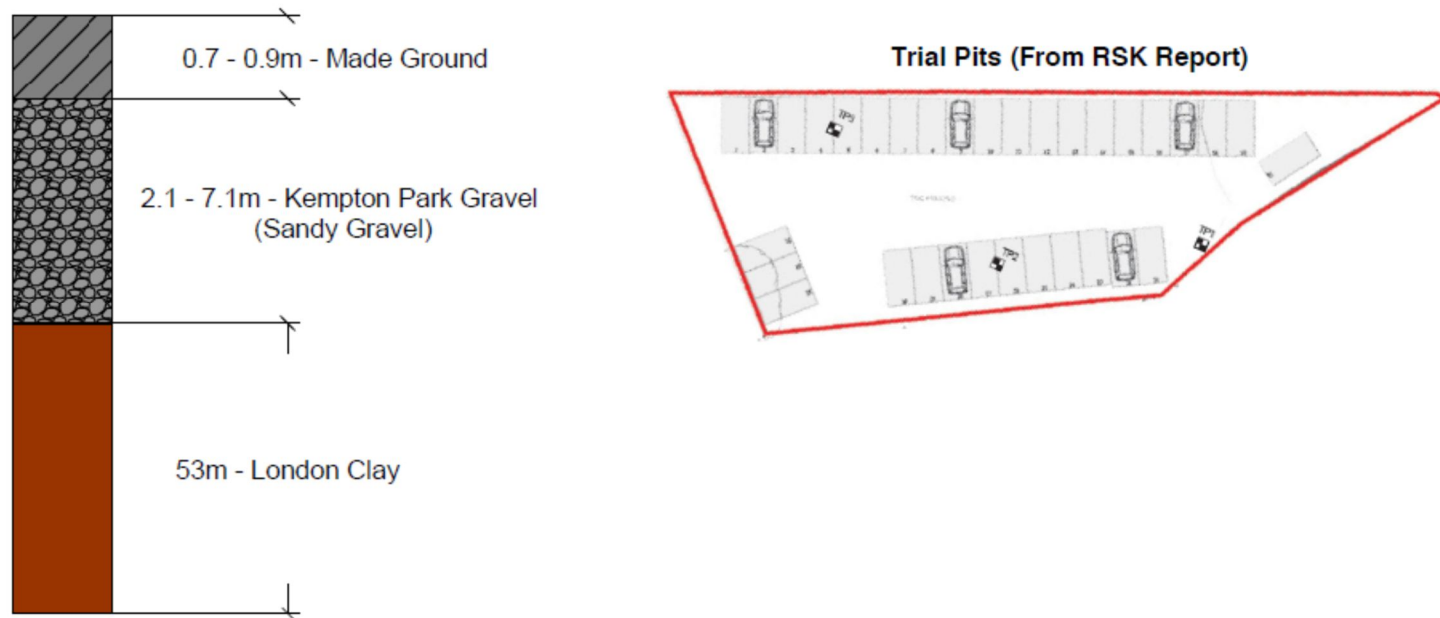


Figure 18 Range of thicknesses of geology and madeground from 3 trial pits)



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