

Barker-Mills Conservation

Heritage Statement



Empire Day on Twickenham Green

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1.0 Introduction and purpose of report

- 1.1 Barker-Mills Conservation is an independent, expert consultancy advising on the historic environment. Nigel Barker-Mills, the author of this report, trained as an architectural historian and has an honours degree and doctorate awarded by the University of Reading. Following appointment as a Fieldworker for the Accelerated Resurvey of the Lists of Buildings of Special Architectural or Historic Interest for the county of Surrey, he was employed by Surrey County Council as a specialist historic environment officer advising on all aspects of the management of historic buildings and areas. He founded and subsequently chaired the Surrey Conservation Officers' Group and commissioned the first Buildings at Risk survey for the county. During his time in Surrey, he obtained a Post Graduate Diploma in Building Conservation from the Architectural Association of London, which included preparing a thesis on the issues around education of construction professionals working on historic buildings.
- 1.2 In 2000 he joined the south-east region of English Heritage in the role of Historic Areas Adviser during which time he advised on new development and regeneration issues across Kent, Surrey, Sussex and Oxfordshire. He provided expert monitoring for the Heritage Lottery Fund on area grant schemes and was the national lead for English Heritage in Developing the "Building in Context Toolkit". This training programme, delivered by the national network of Architecture Centres in collaboration with the Commission on Architecture and the Built Environment (CABE), won a national planning award in 2008.
- 1.3 In 2009 Nigel joined the London Region of English Heritage (later Historic England) as Head of Partnerships and subsequently Head of Development Management, with responsibility for strategic relationships with the Greater London Authority and managing the London Historic Environment Record. In 2011-2 he was appointed Planning Director for the London Region, leading a team of 40 specialist Inspectors and advisers, including architects, planners and surveyors providing the statutory advice and grant assistance across the capital. He retired from Historic England in 2016.
- 1.4 Nigel is a full, founder, member of the Institute of Historic Building Conservation (IHBC) and has served on both the south-east branch, as Chairman and Secretary, and also the national committee. He was Chairman of the Editorial Board of "Context" the Journal of the IHBC for 6 years to which he has contributed several articles. In 2014 he was elected as a Fellow of the Society of Antiquaries of London. In 2017 he was appointed Chair of the Heritage Advisory Group of the Canals and Rivers Trust.

- I.5 Nigel has been a member of several expert design panels, including those in Oxford and the London Borough of Haringey and has also published on architectural history and conservation. In 2015 he presented a paper at the 43rd Oxford Joint Planning Law Conference, an annual event organised by the Law Society, the Bar Council, the RTPI and the Royal Institute of Chartered Surveyors (RICS). The paper on “Heritage Assets and their Setting” has been published in the Journal of Planning and Environment Law: Occasional Papers No 43 (*pub Sweet & Maxwell*)
- I.6 Barker-Mills Conservation has worked with clients across both public and private sectors including the Greater London Authority; Guildford Borough Council; Hart District Council and Historic England in both the south-east and the north-west. Private sector clients include the Gascoyne Cecil Estate and JCB and recently Nigel prepared the draft Historic England Guidance on the Conservation of Georgian and Victorian Terraced Housing issued in July 2020.
- I.7 This report has been commissioned by Hedley Clark Planning on behalf of John Raynor and its purpose is to set out the heritage significance of the site to the rear of 24 Hampton Road Twickenham. The Statement enables the applicant to demonstrate the potential impact of their proposals upon that significance in accordance with paragraph 194 of the National Planning Policy Framework, as amended 2021 (NPPF) and is intended to assist the London Borough of Richmond-upon-Thames in its determination of the application for development. The Statement has been informed by the Historic England advice note on statements of heritage significance published 2019.¹
- I.8 The statement is based upon information in the Historic Environment Record, the National Heritage List for England (NHLE) and secondary, published, sources (see Appendices). The views expressed in the report are the true and professional judgement of the author and provided in accordance with the Code of Practice of his professional Institute; the Institute of Historic Building Conservation (*IHBC*)

2.0 Significance

- 2.1 Significance is a term used in “*Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*” published by English Heritage in April 2008. Significance is the sum of an asset’s cultural and natural heritage values and only through understanding the significance of a place is it possible to assess how the qualities that people value are vulnerable to harm and loss. *Conservation Principles* were primarily produced to help ensure consistency of approach by English Heritage

¹ Historic England 2019 *Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. Swindon. Historic England.

(now Historic England) in carrying out their role as the Government's statutory advisor and leading expert body on the historic environment in England. It was hoped that the *Principles* would be read and used by local authorities, property owners, developers and their advisers, and this has become the case across the heritage sector.

- 2.2 *Conservation Principles* are being updated and revised so that when describing significance, the language is more closely aligned with the terms used in the National Planning Policy Framework (NPPF) and those used in designation and planning legislation. These proposed terms are *archaeological*; *architectural*; *artistic* and *historic* and it is intended that they will be described as 'interests' rather than values. However, the interests and previous heritage values cover the same ground. In this report the new interests will be used with the former value, provided in parenthesis.²
- 2.3 People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people and events; its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community. The heritage interests that provide the framework for a structured, comprehensive understanding of the heritage importance of a place are currently identified as: *Archaeological Interest (Evidential Value)* *Historic Interest (Historical value and Communal Value)*; and *Architectural and Artistic interest (Aesthetic Value)*.³
- 2.4 Any building, monument, site, place, area or landscape has the potential to be a heritage asset and as sites and society evolves over time, their value and interest will also evolve. All heritage assets have significance but this is on a sliding scale. It is the degree and nature of the significance that will determine the level and type of protection which will be appropriate under law and policy, including national or local designation, and which should inform future management. Where the identified heritage or cultural interest of a site meets defined criteria, it will then be eligible for designation, which at a national level includes Scheduling and Listing.⁴
- 2.5 The proposed development site is to the rear of properties along Hampton Road Twickenham (16; 18; 20; 22; 22A and 24) and First Cross Road (numbers 3-6 including Twickenham United Reform Church. The properties are not listed but

² At time of writing this report the consultation has concluded but no formal response or amended document has been issued. Historic England website

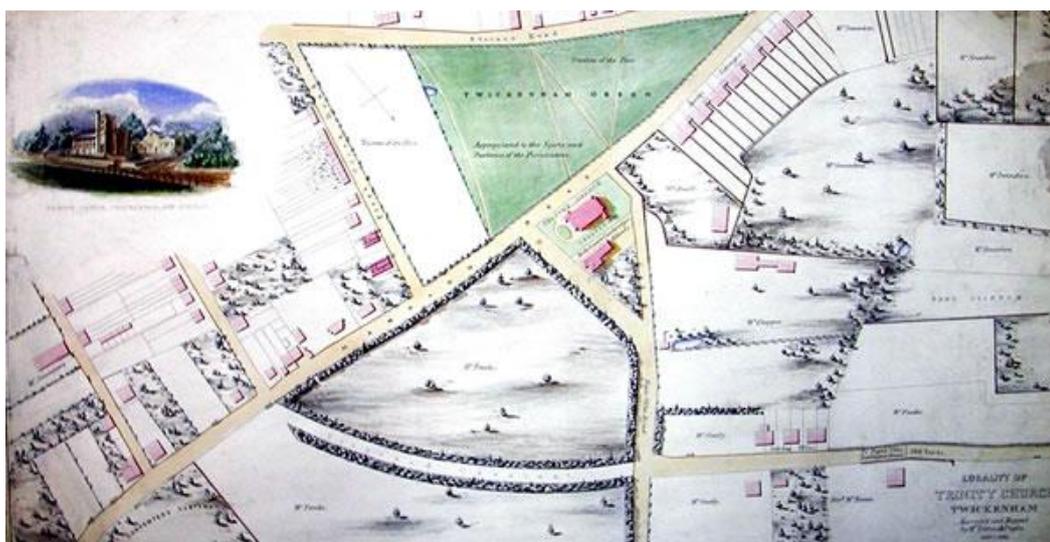
³ Conservation Principles pages 28-32 paragraphs 30-60;

⁴ Designated Heritage Asset comprise World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation. NPPF Annex 2 Glossary p66.

include some positive contributors to the special character and appearance of Twickenham Green Conservation Area, which is a designated heritage asset.⁵

The special interest or significance of Twickenham Green Conservation Area

- 2.6 Twickenham Green Conservation Area (area 9) was first designated in January 1969 shortly after the power to designate such areas was introduced as part of the Civic Amenities Act in 1968. The boundary of the area was drawn tightly around Twickenham Green at the convergence of the Hampton and Staines roads. Subsequent reviews of the area led to extensions of the boundary. In 1982 a section of the north side of Hampton Road to the south of the existing boundary was added; a further extension in 1991 added properties along Second Cross Road with a final extension of the boundary in 1992 that incorporated properties to the south side of Hampton Road and a linking section of Second Cross Road. The proposed development site is within the area of the 1982 extension.



map of Twickenham Green and land to the south as drawn by pupils at Mr Gittins School at Bath House, in 1849

- 2.7 Twickenham Green is not an ancient village green. It is the surviving fragment of the eastern section of Hounslow Heath, previously referred to as Twickenham Common or Little Common. Contained on the north side by the road out to Hanworth and Sunbury, on the south side by the road to Hampton, its triangular shape was completed by the road later named First Cross Road, to the west. The apex of the triangle may have been marked by a gate to the town and there was possibly a pest

⁵ The Friends of Twickenham Green state that the land was once owned by Fullers Brewery who ran the Prince Albert PH adjacent to the site; although historic map evidence shows the site with unbroken boundaries and separate from the public house.

house in the area. In 1818, the year of the Enclosure Award, First Cross Road was called Workhouse Road and the land facing it Workhouse Allotment. This land, just over 4 acres, occupied about half the Green as it is today.

- 2.8 The Workhouse itself, with the adjacent alms-houses stood just to the north, across the road then named Hanworth and Twickenham Road. The remainder of the land was allocated to the 'Twickenham Poor', having been set aside in 1818 as part compensation for the loss of fuel rights on the Common.
- 2.9 The railway came through Twickenham in 1848, with a branch to Strawberry Hill in 1862 and a station for St Margarets in 1876. This transport revolution generated population growth: a seven-fold increase in the 19th century. As the population grew, so accommodation in the parish church of St Mary's became insufficient: new parishes were established with new churches. Holy Trinity Church, facing Twickenham Green was opened in 1841 and a separate parish for Whitton formed in 1862 with the church of St Philip and St James built that year.
- 2.10 Twickenham United Reform Church traces its origins to 1835 and the registration of Lady Shaw's School room as a place of worship. The first building erected on the site in 1843 was for the Congregationalists and appears to have been a classically inspired building and had an associated school block. The current chapel dates from c1866 and was designed by M P Manning Archt. who also designed the adjacent schools.⁶ *Appendix NPBM 2: Photograph 1*
- 2.11 Twickenham was established as a Local Board in 1868 and became an Urban District Council in 1895. In 1926 Twickenham became a Municipal Borough. In 1937 the Borough was enlarged to include the neighbouring districts of Hampton, Hampton Wick and Teddington. In 1965 the Borough was in turn united with Richmond and Barnes to form the London Borough of Richmond upon Thames.
- 2.12 The 1912 Ordnance Survey 1:10,000 shows the north side Hampton Road where it exits, the Green as fully developed down to Second Cross Road with an entrance between development at the position of the current number 24 leading to a back-land area of similar dimensions as currently survives.
- 2.13 The Conservation Area Description PDF published by the London Borough of Richmond states:

Twickenham Green once formed part of the common land of Hounslow Heath. Development around this part of the common began in the 18th century. Although some

⁶ Illustrated in the Congregational Yearbook 1867. History of the chapel taken from Twickenham URC Our history: twickenhamurc.org.uk. The earlier buildings are shown in a vignette in the illustration of the replacement buildings

cottages do survive from this period, most development dates from the 19th century, including the listed Holy Trinity Church built in 1840-1 by George Basevi. The green was enclosed in 1818 and subsequently sold to Twickenham Town Council in the 1860s for use as a public recreational space. The trees fringing the green were planted in 1872. There has been relatively little development in modern times.

- 2.14 The conservation area has distinct characters, with the open, green triangular space at its heart, used for recreation, contrasting with the busy character of the Hampton and Staines roads, both of which are dominated by traffic. The skyline of properties around the green are noted as giving added interest with important groups identified along individual streets. Hampton Road is identified as an important approach into the conservation area from the south, with the development described as varied in terms of building style, materials and scale. Number 24 is individually identified as distinctive because of its Dutch gable and castellation, along with the Albert Public House which is adjacent.

3.0 Proposals

- 3.1 The proposals are for the development of 3 residential units to the rear of 24 Hampton Road. One, single storey unit is proposed directly behind the existing building with a further two units in the form of semi-detached cottages positioned to the centre of the site, behind number 18 Hampton Road. Access to the properties is from the existing drive immediately to the north of number 24. *Appendix NPBM 3 Proposed Site Plan*
- 3.2 Permission for the conversion of the existing building at 24 Hampton Road into two flats and one maisonette was granted in 1957 (*ref 8523/47*). An application for development upon the separate plot for two houses was refused at appeal in 1996 (*96/1121/FUL*). The issues raised were encroachment on the space and therefore an appreciation of back gardens and the demolition of an historic wall to provide access. The later planning history for the site relates to the management of trees.

4.0 Impact of proposals upon significance

- 4.1 The proposals have the potential to affect the special character or appearance of the Twickenham Green Conservation Area and associated non-designated heritage assets, primarily the URC church and hall on First Cross Road.
- 4.2 The contribution of the existing site to the special character and appearance of the conservation area is limited. Early historic maps of the mid-19th century indicate that the site was formerly part of rear space used as a garden(?) for a property on

Hampton Road. However, at the time of the designation of the conservation area the site was separated from the properties along First Cross Road and, seemingly, those along Hampton Road as map evidence illustrates boundaries on all four sides. It has been a largely inaccessible, undeveloped site for much of its history with a mixture of vegetation including a large gum tree and several other self-seeded trees and scrub.

- 4.3 The upper crown of the large gum tree is visible in views of the site from both Hampton Road and First Cross Roads and the Green itself and makes a contribution to the mixture of green landscape and vegetation that provides the characteristic context for much of the development in the area. The site is otherwise largely not visibly appreciated from within the conservation area as it is screened by later development, or hard boundary treatments consisting mainly of brick walls. *Appendix NPBM 2: Photographs 2;3;4; and 5.* The site itself, formerly covered in scrub and rubbish has been cleared and is a rectangular space bounded on the north, east and south with brick walls and along the west side by timber fencing, a domestic outbuilding and timber panelling.
- 4.4 The proposal is for 3 units that form a related group across an open space containing the large gum tree. Unit one is of contemporary design in timber with a mono-pitched roof designed to evoke the domestic outbuildings found in many of the rear gardens, including adjacent to the site. To the east are two semi-detached cottages of modest scale located to the rear of properties along Hampton Road and with rear gardens at the north-east end of the site. They are approached from the south-west and provided with small, open front gardens bounded by a path and are set back from and provided with views towards the large gum tree which is a feature of the site. Their building form is traditional, reminiscent of the original small detached and semi-detached villas that were amongst the earliest development in the area. The materials proposed for the development are good quality brick with contemporary detailing for windows and doors to reference some of the detailing proposed for unit one. In views looking to the north the existing rear gable of the URC church will remain visible from the access into the site and will continue to be appreciated to the east of the cottages. The blank, end gable of the modern office block immediately adjacent to the north boundary to the west of the URC will be obscured and replaced by a view of the cottages themselves.
- 4.5 Views of the boundary wall to the end of the gardens of the properties on Hampton Road will largely be maintained. The cottages will obscure views of part of the rear of numbers 16-18 Hampton Road from within the site. These are modern, late-20th century developments and not historic buildings. Angled views towards the large tree just outside the NE corner of the site will still be obtainable.

- 4.6 Along the southern boundary of the site, behind number 24, is a further unit oriented to follow the historic grain of development which faces east. The scale and positioning of the development means that it will not be visible in views from the Hampton or First Cross Roads, or further north from Twickenham Green itself.
- 4.7 The historic boundary walls along the rear of the properties to Hampton Road and First Cross Roads will not be affected by the development and will therefore remain intact. The walls will be protected during construction. The position and scale of the proposals also limits visual appreciation from adjacent properties with views from the north-west largely obscured by existing development. In terms of density and layout the proposal responds positively to the character of the conservation area.

5.0 Historic Environment Legislation and Policy

- 5.1 Where any development has the potential to affect the historic environment and its heritage assets the legislative framework includes the Planning (Listed Buildings and Conservation Areas) Act 1990. In particular Section 16 which requires a local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest that it possesses when considering applications for listed building consent. Section 66 of the 1990 Act also states that in the exercise of their planning functions a local planning authority shall have the same special regard.
- 5.2 The application of this statutory duty informs the approach to the Historic Environment set out in the National Planning Policy Framework (NPPF) and supported by the National Planning Policy Guidance. In the NPPF it is recognised that protection and enhancement of our built and historic environment is an essential element of the environmental role of sustainable development and the Government's objective is the conservation of heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations.⁷
- 5.3 The principles and policies set out in Section 16 of the NPPF are explicitly linked to the responsibilities of Local Planning Authorities under the heritage related consent regimes of the Planning (Listed Buildings and Conservation Areas) Act 1990⁸. It is made clear that heritage assets are an irreplaceable resource and therefore their significance should be sustained and enhanced. The starting point is a good understanding of the significance of an asset and that understanding should be used to avoid or minimise conflict between the heritage assets' conservation and any aspect of the proposal.⁹ If harm cannot be avoided it has to be clearly and convincingly justified. The greater the extent of harm the greater the justification

⁷ NPPF paragraph 189 page 55,

⁸ NPPF paragraph 189 page 55, footnote 67

⁹ NPPF paragraphs 195, page 56

required and the more significant the heritage asset the greater the weight to be given to its conservation.¹⁰

- 5.4 The proposals for the development have been based upon a good understanding of the heritage significance of the conservation area, which has influenced its proposed location. The properties are carefully located to minimise visibility from outside the site and are centred around a green space. The properties are also served from an existing access. This means that intervention into historic boundary features has been avoided and the sense of an open back-land space has been retained as far as possible. The modest scale and careful design of the properties also responds to the historic form of development for the area particularly in terms of density and scale.

6.0 Summary and Conclusions

- 6.1 The proposed development has been designed with a good understanding of the heritage significance of the conservation area and adjacent buildings. The location and design of the units is a sensitive response to the constraints of the site and ensures that in terms of public views there is no visual impact. The setting of adjacent historic buildings has also been appropriately conserved.
- 6.2 The proposed residential use and form of the development conserves the character of the conservation area and in providing an attractive, environment of intimate scale it enhances the current and former historic appearance of the site as a formerly overgrown and neglected inaccessible space.
- 6.3 The proposals therefore do not raise any heritage issues.

APPENDICES

Appendix NPBM I: Sources

¹⁰ NPPF paragraph 199, page 57

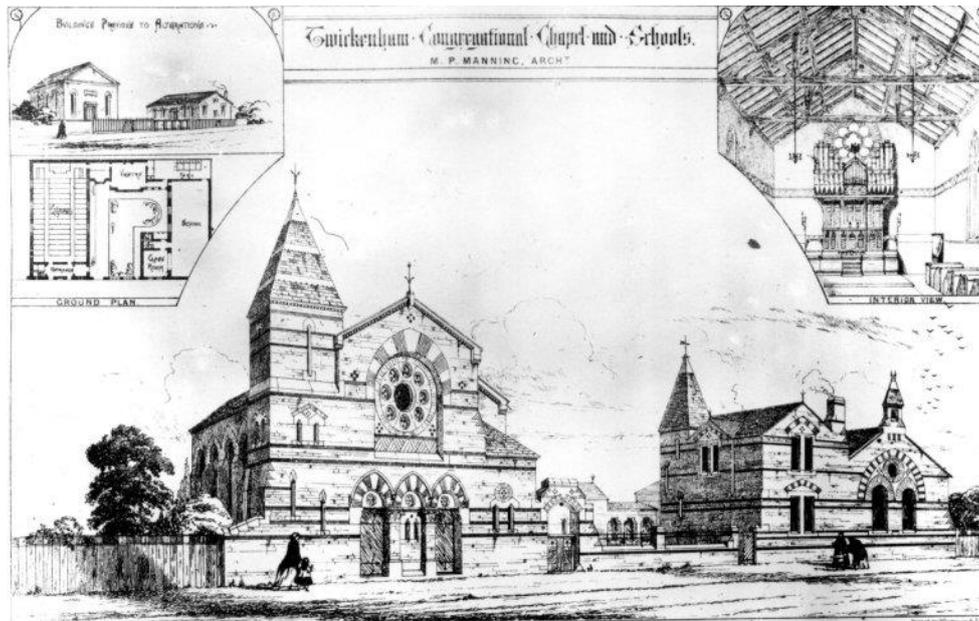
The Twickenham Museum: The History Centre for Twickenham, Whitton, Teddington and the Hamptons

'Twickenham: Introduction', in *A History of the County of Middlesex: Volume 3, Shepperton, Staines, Stanwell, Sunbury, Teddington, Heston and Isleworth, Twickenham, Cowley, Cranford, West Drayton, Greenford, Hanwell, Harefield and Harlington*, ed. Susan Reynolds (London, 1962), pp. 139-147. *British History Online* <http://www.british-history.ac.uk/vch/middx/vol3/pp139-147> [accessed 9 May 2022]

Twickenham URC history accessed via their website: twickenhamurc.org.uk

Twickenham Green Conservation Area Description: London Borough of Richmond upon Thames

Appendix NPBM 2: Photographs of the site and context



Photograph 1: Illustration in the Congregational Yearbook 1867 of the URC Chapel and School on First Cross Road Twickenham Green by MP Manning taken from twickenhamurc.org.uk



Photograph 2: Looking towards the site from the east side of Hampton Road with number 16 in the foreground



Photograph 3: Eastern boundary wall of the site running along the back of the properties in Hampton Road with the rear gable of the URC Church on First Cross Street to the north corner



Photograph 4: looking north over the remains of the southern boundary wall from the existing access adjacent to 24 Hampton Road



Photograph 5: *Western boundary of the site looking NW to the rear of properties facing First Cross Road*

Appendix NPBM 3: Proposed Site Plan

