

Vegetation

3.22 Due to the urban location of the Site and study area, vegetation within the immediate environs is generally limited to front gardens along Edwin Road and Crane Road. Also within the series of green spaces that are located along the River Crane corridor or associated with Twickenham Green.

Heritage Assets

3.23 The study area contains three conservation areas (CA9- Twickenham Green, CA46- Rosecroft Gardens and CA72- Hamilton Road), as shown in **Figure 3.1**, and the grade II listed buildings:

- Knowle house, 74, Colne road
- Briar house, 178, Colne road
- The Holy Trinity Church, Twickenham Green
- The three K6 Telephone kiosks at each corner of the Green

3.24 A number of Buildings of Townscape Merit are also located within the study area these include:

- The majority of the residential properties that surround Twickenham Green:
 - The Twickenham Congregational Church and all the numbers between 7 to 33 First Cross Road;
 - odd numbers between 1 to 29, 59 and 69;
 - even numbers between 6 to 30, 44, 46, 50 to 64, 80, 106 to 114 and 124
- 166, odd numbers between 191 to 197 Heath Road
- Odd number between 3 to 7, 15 and 16 Staines Road
- 21 Knowle Road
- 2 Briar Road
- 37 Popes Avenue
- 2 and 4 Vicarage Road
- 14, odd numbers between 29 to 43, and 40 Albion Road
- 2, 93 and the wall outside of 172 Colne Road
- Ex Depot Building, 37 Hamilton Road
- Council Depot Building, Craneford Way
- Richmond Adult & Community College, Clifden Road

3.25 Consideration within the TVIA has been given to these heritage assets in determining the value of the townscape character receptors and visual receptor representative views, although it does not assess their significance and setting.

Baseline Townscape Character

3.26 This section considers the townscape features that contribute to the existing character of the established study area. The GLA London Plan SPG Character and Context sets out how to assess character areas. It builds on the Policy 7.4 Local Character of the London Plan. It sets out four principles:

- Character is all around us and everywhere has a distinctive character.
- Character is about people and communities.
- Places are connected and overlap – boundaries and transitions are important.
- The character of a place is a dynamic concept.

3.27 The Site and the majority of the study area falls within Twickenham Village and the Twickenham Village Planning Guidance Supplementary Planning Document (2018), with the area to the northwest falling within the Conservation Area 46: Rosecroft Gardens and the area to the southeast within the Twickenham Action Area Plan Local Plan (2013) and the Strawberry Hill Village Planning Guidance Supplementary Planning Document (2018). These documents have established four character areas, which share similar characteristics, features and materials, and two conservation areas as shown in **Figure 3.2**:

- Character Area 2: Lincoln Avenue & Surrounds – Crane Park
- Conservation Area 9: Twickenham Green
- Character Area 11: North of the Green
- Conservation Area 12: Hamilton Road
- Character Area 13: Heath Road North
- Character Area 16: Heatham Estate

3.28 For the purpose of undertaking this appraisal these character areas and conservation areas have been reviewed and expanded with consideration of aesthetic and perceptual factors. From this review four townscape character areas (TCA) have been established and are listed below:

- TCA1- Crane Park
- TCA2 - Twickenham Green
- TCA3 - Twickenham West
- TCA4 - Heatham Estate

3.29 The TCAs are illustrated on **Figure 3.3** and summarised in **Table 3.1**.

Table 3.1: Townscape Character Areas (TCA)

TCA	Townscape elements	Value
TCA1 Crane Park	<ul style="list-style-type: none"> • Changing character from large open green space to more natural habitat with woodland and scrub offering a wide diversity of experiences throughout the year. • The River Crane and associated reed bed, woodland and scrub running through the centre of the park. • Kneller Garden, laid out in the early 20th century, is a well-use recreation ground with ‘green flag status’. • Alley-ways providing connection between the park and the residential area. 	High to medium
TCA2 Twickenham Green	<ul style="list-style-type: none"> • Important historic open space with most of the adjacent development from the 19th century with some 18th century elements. • Mixed land use with residential, commercial, community and industrial uses frame the park. • Various façade style, material and roofscape to the buildings provide visual interest. • The green provides a large triangular grassed public open space with mature trees and a cricket pitch. • The townscape character area follows the Twickenham Green Conservation Area and Holy Trinity Church is one of four Grade II listed buildings that are associated with the green. There are also a number of Buildings of Townscape Merit that frame the green 	High
TCA3 Twickenham West	<ul style="list-style-type: none"> • Most of the buildings are from the late Victorian period with pockets of Edwardian terraces and 1960-1970s buildings. • General style similar with pitched slate roof, protruding chimney and London stock brick façade with some variation between the streets. • Mainly residential land use with some industrial pockets scattered across the area. • The vegetation is generally limited to front gardens with some street trees along Colne Road and Gould Road and associated with the railway embankment. • Knowle House and Briar House are two Grade II listed buildings located in Colne Road. A number of Buildings of Townscape Merit, including the former electricity works building within the Hamilton Road Conservation Area 	High to medium
TCA4 Heatham Estate	<ul style="list-style-type: none"> • The area was developed in the 1930s with some buildings from this period still remaining especially in the depot and in Richmond upon Thames College. • The land use is mixed with few residential houses, the depot, the Richmond upon Thames College, the rugby ground and the recreational ground. • The recreation ground provides a large extent of grass with few trees while the edges of the River Crane offer a more spontaneous vegetation with scrub and trees. • The depot is a Building of Townscape Merit 	Medium to low