

BUILT HERITAGE STATEMENT

St Catherine's School, Twickenham, TW1 4QJ

00187
Tim Ronalds Architects
St Catherine's School, Twickenham
24 November 2023

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1.0 INTRODUCTION

This Built Heritage Statement (BHS) has been produced by RPS Consulting Services Ltd (a Tetra Tech Company) on behalf of Tim Ronalds Architects and accompanies a planning application for the construction of a new Music and Art Building within the grounds of St Catherine's School, Twickenham ('the Site'). The Site is centred at National Grid Reference (NGR) TQ 16015 72789 and falls within the administrative boundary of London Borough of Richmond Upon Thames Council ('the council') (Fig. 1).

RPS produced a BHS for a previous planning application (Ref: 22/3662/FUL) for the Site in November 2022. This was for *the demolition of existing single storey music building and extension to The Lodge. Creation of a 2 storey/3 storey infill extension, cycle storage, air source heat pump and landscaping.*

The application was refused in March 2023 on Heritage, Character and Design grounds, as well as issues relating to Other Open Land of Townscape Importance (OOLTI). A second round of Pre-Application discussions was subsequently carried out with the council in July 2023, which resulted in the adoption of several changes to the proposals. These changes are described in more detail in section 5 of this report.

This BHS is an updated version of the original BHS produced by RPS in November 2022 and assesses the effects of the amended proposals on the significance of relevant built heritage assets.

The Site falls within Pope's Garden, a Registered Park and Garden (RPG) (List Entry No: 1000826) and Twickenham Riverside Conservation Area (CA). There are also two statutorily listed buildings proximate to the Site, including Pope's Grotto in the grounds of St Catherine's School (List Entry No: 1192178), Grade II* listed and Ryan House, a Grade II listed building (List Entry No: 1358049). The Site is also proximate to two non-designated assets, namely The Lodge and Pope's Villa.

This report satisfies the requirements of paragraph 194 of the National Planning Policy Framework (NPPF), which requires an applicant to describe the significance of any heritage assets affected by an application, including any contributions made by their setting. The assessment was carried out in accordance with the methodology set out in Historic England's 'Historic Environment Good Practice Advice (GPA) in Planning Note 3 (Second Edition): *The Setting of Heritage Assets* (2017)'.

This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement.

The conclusions reached in this report are the result of a walkover survey of the Site, which was carried out in November 2022, desk-based research, and the application of professional judgement. This report only assesses the historical built environment and does not consider the archaeological potential of the Site.

The findings of this report are based on the known conditions at the time of writing. All maps, plans and photographs are for illustrative purposes only.

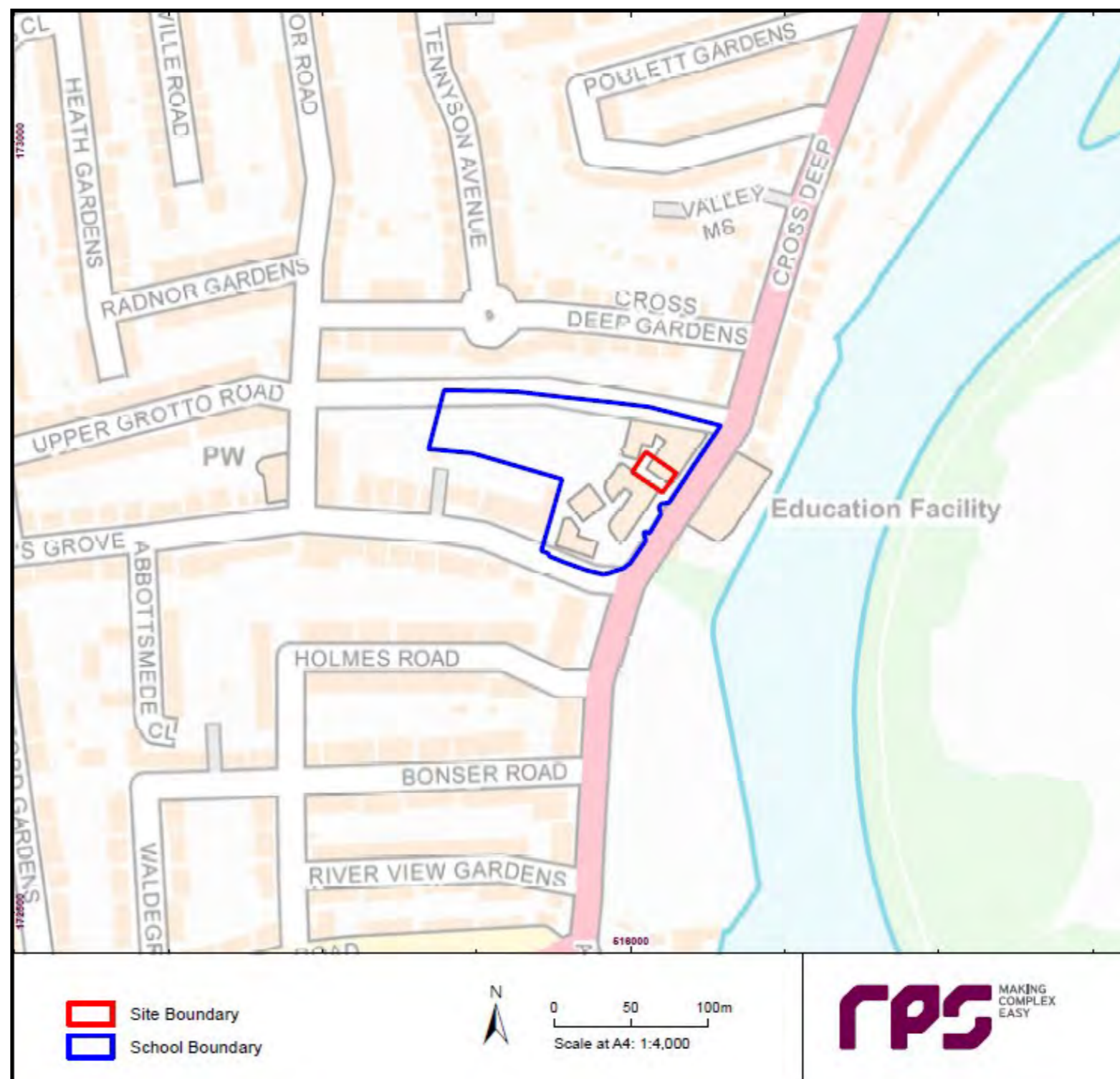


Figure 1: Site Location Map

2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 LEGISLATION & NATIONAL PLANNING POLICY

The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving listed buildings and their setting.

The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137.

The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.

For development within a conservation area section 72 of the Act requires the decision maker to pay 'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, September 2023)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

It defines a heritage asset 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'. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.

Under 'Considering potential impacts' paragraph 199 states that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

Paragraph 206 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

Furthermore, paragraph 207 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

2.2 NATIONAL PLANNING GUIDANCE

National Guidance

Planning Practice Guidance (PPG)

The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

The PPG defines the different heritage interests 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.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that

the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors

including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
- 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- 4) Explore ways to maximise enhancement and avoid or minimise harm; and
- 5) Make and document the decision and monitor outcomes.

HEAN 1: Conservation Area Appraisal, Designation and Management

This Advice Note provides information on conservation area appraisal, designation and management to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG).

The advice in this document emphasises that evidence required to inform decisions affecting a conservation area, including both its designation and management, should be proportionate to the importance of the asset. It also follows the government's recommended approach to conserving and

2.2 NATIONAL PLANNING GUIDANCE

enhancing heritage assets, as set out in the NPPF.

HEAN 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

2.3 STRATEGIC & LOCAL PLANNING POLICY & GUIDANCE

Strategic Planning Policy

The London Plan: The Spatial Development Strategy for London (March 2021)

Policy D3 Optimising site capacity through the design-led approach

The design-led approach

A All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D. [...]

D Development proposals should:

Form and layout

- 1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
- 2) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area
- 3) be street-based with clearly defined public and private environments
- 4) facilitate efficient servicing and maintenance of buildings and the public realm, as well as deliveries, that minimise negative impacts on the environment, public realm and vulnerable road users Experience
- 5) achieve safe, secure and inclusive environments
- 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest
- 7) deliver appropriate outlook, privacy and amenity
- 8) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity
- 9) help prevent or mitigate the impacts of noise and poor air quality
- 10) achieve indoor and outdoor environments that are comfortable and inviting for people to use Quality and character

11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character

12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well

13) aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy

Policy HC1 Heritage conservation and growth

A 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.

B 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.

C 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.

D 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.

E 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.

Local Planning Policy

In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

London Borough of Richmond Upon Thames Local Plan (July 2018)

Policy LP 1 Local Character and Design Quality

- 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

2.3 STRATEGIC & LOCAL PLANNING POLICY & GUIDANCE

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 2 Building Heights

The Council will require new buildings, including extensions and redevelopment of existing buildings, to respect and strengthen the setting of the borough's valued townscapes and landscapes, through appropriate building heights, by the following means:

1. require buildings to make a positive contribution towards the local character, townscape and skyline, generally reflecting the prevailing building heights within the vicinity; proposals that are taller than the surrounding townscape have to be of high architectural design quality and standards, deliver public realm benefits and have a wholly positive impact on the character and quality of the area;
2. preserve and enhance the borough's heritage assets, their significance and their setting;
3. respect the local context, and where possible enhance the character of an area, through appropriate: a. scale b. height c. mass d. urban pattern e. development grain f. materials g. streetscape h. Roofscape and i. wider townscape and landscape;
4. take account of climatic effects, including overshadowing, diversion of wind speeds, heat island and glare;
5. refrain from using height to express and create local landmarks; and
6. require full planning applications for any building that exceeds the prevailing building height within the wider context and setting.

Policy LP 3 Designated Heritage Asset

- 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, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, 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 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. Protect and enhance the borough's registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.
9. Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.

B. Resist substantial 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.

Policy LP 4 Non-Designated Heritage Assets

The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features. There will be a presumption against the demolition of Buildings of Townscape Merit.

Policy LP 5 Views and Vistas

The Council will protect the quality of the views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area, by the following means:

1. protect the quality of the views and vistas as identified on the Policies Map, and demonstrate such through computer-generated imagery (CGI) and visual impact assessments;
2. resist development which interrupts, disrupts or detracts from strategic and local vistas, views, gaps and the skyline;
3. require developments whose visual impacts extend beyond that of the immediate street to demonstrate how views are protected or enhanced;
4. require development to respect the setting of a landmark, taking care not to create intrusive elements in its foreground, middle ground or background;
5. seek improvements to views, vistas, gaps and the skyline, particularly where views or vistas have been obscured;
6. seek improvements to views within Conservation Areas, which:
 - a. are identified in Conservation Area Statements and Studies and Village Plans;
 - b. are within, into, and out of Conservation Areas; c. are affected by

2.3 STRATEGIC & LOCAL PLANNING POLICY & GUIDANCE

development on sites within the setting of, or adjacent to, Conservation Areas and listed buildings.

Emerging Richmond Local Plan 'The best for our borough',
Draft for consultation (Regulation 19) (June 2023)

The draft Local Plan heritage policies remain largely unchanged from the adopted Local Plan and comprise:

[Policy 28 Local Character and Design Quality \(Strategic Policy\)](#)

[Policy 29 Designated Heritage Assets](#)

[Policy 30 Non-designated Heritage Assets](#)

[Policy 31 Views and Vistas](#)

Twickenham Village Planning Guidance (SPD) (January 2018)

This guidance document aims at developing a vision and inform planning policy development for Twickenham. It forms part of the wider Village Plan and identifies key features of the village that contribute to the local character.

3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

3.1 HISTORICAL DEVELOPMENT: TWICKENHAM RIVERSIDE

Richmond and the development of Twickenham Riverside

The area of Richmond rose to prominence from the 14th century onwards due to its significance as a location for the Court. By the early 16th century both Richmond and Hampton Court had both become royal palaces. As the court became established, so landed estates and hunting grounds were developed and extended. By the late 17th century, Richmond Hill, overlooking the river Thames, had become the principal vantage point for viewing the surrounding landscape, or 'prospect', which attracted many prominent artists.

Upriver from Richmond, among the most significant points of interest by the mid-18th century was Twickenham. Its transformation from a working riverside community into a fashionable retreat from the metropolis was instigated by poet and satirist Alexander Pope, who decided to establish a riverside villa and garden along the river front in the 1720s. The importance of this residence and its associated gardens and grotto, is discussed in more detail in section 3.2. of this report.

As well as aristocrats and merchants, Pope's neighbourhood attracted leading artists, who also established villas nearby. They included the society portrait painter, Thomas Hudson, and landscape artist, Samuel Scott.

The concept of 'a villa, set in a natural landscape as a classical retreat for the cultivated man' formed the basis of the English Landscape Movement, epitomised by the work of Launcelot 'Capability' Brown.

During the 18th century, much of the land along Twickenham Riverside was taken by comparatively few land holdings. The riverside route from Richmond to Twickenham was punctuated with a variety of prestigious residences, including Marble Hill, built for Henrietta Howard, mistress of George II; Marble Hill House, home of the amateur artist, Lady Diana Beauclerk; the villas of the Earl of Radnor and Lord Paulet; and Horace Walpole's Gothic fantasy, Strawberry Hill.

Between these estates lay a number of smaller though still substantial properties, including the Grove, Poulett Lodge, Cross Deep, Shirley House (later Riversdale) and Pope's Villa. Roads were gradually improved with the 'Isleworth, Twickenham, and Teddington Turnpike Trust' set up in 1767 to provide a through route that included London Road, King Street and Cross Deep.

The river also brought pleasure-seekers of various sorts to the neighbourhood. During the 19th century, Twickenham was a popular resort for steamer excursions and was also an important traffic route for business. The towpath was on the Surrey side of the river at Twickenham and most of the barges went straight past the village. Although Twickenham started to lose some of the unique character of its 18th century fame, the big houses continued to be occupied by persons of fashion during the 19th century.

The increase in population caused by the railways led to the creation of tramways, and trams arrived in Twickenham by 1903. Chain-stores arrived in London Road and King Street in the early 20th century and over time, Twickenham transformed into a modern London suburb. 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.



Figure 2: Painting of Pope's Villa in Twickenham from the Thames by Samuel Scott from circa 1760 (Source: Wiki Commons)

3.2 HISTORICAL DEVELOPMENT: POPE'S VILLA AND GROTTTO

Alexander Pope was an 18th century poet, satirist and translator of Greek classics. He moved to Twickenham in 1719 where he took a lease of some riverside properties from local landowner Thomas Vernon. Twickenham was at this time still a riverside working community and Pope's neighbours included a malthouse, workshop, wheelmakers and a tannery.

Despite this, Pope demolished parts of the existing cottages on the site and built himself a villa in the Palladian style facing the river, inspired by a recent trip to Italy (Fig. 2). The riverside garden was small and overlooked by nearby properties and additional nearby land was separated from the villa by Cross Deep road. As such, in 1720, Pope obtained a licence to build a tunnel beneath the road to connect and give access to adjacent five acres of land, which he turned into a garden.

The tunnel led out from the villa's basement, where in a central section, Pope created his first grotto. The first version of the tunnel and the grotto were completed in 1725. The grotto itself was on the bank of the River Thames, guarded only by an iron gate. After the gate were three archways. The central one travelled through a stone-lined corridor that led to Pope's garden. The other two opened on to small chambers (Fig. 6).

In 1739, a trip to the Avon gorge inspired Pope to redesign the grotto as a museum of mineralogy and mining. Over the following years, he collected mineral and geological contributions from across the country and abroad, which were used to decorate the walls of the grotto. He referred to the grotto in a letter to a friend, in 1741, which noted:

*[...] pointed Crystals break the sparkling Rill;
Unpolished Gems no Ray on Pride bestow,
And latent Metals innocently glow.
Approach! Great Nature studiously behold,
And Eye the Mine without a wish for Gold.*

Pope made additions to the decoration of the grotto until his death in 1744. By this time the grotto's walls were studded with approximately 200 geological features, including fossils, a stalagmite from Wookey Hole in Somerset, shells, flints, a "mother amethyst" from Northumberland, sections of the basalt Giant's Causeway in Northern Ireland, and pieces of fossilised wood from Knaresborough in Yorkshire.

After Pope's death, the house and grounds were bought by Sir William Stanhope, who added extensions to the house and built a second tunnel (Fig. 3). The villa was eventually demolished in 1808 when Baroness Howe Langer took over the site and built a new house near the original. This house was in turn partially demolished and the remainder divided into two houses, Ryan House and River Deep. In 1842, Thomas Young, a tea merchant, came into the possession of the property. He built a neo-Tudor



Figure 3: A sketch of the grotto by S. Lewis in 1786 (Source: Pope's Grotto Preservation Trust)

3.2 HISTORICAL DEVELOPMENT: POPE'S VILLA AND GROTTO

house, known as 'Pope's villa', on approximately the same site as Pope's original building. The building was designed by Henry Edward Kendall Jr. and was completed in 1845. This building, although heavily altered, is still extant today and has been used as a school site since the early 20th century.

The grotto also survives and was designated as a Grade II* listed building in 1952. It now consist of a loggia and a central room with north and south 'chapels' (Fig.4) Little survives of the rustic arches and columns and other decorative features of Pope's time. The existing religious decorations are believed to date from the 19th century. The tunnel that led to the garden has been lengthened and widened since its original design in order to accommodate the widening of the road above.

The grotto is currently undergoing conservation works, which will include the installation of a new interpretation display and a lighting scheme and the restoration of the fossils and minerals that line the grotto (Fig. 5) .



Figure 4: The restored south chamber (Source: Pope's Grotto Preservation Society)



Figure 5: Rocks and minerals in the South Chamber (Source: Pope's Grotto Preservation Society)

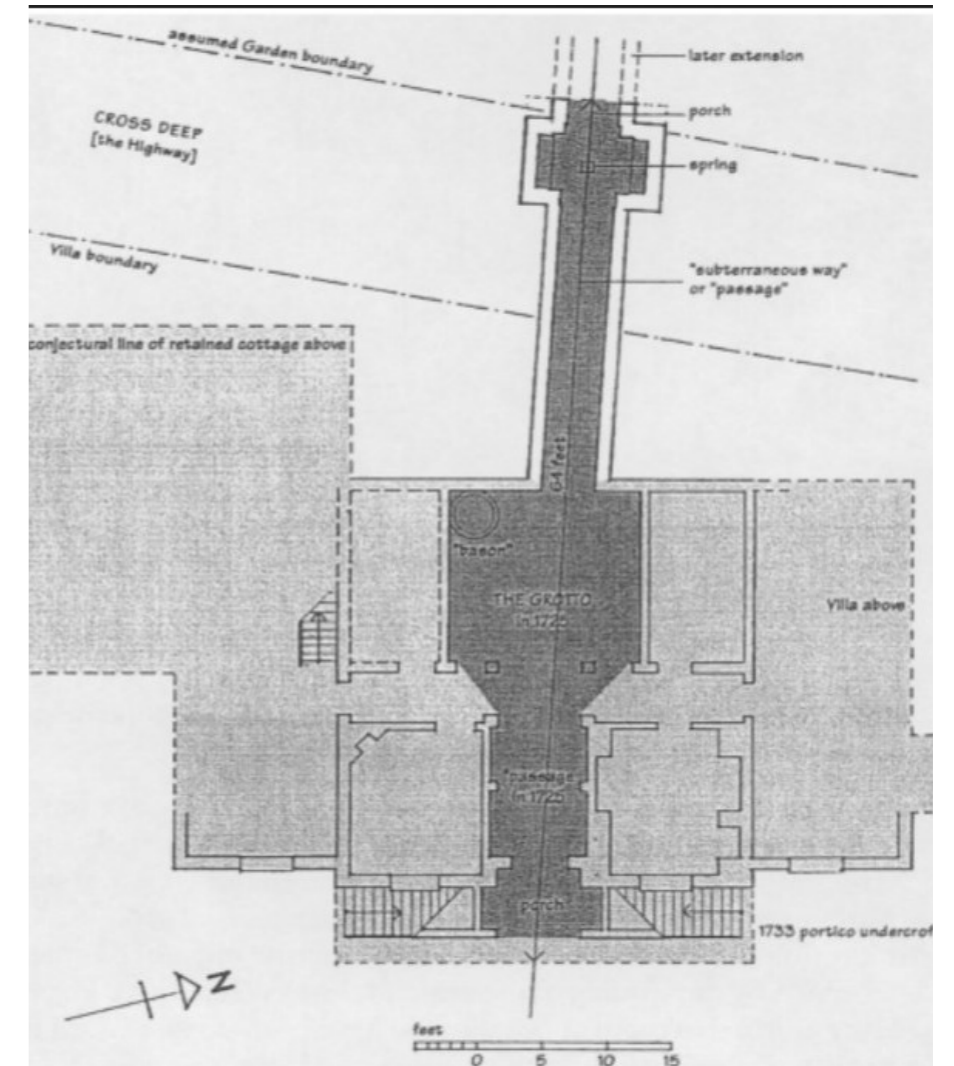


Figure 6: Conjectural plan of cellars of the villa with tunnel and grotto, based on c. 1725 descriptions (Source: Willson (1998))

3.3 HISTORICAL DEVELOPMENT: ST CATHERINE'S SCHOOL

The history of St Catherine's School on the Site starts in the early 20th century, from 1916 onwards. The original premise was a small house on Pope's Avenue, overlooking Twickenham Green, but it became too small and more and better facilities were required.

Mother Catherine had heard that Pope's Villa was about to be sold and although in a dilapidated condition the potential of the building was recognised and the purchase took place with the new school premises ready for use by 1919.

The school publication 'Our First 100 Years: 1914-2014' produced by the school notes that, 'what is now the playing field was a dense and virtually impenetrable mass of weeds and plants that were taller than the sisters. All of this had to be cut back to form neat pathways and gardens'.

The school was established by 1920 in 'Pope's Villa' (Fig. 7). The gardener's lodge, which was on the western side of Cross Deep, then housed boarders. As the school grew in popularity more accommodation was required and a large extension was built in 1928. A further wing was added in 1935 to provide accommodation for the sisters and a chapel was also built on the riverside.

The war prevented further expansion in the later 1930-40s. By the 1960s most of the senior school had classrooms on the riverside part of the site but the school continued to grow and further expansion on the garden (western) side of the Cross Deep followed. Further land was acquired between 1950-69 with new pre-fabricated buildings added in the late 1950s and further buildings added in 'The Lawn' to provide science classrooms. A building called St Joseph's was added in 1959 and in 1968 the Kitchen Garden was converted into a playing field and a major extension to St Joseph's was added to provide a swimming pool and further classrooms.

The school continued to flourish into the 1970s and further changes were made and new buildings/extensions added. The 1980s saw the withdrawal of the Sisters of Mercy from the school. Their retreat from the school was postponed until 1989 when it was officially handed over to an educational trust. In the 1990s, the riverside part of the school ceased to be used and the new Trustees made the decision to move the Preparatory Department to new buildings on the garden (west) side of Cross Deep.

Pope's Villa, purchased by the school in 1919, was sold off in 1994 leaving St Catherine's School entirely housed on the garden side of Cross Deep. From 2000 onwards, further additions to the school were made on the garden side, including a new drama studio and classrooms, added in a 'Sixth Form Centre', the first phase of which was completed by 2010.

The following section will provide a more detailed overview of the historical development of the Site and surrounding area through a historical map regression exercise.



Figure 7: Exterior view of Pope's Villa approximately at the time when St Catherine's Convent first occupied the building (Source: Historic England Archive)

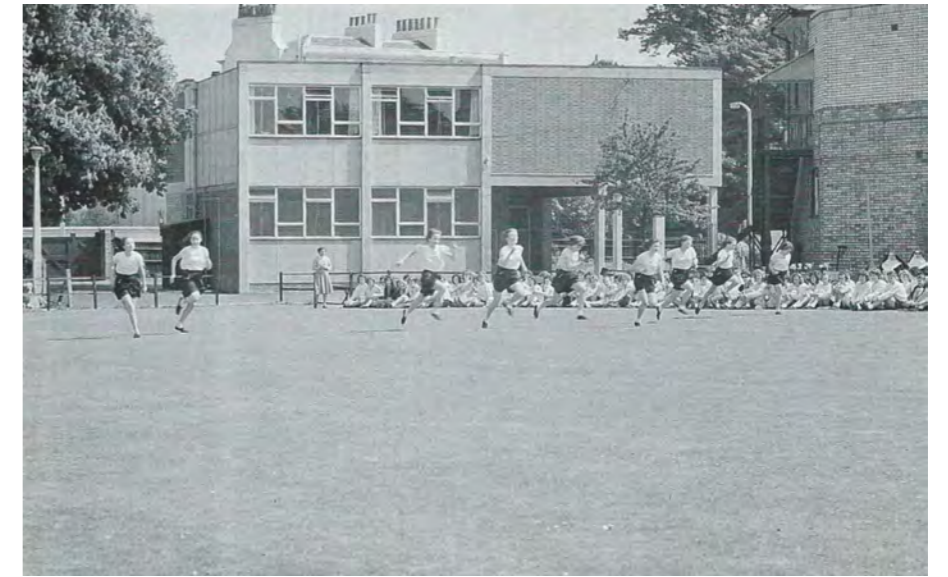


Figure 8: Playing Fields and school buildings of St Catherine's School, approximately 1960s (Source: St Catherine's School website)

3.4 HISTORIC MAP PROGRESSION



Figure 9: 1747 Pratt Map Sheet XV Survey of City of London and Westminster

The 1747 map (Fig. 9) shows Mr Popes Gardens shortly after Alexander Pope's death. It is here depicted as detailed and extensively landscaped garden along Cross Deep, however, it is believed to be a relatively inaccurate representation of its design.



Figure 10: 1845 Twickenham Parish Tithe Map

The 1845 Twickenham Tithe Maps (Fig. 10) and the associated apportionments (not shown) reveal that the Site was by this time in ownership of Thomas Young, who built a new 'Pope's villa' on the site of the original. A building then existed near the Site, within the area that is now the grounds of St Catherine's School.



Figure 11: 1865 OS Map

By 1865, much of the layout of Pope's original garden appeared to have been lost (Fig. 11) The gardens featured a more open, park-like arrangement by this time. The Lodge (Gardener's Cottage) had been constructed and its western section and two additional smaller buildings are shown falling within the Site boundary. A building and gardens had been constructed south of the Site, which on the 1865 OS Map is referred to as 'The Lawn'.

3.4 HISTORIC MAP PROGRESSION

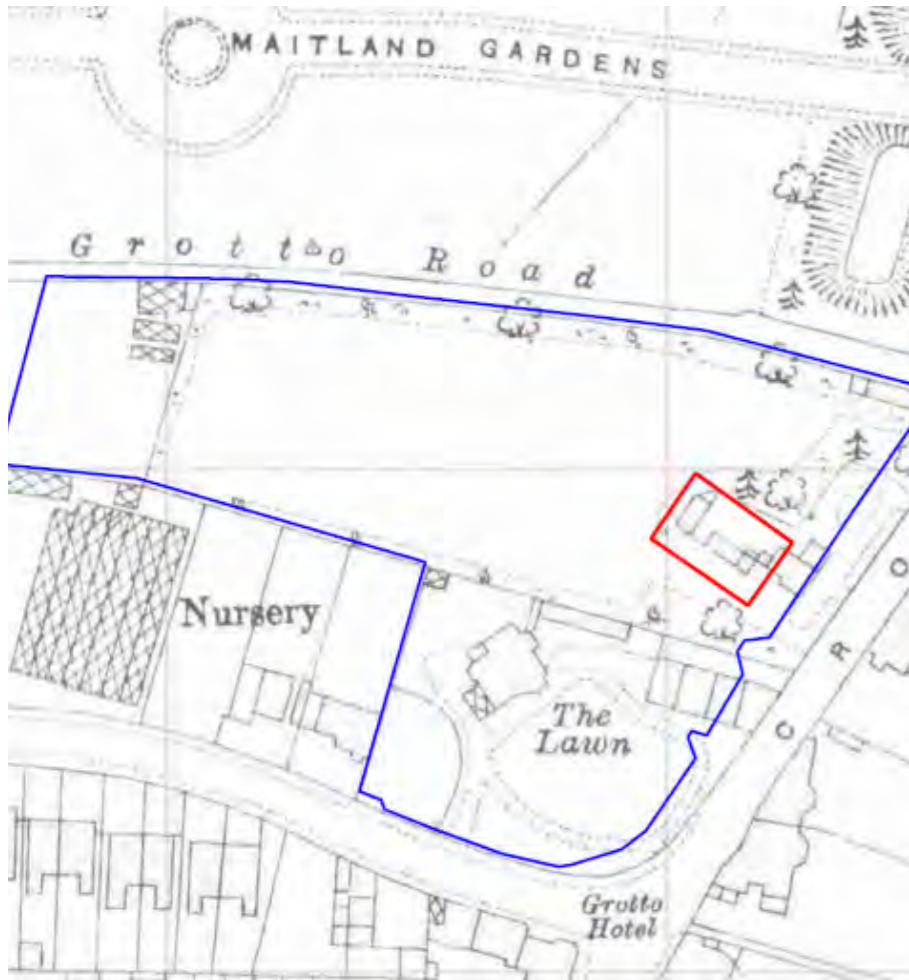


Figure 12: 1915 OS Map

The 1915 OS Map (Fig. 12) shows additional small buildings in an L-shape arrangement within the Site. The area previously making up Pope's Garden had been left as fields. A nursery was constructed to the south of today's school grounds.



Figure 13: 1961 OS Map

The 1961 OS Map (Fig. 13) shows the Site forming part of St Catherine's Convent Preparatory School. Most of the buildings that had been contained within the Site had been demolished and replaced with numerous interconnecting buildings. The map also shows the extension to 'The Lodge', which falls into the south-eastern section of the Site. This arrangement of buildings within the Site, including the extension, is identifiable in Royal Air Force Aerial Photography from 1947 (not shown). Therefore construction of these buildings occurred between 1915 and 1947. A large L-shaped building was positioned to the north of the Site. Pope's Garden had been converted into the school grounds, comprising playing fields and a tennis court. The building 'The Lawn' was part of the school's ownership by this time, having been bought in 1948.



Figure 14: 1977 OS Map

By 1977 the Site had remained unchanged but new school buildings had been constructed south of the Site within the area of 'The Lawn' (Fig. 14).

3.4 HISTORIC MAP PROGRESSION



Figure 15: 1991 OS Map

Changes occurred within the Site by 1991 with the demolition of buildings within the northwestern section of the Site (Fig. 15) The school building previously positioned to the immediate north of the Site had been demolished and replaced. The school was then referred to as St Catherine's Convent Girls Senior School.



Figure 16: 2003 OS Map

The majority of buildings within the Site had been demolished by 2003 and replaced with modern buildings, with the exception of the western wing of the 19th century building adjoining Cross Deep. The surrounding environments remained largely unchanged (Fig. 16)



Figure 17: 2022 Google Earth Aerial Image

The Site has remained largely unchanged until today and continues to be occupied by St Catherine's School and used as a Music building.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 SITE ASSESSMENT

The following sections provides an appraisal of the Site and identifies relevant heritage assets that have the potential to be affected by the proposed development. The appraisal was informed by historical research, a map progression exercise as well as a site visit undertaken in August 2022.

Site Description

The Site is approximately centred at National Grid Reference (NGR) TQ 16017 72789 and forms part of the grounds of St Catherine's School in Twickenham. The buildings associated with St. Catherine's School lie along Cross Deep and its junction with Pope's Grove. Its playing fields lie behind the buildings to the west (Fig. 18).

The Site comprises a single-storey Music building with surrounding concrete alleyways (Fig. 17) and parts of the rear extension to 'The Lodge', a 'Building of Townscape Merit' (Fig. 22). Planning application records show that planning permission was granted in 1988 for the demolition of an existing music room and ancillary accommodation and erection of enlarged music room and store (88/1801). This date aligns with the observed changes within the site, described in the map regression exercise (section 3.4) and suggests a construction date close to this time. The current Music building is of red brick construction and has a simple rectangular plan form, a tiled Mansard roof and parapet wall on its eastern elevation.

The Music building lies embedded amongst additional school buildings, including the School Hall, which lies immediately to the north and St Joseph's building to the south (Fig. 19). The 19th century Lodge, a locally listed building, fronts the Site to the east (Fig. 21) and the 20th century Preparatory School building lies to the north-west.

The Lodge dates from the 19th century; however, its rear one-storey extension, with fire escape staircase and flat roof, is of post World War II construction. The extension is likely to have been built in connection with the use of the building for educational purposes. The Lodge is currently used as school offices and its rear extension serves as a teaching space. There is little cohesion in terms of architectural design within St Catherine's School, due to the piecemeal form of construction with frequent demolitions and rebuilding of individual teaching blocks throughout the years. Building heights vary between one and three storeys and roof types include flat, gabled and mansard roofs.

Alterations to existing buildings and modern building work was carried out in the 2010's to the southern part of St Catherine's grounds. The main three-storey school teaching block 'St Joseph's' and the Science block have been extended, modernised and coated with white render.

Pope's Villa, which now houses Radnor House School, and the Grade II listed Ryan House lie opposite the Site, on the east side of Cross Deep. The entrance to Pope's Grotto, a Grade II* listed building, which runs underneath the road, lies proximate to the Lodge (Fig. 18).

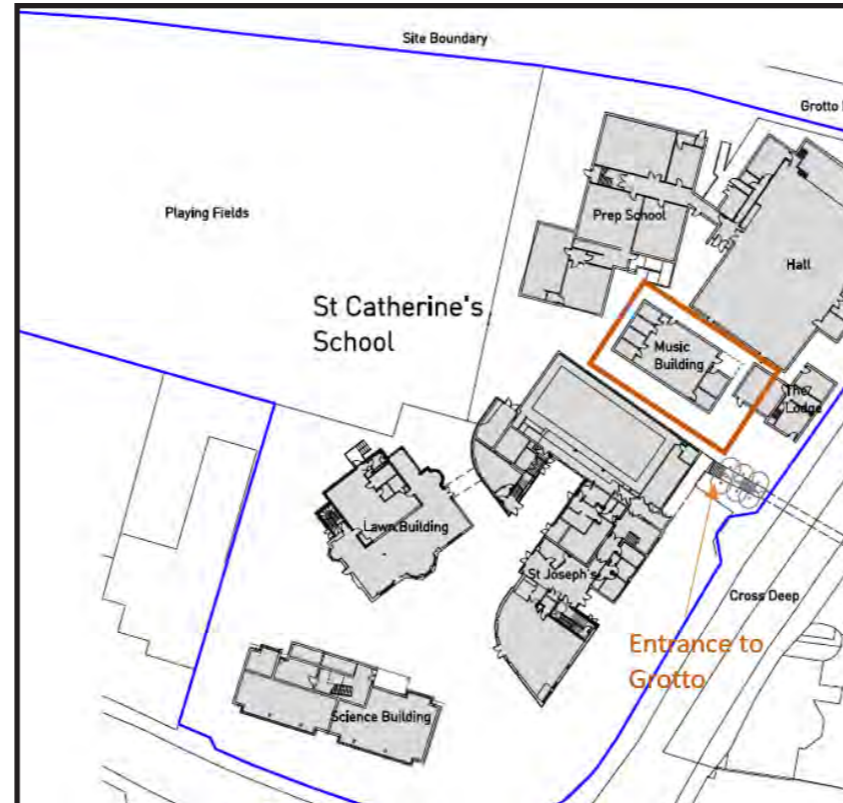


Figure 18: Approximate Site location



Figure 19: The neighbouring St Joseph's building with the Music building to the right (August 2022)



Figure 20: The east elevation of the single-storey Music building (August 2022)



Figure 21: Glimpsed view of the Music Building from Cross Deep road, showing the 19th century Lodge on the right (August 2022)

4.1 SITE ASSESSMENT



Figure 22: The 20th century rear extension to the Lodge (r.) The adjacent Music Building can be seen on the left (August 2022)



Figure 23: View onto the Music building from the Prep-School Building (left) looking east. The tower of Pope's Villa can be seen in the background. St Joseph's building lies on the right (August 2022)



Figure 24: Side view of entrance to Pope's Grotto taken from south side of The Lodge. St Joseph's building can be seen on the right (August 2022)



Figure 25: Entrance to Pope's Grotto within St Catherine's grounds (August 2022)



Figure 26: View from the playing fields looking east, showing the Prep-School Building on the left and St Joseph's on the right. The Music building stands in the centre with views onto Pope's Villa beyond (August 2022)

4.2 IDENTIFICATION OF HERITAGE ASSETS

Identification of Built Heritage Assets

This section identifies relevant built heritage assets that may be affected by the proposed development and assesses their significance in accordance with Historic England's 'Historic Environment Good Practice Advice (GPA) in Planning Notes 2 Managing Significance in Decision-Taking in the Historic Environment (March 2015) and GPA3: The Setting of Heritage Assets (2017).

This process was informed by the Greater London Historic Environment Record (GLHER), 'The National Heritage List for England' (NHLE) and a site visit conducted in August 2022. Richmond Borough Council's Register of Buildings of Townscape Merit was also consulted. This register is a local list, which was first introduced in 1982 and recognises those buildings which make a positive contribution to the streetscape but have not been included in the statutory list.

A 500-metre search radius around the Site, centred at National Grid Reference (NGR) TQ 15973 72793 was used to identify relevant designated and non-designated heritage assets. The Heritage Asset Plot Map (Fig. 27) illustrates the search results. The search radius specified an 'area of search' around the proposed development within which it was reasonable to consider setting effects, thereby fulfilling requirements of GPA 3 (p. 7).

The search revealed that the Site falls within Twickenham Riverside Conservation Area and 'Pope's Garden', a Registered Park and Garden (NHLE List Entry No: 1000826). The Site also lies proximate to two non-designated asset 'The Lodge' (Local Register No: 01/00032/BTM) and St James Independent School (now Radnor School), also referred to as 'Pope's Villa' (Local Register No: 83/02746/BTM). Both of these buildings are included in the Council's 'Buildings of Townscape Merit Register'.

Two statutorily listed buildings lie proximate to the Site, including:

- POPE'S GROTTA IN GROUNDS OF ST CATHERINE'S HIGH SCHOOL (NHLE List Entry No: 1192178), Grade II*
- RYAN HOUSE (NHLE List Entry No: 1358049), Grade II

None of the additional listed buildings identified in the 500m radius search were considered to have the potential to be affected due to the small-scale nature of the development, as well as their lack of visual connection, distance or known functional or historical relation with the Site.

Section 4.3 assesses the significance of the identified assets.

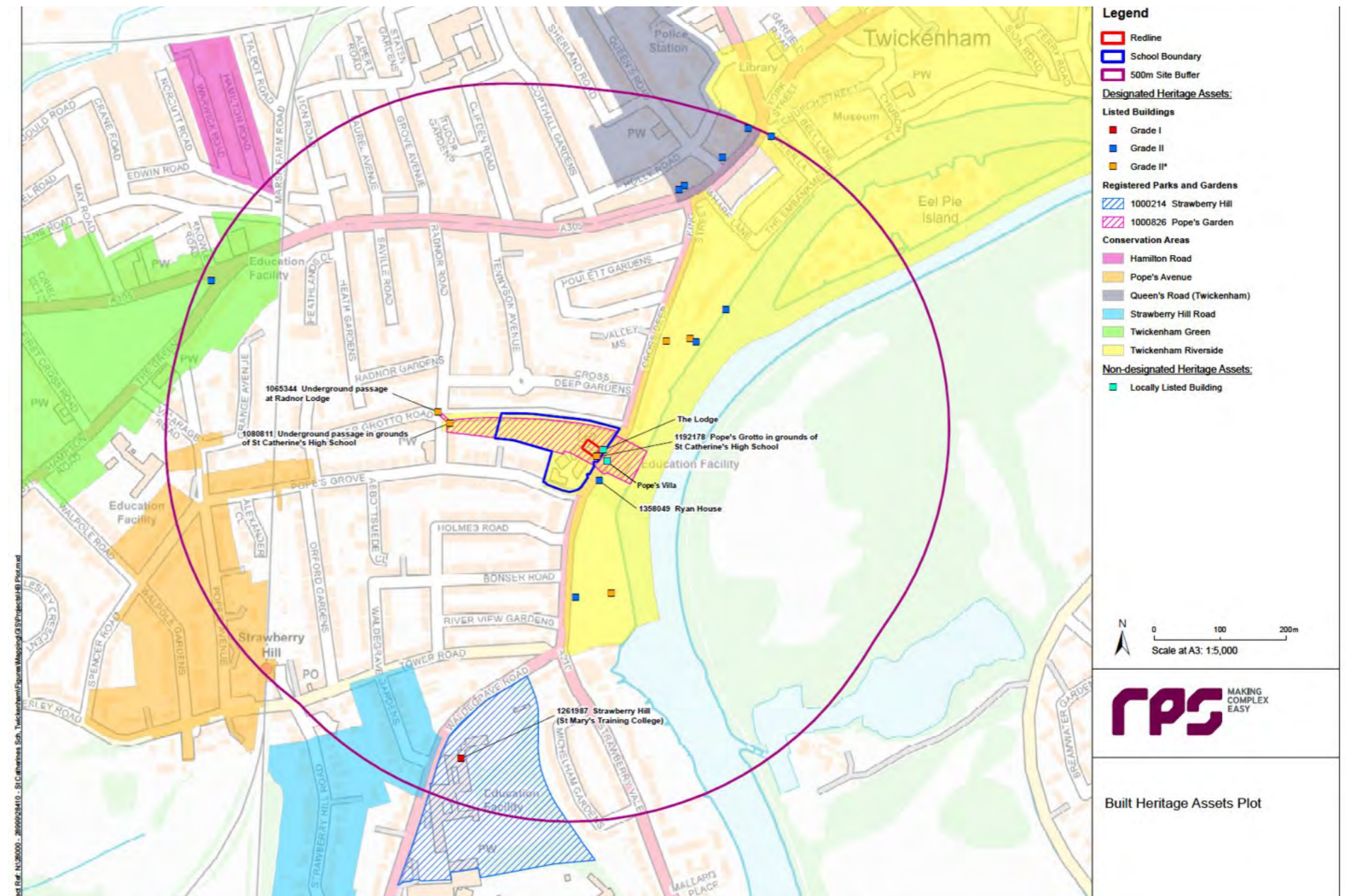


Figure 27: Built Heritage Assets Plot Map

4.3 CONSERVATION AREAS

Twickenham Riverside Conservation Area

Description and Significance

The Twickenham Riverside Conservation Area was designated in 1969 and extended in 1982, 1991 and 2009. The most recent extension included Pope's Garden and the school site. The conservation area appraisal published by Richmond Borough Council provides a detailed history of the area, which has been summarised in section 3.1 of this report. The conservation area is broken down into sub-areas and the Site falls into the sub-area of 'Cross Deep'. The assessment therefore focuses predominantly on this section of the conservation area.

Twickenham Riverside Conservation Area was originally designated in recognition of the historic and architectural value of the original village core and river frontage. Both landscape and townscape have been determined by the proximity of the River Thames. A double curve of the river gives continuing unfolding views of both banks framed by mature trees and foliage.

Cross Deep character area extends along the east side of Cross Deep and since 2009 includes Pope's Garden. Cross Deep is a busy road carrying large volumes of traffic. Many of the houses along this road have large riverside gardens, which sweep down to the water's edge. The Twickenham Conservation Area Study (1998) remarks that there is little interest on the road side, with the tower of Pope's villa being the main focus for views (Fig. 29).

The view south along Cross Deep is dominated by the pagoda roofed tower of Pope's Villa; however, this building is now surrounded by less interesting 20th century buildings associated with St Catherine's School. Radnor Garden, which forms part of the conservation area's southern boundary, is a substantial green space, which provides important views onto the River Thames. It was once the site of the former Radnor House and grounds.

Pope's Villa and Pope's Garden form important connections to the area's history as Alexander Pope's original riverfront villa; although only the subterranean grotto remains of the original house and gardens. Ryan House, which lies between Radnor Garden and Pope's Villa has been considered important in its contribution to the setting of the gardens.

Moving north along Cross Deep, the area becomes distinctly 20th century suburban. There are no direct views onto the river from this section of the character area.

Setting

The Twickenham Riverside Conservation Area lies between the modern urban conurbation of Twickenham in the north and the green fields associated with the River Thames valley to the south, which include Ham Lands and King George's Field.

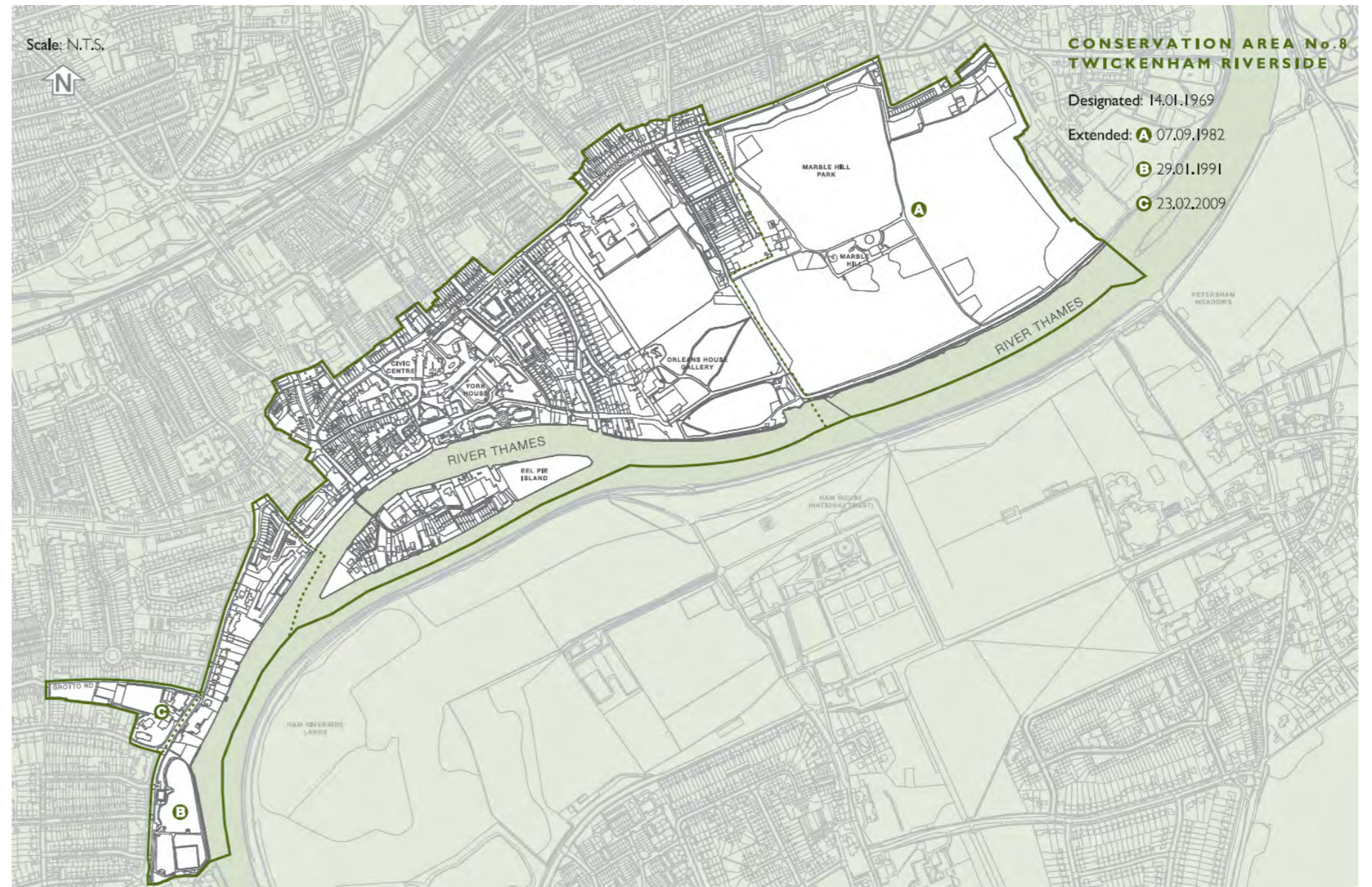


Figure 28: Twickenham Riverside Conservation Area (Source: Richmond Borough Council)

4.3 CONSERVATION AREAS

Contribution the Setting makes to the Significance

The conservation area's strong association with the River Thames means that the green spaces to the south make a strong positive contribution to the conservation area's special interest by means of providing long distance views along river towards the north, south and east. This part of the setting has retained much of its historical character and has remained largely undeveloped.

The densely populated 20th century developments towards the north do not contribute to the significance of Twickenham Riverside Conservation Area.

Contribution the Site makes to the Significance

The Site comprises a late 20th century building and an extension of very limited architectural interest. They are experienced as part of an eclectic group of buildings within the school campus of varying dates, executed in a number of styles with a range of building materials. The Music building/extension of The Lodge are largely neutral elements within the conservation area, experienced almost entirely from within the school grounds. From outside the school campus, glimpsed views may be achieved from Cross Deep when standing in front of Pope's Villa; however, much of the Site is obscured by The Lodge and a group of olive trees that align the boundary of St Catherine's School Site. The Site does not share any direct views with the riverside, being obscured by Pope's Villa. The Site does not contribute to the conservation area's special interest.



Figure 29: View south along Cross Deep showing the tower of Pope's Villa as a focal point.

4.4 STATUTORILY LISTED BUILDINGS

POPE'S GROTTO IN GROUNDS OF ST CATHERINE'S HIGH SCHOOL (NHLE List Entry No: 1192178), Grade II*

Description and Significance

Pope's Grotto's history has been summarised in section 3.2 of this report. The full NHLE list entry is included in Appendix A.

The grotto is the last remaining part of the famous villa and garden designed and owned by Alexander Pope, who lived in the villa between 1725 and 1744. The grotto has architectural interest for its surviving structures, which are still intact and passable between both sides of Cross Deep. It further has significance for its historical connection with Alexander Pope, who was one of the most prominent English poets of the Enlightenment era of the early 18th century.

The listed building further has significance for its association with the English Landscape Garden Movement, described by Mavis Batey, as 'A seminal event in the 18th century search to establish man's relationship to nature'. Although many of the fossils and minerals that Pope used for decoration of the grotto have been lost, some of the original material survives.

Setting

The grotto lies under Pope's Villa with its tunnels extending underneath Cross Deep and into the grounds of St Catherine's School. It falls within the boundaries of Twickenham Riverside Conservation Area and Pope's Garden. The eastern end of the tunnel opens up towards the side of the River Thames.

Contribution the Setting makes to the Significance

The grotto's setting has undergone considerable change since its construction. The original Pope's Villa was demolished in the early 19th century and Pope's Gardens were lost to the playing fields and teaching blocks of St Catherine's School. These new elements do not contribute to the understanding of the grotto as a landscaping feature that once connected an 18th century villa with its gardens. The grotto's visual connections to the River Thames have been obscured by buildings (Fig. 30). The features that once connected the grotto with the natural elements have largely been lost. As such, the riverside does not contribute to the significance of the grotto.

The grotto and its tunnels are not directly visible from within the conservation area; however, the conservation area's surviving 18th century buildings, many of which are listed, do set a context within which the grotto's original environment may be interpreted and understood. As part of the listed building's setting, the Twickenham Riverside Conservation Area makes a limited positive contribution to the listed building's significance.



Figure 30: The tunnel looking towards the river Thames. The view to the river is blocked by a building. (Source: Pope's Grotto Preservation Trust)



Figure 31: Ryan House seen from Cross Deep

Contribution the Site makes to the Significance

The Site lies directly adjacent to the grotto's entrance from within St Catherine's grounds. The grotto predates the buildings contained within the Site and does not share any functional relationship with them. The school buildings have replaced the gardens that once belonged to Pope's estate. It is considered that the Site makes a neutral contribution to the significance of the listed building.

RYAN HOUSE (NHLE List Entry No: 1358049), Grade II

Description and Significance

Ryan House represents the surviving part of Baroness Howe's house (the other half, was destroyed by bomb damage), which replaced Alexander Pope's original villa in 1808. The building contains a surviving early 19th century core. It is of three storeys and three windows wide plus a one window splayed corner (Fig. 31).

The building's significance is predominantly derived from its surviving early 19th century fabric and architecture and from its historical association with Alexander Pope's estate.

Setting

The building sits along Cross Deep within Twickenham Riverside Conservation Area. It neighbours Pope's Villa, which lies immediately to the north. The River Thames lies to the east, St Catherine's School sits on the opposite side of Cross Deep and Radnor Gardens lie to the south.

Contribution the Setting makes to the Significance

The building's prominent position along Cross Deep and within Twickenham Riverside Conservation Area, which contains numerous historic buildings and parks, contributes positively to the understanding of the building's significance as a once stately early 19th century villa.

Contribution the Site makes to the Significance

Ryan House predates the construction of St Catherine's School. Its former connection with Alexander Pope's estate and gardens on the opposite side of Cross Deep are no longer easily legible without reference to documentary sources. The Site makes a neutral contribution to the listed building's significance.

4.5 REGISTERED PARKS AND GARDENS

Pope's Garden (NHLE List Entry No: 1000826)

Description and Significance

Pope's Garden was first designated in 1987. It formed part of the Pope Estate and therefore had close association with Pope's Villa and grotto. Pope promoted the idea of following 'ancient' or classical principles in the garden as well as in architecture. In 1711, in his *Essay on Criticism*, he wrote: 'Learn hence for Ancient Rules a just Esteem, To Copy Nature is to Copy them.' Writing in 1713, he expanded his philosophy, saying that the taste in ancient gardens was a taste for the 'amiable Simplicity of unadorned Nature'.

He tried to emulate the gardens of ancient Rome by combining nature and utility, incorporating a kitchen garden, vineyard and other functional areas in close proximity to his villa, as shown on the plan of 1745 (Fig. 32). Pope's approach was also influenced by the principles of painting within the garden. These focused on the principles of light and shade and creating compositions appropriate to the texts written by classical authors such as Homer. The garden also included groves, wilderness areas, mounts and statuary, all thought to be key components of ancient gardens.

His garden does not survive above ground, only the grotto and tunnels beneath the road that link to the site of his former villa remain extant. Grottoes (rocky artificial caves, popular in 18th century gardens) had strong links to classical poetry, which explains its use in Pope's garden. Today, the garden has been replaced by the playing fields and buildings of St Catherine's School. The garden survives only as part of archaeological records.

Setting

The former garden lies within the grounds of St Catherine's School where it is surrounded by school buildings to the east and tennis courts and a car park to the west. Grotto Road bounds the garden to the north with the gardens of residential properties beyond. A residential development along Pope's Grove lies to the south. The garden falls within the Cross Deep Character Area of Twickenham Riverside Conservation Area.

Contribution the Setting makes to the Significance

There is now little evidence of the former Pope's garden that survives above ground. The historic garden is no longer legible, having been replaced by playing fields and school buildings. The tunnels that once connected the gardens with Pope's Villa survive and contribute positively to the archaeological interest of the asset. The remainder of its setting does not contribute to its significance.

Contribution the Site makes to the Significance

The Site as part of St Catherine's School does not contribute to the significance of the registered park and garden.

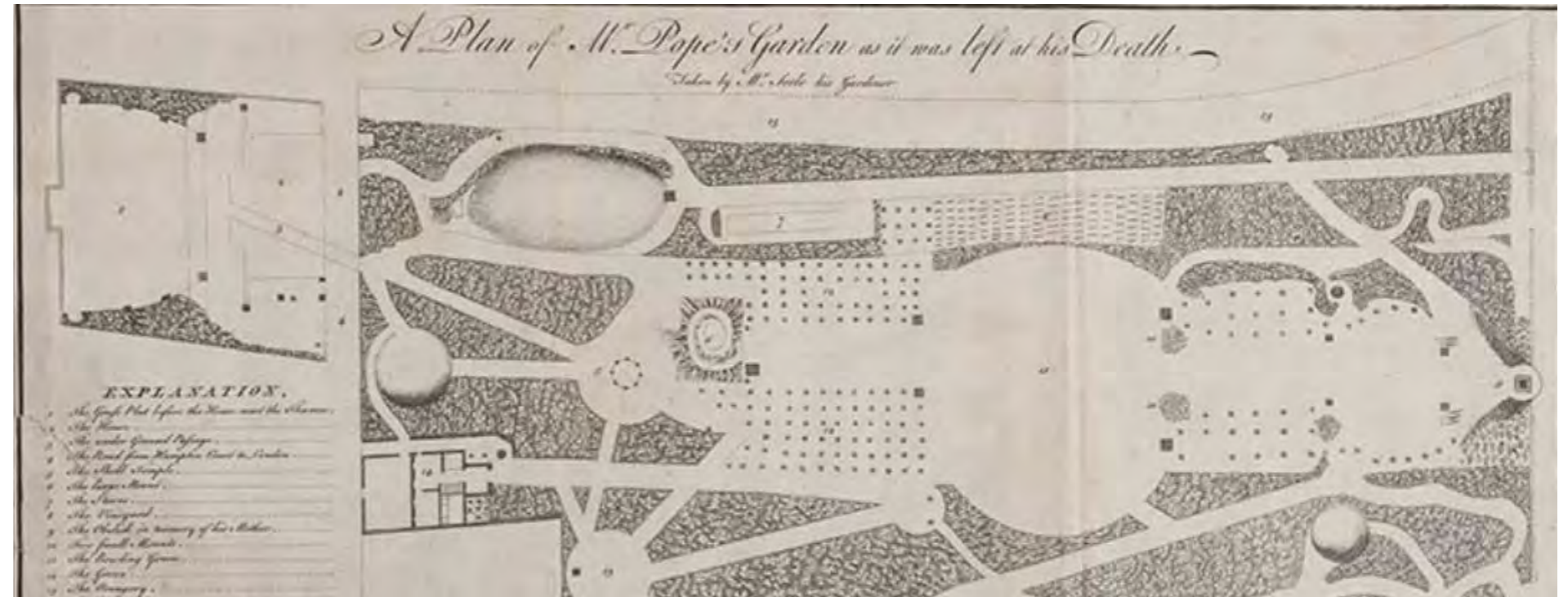


Figure 32: Plan of Pope's Garden drawn by gardener John Serle. The plan shows the layout in 1745, shortly after Pope's death. (Source: English Heritage)



Figure 33: Playing fields of St Catherine's School facing east towards the school buildings.



Figure 34: Playing fields of St Catherine's School facing west towards the tennis courts.

4.6 NON-DESIGNATED ASSETS

'The Lodge' (Local Register No: 01/00032/BTM) and St James Independent School (now Radnor School) (Local Register No: 83/02746/BTM)

Description and local interest

The Lodge and Radnor School (formerly Pope's Villa) share a historical connection with Thomas Young who built the neo gothic version of Pope's Villa in 1845 and also owned the gardens on the opposite side of Cross Deep. The Lodge (then referred to as the Gardener's Cottage) and Pope's Villa were both built to designs by Henry Kendall Junior and share architectural detailing (Fig. 35 and 37). The buildings were included into the 'Buildings of Townscape Merit Register' for their positive contribution to the streetscape. Their shared architectural detailing and design elements complement each other and provide a connection with other historic assets along Cross Deep.

Setting

Both buildings sit along Cross Deep within Twickenham Riverside Conservation Area. The Lodge forms part of St Catherine's School grounds and the villa is part of Radnor School.

Contribution the Setting makes to the Significance

The proximate location of the two buildings, which originates from their former shared functional relationship, makes a positive contribution to their significance. The Cross Deep Character Area contains numerous historic buildings and gardens that provide context to the buildings' former environs, such as Radnor Garden and Ryan House. These elements contribute positively to the buildings' historic interest. The understanding of the buildings' former use has been diminished by the conversion of the assets into school buildings. The villa, in particular, has seen unsympathetic alterations and extensions over time (Fig. 38).

Contribution the Site makes to the Significance

The rear extension to The Lodge, which forms part of the Site, dates post-World-War II. It was constructed as part of the conversion of The Lodge following its use as a gardener's cottage; and replaced a former single storey element (Fig. 35). The current extension comprises a one-storey building with flat roof and a prominent external fire escape staircase (Fig. 22), which is of inferior quality to the original building in both material and design terms. It can be classed a negative feature that detracts from The Lodge's 19th century architectural interest and aesthetic value.

The Site overall makes a neutral contribution to the significance of both Pope's Villa and the Lodge, due to the extensive changes that have occurred to both buildings and their setting during the last century.



Figure 35: Gardener's Cottage, now known as 'The Lodge' (Source: Twickenham Museum)



Figure 36: Present photo of The Lodge, viewed from Cross Deep



Figure 37: Pope's Villa 1870-1900 (Source: Historic England Archives).



Figure 38: Present image of Pope's Villa, viewed from Cross Deep.

5.0 PROPOSALS & ASSESSMENT OF IMPACT

5.1 PLANNING HISTORY & DEVELOPMENT PROPOSALS

The proposals comprise the development of new Music and Art facilities within the grounds of St Catherine's School. The proposals include the demolition of the current single-storey Music building and the 20th century rear extension of The Lodge. These demolitions will make space for a new dedicated Music and Art building.

Refusal of previous planning application

A previous planning application for the Site (Ref: 22/3662/FUL) was refused by the council in March 2023. The officer's report concluded that *the proposed three storey replacement school building and glazed link by reason of its inappropriate design, scale, bulk, mass and height would result in an unsympathetic form of overdevelopment that would fail to harmonise with the adjacent the Lodge (BTM), and its immediate setting within a Historic Park and Garden to the detriment to the overall character and appearance of the Twickenham Riverside Conservation Area. The scheme is therefore contrary to, in particular, NPPF Paragraphs 199, 202 & 203, Policies LP1, LP2, LP3, LP4 and LP5 of the LBRUT Local Plan (2018) the aims and objectives in the Twickenham Riverside Conservation Area Statement and the Twickenham Village Planning Guidance SPD (2018).*

However, the officer's report noted that *the principle of a sensitive redevelopment of the existing music building would be supported to assist the school's operations.* There was also no objection to the demolition of the existing 20th century rear extension to the Lodge BTM and the existing single storey music building behind. The removal of the single storey extension from the rear of the BTM was considered *to improve its setting and landscaping and would further enhance this space.* A new landscaped courtyard to the rear of the new music block would also be an enhancement within the site and provide a better quality of space between buildings.

Furthermore, *there was not in principle objection to the design approach of a glazed link, subject to detailed design and materials. In addition, the report noted that the façade of the new music block was set back behind the façade of the hall and St Joseph's so that it was moved further away from the Lodge (freestanding) and the entrance steps to Pope's Grotto and tunnel. The glazed link between St Joseph's and the new music building was also set back to avoid the entrance to Pope's Grotto.*

The report noted that *the impact on Pope's Grotto Grade II* Listed would be neutral as it was below ground and the entrance steps on the St Catherine's side would be left with space around them, therefore preserving their setting. There would be a small benefit in improved landscaping.*

It was further highlighted that the Grade II listed Ryan House to the south in Cross Deep was at a sufficient distance to not be detrimentally affected by the proposals.

However, the Conservation Officer raised 'in principle' objections based on its impact on the adjacent BTM the Lodge, the Pope's Grotto Historic Park and the Twickenham Riverside Conservation Area.

It was considered that the overall massing and height [of the proposed new building] did not result in it being 'subservient' from street level in Cross Deep as quoted by the architect in the D&A Statement accompanying the application. The new building was also considered to very visible in views travelling north on Cross Deep where it results in the BTM having a visually cramped setting to the rear. Overall, it was considered that there would be less than substantial harm on the Lodge BTM.

It was also noted that the ridge height would be higher than the St Joseph's block. The visual gap between the existing Lodge and St Joseph's, with important views through to the historic landscape beyond, when seen from Cross Deep, would be lost. As a result, it was considered that views within the Twickenham Riverside Conservation Area would be detrimentally impacted.

The proposed 3 storey new building, when seen from the playing fields on the west side would close any visual gap from the registered park and garden through to Cross Deep notwithstanding the glazed link.

It was also noted that the front roof slope would include solar panels, rooflights and a zinc roof covering, which would have a further harmful impact on the setting of the Lodge BTM, and on the Twickenham Riverside Conservation Area when seen from Cross Deep.

Second Pre-Application

A second pre-application with the council was undertaken in June 2023, which aimed at addressing the issues raised within the officer's report and identifying solutions to avoid and mitigate harm to identified built heritage assets.

Specifically, the council provided the following comments:

- *Setting the new building further back from Cross Deep*
- *Revise the rear elevation*
- *Consider different roofing materials*
- *Consider rooflights flush with the roofing surface*
- *Introduce subtle variations to the brickwork to avoid it completely blending in with the Lodge BTM.*

New Proposals

The new proposals have responded directly to the council's comments and recommendations. It is now proposed to set the new building back from Cross Deep by a further 1 metre to further reduce visibility from approaches along Cross Deep.

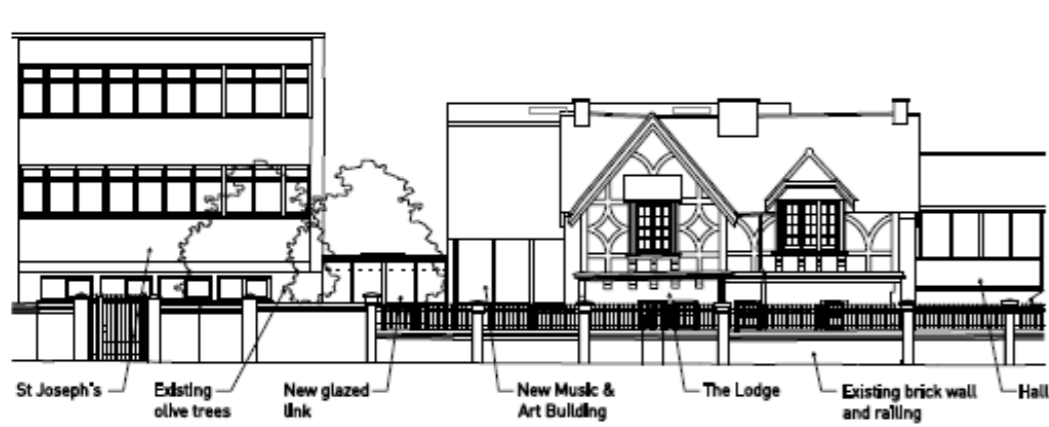
The overall height and massing of the new building has been drastically reduced and the height is now limited to two-storeys with a shallow 5 degree pitched roof. The proposed glazing link will be of only one storey in order to maximise intervisibility between the playing fields and Cross Deep.

Thought has been given to finding an alternative roofing material to zinc; however, it is considered that zinc would be the most appropriate roofing material for the type of roof proposed. The shallow 5 degree pitch limits the options, and rules out the use of tiled roofing. Possible alternative materials are membrane or felt roofing, however, these materials do not look attractive. Zinc standing seam is high quality material with a matt finish, that will blend in with the context. The roof will be visible from some of the playing fields, but will not be visible from Cross Deep due to the shallow pitch.

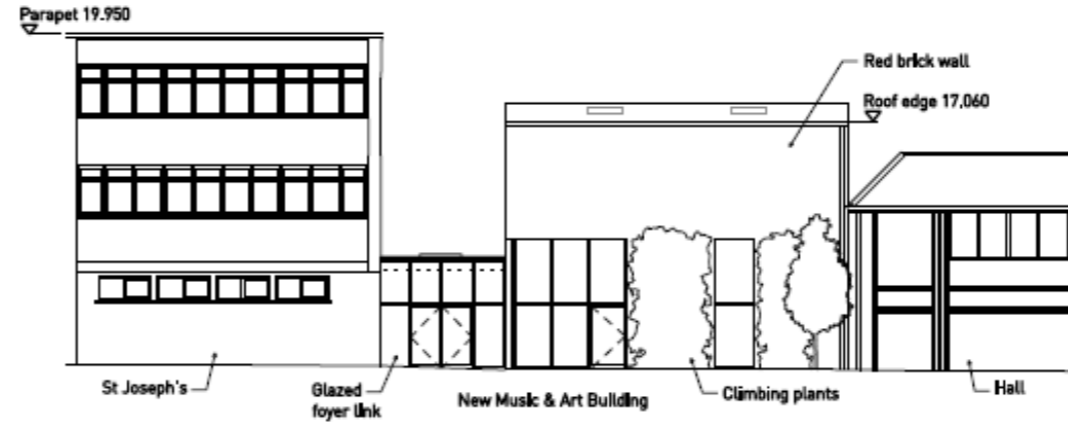
The rooflights have been adjusted to be as flush as possible on the shallow roof pitch. The rooflights will not be visible from Cross Deep. The proposed brick will be a red brick which is slightly duller in tone than the existing bright red bricks of the Lodge. The new brickwork will have some variation in colour, and a warm, natural appearance.

Figures 39-52 depict the new proposals next to the previously refused scheme, thereby illustrating the changes to the design. The subsequent impact assessment should be read in conjunction with all submitted drawings and the latest Design and Access Statement, which provides more information on the design process and its rationale.

5.1 DEVELOPMENT PROPOSALS

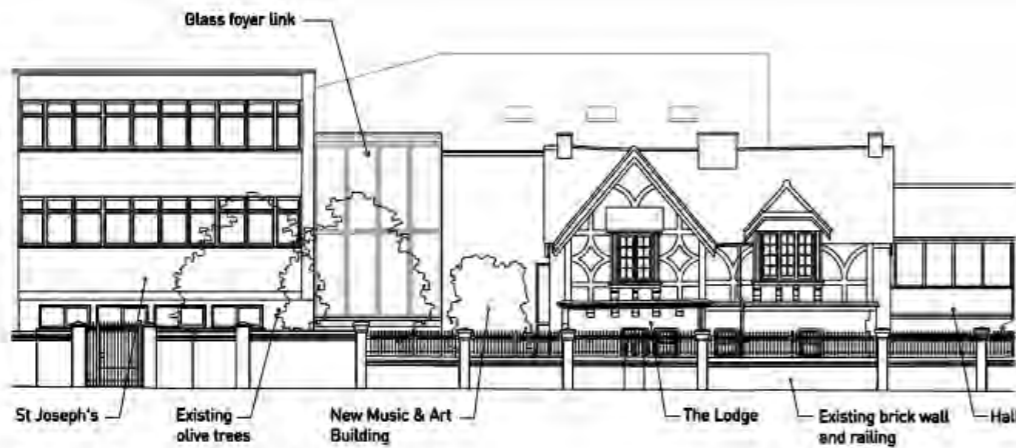


Street Elevation from Cross Deep

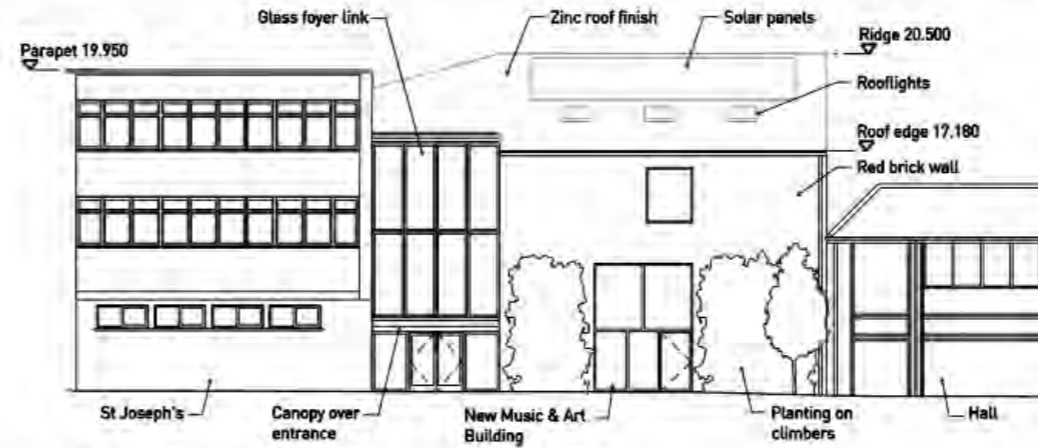


Front (East) Elevation

Figure 39: New Proposed Street Elevation from Cross Deep and East Elevation (Source: Tim Ronalds Architects)



Street Elevation from Cross Deep



Front (East) Elevation

Figure 40: Refused Scheme showing Street Elevation from Cross Deep and East Elevation (Source: Tim Ronalds Architects)

5.1 DEVELOPMENT PROPOSALS

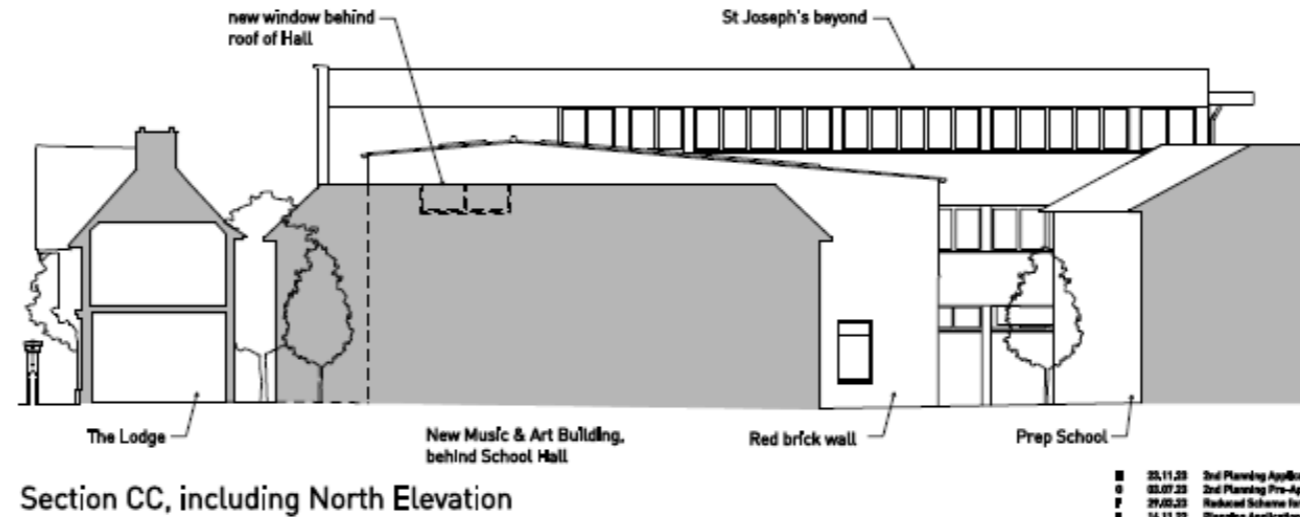
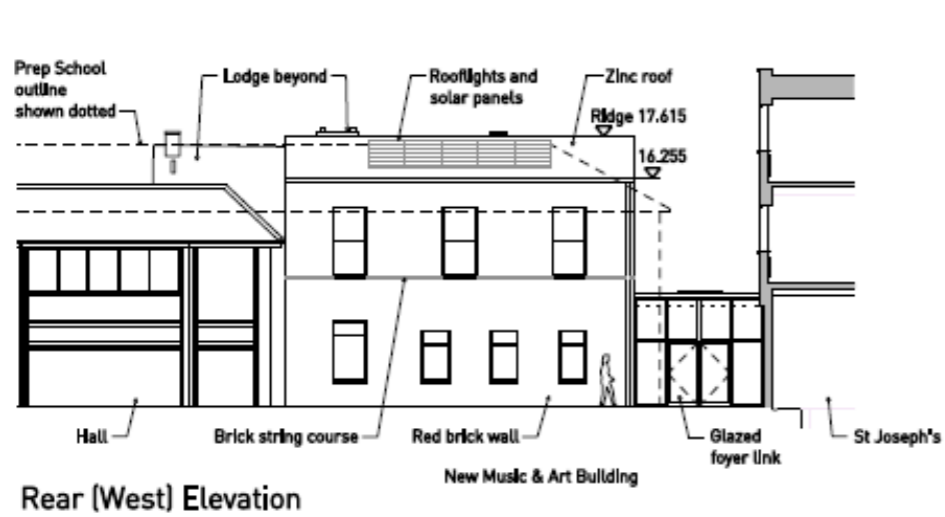


Figure 41: New Proposed West Elevation and Section CC (Source: Tim Ronalds Architects)

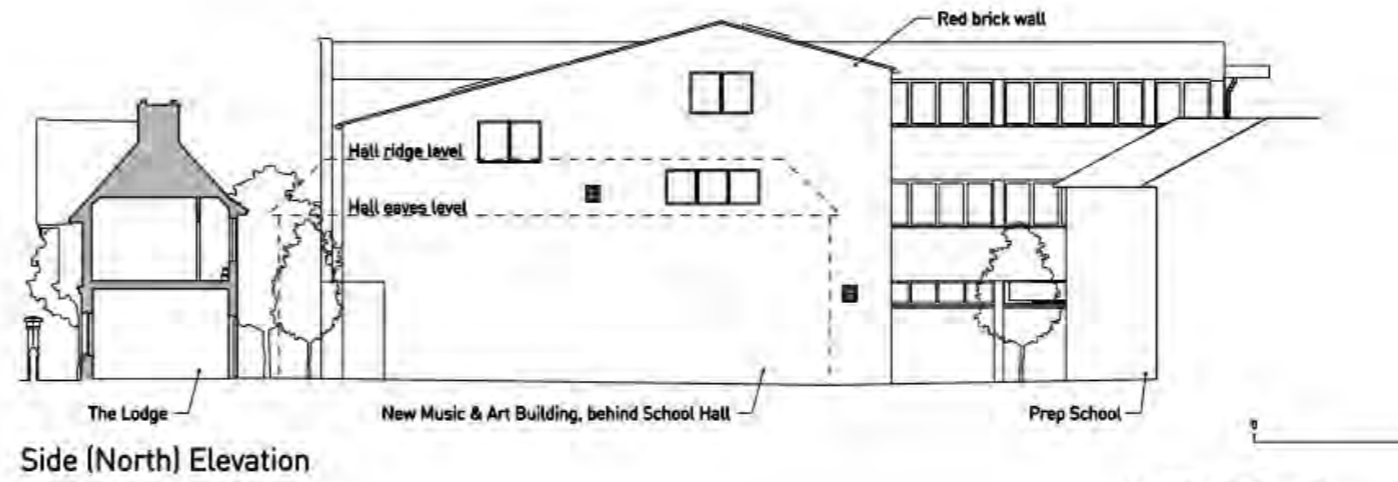
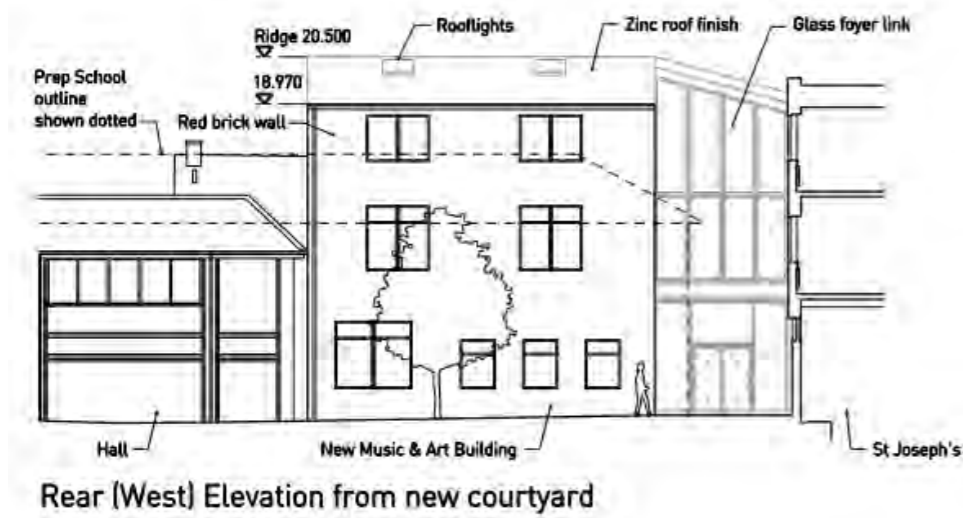


Figure 42: Refused Scheme showing West Elevation and Section CC (Source: Tim Ronald's Architects)

5.1 DEVELOPMENT PROPOSALS

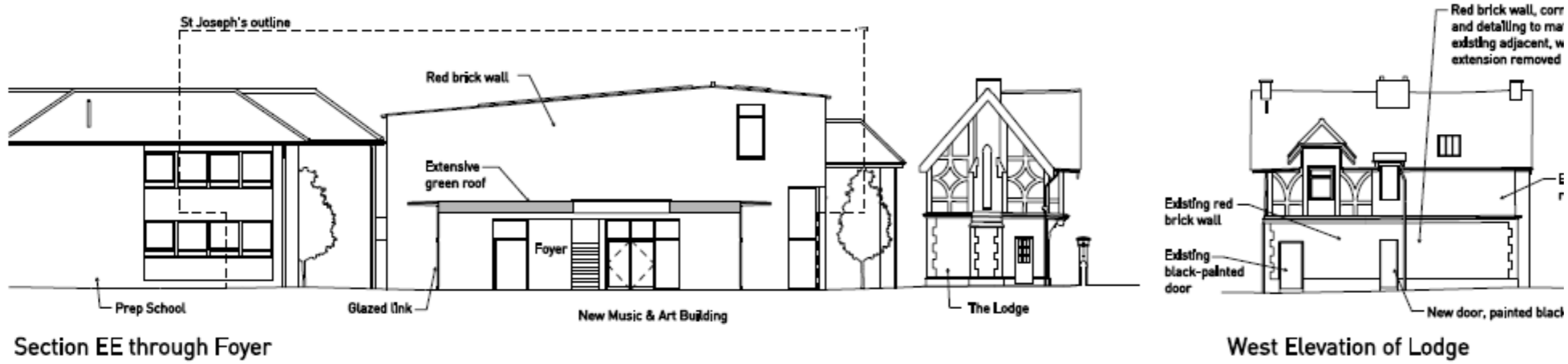


Figure 43: New Proposed Section EE and West Elevation of Lodge (Source: Tim Ronalds Architects)

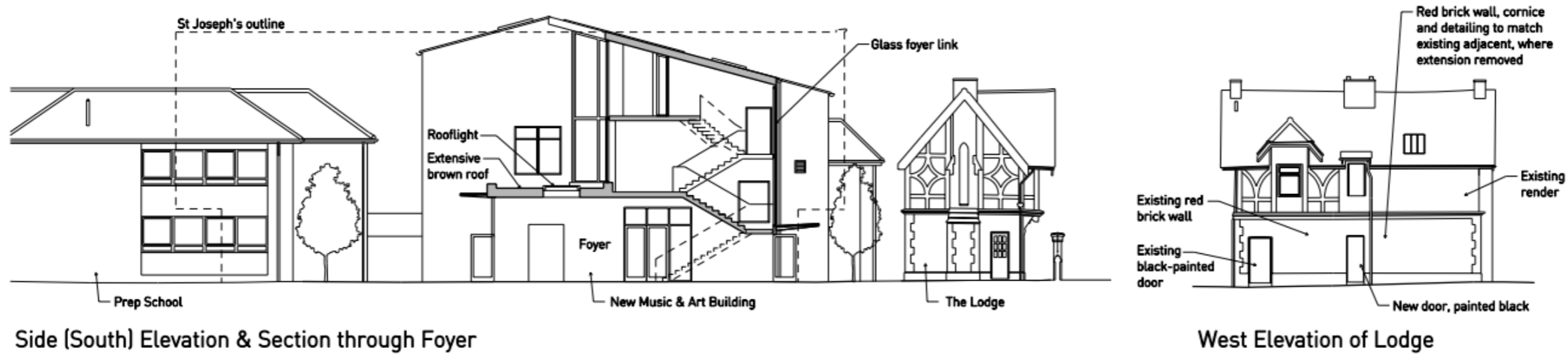


Figure 44: Refused Scheme showing Section EE and West Elevation of Lodge (Source: Tim Ronalds Architects)

5.1 DEVELOPMENT PROPOSALS



Figure 45: New Proposed View of the Site from Cross Deep (Source: Tim Ronalds Architects)



Figure 46: Refused Scheme showing view from Cross Deep (Source: Tim Ronalds Architects)

5.1 DEVELOPMENT PROPOSALS



Figure 47: New Proposed View from Cross Deep looking southwest (Source: Tim Ronalds Architects)



Figure 48 Refused Scheme showing view from Cross Deep looking southwest (Source: Tim Ronalds Architects)

5.1 DEVELOPMENT PROPOSALS



Figure 49: New Proposed View from Cross Deep looking northeast (Source: Tim Ronalds Architects)



Figure 50 Refused Scheme showing view from Cross Deep looking northeast (Source: Tim Ronalds Architects)

5.1 DEVELOPMENT PROPOSALS



Figure 51: New Proposed View from the playing fields facing towards Cross Deep (Source: Tim Ronalds Architects)

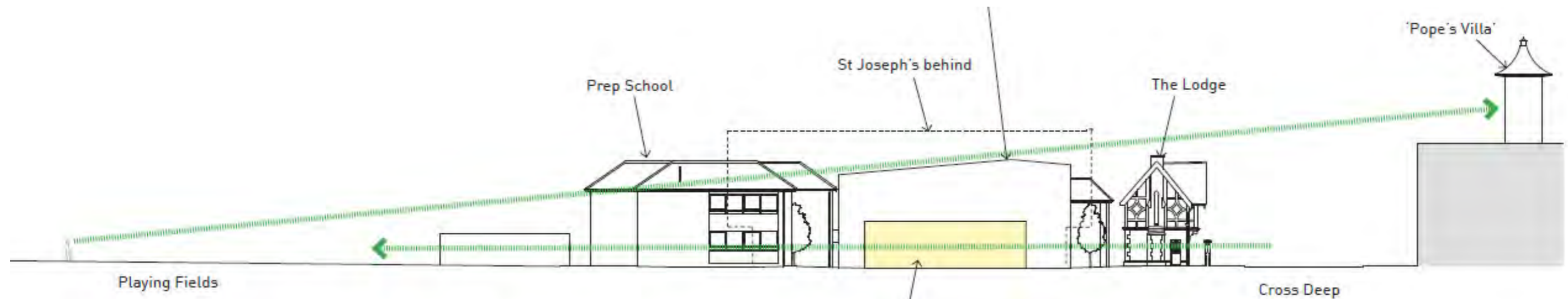


Figure 52 Proposed New Scheme demonstrating design concept to allow intervisibility between the playing fields and Cross Deep (Source: Tim Ronalds Architects)

New two-storey building designed to allow views from the playing fields to Pope's Villa tower. The Single storey glazed link allows visual connection between Cross Deep and the playing fields

5.2 ASSESSMENT OF IMPACT

The following impact assessment considers potential effects of the proposed development on the significance of the heritage assets identified in section 4.2 of this report. It follows Step 3 of the 5-stage process of GPA 3: *The Setting of Heritage Assets* (2017). The assessment took place against relevant national, strategic and local policies, as outlined in section 2 of this report.

Impacts on the Significance of Twickenham Riverside Conservation Area

The Assessment of Significance in Section 4 determined that the Site currently does not contribute to the character of the CA.

The new design of the proposed building has been much reduced in height and massing in comparison to the original proposals and is now limited to two-storeys. The building was designed to meet Richmond's Sustainable Construction Checklist SPD. Its high-quality design has been carefully considered as to be complementary to the existing school buildings and provide an unobtrusive addition to the building line along Cross Deep.

As requested during pre-application discussions with the council, the proposed new building will be set back from Cross Deep by an additional 1 metre in comparison to the original proposal, thereby further reducing visibility of the building on the approaches along Cross Deep, as illustrated in Figures 47 and 49 of this report. The resulting additional spacing created between the Lodge BTM and the roof line of the new building would ensure that the area behind the Lodge is not crowded and that the Lodge can be appreciated as a separate building. The new building would not be visible from any riverside views or long-distance views within the CA.

The height of the proposed glazed link between the new building and St Joseph's has been substantially reduced and is now limited to one-storey. This will greatly reduce the massing of the building when viewed from Cross Deep (Figs. 45-46) and will further allow intervisibility between the CA and the playing fields in rear of the school. The visual gap between the existing Lodge and St Joseph's, will retain the important views through to the historic landscape beyond, when seen from Cross Deep. The glazing link will further enable a clear visual connection between the entrance of Pope's Grotto and the playing fields which once formed Pope's Gardens.

The main construction material of the proposed new building will be red brick in order to harmonise with The Lodge. The new brickwork will have some variation in colour, so that the existing and new buildings can be clearly differentiated. The warm tones will create a natural appearance in views and is a response to the pre-application advice received from the council.

The new building will appear subordinate to the neighbouring buildings because of its reduced height and much of the building will be obscured by The Lodge when viewed from Cross Deep and will be an unobtrusive addition to the CA.

Raynor School, which lies directly opposite the Site in comparison presents a much more dominant street line along Cross Deep reaching up to three storeys plus attic space.

It is considered that the new design changes have directly addressed the concerns outlined in the officer's report and the council's pre-application comments. Any residual impacts derived from the introduction of new built-form within the CA have been adequately mitigated in order to minimise effects on the character and appearance of the CA. It is considered that the proposed development, due to its much reduced scale, would not be harmful to the significance of the CA and will retain views between Pope's Garden and Cross Deep.

The CA's character and appearance would be preserved.

Impacts on the Significance of Pope's Garden, Registered Park and Garden

Pope's Garden has not survived above ground and mainly holds archaeological interest. Much of the garden is used as playing fields for St Catherine's School. The Site does not contribute to the significance of the registered park and garden having been developed almost a hundred years after Alexander Pope's death.

There are currently very limited views into Pope's Garden from within the CA. These views being obscured by the buildings and the brick boundary wall that surrounds much of St Catherine's School. Isolated views are achieved through the gaps in the building line.

The officer's report noted that the visual gap between the existing Lodge and St Joseph's, created important views through to the historic landscape beyond, when seen from Cross Deep, however, it is difficult to understand how these views can be easily achieved with the existing music building and cycle parking obscuring much of these views.

The new designs have taken into consideration the intervisibility between Pope's Garden and the CA. The single storey glazing link will facilitate continued intervisibility between the rear of the school and Cross Deep at pedestrian level and will also retain views onto Pope's Villa from the RPG (Figs. 51 and 52).

It is considered that the proposed development would have a neutral impact on the significance of Pope's Garden.

Impacts on the Significance of Pope's Grotto (NHLE List Entry No: 1192178)

The Site lies directly adjacent to the grotto's entrance from within St Catherine's grounds and is considered to make a neutral contribution to the significance of the listed building. The proposed development does not include any changes to the grotto's entrance, but would introduce changes to its immediate setting due to changes to the neighbouring built form and landscaping.

The proposed glass annexe would create a passage, visually linking the entrance to the grotto with the playing fields to the rear, which once would have comprised Pope's Garden, thus potentially highlighting elements that once would have shared a functional connection during Pope's era. The

proposals would further offer some enhancement work of the surrounding landscaping.

The officer's report noted that the impact on Pope's Grotto Grade II* Listed would be neutral as it was below ground and the entrance steps on the St Catherine's side would be left with space around them, therefore preserving their setting. There would be a small benefit in improved landscaping.

Impacts on the Significance of Ryan House (NHLE List Entry No: 1358049)

The Site currently makes a neutral contribution to the significance of Ryan House. The proposed development would introduce limited changes to the setting of the listed building by means of a changed road frontage along Cross Deep.

Views from the listed building along Cross Deep will not be drastically altered through the addition of the proposed new building, which would be subordinate to the existing 20th century developments directly opposite the listed building.

The officer's report noted that Ryan House was at a sufficient distance to not be detrimentally affected by the proposals.

Impacts on The Lodge, BTM

The rear extension to The Lodge dates to the middle of the 20th century and replaced a previous one-storey element. The current annexe's flat roof and unsympathetic architectural design slightly detracts from the non-designated asset's significance. The unsympathetic annexe would be removed and not replaced thereby allowing the reinstatement of The Lodge as a free-standing building. This in turn will enhance the building's interest as a former Victorian Garden Cottage.

The current landscaping around The Lodge is limited and predominantly consists of tarmacked alleyways and isolated planting. The new proposals include the improvement of landscaping across the Site offering further potential to positively change the building's setting.

The proposed new building will appear subservient to The Lodge, due to its height being limited to two storeys and its set-back position from Cross Deep. The new building will be of red brick as to harmonise with The Lodge, but will vary in tone sufficiently to appreciate the difference between the new and historic fabric.

Although the new building will exceed the existing rear extension in terms of height and mass, it is considered that its high quality design will improve the appearance of the Lodge and its immediate surroundings. Overall, the Lodge's special interest will remain legible and it is considered that the proposed development would not be harmful to the significance of the BTM.

Impacts on Pope's Villa, BTM

The Site currently makes a neutral contribution to the significance of Pope's Villa. The proposals would introduce a minimal level of change to the setting of the BTM and would not alter the way in which Pope's Villa can currently be experienced along Cross Deep. The building's positive contribution to the street scene would not be compromised. It is considered that the proposals would not be harmful to the significance of Pope's Villa.

6.0 CONCLUSIONS

This Built Heritage Statement has been produced by RPS Consulting Services Ltd (a Tetra Tech Company) on behalf of Tim Ronalds Architects and accompanies a planning application for the construction of a new Music and Art Building within the grounds of St Catherine's School, Twickenham.

RPS produced a BHS for a previous planning application (Ref: 22/3662/FUL) for the Site in November 2022. This was for *the demolition of existing single storey music building and extension to The Lodge. Creation of a 2 storey/3 storey infill extension, cycle storage, air source heat pump and landscaping*. This application was refused in March 2023. A second pre-application with the council was subsequently undertaken in the summer of 2023, which resulted in changes to the original proposals.

This report is an updated version of the original BHS produced by RPS in November 2022. It describes the key changes to the design and assesses the effects of amended proposals on the significance of relevant built heritage assets.

The assessment was carried out in accordance with the methodology set out in Historic England's 'Historic Environment Good Practice Advice (GPA) in Planning Note 3 (Second Edition): The Setting of Heritage Assets (2017)'.

The report has assessed the effects of the proposed development on the significance of:

- The Twickenham Riverside Conservation Area
- 'Pope's Garden', a RPG
- Pope's Grotto, Grade II*
- Ryan House, Grade II
- The Lodge, a BTM
- Pope's Villa, a BTM.

It is considered that the new design changes have directly addressed the concerns outlined in the officer's report in relation to planning application (Ref: 22/3662/FUL) and the recommendations received from the council during the second pre-application process. It is considered that the proposed development, due to its much reduced scale and unobtrusive appearance along Cross Deep, will not be harmful to the significance of the Twickenham Riverside CA. Important views between Pope's Garden and Cross Deep would be retained.

The new designs have taken into consideration the intervisibility between Pope's Garden and the CA. The single storey glazing link will facilitate continued intervisibility between the rear of the school and Cross Deep at pedestrian level and will also retain views onto Pope's Villa from the RPG

It is considered that the proposed development would have a neutral impact on the significance of Pope's Garden.

The officer's report noted that the impact on Pope's Grotto, Grade II* listed, would be neutral as it was below ground and the entrance steps on the St Catherine's side would be left with space around them, therefore preserving their setting. There would be a small benefit in improved landscaping. The officer further considered that Ryan House was at a sufficient distance to not be detrimentally affected by the proposals.

The removal of the single storey extension from the rear of The Lodge will improve its setting and allow the reinstatement of The Lodge as a free-standing building. The current landscaping around The Lodge is limited and predominantly consists of tarmacked alleyways and isolated planting. The new proposals include the improvement of landscaping across the Site offering potential to positively change the building's setting.

Although the new building will exceed the existing rear extension to The Lodge in terms of height and mass, it is considered that its high quality design will improve the appearance of the Lodge and its immediate surroundings. Overall, the Lodge's special interest will remain legible and it is considered that the proposed development would not be harmful to the significance of this BTM.

The proposals would introduce a minimal level of change to the setting of Pope's Villa and would not alter the way in which the BTM can currently be experienced along Cross Deep. The building's positive contribution to the street scene would not be compromised. It is considered that the proposals would not be harmful to the significance of Pope's Villa

It is considered that the proposals comply with the requirements of the NPPF, local policies LP1, LP2, LP3, LP4 and LP5 of the LBRUT Local Plan (2018) and the aims and objectives contained in the Twickenham Riverside Conservation Area Statement.

APPENDICES

APPENDIX A: STATUTORY LIST DESCRIPTION

POPE'S GROTTO IN GROUNDS OF ST CATHERINE'S HIGH SCHOOL

Official list entry

Heritage Category: Listed Building

Grade: II*

List Entry Number:1192178

Date first listed:02-Sep-1952

Statutory Address 1:Pope's Grotto in grounds of St Catherine's High School, Cross Deep

Location

Statutory Address: Pope's Grotto in grounds of St Catherine's High School, Cross Deep

The building or site itself may lie within the boundary of more than one authority.

County:Greater London Authority

District:Richmond upon Thames (London Borough)

Parish:Non Civil Parish

National Grid Reference:TQ1602972791

II*Grotto with rusticated arched entrance facing river, and running under the road to what was part of Pope's Estate on the other side and is now the school playing fields (passage lengthened when road widened C19-C20). Long passage with two "chapels" one on either side of entrance. Lined with cement in which are set rooks, stones, stalactites (said to have come from Wookey Hole in Somerset) etc. and the cement worked to intimate rough rocks. There are a few bits of sculpture (statues, etc not good) in the "chapels" The decorations which lined the grotto have long since gone and the grotto is dark and gloomy though dry. The whole is well looked after and preserved by the Sisters. The school and convent stand on the site of Pope's House above the entrance to the Grotto. (Also a smaller grotto in the grounds probably of similar origin).

POPE'S GARDEN

Official list entry

Heritage Category:Park and Garden

Grade:II

List Entry Number:1000826

Date first listed:01-Oct-1987

Location

The building or site itself may lie within the boundary of more than one authority.

County:Greater London Authority

District:Richmond upon Thames (London Borough)

Parish:Non Civil Parish

National Grid Reference:TQ 15939 72808

Details

Early C18 garden and grotto made by the poet Alexander Pope largely on land separated from the mansion by a public road. The garden survives only as part of the archaeological record. Pope's Grotto tunnel, which provided access between the two parts of the garden, survives with C19 additions and modifications. HISTORIC DEVELOPMENT Thomas Vernon, a resident of Twickenham and a major land owner, had been acquiring land in the area since 1700. By 1718 he owned a line of six or seven riverside properties, upstream from Twickenham itself, in an area traditionally known as Cross Deep. In 1719, the poet Alexander Pope (1688-1744) leased three adjoining cottages, one of which Vernon had built specially for him. Pope, along with his mother and elderly childhood nurse, took up residence towards the end of 1719. Pope had plans for a larger, more prestigious house however and immediately demolished one cottage and partially demolished another. He employed the architect James Gibbs (1682-1754), to remodel the house, which stood on the smaller, riverside part of the estate. A certain amount of land across the Hampton to Richmond road, at that time little more than a rural lane, may have come with Vernon's lease, but Pope soon acquired a further c 2ha of agricultural land which he leased, in stages, from Vernon and other owners. The riverside garden was small and quite public, being on view to all the river traffic and overlooked by neighbouring properties. One of Pope's first tasks was to obtain private access from the house to the larger garden and to achieve this he had a tunnel built under the road. The garden beyond the road, although small, allowed Pope to indulge in his love of classical design. Pope's villa became a cultural centre in contemporary artistic and literary society. A plan of the garden as it was left at his death was made in 1745 by his gardener John Serle; the plan accompanied Serle's tribute to Pope which took the form of a tourist guide (Serle 1745). A fuller, written description appeared in the Newcastle General Magazine in January 1748, the author being only identified as 'T'. After Pope's death in 1744 the lease of the property reverted to Vernon who soon sold it to Sir William Stanhope. Stanhope undertook a major rearrangement of the garden and surrounded it with a wall. He also acquired the leases of the various sections that made up the main garden and

bought more land to the west of the property and it was here, in the north-west corner of Pope's garden, that he built a second tunnel (listed grade II*) under Radnor Road. In addition to works in the garden Stanhope extended the villa, adding wings, altering its facade, and making alterations and additions to Pope's Grotto. Stanhope died in 1772 and during the next thirty years the property passed through a number of owners. In 1807 it was bought by Baroness Howe; almost immediately she demolished the superstructure of the villa, building a replacement just to the south. Irritated by the number of people who still visited the site in memory of Pope, she removed most of the decorations that adorned the Grotto and further altered the garden. In due course Lady Howe's house was demolished, being replaced by the one existing today (2000). Built by Thomas Young to the design of Henry Edward Kendall junior the house was later altered to accommodate first a convent and then a school. During the C19 the garden to the west of Cross Deep was divided and part, to the south, sold off or development. That which was left was altered to suit the needs of the convent and now (2000), under separate ownership from the house, also houses a school. The grotto tunnel was lengthened during C20 road widening and is the one readily discernible feature remaining from Pope's garden. DESCRIPTION LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING The site of Pope's garden is situated on the west bank of the River Thames, c 500m to the north of Strawberry Hill (qv) and 1km south of Twickenham. Cross Deep (A310) divides the villa from the site of the garden. Pope's Grotto runs under Cross Deep linking the two sites. The small (c 300m sq) riverside site is bounded to the west by Cross Deep road and to the north by the southern boundary fence of the neighbouring property, 17 Cross Deep. The north bank of the River Thames provides the boundary to the east and the northern fence line of Ryan House makes for the southern boundary. The larger, c 1ha main garden lies to the west of Cross Deep road. The back gardens of houses in Pope's Grove make for the southern boundary, Radnor Road the western boundary, and Grotto Road the northern boundary. The ground to the east slopes gently to the river while the grounds to the west are largely level. ENTRANCES AND APPROACHES The main garden was historically approached through the grotto tunnel which itself is approached from within the grounds of St James Independent School for Boys, access to the school being from the east side of Cross Deep road. The entrance to the grotto, an archway facing the river, is set under C20 buildings which mask the view to the river. The entrance is guarded by hinged and folding iron gates which may have been the ones described on Samuel Lewis' plan of 1785 (Beckles Willson 1998). PRINCIPAL BUILDING The remains of Pope's Grotto (listed grade II*) run for c 19m from below C20 buildings, under Cross Deep, west to the site of Pope's main garden. The entrance gates open onto a loggia paved with Portland stone. The loggia extends north/south, leading to rectangular chambers at either end, a central chamber leading from the loggia to the tunnel. In the ceiling of the loggia there is a carved stone representing the Crown of Thorns and, over thinner arch leading to the central chamber, a shield depicting the Five Wounds of Christ. It is considered (ibid) that these probably date from the mid to late C19. Statues of Christ and the Virgin Mary were recorded as being in the grotto in 1888 (Richmond and Twickenham Times). Lying in the centre of the loggia there is a section of tree trunk, traditionally a remnant of one of the two willow trees planted by Pope on the river bank (Beckles Willson 1998). The chamber has a brick floor with a full-height marble statue of the Virgin Mary standing in a niche to the rear. This chamber was shown on a late C18 plan (Lewis, 1785) as The Cave of Pope, at that time being more circular with urns and a bust set

APPENDICES

APPENDIX A: STATUTORY LIST DESCRIPTION

in niches in the south wall. The floor of the chamber to the north is laid with stone slabs with the statue of St James of Compostella in the niche to the rear. The 1785 plan shows this area, probably little altered from Pope's time, with a bath set against the north wall. The central chamber, much reduced in width since the C18, and the tunnel have vestiges of rustic arcades and columns along the side walls with few of Pope's geological specimens still in place. A widening of the tunnel after c 6.5m marks the lobby which formed the entrance to Pope's garden. The final c 10m, the C19/20 extensions, is noted by the change from knapped flint decoration to pebble-dashing. Pope completed his villa with a grotto in the basement and the tunnel became a natural extension of this. Pope decorated the tunnel in two phases: between 1720 and 1725 he concentrated on ornamenting the tunnel and the chambers at either end using flint, marble chippings, and glass furnace slag. The chamber to the east was decorated with a variety of shells, minerals, and pieces of mirror glass. The chamber at the west end, now destroyed, had a spring in the centre and was decorated with Sponge stone and minerals. The brickwork of the lobby at the garden entrance (to the west of Cross Deep), had seats on either side and was decorated with shell, flint, and iron ores. A spring in this lobby provided a satisfying addition to the atmosphere Pope was trying to create. In a letter to Edward Blount, dated 1725, Pope described the grotto in lyrical terms (Beckles Willson 1998). Between 1725 and 1739 Pope made use of the grotto and sporadically embellished it with materials offered by his friends. Between 1739 and 1744 he worked on additional rooms to the east, decorated this time using mineral and other geological specimens which reflected his new interest in geology. By March 1743 Pope had finally completed the west front with stone from Widcombe. After Pope's death in 1744 the grotto became a tourist attraction and it was noted (Serle 1745) that most visitors left with a sample of the decorative material. The plan of the grotto drawn by Samuel Lewis in 1785, forty-one years after the death of Pope, when the site was owned by Sir William Stanhope, shows it nearly ten feet (c 3m) longer than when drawn by Pope in 1740. Sir William also added various statues and a mirror in the ceiling of the tunnel where it widened near the centre. The grotto survived the demolition of the villa in 1807 as it was still needed to provide access to the garden. The western end of the tunnel was extended twice more, once in the mid C19 and again in c 1910. During the C20 the grotto at the eastern end of the tunnel became encased within new buildings. The grotto remains (2000) in private ownership and a restoration plan has been prepared (Woudstra 2000).

GARDENS AND PLEASURE GROUNDS The small garden on the bank of the Thames is largely taken up with C20 buildings which overlook the riverside. The garden to the west of Cross Deep is largely taken up with C20 school buildings, the remaining space being laid out with sports facilities, tennis courts, and a playing field. At the north-west end of the garden stands a brick-built cupola (listed grade II). Little fabric from Pope's garden now (2000) survives above ground. The entrance to Lord Stanhope's tunnel survives at the north-west end of the garden. However archaeological investigations undertaken in 1994 (Pre-Construct Archaeology 1994) recorded that although much of the east and central part of the garden had been destroyed by intensive gardening, the west side contained C18 landscape features. These included a well-constructed gravel path, thought to relate to the Pope's or possibly Stanhope's garden, and a collapsed subterranean feature, possibly a chamber or a tunnel (ibid). Pope's garden included a Theatre, an Arcade, a Bowling Green, a Grove, and a 'What Not' (Pope to Lord Strafford 1925, quoted in Blest Retreats 1984). Sir William Stanhope extended the garden by c 1ha of land to the west of the main garden,

across Radnor Road (Beckles Willson 1998). In the spirit of Pope, Stanhope built a tunnel under Radnor Road in order to connect the main garden with his new acquisition, which during the C19 became known as 'Stanhope's Cave' (sale catalogue 1873). The text accompanying the sale catalogue describes the area around the Cave as having 'Mazy Walks through diversified Rockery Work leading to a dripping well'. The 1873 plan shows that by this time the western 15m was laid out as a formal kitchen garden with a fountain in the centre. To the east of the kitchen garden was a Croquet Lawn separated by a hedge from 'Pope's Grove', a largely open area with a small collection of conifers to the north-east. These details cease to be recorded on subsequent OS maps, and Stanhope's extension to the west of Radnor Road had been developed for residential housing by the beginning of the C20 (OS 1916).

RYAN HOUSE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1358049

Date first listed: 02-Sep-1952

Statutory Address 1: RYAN HOUSE, CROSS DEEP

Location

Statutory Address: RYAN HOUSE, CROSS DEEP

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Richmond upon Thames (London Borough)

Parish: Non Civil Parish

National Grid Reference: TQ 16027 72736

Details

1. 5028 CROSS DEEP (east side) Ryan House TQ 1672 22/3 2.9.52 II

2. The remaining half of Baroness Howe's house (the other half, Beechcroft destroyed by bomb). Early C19 with earlier core. Now 3 storeys, 3 windows wide plus one window splayed corner. Stucco. Projecting porch with part-fluted piers. Two-storey wing to right. Garden front is one-storey lower because of slope to river. Full height splayed bay and ground floor rusticated in wood to imitate stone. Note: Baroness Howe destroyed Pope's house in 1807 when she rebuilt the mansion of which Ryan House formed part. Listing NGR: TQ 16027 72736

APPENDIX B: REFERENCES

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Wiki Commons (n.d.) Alexander Pope circa 1736

<https://commons.wikimedia.org/w/index.php?search=alexander+pope&title=Special:MediaSearch&go=Go&type=image>



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