



# RIDGEWAY

HERITAGE CONSULTANCY

## Riverside House, Riverside, Twickenham TW1 3DJ

### A Heritage Statement



**Client: The Panufnik Family**

**Project No: RHC 2021-07**

**Date: 10/04/2021**

# **Riverside House, Riverside, Twickenham TW1 3DJ**

## **A Heritage Statement to support an application for Listed Building Consent**

**RHC Project No. 2021-07**

**April, 2021**

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## SUMMARY

Riverside House is a Grade II-listed property, located immediately north of Riverside, Twickenham, on the north bank of the River Thames. The single house is divided into two separate dwellings, of which Riverside House proper comprises an imposing Late Georgian house built, as a southward extension, of a modest building (No. 1A, Riverside) of earlier date. Riverside House derives its principal heritage significance from the important historical illustrative values associated with its role in the eighteenth and nineteenth-century development of Twickenham as a fashionable riverside location, and the design aesthetic values associated with its architectural form and fine, early nineteenth-century interiors. It also retains important associative values, in view of its historic connections with adjoining Orleans House and the career of the celebrated composer Sir Andrzej Panufnik.

A series of largely internal alterations are proposed to reallocate living space between the two dwellings within the house, and to make existing room-spaces more suitable for family accommodation. These include changes to internal circulation, entailing the reopening of some doorways and closure of corridor access, together with the amalgamation of two smaller spaces within the northern part of the building, to form a new kitchen/living room. These proposals will have potential to remove limited structural evidence of any historical division within the house, although the significance of such a division is disputed. Documentary and historic mapping evidence, together with existing historic fabric, suggest that the earlier part of the house (ie. No. 1A Riverside) may in fact be near-contemporary with the main addition, and not represent the pair of cottages known to have been present on the site in the mid to late eighteenth century.

Any loss of historic fabric entailed in proposed alterations would principally affect that part of the building which makes relatively little contribution to its overall significance. Such changes would not alter the basic ground-plan or historic character of Riverside House, or the ability to appreciate and understand its form and historic development. Those aspects of the house which most embody its principal heritage values, and thus justify its designation as a Grade II-listed building, would not be affected. It is recommended that any limited harm to heritage significance arising from these alterations could be mitigated by a suitable programme of recording.

Minor external changes to the building, including a reinstated doorway and roof-lights, may be achieved with careful attention to design details. The proposed changes would have a minimal effect on the wider settings and significance of surrounding heritage assets, including Grade I-listed Orleans House, just to the east. Similarly, the implications for the appearance and character of the surrounding Riverside Conservation Area would be negligible.



## 1. INTRODUCTION

- 1.1 In February, 2021, Ridgeway Heritage Consultancy was commissioned by Leigh and Glennie Ltd, town planning consultants, on behalf of Mr. J. Panufnik and family, to undertake a heritage impact assessment for Riverside House and No. 1A Riverside, Twickenham TW1 3DJ (NGR 516877 173351) (Figs. 2 and 3). The assessment comprises part of this Heritage Statement, which will support proposals for a series of internal alterations to the property.
- 1.2 Riverside House and No. 1A Riverside (henceforth No. 1A) comprise two separate dwellings within one Grade II-listed building (List Entry No. 1250281), which is located just to the north of Riverside Road, running along the north bank of the Thames. Riverside House is located closely to the west of Grade I-listed Orleans House, with Marble Hill Park located some 400m to the north-east (Fig. 3). The centre of Twickenham is located approximately 350m to the west, and Richmond upon Thames some 1.5km to the north-east.



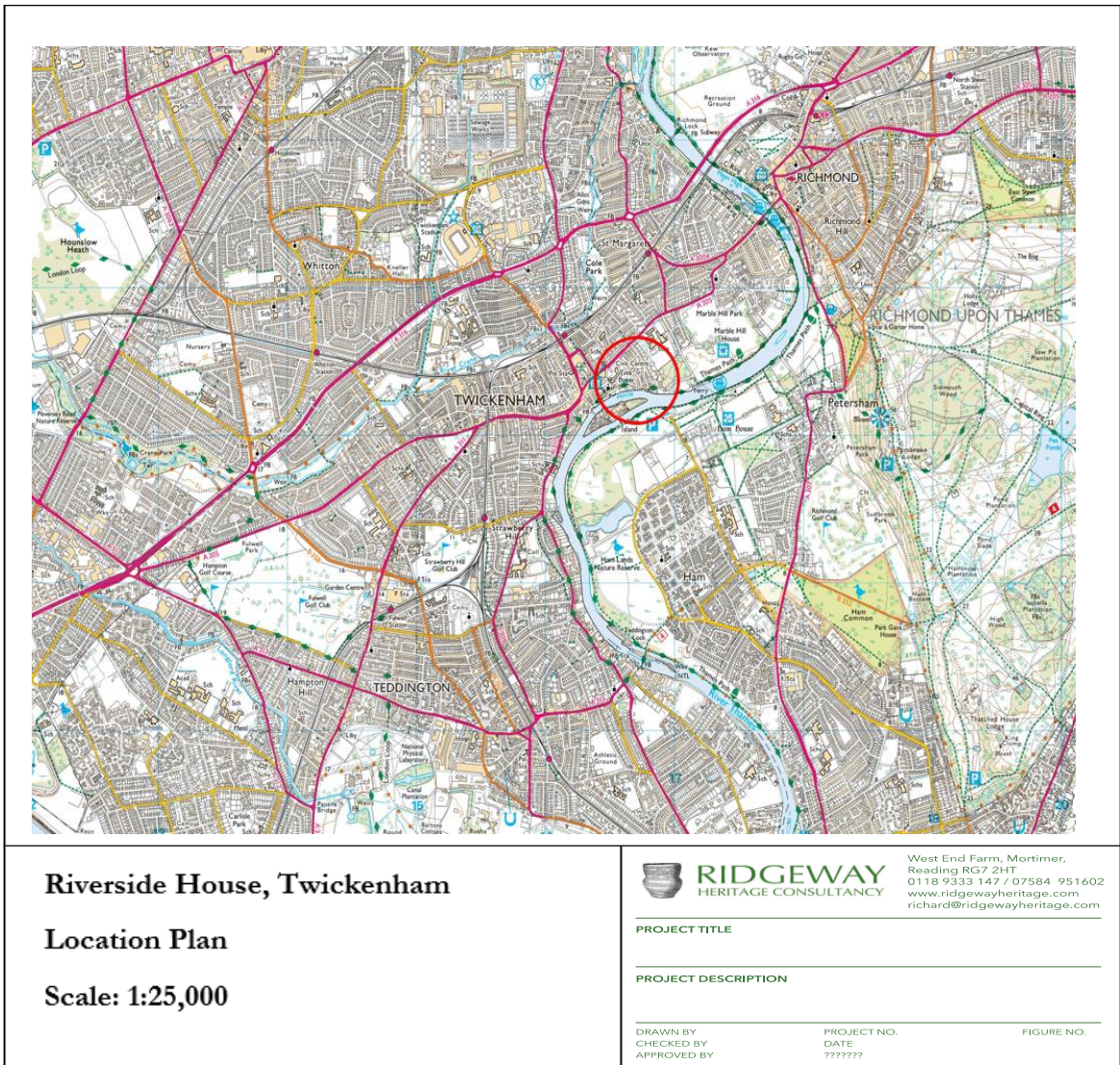
**Fig. 1: Riverside House, the west elevation, showing the main house of c. 1810 to the right and the earlier 'cottage' to the left of the picture.**



1.3 The proposed works of alteration to Riverside House and the attached dwelling of No. 1A Riverside (Fig. 1) are principally internal. It is understood that formal planning permission will not be required for these changes, although local planning authority conservation officers have requested that a fuller understanding of the significance of Riverside House and its historic fabric will be required in order to assess the full impact of the proposed changes.

1.4 Riverside House and No. 1A have remained in the ownership of the Panufnik family since 1964, with Lady Camilla Panufnik currently residing at the former, and Mr J. Panufnik and young family at No. 1A. To improve internal access and circulation, a number of relatively minor changes are proposed to the existing layout of the two dwellings. These alterations may be summarised as follows:

- The incorporation of the current kitchen and utility area of Riverside House into a living room for No. 1A Riverside;





- The amalgamation of two utility rooms to create a new kitchen/dining room for No. 1A;
- Some rearrangement of the entrances and entrance hallway of both dwellings is proposed. An existing wide portico to Riverside House would be utilised to relocate the front entrance to No. 1A, and thus provide improved internal circulation within this part of the house;
- The above alteration would permit the reinstatement of a WC for Riverside House, including insertion of a new porthole window, adjacent to the main entrance, and the removal of some inconveniently-shaped rooms in this part of Riverside House;
- Proposed alterations to the division of the two dwellings might also be reflected in the layout of the existing garden of Riverside House.



**Fig. 3: Location plan of Riverside House and surrounding features (approximate scale 1: 5,000)**

### ***Constraints***

1.5 Riverside House and No. 1A Riverside are collectively designated by listing at Grade II (List Entry No. 1250281), and are situated within the Twickenham Riverside Conservation Area (No. 8). In a pre-application response of February 21<sup>st</sup>, 2021, the local planning authority has made the following comments and stipulations:

- Given that the property is statutorily designated as a Listed Building, it is necessary to consider the long-term impacts of the proposals, such as their potential permanence and ease of reversibility in the future. There is concern that the physical manifestations of the separation into two units have the potential to

adversely impact on the significance of the building through the loss of historic fabric and changes to the way in which the property is perceived. As such, any proposed alterations need to be fully justified.

- With regard to the proposed addition of an entrance door, the location proposed reflects both a need to retain a symmetrical appearance and the existing location of a recess which suggests that a door may have existed in this location previously. Siting an additional entrance door so close to the current main entrance has the potential to detrimentally impact on the Listed Building by making the property overtly appear as two units. This is currently avoided by the existing entrance to No.1A being sited away from the main entrance and outside the portico, in a single-storey element of the property which ensures that the second residential unit appears subservient. As such, care should be taken that the relocation of the second entranceway is visually expressed as a secondary, subservient entrance.
- Proposed roof-lights should be of a modest size, located within the internal roof-slope only to ensure they are not visible from below, or from a distance, such as from Orleans Gallery. The rooflights should lie flush with the roof-slope, and formed with a central glazing-bar.
- Any visual separation of the garden should be restrained, in order to preserve the setting of the Listed Building, and to continue its perception as one building rather than two halves in separate ownership. As such, any formalisation of this divide should be suitably subtle and unobtrusive.
- Only one doorway to the ground floor and one doorway to the first floor are proposed to be blocked, to fully separate the two units. It is understood that the first-floor opening is already blocked, although this will need to be included in the plans to regularise the situation.
- With regard to the ground-floor works, details of how the blocking-up will be carried out are required. The proposed kitchens and utility spaces are not objected to in principle. Additional details will be required, including of the existing and proposed flooring, internal elevations of the kitchen and units, and details of how new kitchen units will integrate with existing door, window, fireplace and other existing wall features. The proposals must be demonstrated to be easily reversible.
- A wall adjoining the studio, which is a solid structure, is proposed to be removed. Additional details as to the nature of the existing structure are required before comments on the acceptability of its removal can be made.

- While two staircases are existing, it is noted that the basement itself will fall beneath one unit while the entrance will be located within another. This may cause issues with access and ownership in the future, and so this arrangement may be altered so that the access and footprint are located within one property.
- The proposal includes some minor changes to door positions, to which there is no objection in principle subject to provision of further details, such as the re-use of doors which can be demonstrated within a schedule of works.

### ***Aims and objectives***

1.6 The pre-application request has sought advice on largely internal works to reconfigure the floorspace associated with each unit, and to re-provide facilities such as kitchens and a toilet. There are also some external changes proposed, including the formation of an additional front door beneath the portico for access to No.1A, and new ground-floor external windows to the rear and side elevations of the north-west corner of the house. The aims of this Heritage Statement will therefore include the following:

- To more fully understand the historical development of the Riverside House property, and in particular the date and origins of the northern part of the house, now comprising No. 1A Riverside;
- To articulate the significance of Riverside House, and to identify those parts of the house which principally embody this significance;
- To understand the heritage benefits and disbenefits of the different alterations proposed;
- To assess the effects of the proposed alterations on the wider form and historic character of the house, and the ability to understand and appreciate these;
- To assess the effect of external changes to the house on the settings and significance of surrounding heritage assets; and
- To assess the level of harm to the overall significance of Riverside House resulting from the proposed alterations.

1.7 A site visit to Riverside House, including internal and external inspections, was made on March 5<sup>th</sup>, 2021, in overcast conditions.

## 2. METHODOLOGY

### *General*

- 2.1 The methodology employed by this assessment is in accordance with key professional guidance, including the *Standard and Guidance for Historic Environment Desk-Based Assessment* (Chartered Institute for Archaeologists 2014), the Historic England guidance *Conservation Principles* (2008) and Historic Environment Good Practice Advice in Planning Note 2: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Impacts to heritage settings were assessed using the methodology detailed within the current Historic England guidance *Historic Environment Good Practice Advice in Planning Note 3: the setting of heritage assets* (2015).

### *Sources*

- 2.4 This Heritage Statement report has involved detailed consultation of readily available historical information from documentary and cartographic sources. The major repositories of information consulted have comprised:
- National Heritage List for England (EH);
  - List of World Heritage Sites, Listed Buildings, Scheduled Monuments and Registered Parks and Gardens;
  - Published and unpublished documentary sources, including Conservation Area studies and appraisals;
  - Historic maps and photographs;
  - Historic paintings and engravings, including from the Orleans House Gallery;
  - Architect's plans and specifications;
  - English Heritage Archives (EHA), AMIE (Archives and Monuments Information, England) data; and
  - Online sources · Including Local Plan information relating to planning policy, listed buildings and Conservation Areas.
- 2.5 A bibliography of documentary, archive and cartographic sources consulted is included in the References section of this report.



### ***The Significance of Heritage Assets***

- 2.6 Heritage assets are defined by the National Planning Policy Framework (henceforth, ‘the Framework’; revision of 2019) as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest’. The term Heritage Asset includes both designated heritage assets and assets identified by the local planning authority as possessing heritage significance (including locally- listed structures)’. Designated heritage assets include: World Heritage Sites; Scheduled Monuments; Listed Buildings; Protected Wreck Sites; Registered Parks and Gardens; Registered Battlefields; and Conservation Areas. Non-designated heritage assets include sites held on the Historic Environment Record, in addition to other elements of the landscape understood to have a degree of significance meriting consideration in planning decisions.
- 2.7 The assessment of the heritage value (significance) of a site determines the ways in which particular aspects of a place and different periods in its evolution contribute to, or detract from, those identified heritage values associated with the asset.
- 2.8 Heritage significance is defined in the Framework (Annex 2) 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 fabric, but also from its setting’
- 2.9 Current national guidance for assessing the significance of heritage assets is based on the criteria provided by Historic England (formerly English Heritage) in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (English Heritage 2008). Within this document, significance is weighed by the estimated potential for the asset to demonstrate the following criteria:
- Evidential value derives from ‘the potential of a place to yield evidence about past human activity’ (ibid, 28). It is primarily embodied by physical remains or historic fabric, but also includes buried archaeology;
  - Historical value derives from ‘the ways in which past people, events and aspects of life can be connected through a place to the present’ (ibid, 28). Illustrative historical values depend on visibility in a way that evidential value does not; and ‘have the power to aid interpretation of the past [...] through shared experience of a place’

(ibid, 29). Associative historical values relate to historical connections with a notable family, person, event or movement;

- Aesthetic values derive from ‘the ways in which people draw sensory and intellectual stimulation from a place’ (ibid, 30). Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their setting;
- Communal value is tied to historical (associative) value and aesthetic value, deriving from ‘the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory’ (ibid, 31);
- Communal values may be commemorative, symbolic or social. The latter is typically ‘associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence,’ and might only be articulated when the resource is under threat (ibid, 32).

2.10 Further information on good practice in implementing historic environment policy in the NPPF is provided within the guidance Historic Environment Good Practice Advice in Planning Note 2: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015a). This document provides advice on the assessment of the significance of heritage assets in support of applications for planning permission, and emphasises that the information required regarding heritage significance should be no more than would be necessary to inform the planning decision.

2.11 This Statement has been compiled in accordance with the following statutory, planning policy and guidance documents:

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act 1990;
- National Planning Policy Framework 2012 (amended 2019);
- National Planning Practice Guidance: *Conserving and Enhancing the Historic Environment* (2016);
- English Heritage guidance: ‘Conservation Principles; policies and guidance for the sustainable management of the historic environment’ (2008);
- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 2; Managing significance in decision-taking in the historic environment’ (2015a); and

- Historic England guidance: ‘Historic Environment good practice advice in planning: Note 3: The Setting of Heritage Assets’ (2015b);
- English Heritage Guidance: ‘Valuing Places |: Good Practice in Conservation Areas (2012); and
- English Heritage: ‘Guidance on the Management of Conservation Areas’ (2006).

### 3. PLANNING POLICY CONTEXT AND GUIDANCE

3.1 Within this Heritage Statement, setting impact assessments have been undertaken in accordance with the requirements of both national planning policies, most particularly the latest revision (2019) of the National Planning Policy Framework, and the relevant policies of the London Plan (2016) and the Royal Borough of Richmond Local Plan. Supplementary planning documents, including the management provisions of the Riverside Conservation Area (2014) have also been considered.

#### ***Planning (Listed Buildings and Conservation Areas) Act (1990)***

3.2 The 1990 Planning Act states that:

*‘in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall, or as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest that it possesses (Section 66)’.*

#### ***National Planning Policy Framework (NPPF) (2012, rev. 2019)***

3.3 The Framework sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as: “all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past activity, whether visible, buried or submerged, and landscape and planted or managed flora.” Individual components of the historic environment are considered to constitute heritage assets: “buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest”.

3.4 Key tenets of the Framework are that:

- when considering the impact of a proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater that weight should be.
- heritage 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 assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I or II\*-listed buildings, registered parks and gardens and World Heritage Sites should be wholly exceptional.
- where a proposed development 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.
- With regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss, and to the significance of the heritage asset affected.

3.5 Local Planning Authorities are urged to request applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be “proportional to the assets’ importance, and no more than is sufficient to understand the potential impact of the proposal on their significance”.

***Planning Practice Guidance for the Historic Environment***

3.6 Planning Practice Guidance for the Historic Environment (Ministry for Housing, Communities and Local Government 2016 (revised 2019) augments the policy provisions contained within NPPF and provides further advice on designation and decision-making.

*Decision-making: historic environment*

3.7 ‘Significance’ in terms of heritage-related planning policy is defined in the glossary of NPPF as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset’s physical presence, but also from its setting. The National Planning Policy Framework definition further states that in



the planning context heritage interest may be archaeological, architectural, artistic or historic. This can be interpreted as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.8 In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building is used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

### ***Local Planning Policy***

3.9 Planning Policy in the London Borough of Richmond upon Thames is governed by the strategic provisions contained within the very recently adopted London Plan of 2021, and by the specific policies contained within the Borough of Richmond upon Thames Local Plan, adopted in July, 2018, and subsequently in 2020, following legal challenge. The Local Plan incorporates the earlier Core Strategy (2009), covering vision and strategic policies, and the later Development Management Plan. A new Local Plan for Richmond Borough is understood to be in preparation, and will ultimately replace the current Local Plan.

### *The London Plan (2021)*

#### Policy HC1: Heritage Conservation and Growth

3.10 Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for

- identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- 3.11 Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
- 1) setting out a clear vision that recognises and embeds the role of heritage in place-making;
  - 2) utilising the heritage significance of a site or area in the planning and design process;
  - 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place;
  - 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- 3.12 Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- 3.13 Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.
- 3.14 Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse.

*Royal Borough of Richmond Local Plan*

Protecting Local Character

- 3.15 The Borough's villages and their special and distinctive characters will have been protected, with each being unique, recognisable and important to the community and to the character of the Borough as a whole. They will continue to maintain and enhance their distinctiveness in terms of the community, facilities and local character. Heritage assets including listed buildings and Conservation Areas, historic parks in addition to the Royal Botanic Gardens, Kew World Heritage Site, which contributes so significantly to the character of this Borough, will have been protected and enhanced.

Policy LP 1 Local Character and Design Quality

- 3.16 A. The Council will require all development to be of high architectural and urban design quality. The high-quality character and heritage of the borough and its villages will need to be maintained and enhanced where opportunities arise. Development proposals will have to demonstrate a thorough understanding of the site and how it relates to its existing context, including character and appearance, and take opportunities to improve the quality and character of buildings, spaces and the local area. To ensure development respects, contributes to and enhances the local environment and character, the following will be considered when assessing proposals:
1. compatibility with local character including the relationship to existing townscape, development patterns, views, local grain and frontages as well as scale, height, massing, density, landscaping, proportions, form, materials and detailing;
  2. sustainable design and construction, including adaptability, subject to aesthetic considerations;
  3. layout, siting and access, including making best use of land;
  4. space between buildings, relationship of heights to widths and relationship to the public realm, heritage assets and natural features;
  5. inclusive design, connectivity, permeability (as such gated developments will not be permitted), natural surveillance and orientation; and
  6. suitability and compatibility of uses, taking account of any potential adverse impacts of the collocation of uses through the layout, design and management of the site. All proposals, including extensions, alterations and shopfronts, will be assessed against the policies contained within a neighbourhood plan where applicable, and the advice set out in the relevant Village Planning Guidance and other SPDs relating to character and design.

Policy LP 3: Designated Heritage Assets

3.17 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. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas and listed buildings, 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 Building Consent for the 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 the justification for the proposal and the significance of the asset.
3. Resist the change of use of listed buildings where their significance would be harmed, 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.
8. Conservation Areas



A. Resist 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.

#### 4. RIVERSIDE HOUSE: ITS HISTORY AND SIGNIFICANCE

- 4.1 Riverside House itself forms the larger, southern part of the Grade II-listed building, whose main entrance remains beneath the portico on the east elevation (Figs. 16 and 25). The entrance to No. 1A Riverside is within the northern part of the building, which comprises a partly single-storey element, of dark brick construction, with a low-pitched slate roof (Figs. 23 and 24). The brief listing description describes the property as:

*Early C19 brick built 2-storey house, 4 windows wide plus a segmental bay to the left 3-windows wide. Hipped, slate roof with a curved extent over the segmental bay. Pronounced bracketed eaves to the north a 2-storey wing having an Ionic columnated portico. Trellis summerhouse in garden.*

- 4.2 It is considered that the oldest part of the building is the northern part, to the rear, which was extended, as an imposing single dwelling, in the early 19th century. The distinction between the two parts of the listed building is evident in their roof forms and elevations,

and in the differing architectural treatment of respective parts of the building (Figs. 23 and 24).

### ***Orleans House***

- 4.3 The early development of the Riverside House property may be better understood in association with that of Orleans House, immediately to the east (Figs. 3, 4 and 12). James Johnston was one of the first to build a grand house on what was to become a highly fashionable stretch of the Thames, in the early eighteenth century. After a distinguished diplomatic and political career, he commissioned John James to design and build a mansion, a project which was to extend over the next 35 years. King George I was a regular visitor to the house. The striking baroque Octagon Room was added by James Gibbs in 1720, allegedly for entertaining Caroline, the Queen Consort of George II (Figs. 4 and 12). From 1800 to 1814, and from 1815 to 1817, Orleans House was occupied by the exiled Louis Philippe, Duc d'Orleans, prior to the Bourbon Restoration after the final defeat of Napoleon Bonaparte, in 1815.



**Fig. 4: James Gibbs' Octagon Room, with the surviving service wing of Orleans House to the left of the picture. The portico and roof-line of Riverside House may be glimpsed just beyond this.**

- 4.4 At least three eighteenth-century paintings or engravings depict vistas of the northern bank of the Thames at Twickenham, with Orleans House readily identifiable by Gibbs' highly distinctive Octagon Room (Figs. 5, 6 and 7, below). Most notably, John Boydell, of 1753, and Joseph Nickolls of *c.* 1750, depict a small building, apparently brick-built and possibly with a tiled roof, located immediately to the west of Orleans House. These distant depictions necessarily provide no architectural detail, although the consistently rendered scale and simple form of the building suggest a modest dwelling or cottage.



Fig. 5: John Boydell, *A View of Governour Pitt's House in Twickenham*, 1753 (Orleans House Gallery)



Fig. 6: Joseph Nickolls, *Orleans House, Twickenham*, c. 1750

4.5 While these eighteenth-century views consistently provide proof of such a building, this is difficult to reconcile with the earlier phase of Riverside House represented by No. 1A. The division between the earlier 'cottage' and Riverside House proper is readily apparent on the western elevation, where a clear join is evident between two phases of brick construction, and where there are clear differences in roof heights and plans (Figs. 23 and 24).





**Fig. 7: Unknown artist: *The Thames at Twickenham*, c. 1780. This view, from the south bank of the Thames, looking east towards Richmond, provides views of Orleans House and adjoining Mount Lebanon on the north bank. The small building immediately to the left of Orleans House is on the site of Riverside House, and appears to represent a coach house, or similar.**

4.6 However, the construction of both parts of Riverside House is in brown brick of identical type, laid in both cases in a Flemish Bond. The elevations of both parts are relatively plain and undetailed, with similar sash windows and slate roofs of similarly low pitch. Although the ‘cottage’ (ie. No. 1A) is clearly subordinate to Riverside House in terms of scale and architectural treatment, the two elements of the building are sufficiently similar in terms of construction, materials and style to suggest that there can be little distinction between them in terms of date (Figs. 23 and 24). Nowhere is there any external indication of earlier fabric or construction, and arguably nothing before c. 1800. It therefore appears unlikely that the existing element of No. 1A is represented by the building depicted, albeit at some distance, in the mid-eighteenth-century paintings and engravings.

4.7 If this argument can be sustained, the division between the two elements of Riverside House may be somewhat problematic. If No. 1A is indeed the earlier ‘pair of cottages’ to which the far more imposing Riverside House was added in c. 1810, it seems reasonable to speculate why the earlier dwelling was not remodelled or integrated more fully with the larger house, unless it was perhaps retained as service accommodation, or for a dependent member of the family.

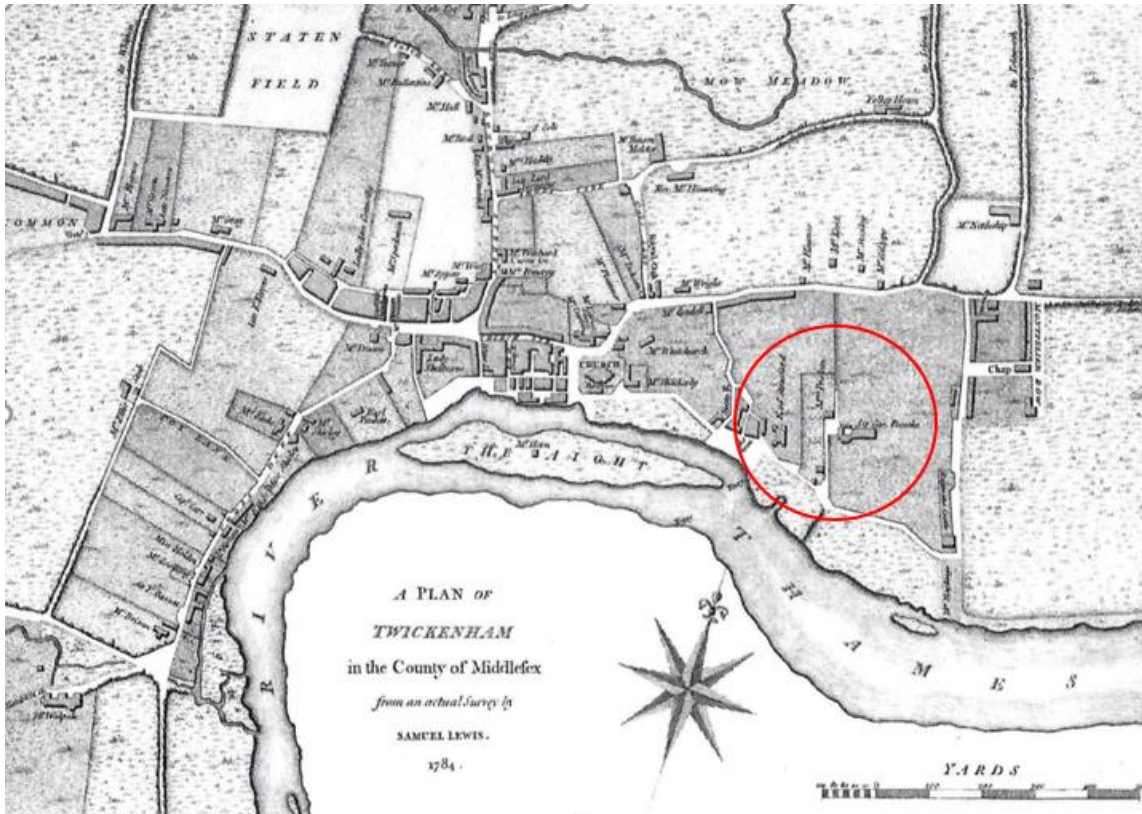


Fig. 8: Samuel Lewis' *Plan of Twickenham*, of 1784. The site of Orleans House and earlier buildings within the Riverside House property are clearly shown (circled).

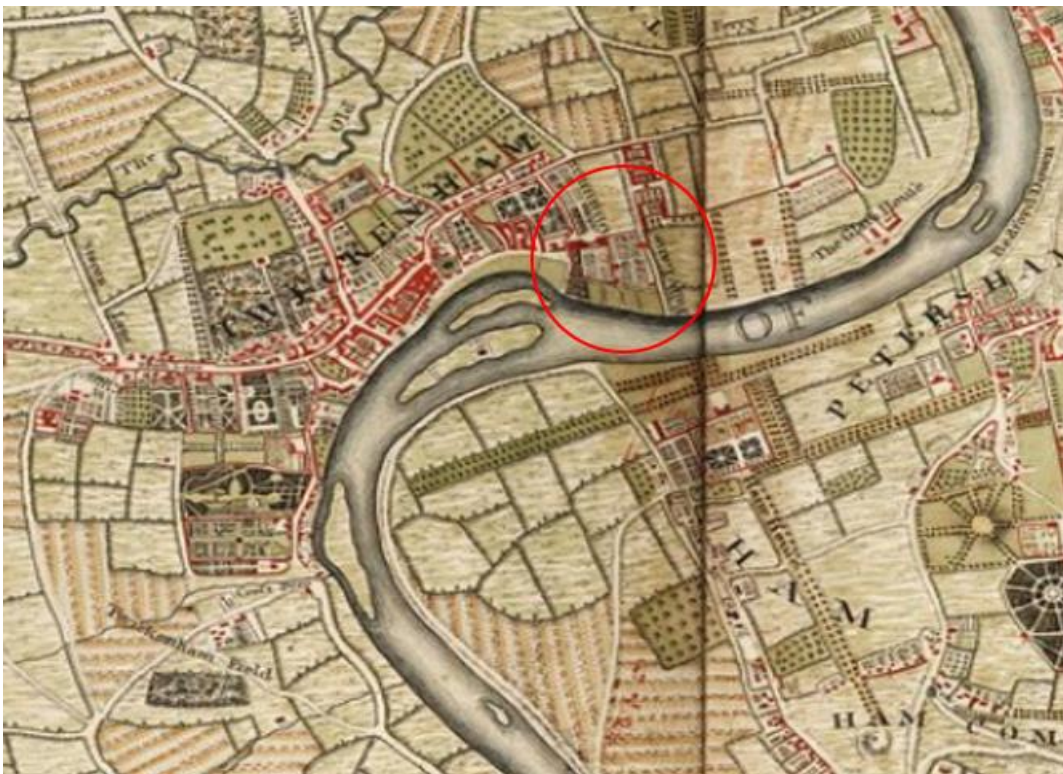


Fig. 9: Expanded extract from Fig. 8, above.

4.8 Samuel Lewis' Plan of Twickenham, of 1784 (Figs. 8 and 9, above), depicts a small building located at the top of a small lane running immediately to the west of Orleans House. Lewis' Plan suggests that this lane may have served as a main entrance to Orleans House at this time, and the small building in question appears to front onto an open space immediately to the west of Orleans House, which may have served as a turning-circle for carriages. In as far as the scale of Lewis' Plan permits, this small building appears to occupy approximately the same footprint as the existing Coach House building, immediately to the north of No. 1A. In view of its location, this building seems most likely to have served



the needs of Orleans House. The Lewis Plan labels the small, elongated property on this side as that of a ‘Mr Probin’, with Orleans House itself associated with ‘Sir Geo Pawlet’(?) (Fig. 9). A small building located close to the entrance to the lane within the Probin property is not identified, but may well represent a small dwelling, or indeed the ‘twin cottages’ mentioned in eighteenth-century sources (Hussey 1944, 510). The existence of this building appears to be further confirmed in Boydell’s engraving of 1753 (Fig. 5), and in the unknown artist’s depiction of *c.* 1780 (Fig. 7). These buildings are less easy to discern on Rocque’s altogether smaller-scale map of 1762 (Fig. 10, below), and on the First Edition Ordnance Survey series of *c.* 1830 (Fig. 11), although Orleans House and Park are clearly indicated in both.



**Fig. 10: Extract from John Rocque’s Map of Hounslow, Twickenham and Richmond, 1762**

- 4.9 Either of the small buildings depicted on Lewis’ Plan of 1784 could plausibly represent that shown immediately to the west of Orleans House on contemporary paintings. However, there is insufficient detail in either case to plausibly link these with the existing building of No. 1A, which is otherwise far more convincing as a new build of early nineteenth-century date, and thus near-contemporary with the house that was built directly onto its southern elevation in *c.* 1810.



- 4.10 The present Riverside House of *c.* 1810 represents an imposing extension to an existing building of modest form and plan (Figs. 1, 23 and 24). While No. 1A has been assumed to represent a pair of pre-existing modest cottages, this assumption is difficult to sustain in view of the style and fabric of the existing building, and it appears more likely that the earlier cottages were as depicted on Lewis' Plan of 1784 (Figs. 8 and 9) and earlier paintings (Figs. 5, 6 and 7), and on this basis probably located closer to the roadside frontage of the property. These were presumably demolished at the time of the construction of Riverside House, in *c.* 1810. This earlier pair of cottages were known to have been occupied from at least the middle of the eighteenth century (Lysons 1811, 774; Reynolds (ed) 1962), and at that time were apparently leased out to 'notable' people engaged in preparing or acquiring suitable residences in a highly fashionable neighbourhood. A Mrs Kitty Clive and a Mrs Fitzherbert are recorded as having resided there; Mrs Clive on her retirement from the stage, in *c.* 1769. Lady Suffolk is recorded as having previously taken out a 60-year lease on the cottages, in 1750 (Hussey 1944, 509-10). This lease will have ended in 1810, which may therefore provide a reasonably firm date for the building of Riverside House, although the identity of the original builder remains unknown. Shortly after 1850, the property was purchased by the Duc d'Aumale, fourth son of Louis Philippe, and was united with the adjoining Orleans House (Thorne 1876).
- 4.11 On the west side of the Riverside House site stood Mount Lebanon, built in 1797 on the site of a sixteenth-century house, by Anne Conolly, daughter of the Earl of Strafford (Figs. 3 and 7). In 1866, this became the residence of the Prince de Joinville, third son of Louis Philippe. Badly damaged by fire in 1909, it was subsequently demolished and houses (Lebanon Park) constructed on the site. The western garden wall of Riverside House retains much brickwork of 16<sup>th</sup> or 17<sup>th</sup>-century character, which appears to be the only visible survival of the original Mount Lebanon estate.



Fig. 11: Extract from the Ordnance Survey First-Edition Map of c. 1830, showing the location of Orleans House and Park, with a building immediately to the east probably representing the current Riverside House (1:63,000 scale).



Fig. 12: Adolphe Jean-Baptiste Bayot, Johnston's Twickenham House in 1844 (Orleans House Gallery)

4.12 In 1928, Riverside House was jointly purchased with Orleans House and Park by the Hon. Mrs Nellie Ionides, to prevent destruction of the picturesque Thames-side location by

gravel quarrying. Much of Orleans House had been demolished in the previous year, leaving only Gibbs' celebrated Octagon Room and an attached service wing (Fig. 4). The riverside land associated with Orleans House was gifted in perpetuity to the Borough of Twickenham, and Riverside House was occupied and preserved by the Hon. Mrs Ionides from this time. Her London-born father was Sir Marcus Samuel, Lord Mayor of London in 1902-3, and subsequently created First Viscount Bearsted in recognition of his important work in naval development during World War I. Mrs Ionides' second husband, Basil Ionides, is celebrated, amongst other accomplishments, as architect of the Savoy Theatre and interior designer of Savoy and Claridges Hotels. An account in *Country Life* makes particular mention of the fine decoration and proportions of several of the rooms of Riverside House at this time (Hussey 1944, 510, figs. 6, 7 and 8, but see Figs. 13 and 14 of this report). The Hon. Mrs Ionides died in 1962, bequeathing the property, together with a large collection of prints, paintings and historical memorabilia, to the Borough of Twickenham.

- 4.13 In 1963, a lease of Riverside House was granted to Camilla, a granddaughter of the Hon. Mrs Nellie Ionides, who was shortly to marry the distinguished composer Andrzej Panufnik, later knighted for his services to music. The Panufnik family have remained at Riverside House since Sir Andrzej's death, in 1991, so that direct descendants of Basil and Mrs Ionides have remained at Riverside House for the past century. The surviving wings and Octagon Room of adjacent Orleans House have remained in local authority ownership, and are currently in use as an art gallery and exhibition and events venue.
- 4.14 Subsequent to the granting of the lease of 1963, Twickenham Council undertook alterations to the former Coach House within the Riverside House property, which resulted in the complete removal of the upper floor of this building, thus completely altering its form and character. A wooden partition between the former coach house and the groom's accommodation was removed to create a studio for Sir Andrzej Panufnik, which he used for the ensuing 28 years. Seven of his ten symphonies were composed here, together with the four violin concertos commissioned by Lord Yehudi Menuhin.

### ***The Significance of Riverside House***

- 4.15 The principal significance of Riverside House resides in its physical form and historic fabric, as a fine and well-preserved example of a Late Georgian riverside house of some

distinction. The principal heritage values which contribute to this significance are Historical Illustrative, Historical Associative and Design Aesthetic (English Heritage 2008).

*Historical Illustrative Heritage Values*

- 4.16 Riverside House retains Historical Illustrative heritage values of high importance, which relate to the role of Twickenham Riverside as a highly fashionable location in the later eighteenth and early nineteenth centuries. Although far from the largest or architecturally most imposing of the riverside houses constructed at this time, Riverside House is illustrative of the aspirations, tastes and social status of those who sought to live here. This location owed much to its relative proximity to London, the social cachet associated with the neighbouring former Royal palaces of Hampton Court, Richmond and Kew, and the fine landscape setting of this stretch of the Thames.
- 4.17 The plan and internal spaces of Riverside House are importantly illustrative of the domestic organisation and desire for social display typical of the larger houses of this period, with clearly-defined patterns of internal movement and circulation and specialised functions of different rooms. The principal ground-floor rooms of the house, including the central hallway and staircase and the two reception rooms, are illustrative of the tastes of the original builders and of the expression of social display in a highly competitive milieu. The noted fine proportions and decoration of the dining room provide a good example of this. The internal spaces, fittings and external elevations of Riverside House survive well, and enable the form and character of an early nineteenth-century house to be readily appreciated (Figs. 13 and 14, below).





Fig. 13: The eastern of the two main reception rooms of Riverside House, in 1944 (Country Life)



Fig. 14: The south elevation of Riverside House, in 1944 (Country Life)

4.18 The spatial and structural relationship between Riverside House and No. 1A Riverside also retains historical illustrative heritage values which relate to the development of the site

from apparently relatively humble beginnings, with the incorporation of the building now comprising No. 1A within an altogether more imposing residence. Although the precise historical relationship between Riverside House and No. 1A remains unclear, the subordinate status of the later is evident in structural and spatial arrangements between the two elements and in the limited degree of internal access between them. However, the distinction between the two component elements of Riverside House is more apparent externally than internally (Figs 23 and 24).

- 4.19 Further historical illustrative values relate to the fabric and structure of the building itself, which are representative of the architectural style, use of materials and methods of construction of this period.

#### *Historical Associative Heritage Values*

- 4.20 Riverside House retains important associative heritage values, which relate partly to its close links to Orleans House and the early nineteenth-century residency of Louis Philippe, and later direct associations with the Duc d'Aumale. The house also has a possible association with the composer Frédéric Chopin who, while visiting London, in 1848, mentioned in a letter his visit to 'the French Court at Richmond' (*sic*). Presumably, this was to the Duc d'Aumale, who would have been in residence at Riverside House at that time. More recently, the house has had important associations with the Hon. Mrs Nellie Ionides and the composer, Sir Andrzej Panufnik.

#### *Design Aesthetic Heritage Values*

- 4.21 Riverside House retains design aesthetic heritage values of high importance, which contribute strongly to its significance. The house, in unrendered brown brick, faces the river with a bold, low front and regular fenestration (Fig. 14). The relative plainness of its external treatment is softened to some extent by magnolia and wisteria plantings. Design aesthetic values apply equally to the larger rooms of the house, in terms of both their harmonious proportion and fine decoration (Fig. 13). Many interiors display high levels of survival of original decoration and features.
- 4.22 The wider riverside setting of Riverside House also contributes to its significance, particularly within the longer vistas of this stretch of the Thames, which incorporate distant views, both towards and from Richmond Hill (Fig. 15). The sublime character of these views, captured by a number of eighteenth and nineteenth-century artists, including J. M.



W. Turner, is an important aspect of the wider setting of the Riverside Conservation Area and of Riverside House.



**Fig. 15: Antonio Joli, *A View from Richmond Hill, up the river*, 1749 (Orleans House Gallery). Orleans House, with the conspicuous Octagon, is clearly visible towards the right of the picture.**

4.23 Riverside House is visually quite enclosed, with high walls impeding views from street-level on Riverside, immediately to the south, with views in other directions restricted by intervening built form and vegetation (Fig. 26). However, some visual linkage exists between Riverside House and Orleans House, just to the east, with a clear view-line extending from the portico on the eastern elevation (Figs. 16 and 25). In addition, views of the river are possible from first-floor levels on the south side of the house. These views comprise an important aspect of the setting of Riverside House, and contribute to its significance.



**Fig. 16: View of the east elevation of Riverside House with the portico and main entrance, looking west along the surviving service wing of Orleans House. The Octagon is on the far right of the picture.**

## **5. THE PROPOSED ALTERATIONS TO RIVERSIDE HOUSE**

- 5.1 The proposed scheme of alterations within Riverside House will permit some rearrangement of internal access and room plans between No. 1A and Riverside House itself. The division of rooms between the two parts of the house would be adjusted in favour of the former, entailing limited changes to doorway openings and a front entrance.

### *East elevation: Main Entrance*

- 5.2 It is proposed to create a new door opening and entrance for No. 1A on the right side of the portico porch. It is intended that this will match the existing doorway-opening to Riverside House on the left side of the porch, thus providing a symmetrical balance between the two entrances (Figs. 17 and 18). An existing recess in this location may mark a blocked door opening, and its reinstatement will better reveal an aspect of the historic form and layout of the house. It is suggested that some distinction be maintained between the design of the doors to Riverside House and No. 1A, so that the former retains its current identity, as a main entrance.



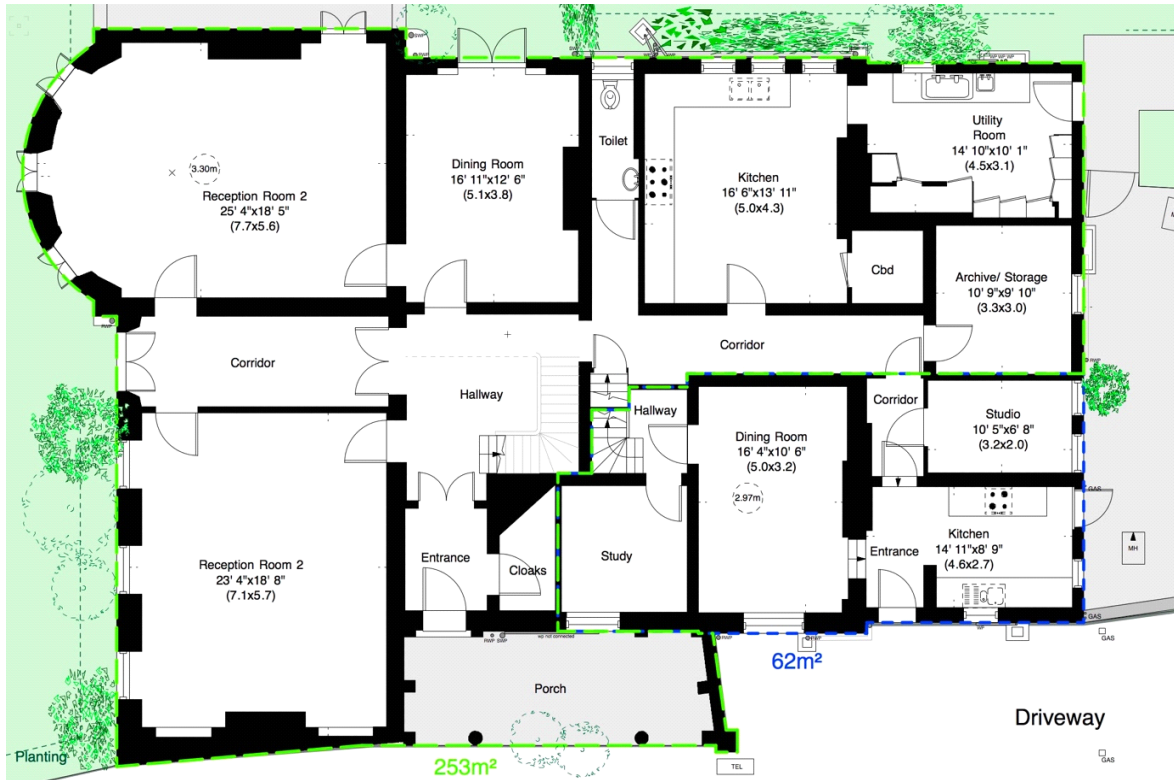


Fig. 17: Existing ground-floor plan of Riverside House and No. 1A Riverside, showing current layout of rooms and features (approximate scale 1:200) (GPS Architecture).

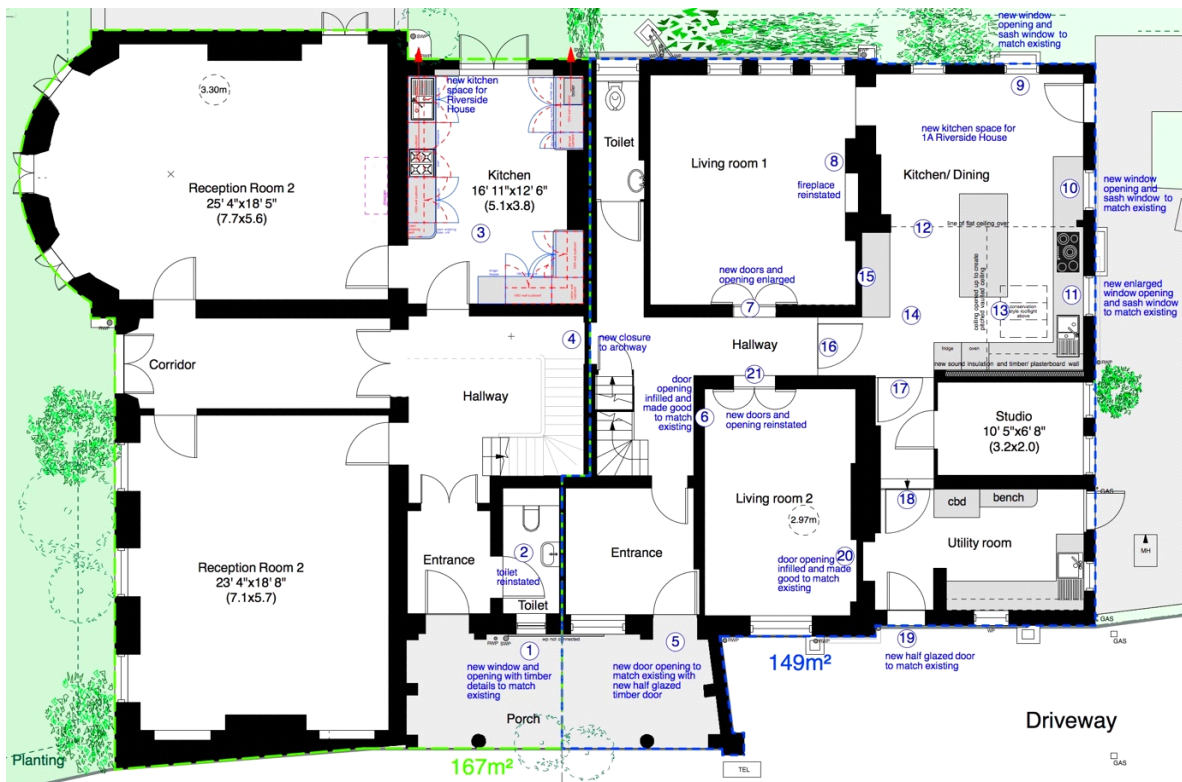


Fig. 18: Proposed ground-floor plan of Riverside House and No. 1A Riverside, showing the scope of alterations and proposed changes in the allocation of room spaces between the two properties (approximate scale 1:200) (GPS Architecture).

*Living Room 2 (No. 1A)*

5.3 Here, an existing door opening onto the adjacent passage will be infilled and made good to match the existing (Fig. 18). An existing doorway and opening on the west side of Living Room 2 will be reinstated to match the existing, and an existing doorway on the north side, currently leading to the kitchen of No. 1A, will be reinstated to match the existing. These proposed alterations will result in minimal change to the historic fabric and ground-plan of Riverside House, and the re-opening of blocked door openings will better reveal the original form and layout of the house.

5.4 *Hallway*

Within the hallway immediately to the west of Living Room 2, an existing archway will be closed and a new doorway provided to the new kitchen/dining room (Figs. 18 and 19). The archway is probably an original feature, and one which historically provided access between the two elements of Riverside House. However, such an alteration would be reversible and would entail no actual loss of historic fabric. It is recommended that some visible reference to the form of the archway be retained within the blocking, so that this can be 'read' as an architectural feature.



**Fig. 19: view, looking north-east, towards entrance hallway of Riverside House, with arch proposed to be closed (by existing kitchen)**

### 5.5 *New Kitchen/Dining Room (No. 1A)*

Two utility/storage rooms within the north-west of the house will be altered to provide new kitchen/dining room space for No. 1A (Fig. 18). This will entail the creation of new window openings on the north and west sides of this new room, which will match the existing in terms of size and glazing design. A centrally-placed fireplace and chimney-breast between this room and Living Room 1, immediately to the south, will be reinstated. The creation of a new kitchen/dining room space will entail the combining of an existing utility room on the north-west corner of the house with a current archive/storage room immediately to its east, by the removal of intervening walls. A walk-in cupboard space leading off the adjacent current kitchen will also be incorporated within this new kitchen/dining room space, entailing the removal of short sections of enclosing walls on its east, north and west sides (Fig. 18). The northern end of the access corridor to this new space would be incorporated within it by the provision of a new doorway.

5.6 The creation of a new kitchen/dining room space for No. 1A represents the most intrusive of the proposed scheme of alterations, and the one which would involve slightly more substantial intervention in the historic fabric of the house. This would include some change to the existing ground-floor plan, with the amalgamation of two small utility rooms and an existing large cupboard (Fig. 18). Such changes would only affect limited aspects of the fabric and plan of No. 1A, and would not greatly affect the ability to interpret any historical distinction between the two elements of the house. It is not clear from existing plans whether the two utility rooms in question represent part of the original ground plan of the house, or were created by later alterations (Fig. 17). Their small size and lack of decoration or historic features suggests that these have always been utilitarian spaces of relatively low importance within the overall layout and function of the house.

### *Living Room 1 (No. 1A)*

5.7 The existing kitchen of Riverside House, on the western side of the property, will be converted into a Living Room space for No.1A (Figs. 18 and 20). This will entail minimal change and intervention, with the exception of the loss of the large cupboard in the north-east corner of this room. The existing fireplace between this room and the proposed kitchen/dining room immediately to the north, will be reinstated, thus revealing an historic feature of the house.

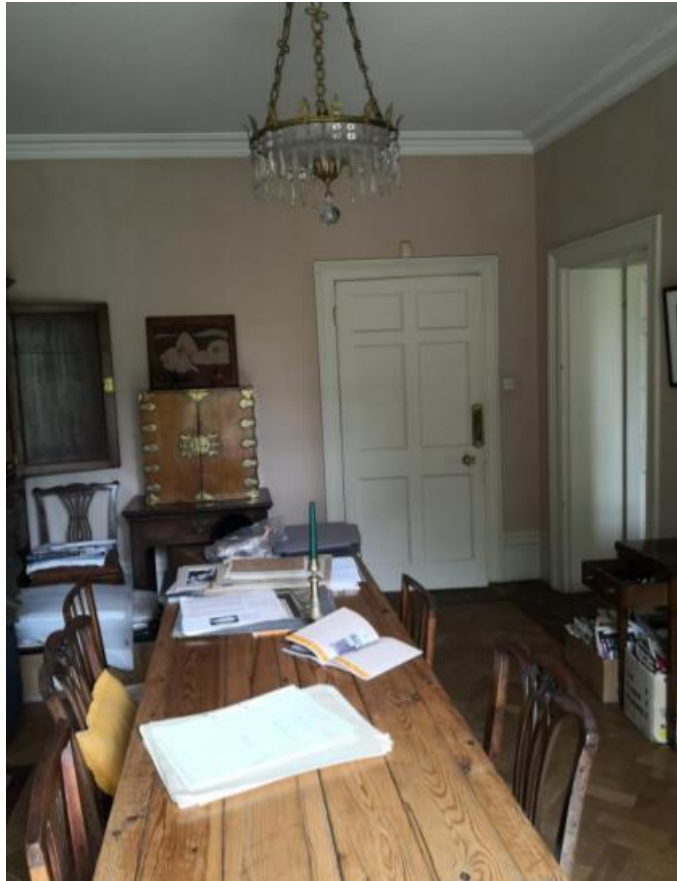


**Fig. 20: The existing kitchen of Riverside House, to be converted to living-room space for No. 1A.**

*A new kitchen for Riverside House*

- 5.8 A former dining room, located immediately west of the main hallway, would be converted into a new kitchen for Riverside House, following the loss of existing kitchen space to create a new living room for No. 1A (Figs. 18 and 21). Existing fittings and proportions indicate that this room was very much part of the later addition to the property, of c. 1810, and as such is accessed directly from the central hallway and from Reception Room 1. Conversion to modern kitchen space will need to be designed sensitively with regard to the distribution, scale and proportions of new kitchen units, and to any physical impacts to historic fabric entailed in the installation of drainage and services.





**Fig. 21: The existing Dining Room of Riverside House, to be converted to a kitchen.**

#### *Downstairs Toilet*

- 5.9 Within Riverside House, it is proposed that the existing ground-floor cloakroom space, leading off the main entrance passage, would be used to create a new downstairs toilet (Fig. 18). Due to the lack of natural light within this small space, it is proposed to create a small porthole window on the east elevation of the house. This would be located immediately to the right of the main entrance door to Riverside House, within the portico porch. This window opening would be in keeping with the character of the building, and would add architectural interest to this part of the elevation (Fig. 18). An existing exterior soil pipe on this side of the house would serve the proposed downstairs lavatory, thus minimising the need for intrusive physical impacts to historic fabric.

#### *First-floor alterations (No. 1A)*

- 5.10 To provide access to Bedroom No. 4 (No. 1A), on the first floor, an existing door opening would be reinstated to match the existing (Fig. 22), and a wall would be reinstated to match the existing between Bedrooms 3 and 4. This reinstatement and revealing of historic

features in order to enhance circulation within the enlarged dwelling of No. 1A would be a heritage benefit, which would enhance the significance of the house.

- 5.11 New conservation-style roof-lights would be provided for Bedrooms 2 and 3, and for the single-storey roof above the proposed new kitchen/dining room space for No. 1A (Fig. 22). While proposed alterations would result in minimal change to the exterior of Riverside House, the design and positioning of roof-lights will be important in limiting any adverse impact to the external appearance and historic character of Riverside House. Ideally, the roof-lights should lie flush with existing slate roofs, incorporating frames with single glazing bars, and should be provided with a suitably neutral finish.

*The Garden*

- 5.12 Suggestions that the reconfiguration of room spaces between Riverside House and No. 1A should be reflected in the division of the adjoining garden, on the west side, are problematic. The existing garden is a unified space which accurately represents the historic garden of the house, and thus comprises an important aspect of its setting. There appears to be no compelling reason for subdividing this area with some form of intrusive boundary which would adversely affect its character and historic unity.



Fig. 22: First-floor plan of Riverside House and No. 1A Riverside, showing scope of proposed alterations, including reinstatement of features, and installation of roof-lights (approximate scale 1:200) (GPS Architecture).

## 6. ASSESSING THE POTENTIAL IMPACT OF PROPOSED ALTERATIONS

6.1 The proposed alterations to Riverside and House and No. 1A Riverside will entail limited changes to the historic fabric and internal ground-plans of both properties, but would result in a reallocation of room-spaces between them. In terms of adverse impact and potential harm to the overall significance of Riverside House, the principal considerations will be:

- (i) The physical impacts to historic fabric resulting from the amalgamation of room spaces and the removal of intervening walls. This will be particularly the case with regard to the creation of a new kitchen/dining room for No. 1A;
- (ii) Changes to internal circulation/movement within the house, and the ability to perceive historical divisions between Riverside House and No. 1A;
- (iii) The insertion/reinstatement of a door opening for No. 1A to the right-hand side of the portico porch, and its potential effect on the historic character of this part of the house and perceptions of the existing main entrance; and
- (iv) Potential adverse effects on the appearance and character of the house arising from new window openings and roof-lights.

6.2 The principal significance of Riverside House resides in those important heritage values on which its designation as a Grade II-listed building is based, and which relate to its status as an early nineteenth-century house of distinction which exemplifies the architectural form and style of its period. In this case, such significance particularly attaches to the fine proportions and decoration of the principal rooms of the *c.* 1810 building, including the two main reception rooms and the dramatic hallway and principal staircase (Figs. 1, 13 and 14). While integral to the structure and plan of a Grade II-listed building, the earlier 'cottage' element of the house does not display a comparable level of significance. None of those aspects of Riverside House which principally contribute to its significance, and thus justify its designation as a Grade II-listed building, would therefore be affected by the proposed alterations. These proposed alterations are principally concerned with reconciling some awkward spatial relationships between the two component parts of the house and providing a more practical basis for its future occupation.

6.3 The existing ground-floor plan (Fig. 17) is revealing of the inherent architectural difficulties in adding a house of some scale and pretension to an altogether smaller dwelling of different character. This has resulted in a somewhat awkward arrangement, in which

problems of internal corridor access between the two elements of the building have created an inefficient use of space, with a number of unsatisfactory small spaces which do not lend themselves to the requirements of modern living.

- 6.4 The historic distinction between the two principal building phases represented by No. 1A and Riverside House proper is better understood from the exterior of the house, where differences in respective styles and roof heights are readily apparent (Figs. 23 and 24). Within the building, restricted view-lines and confined spaces within the northern part of the house (ie. within No. 1A) make this distinction much less clear. While it would be correct to identify the principal east/west corridor running through the centre of the building as a physical manifestation of a division between the two parts of the house, it is by no means clear how fixed, or how significant, such a division may have been in previous periods. There is certainly evidence of historical inter-connectivity between the two parts of the building, and it is unclear that the part now represented by No. 1A was originally in separate occupancy, as is now the case, or whether the c.1810 scheme effectively incorporated it within a single dwelling. There must therefore be considerable doubt as to whether any internal structural distinction between the two elements of the building contributes to its overall significance. In any case, the proposed alterations would not substantially alter perceptions of those internal ground-floor features which appear to represent such a distinction.



**Fig. 23: View, looking north-east, from the garden of Riverside House, showing clear external distinction between the earlier 'cottage' building (left) and the c. 1810 extension (right).**





**Fig. 24: View, looking south, of the north elevation, with No. 1A in the foreground and the later phase of Riverside House proper, immediately beyond.**

6.5 The importance of such a distinction may be further diminished by the observations made above (Paragraphs 4.9 and 4.10) regarding the relative dates of the two parts of the building, as evidenced by visible fabric and styles. These are sufficiently similar to suggest that the part represented by No. 1A, far from representing the earlier ‘twin cottages’ referenced in earlier sources (cf. Hussey 1944, 509), may not actually pre-date Riverside House by many years, thus perhaps limiting the significance of any historical division or distinction between the two parts of the property.

6.6 There is evidence of considerable historical change and adaptation within the house as a whole, including the opening and blocking of doorways. The current ground-plan embodies a series of changes and adaptations made from *c.* 1810 onwards. A number of proposed alterations in this case include the re-opening or reinstatement of earlier features, including the fireplace between Living Room 1 and a new kitchen/dining room in No. 1A, and the first-floor doorway opening to Bedroom No. 4 (Figs. 18 and 22). Thus, some alterations would be wholly positive in nature and, by revealing aspects of the original form of the house, would enhance its significance and thus represent a heritage benefit.

*The new doorway opening for No. 1A*

6.7 The proposed new doorway opening on the right side of the portico may possibly reinstate a former entrance, and one which would be symmetrically placed in relation to the existing main door to Riverside House, located on the left side of the portico. The suggestion that

this would adversely impact the listed building, by making it appear as two separate dwellings, is disputed. Such is already strongly implied by the differences in architectural style and scale between its two component parts. A reinstated door opening of appropriate design would add harmony and balance to one of the most engaging architectural features of the house, and would not adversely affect its historic character. Current design proposals envisage a door of different design to that of the main entrance doorway to Riverside House, entailing the use of half-glazing. This would defer to the altogether more formal entrance to Riverside House, in displaying a 'subsidiary' character, and would also confer an additional advantage of providing additional natural light within the corridor behind.

*The new kitchen/dining room (No. 1A)*

- 6.8 The proposed removal of historic fabric is largely limited to the eastern end of the new kitchen/dining room, together with the dividing walls between two existing utility rooms and the large cupboard in the existing adjacent kitchen. This proposed alteration is potentially the most far-reaching in terms of potential change to the ground-floor plan of the house and existing room divisions. The original purpose of the 'utility room' and 'archive/storage room' is unknown, although the small size of these two rooms and the absence of decoration of any kind suggests a purely utilitarian, domestic function, and it is possible that they themselves represent a later phase of alteration and subdivision. The contribution of these two rooms to the overall significance of Riverside House may therefore be assessed as minor.
- 6.9 The removal of short sections of existing sub-dividing wall in this part of the house will directly impact elements of historic fabric dating from the earlier 'cottage' phase of the building. It is also conceivable that some structural elements of an earlier building were incorporated within a new building at this time, although the evidence of historic mapping (Figs. 9 and 10) would appear to indicate that this is not the case. The alterations entailing the incorporation of two utility rooms to create a new kitchen/dining room in this part of the house, with consequent loss of some historic fabric, will result in a limited degree of harm to the overall significance of the listed building. This is assessed as being towards the lower range of less than substantial harm. It is therefore recommended that any such harm could be mitigated by an appropriate brief for the recording of affected parts of the building, both before, and during the course of removal. This will assist in the understanding of any evidence of an earlier building, and of any indications of later alterations.



- 6.10 With the exception of the proposed incorporation of the two utility rooms to form a new kitchen/dining room, no other significant changes are proposed to the form or ground-plan of Riverside House. Its basic historic form and plan will remain basically unaltered, and, with the exception of two additional ground-floor window openings in this part of the house, its external appearance and character will remain largely unaltered. The incorporation of the two utility rooms will not alter perceptions and understanding of historic divisions between the two elements of the house.

*External changes*

- 6.11 With the exception of a small number of minor additions, including the proposed roof-lights on the northern end of the building, and two additional window openings for the new kitchen/dining room (Figs. 18 and 22), the proposed alterations would leave the exterior of Riverside House unchanged and its historic character and appearance unaffected. Any resulting impacts on the wider settings of surrounding heritage assets, including adjacent Grade I-listed Orleans House, would be negligible.
- 6.12 The provision of discrete roof-lights would be integral to the rationalisation of first-floor spaces within No. 1A, and would avoid any need for additional window openings. Current design proposals emphasise the need for roof-lights to lie flush with existing slate roofs, thus rendering them less visible in any sensitive longer views, particularly from Orleans House, to the east.

*The Basement*

- 6.13 Local authority concerns regarding access to the basement are not thought to be significant. Despite the reallocation of living space within the building, future issues of ownership and access are unlikely to arise as the house will remain in the ownership and occupation of the Panufnik family.

*Reversibility*

- 6.14 Local authority pre-application advice places considerable emphasis on the principal of reversibility as a necessary aspect of alterations. Those alterations which entail the blocking or unblocking of openings will, by definition, be reversible (Fig. 19). However, the proposed incorporation of two utility rooms to create a new kitchen/dining room, while entailing the removal of dividing walls of presumed nineteenth-century date, would not preclude the eventual possibility of reversal and replacement, should this be required. The

elements of historic fabric which are proposed to be removed are not associated with any particular features of architectural or historic interest that would in themselves preclude removal or reinstatement. However, given the evidence for long-term adaptation and alteration within the house, it is reasonable to question why such reversibility might be considered desirable in this case.

#### *The Garden*

- 6.15 Suggestions that new internal divisions within Riverside House should be reflected in a corresponding division of the garden, immediately to the west and south of the house, should be carefully considered. The existing garden comprises an important aspect of the closer setting of the house, and one which retains much of its historic character. As such, it makes a substantial contribution to the overall significance of the house, and should be maintained as a single, undivided entity. It is suggested that any required divisions or demarcations within the garden should be of a subtle, unobtrusive nature.

#### *The Riverside Conservation Area*

- 6.16 Seen from the roadside perspective of Riverside, or from Orleans Park, Riverside House appears to be visually self-contained, and only a few clear views of the house are obtainable at ground-level (Figs. 16 and 25). Those principal view-lines which comprise important aspects of the wider setting of the house include eastward views from the main entrance towards Orleans House and The Octagon, and from the roadside immediately to the south, which permits eastward and westward views along Riverside and the wider Conservation Area (Fig. 26). Important visual linkage with the river is possible only from first-floor windows on the south elevation of the house, and outward views from the house and garden in this direction are otherwise constrained by the boundary wall and vegetation fronting the Riverside property.



**Fig. 25: The east elevation and entrance portico of Riverside House, seen from Orleans House, with the surviving service wing to the right of the picture (Historic England).**

- 6.16 Direct views of Riverside House from surrounding parts of the Conservation Area are very much constrained by the high brick walls fronting properties along Riverside, which create a distinct ‘tunnel’ effect (Fig. 26). This ensures that only the roof-line and upper parts of the south elevation of the house can be glimpsed from street-level. Elsewhere, direct views are largely blocked by intervening built form and/or vegetation. Any minor alterations to the exterior of the house, including new window openings and roof-lights, would affect only its visually-secluded northern elevation, and would not be visible from this perspective. Effects on the surrounding Conservation Area would therefore be negligible.



**Fig. 26: Looking north-east along Riverside, towards Orleans Park, with the garden wall of Riverside House to the left. The house itself may be glimpsed through vegetation.**

## 7. CONCLUSIONS

- 7.1 The principal heritage significance of Riverside House derives from its built form and historic fabric, and as a domestic dwelling of distinction which exemplifies the design, domestic architecture and decoration of the early decades of the nineteenth century. Such significance is strengthened in this case by important historical associations, and is principally associated with the imposing early nineteenth-century house which was added to a pre-existing ‘cottage’ of altogether less distinguished character and scale. This is most evident in the proportions and decoration of the principal rooms of this phase of the house, together with its southern elevation. None of the aspects of the house which contribute principally to its significance would be affected by the proposed scheme of alterations.
- 7.2 The proposed alterations to Riverside House will principally concern the northern end of the house (ie. No. 1A), associated with the earlier ‘cottage’ phase, onto which the more imposing house of c. 1810 was built. There is considerable doubt regarding the date of this earlier phase, as the visible fabric and built form of No. 1A strongly suggest a date not significantly before that of the major addition. Moreover, the evidence of historic mapping



suggests that this phase does not represent the ‘twin cottages’ mentioned in eighteenth-century documentary sources (Hussey 1944, 509). On this basis, it is reasonable to question the relative contribution made by this part of the building to the overall significance of Riverside House, compared to that made by the major addition of *c.* 1810.

- 7.3 While the existing ground-plan and built form of Riverside House provide evidence of some structural separation between the two parts of the building, the extent to which this reflects any historical separation of function or occupation is far from clear. The ground-plan does not offer compelling proof that the two parts of the building now represented by Riverside House and No. 1A Riverside were intended to function as two separate dwellings, rather than a functional whole. Thus, while internal corridors appear to reflect this historical distinction and the problems encountered by the builder of Riverside House in reconciling two buildings of different scale and plan, doubt must be expressed whether such distinction is in itself of any great significance, or contributes in any way to the overall significance of the building.
- 7.4 Riverside House contains evidence of change and adaptation from the date of its construction, and a number of the proposed alterations include the unblocking and revealing of original features. These aspects of the proposed scheme should be considered in a positive light, in partly balancing any potentially adverse alterations. Local planning authority objections to the proposed reinstatement of a door opening within the portico on the eastern elevation may be satisfactorily addressed by design, *ie.* by presenting this door as a subservient feature to the clearly-defined main entrance to Riverside House, while retaining the symmetrical arrangement framed by the portico on this side of the house.
- 7.5 Physical impacts and removal of historic fabric would be principally confined to the sections of dividing wall defining two utility rooms on the north-west side of the house. These two smaller rooms comprise part of the earlier phase of the building, and in themselves convey little historic or architectural interest. As such, their contribution to the overall significance of the listed building is relatively small. Any loss of significance resulting from the amalgamation of these spaces to form a new kitchen/dining room should be mitigated by an appropriate programme of recording.

- 7.6 With the exception of the above, the basic ground-plan and form of Riverside House would remain largely unchanged, and any historical structural distinctions between the two phases of the house will remain readily apparent, both internally and externally. Proposed external changes are few and relatively minor, and include two new window openings, roof-lights and a re-opened doorway on the eastern elevation. Any impacts on the overall historic character of Riverside House arising from these changes would be negligible, as would any changes to the setting of surrounding heritage assets, including adjacent Orleans House and the wider Riverside Conservation Area.
- 7.7 The proposed alterations would represent a rational reallocation of living space between the two parts of Riverside House, which would enable more efficient circulation and use of space within the building. Such an arrangement would be fundamental to the future sustainable use and management of Riverside House as a designated heritage asset. The Panufnik family have been highly sympathetic custodians of a much-loved family home for a great many years, and the current condition of the house is testimony to their understanding of its history and significance. The proposed alterations will simply represent the latest in a series of historical adjustments which have enabled the house to reflect the contemporary occupational requirements of its owners.
- 7.8 For the above reasons, it is considered that the proposed alterations to Riverside House will result in less than substantial harm to the significance of this Grade II-listed building, and very much within the lower range of less than substantial harm. Paragraph 194 of NPPF states that:

*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction or development within its setting) should require clear and convincing justification.*

And Paragraph 196 states that:

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including, where appropriate, its optimum viable use.*

- 7.9 In this case, any limited harm to the significance of the listed building would have clear and convincing justification, and this would be balanced by the adaptation of the building for optimum viable use. These proposed measures would be consistent with the aim of

longer-term conservation and management of the house, and therefore with Paragraph 193 of NPPF. The assessment presented in this Heritage Statement is therefore in accordance with the broader requirements and criteria of NPPF.

- 7.10 The scheme of alterations for Riverside House is also consistent with Policy HC1 of the recently adopted London Plan (2021), and is not contrary to any requirements of Policy LP1 (local Character and Design Quality), and Policy LP3 (Designated Heritage Assets) of the Royal Borough of Richmond Local Plan. It is therefore recommended that Listed Building Consent be granted in this case.

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