

# Appendix 1: Buildings of Townscape Merit Assessment

As part of the Cabinet Report seeking to undertake public consultation on proposed additions to the list of buildings and structures designated as Buildings of Townscape Merit.

March 2019



## **Buildings of Townscape Merit Assessment**

The criteria for deciding whether buildings or structures should be included within the buildings of townscape merit is derived from the Richmond Upon Thames SPD *'Buildings of Townscape Merit'* which dates from 2005 and includes an amendment to the criteria in 2011. The criteria was developed alongside advice from relevant guidance such as the Historic England Advice Note No.7 – Local Heritage Listing.

The criteria to be utilised includes:-

- *Any building or structure which dates from before 1840.*
- *Later buildings or structures which are considered to be of definite quality and character, including the work of important architects and builders.*

*Particular attention will be paid to buildings which:*

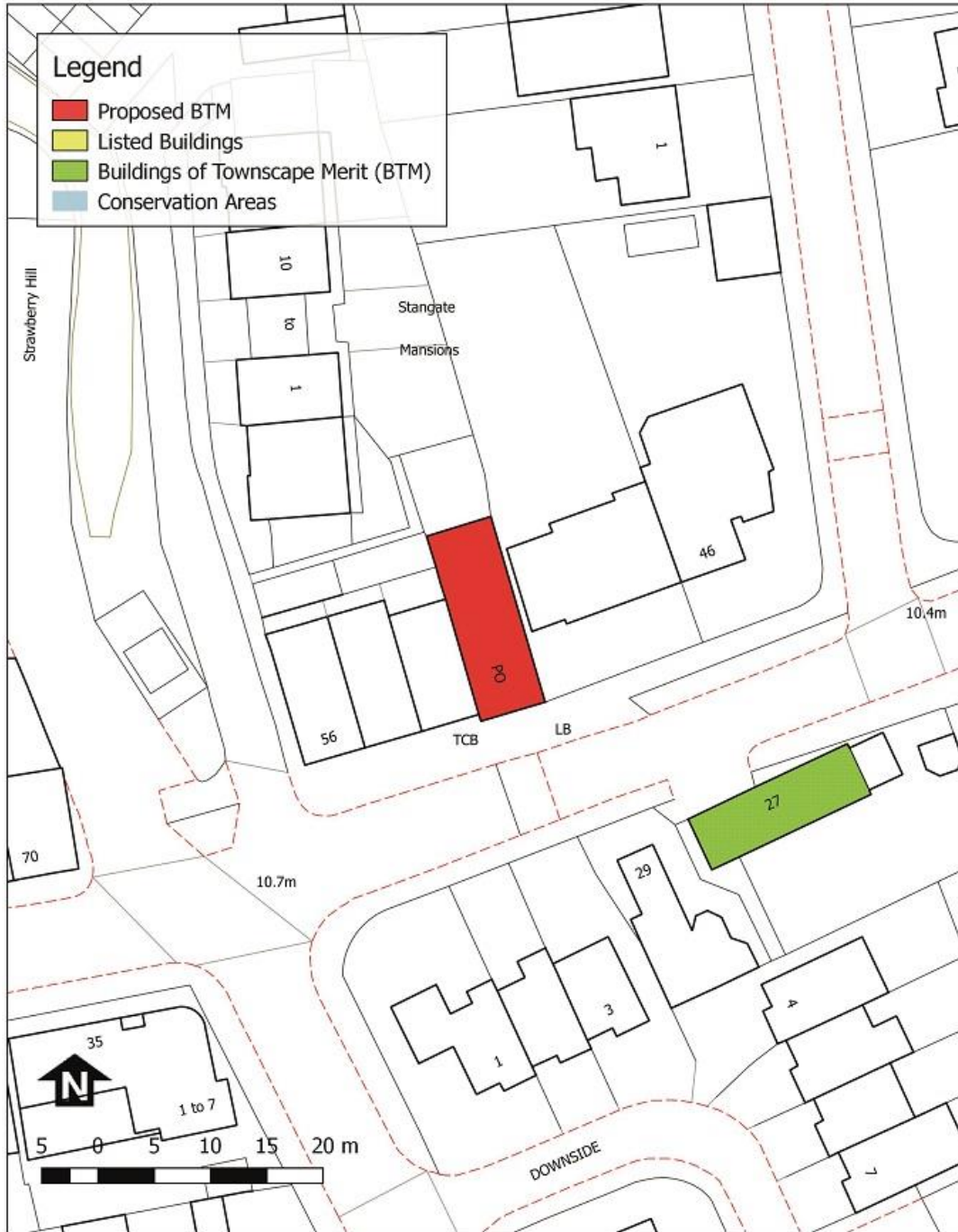
- (a) Have important historic associations, in terms of famous people or events;*
- (b) Illustrates an important aspect of social or economic history or use;*
- (c) Represent an exceptionally good example of a specific and distinctive architectural style;*
- (d) Demonstrate excellence in building craftsmanship, use of materials, technical innovation, architectural features and detailing;*
- (e) Form part of a distinctive and cohesive group of buildings;*
- (f) Retain its original architectural interest and integrity, and not subject to insensitive alterations;*
- (g) Have landmark quality or make a unique and positive contribution to the quality of the townscape or an open space.*

An assessment of potential Buildings of Townscape Merit (BTM) was undertaken during the Conservation Area work which has recently seen a number of boundary changes and new conservation areas. Where a building was considered as a potential candidate as a BTM, it was assessed against the above criteria, the results of which are detailed below.

Address	50 Tower Road, Strawberry Hill
Description	Post Office, constructed 1905 as detached, now part of a shopping parade consisting of four retail units. Two Storeys tall, steep pitched and gabled roof with gable fronting the street. The building is constructed of London stock brick with a red clay tiled roof, with decorative ridge tiles and fleur-de-lys finial. Two large chimney stacks. Front façade has red brick quoins, is rendered in pebbledash, mock boarding to gable and has a canted oriel window. Later timber shopfront with tiled stallriser and new canopy with new brackets, original glazed bricks to left of pedestrian doorway surround. Later Century extension to the rear with plainer ridge tiles and roof lights. Windows are later UPVC replacements.
Assessment against criteria	The subject building was originally erected as a post office and is interesting from a local perspective as it represents the commencement of rapid development in Strawberry Hill and the surrounding areas and the changing from farming to more commercially related activities and the resultant creation of a small High Street. Whilst retaining this post office use, the building itself is of good Edwardian inspired design with large chimney stacks and is finely detailed and later alterations are generally sympathetic, except for the installation of UPVC windows. The building has a landmark quality and is still recognisable as historic fabric along this section of Tower Road with the train station and No.27 opposite and makes a positive contribution to the street scene.
Recommendation	Designate as a Building of Townscape Merit



Source: The Author



### 50 Tower Road Twickenham

London Borough of Richmond upon Thames,  
Civic Centre, 44 York Street, Twickenham TW1 3BZ

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Address	1 Princes Road, Teddington
Description	Late 19th Century detached Gentleman's Villa. Three storeys with exposed basement and large chimney stacks. Constructed of London Stock brick with a rendered basement level, windows and fences replaced and Juliet balconies added.
Assessment against criteria	The subject building was one of the earliest buildings of this area which involved the development of higher status dwellings along Prince's Road, Royal Road, Anlaby Road, Windsor Road and Connaught Road. The building has since been converted into apartments and unsympathetic detailing such as the Juliet balconies and poor UPVC windows has been added. Despite this, the building is of good Victorian design which has a positive presence in this corner location which represents the initial building phase in the area which consisted of higher status dwellings. The building has a positive influence to the historic street scene which is made up of a number of BTM's opposite which also gives the building group value.
Recommendation	Designate as a Building of Townscape Merit



Source: Google Streetview



### 1 Princes Road Teddington

London Borough of Richmond upon Thames,  
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Address	Hastings Court, 35 Royal Road, Teddington
Description	1970 for Richmond Borough. Modernist building designed for retirees and still utilised for this purpose. Three storeys tall and made up of 9 hexagons which are joined together by large areas of glazing. Good quality brutalist inspired design, timber, glass and steel, much of original fabric still intact except for UPVC windows.
Assessment against criteria	The subject building represents a unique design which may have been undertaken by the London Borough of Richmond Housing Department in order to develop housing for retirees. The building has an honest approach to design in filling the gap which appears to have been bombed during the war as 3 dwellings originally were constructed in this location. The building utilises hexagons in the footprint of the design, as well as modern vernacular and materials of concrete, brick and glass and steel to deliver an interesting and unique design which is a good and relatively intact example of the modernist movement.
Recommendation	Designate as a Building of Townscape Merit



Source: The Author





### Hastings Court 35 Royal Road Teddington

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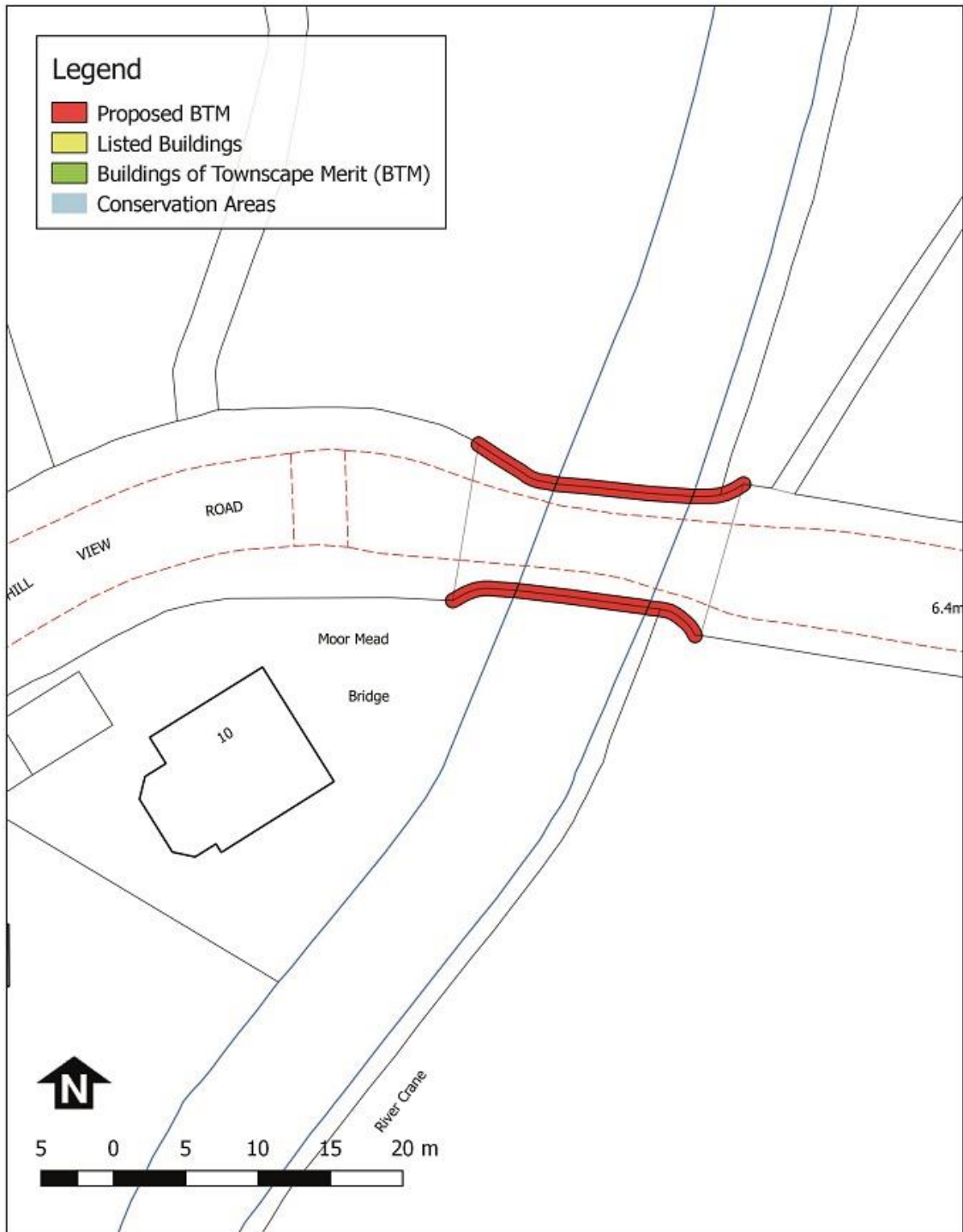


Address	Moor Mead Bridge, Hill View Road, Twickenham
Description	1902 bridge over river Crane. Decorative cast iron railings in geometric patterns, unusual and of good quality detailing.
Assessment against criteria	Moor mead bridge is a small bridge that dates from the beginning of the 20 <sup>th</sup> Century and has interesting iron balustrading in geometric design. The bridge is constructed over the River Crane and is of unusual construction and design of the balustrading, which somewhat replicates the geometric shapes found on historic railings in planned housing estates. The bridge has a positive influence upon the area which consists of the open spaces which make up Moor Mead Ground and the large street trees which align each side of Hill View Road.
Recommendation	Designate as a Building of Townscape Merit



Source: The Author





### Moor Mead Bridge Hill View Road Twickenham

London Borough of Richmond upon Thames,  
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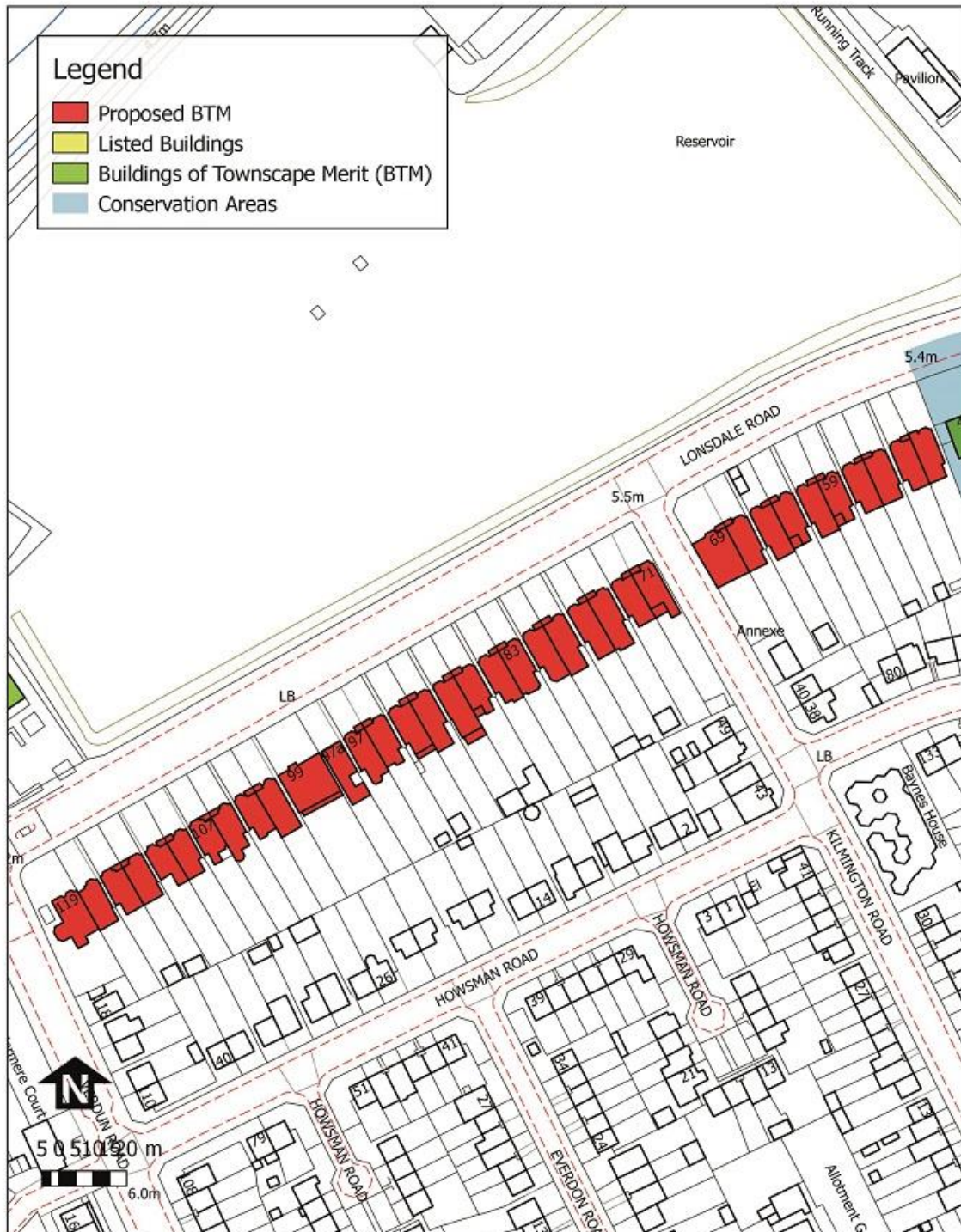
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Address	51-119 (odd) Lonsdale Road, Barnes
Description	<p>Pairs of semi-detached dwellings constructed 1914 except for 97a &amp; 99 which are of a later construction. The pairs of semi-detached dwellings which each have a 45 degree hipped roof with central chimney stack, smaller rear stack, with either end having a large two storey forward projection with two storey canted bay window surmounted by a gabled roof. There are also examples of some of the pairs having a large bow window instead of a canted bay window, as well as alternate dwellings having mock Tudor style gable ends and others having plain gable ends. Originally there were no dormers to the front roof slope, however these have been added in the 20<sup>th</sup> Century. A central parapet wall runs from the chimney to the small front terrace above a porch which also has a ball finial. The brick walls to the front of the properties are predominantly intact, however in the section from 71-91, there are a number of vehicular accesses which have been made.</p>
Assessment against criteria	<p>The speculative development which stretches along Lonsdale Road are good examples of later Arts and Crafts style dwellings which maintain a high quality arts and crafts design. The dwellings have a sense of grandeur and prominent position overlooking the park and bank of the Thames and have a quality which is a very positive contribution to the townscape of the era and exemplify a period of growth in society where more of the population was experiencing better living conditions as well as wealth.</p>
Recommendation	Designate as Buildings of Townscape Merit



Source: The Author



## 51-119 (odd) Lonsdale Road, Barnes, London SW13

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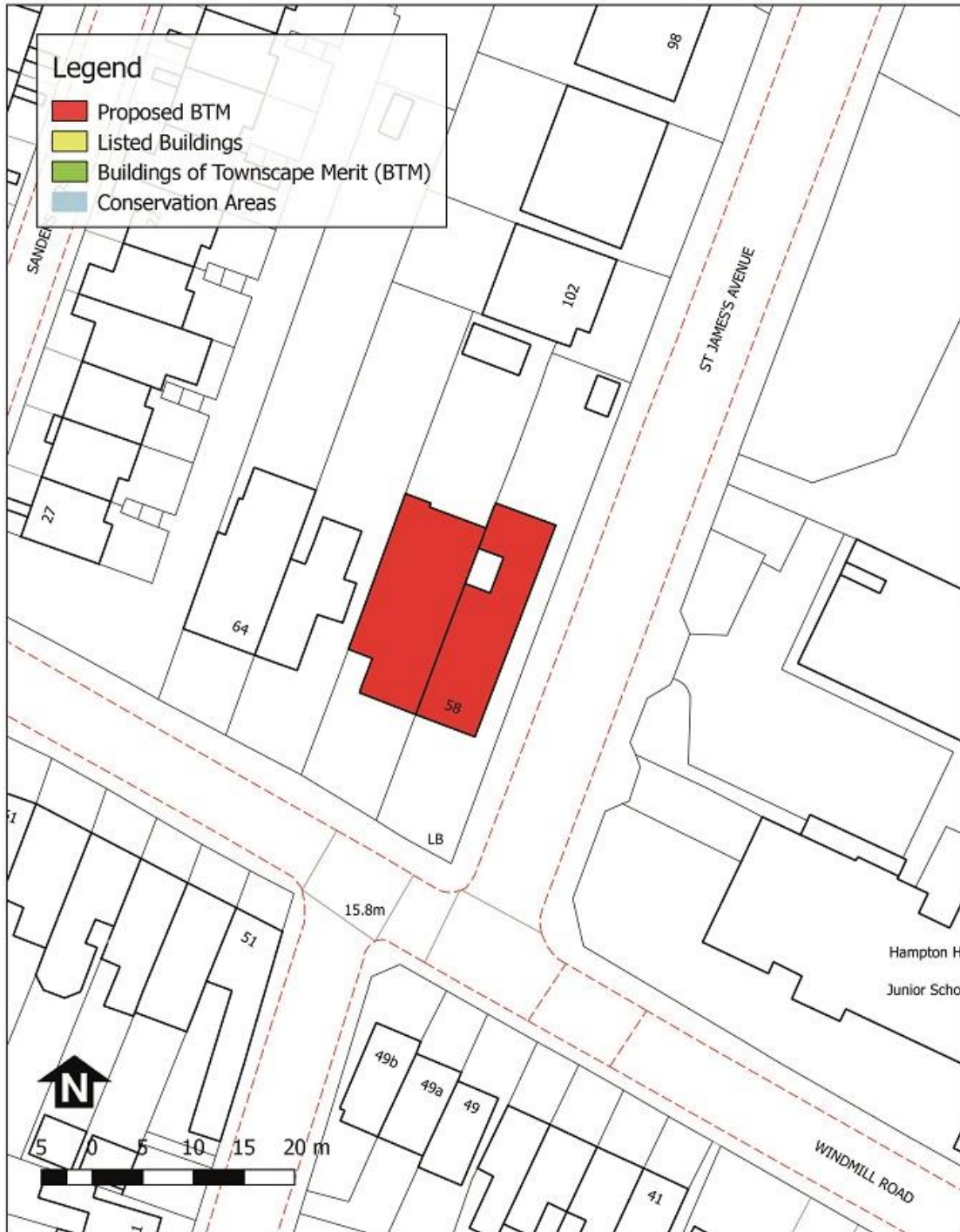




Address	58-60 Windmill Road, Hampton Hill
Description	Pair of late 19 <sup>th</sup> Century semi-detached dwellings. The dwellings are located on the corner of Windmill Road and St. James Avenue and are two storeys in height and constructed with London brick with a hipped slate roof (No.58 has red ridge tiles) and central chimney stack. The front facade is painted white with brick quoins and arched window to first floor level. To the rear of both dwellings are two storey rear wings/ workshops with a hipped roof.
Assessment against criteria	The subject semi-detached dwellings are a good example of Victorian architecture and are the last remaining survival of more larger Victorian dwellings that were once built upon this section of Windmill Road. The buildings are part of the early development of Hampton Hill and have a positive contribution to the townscape.
Recommendation	Designate as Buildings of Townscape Merit



Source: Google Streetview



### 58 & 60 Windmill Road Hampton Hill TW12 1QU

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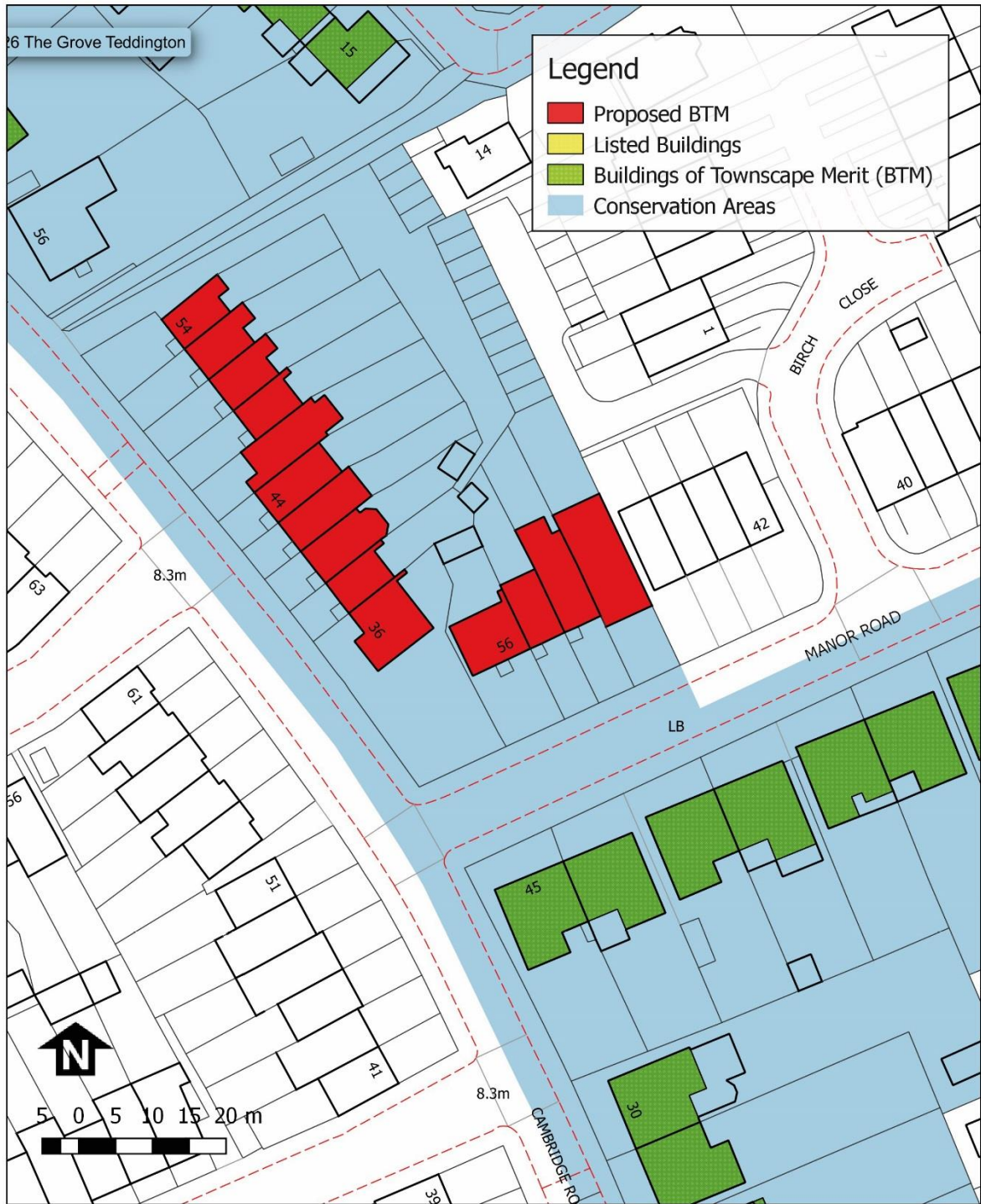




Address	36-54 (even) Cambridge Road; and 50-56 (even) Manor Road, Teddington
Description	A group of 14 terraced dwellings constructed in 1955 and designed by Eric Lyons who along with Geoffrey Townsend started a business called Span Developments. The company manufactured a number of fit-for-purpose economic post-war dwellings which showed that housing which had good modern architecture within landscaped surrounds was accessible for everyone. Span developments were predominantly active in the South-west of England and Surrey. These particular dwellings are constructed with London Stock brick with brown fish scale tile hangings, white boarding to the ground floor (some has been replaced by UPVC) and many of the windows have been replaced. The simple pitched roof is in felt and the apex of the roof is offset, with a clerestory window to the rear that, according to the plans, was opened by remote control. Garages to the rear accessed from Cambridge Road provide car accommodation which is out of sight and allows the landscape to dominate this corner location and the front gardens of the dwellings.
Assessment against criteria	The speculative development is an early work of Eric Lyons, who revolutionised post war housing with his partnership with Townsend in the creation of Span Developments. This group of buildings typifies Lyon's vision of low cost modern architecturally designed buildings which were within the grasp of everyone. The dwellings retain many of their original features, and with the mature vegetation are a positive contribution to the street scene.
Recommendation	Designate as Buildings of Townscape Merit



Source: The Author



**36-54 (even) Cambridge Road, Teddington TW11 8DN**  
**50-56 Manor Road, Teddington TW11 8AB**

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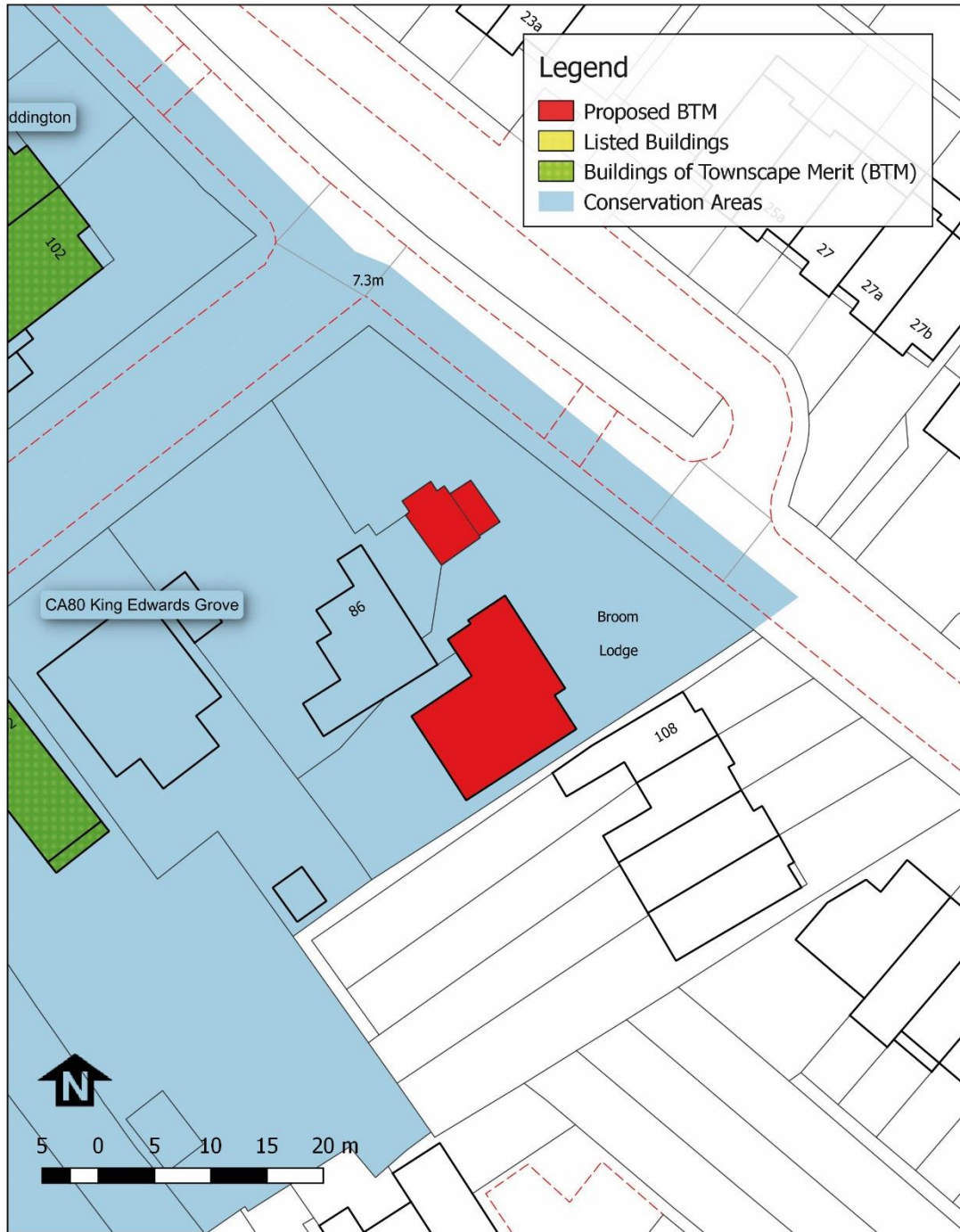




Address	Broom Lodge 106 Broom Road, Teddington
Description	Broom Lodge, 1906, two storey dwelling, Edwardian/arts and crafts design with oriel and bullseye window to first floor, constructed of brick with roughcast render to first floor. Smaller outbuilding designed in a similar style to complement the main dwelling.
Assessment against criteria	Broom Lodge was constructed at a similar time to dwellings nearby within Broom Water Estate where large Gentleman's villas were being constructed during the start of the 20 <sup>th</sup> Century. The dwelling lies on a large corner plot that is heavily vegetated and provides a positive aspect to the street scene at this road junction. Original pillars to the entrance remain and the dwelling represents a high quality design which is strengthened by the outbuilding which is constructed in a similar style. Whilst there are newer extensions to the dwelling, these are generally sympathetic.
Recommendation	Designate as a Building of Townscape Merit



Source: Google Streetview



## Broom Lodge 106 Broom Road Teddington

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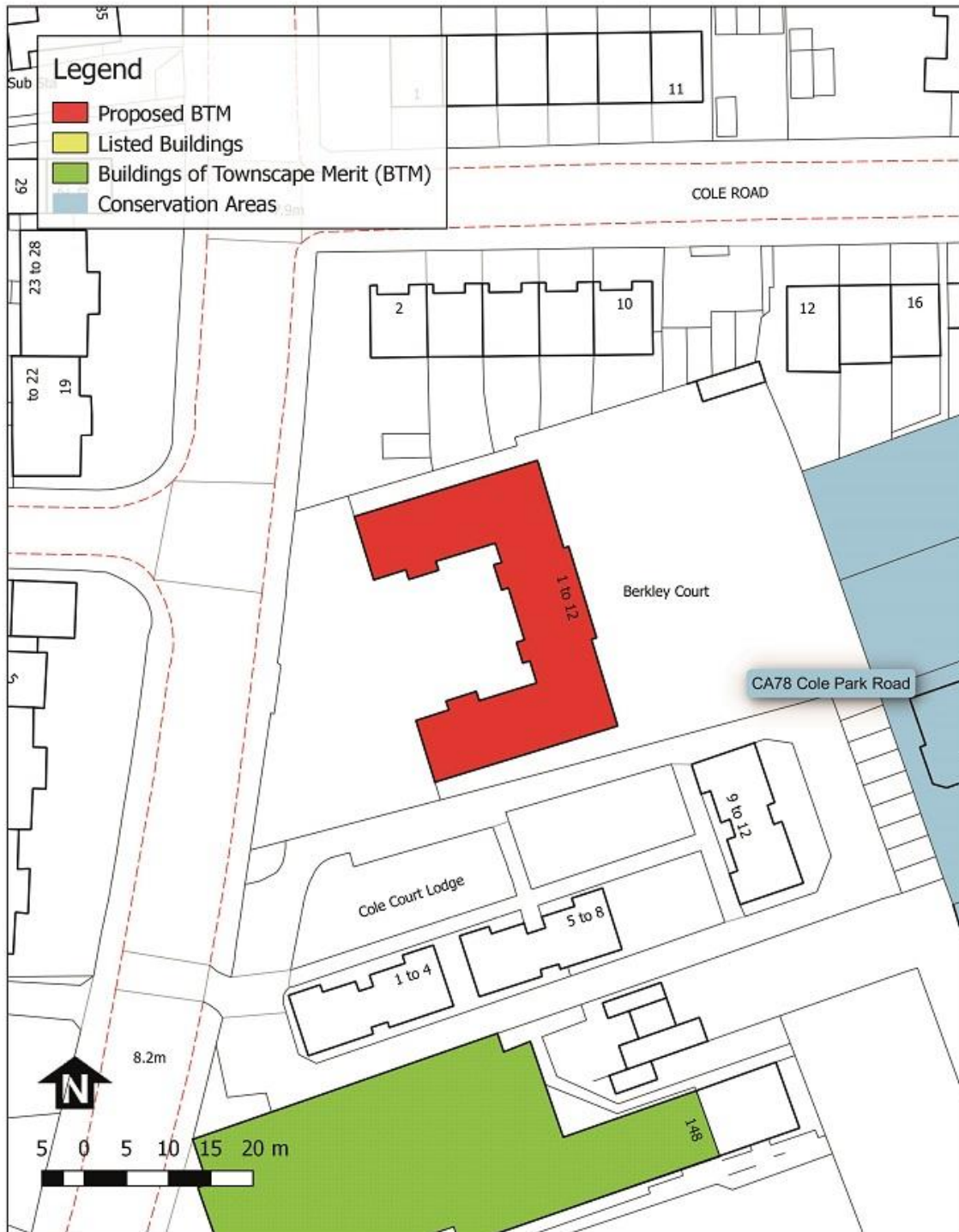


Address	1-12 (consecutive) Berkley Court, London Road, Twickenham, TW1 1HA
Description	Circa 1920s, two storey block of flats, constructed of brick and finished with render, with brick detailing to plinth and entrances. U-shaped floorplan, multi-paned Crittall windows, later ridge tiled roof with large chimney stacks. Set in communal gardens which are lined by concrete pillars with later railings.
Assessment against criteria	Good early example of 1920-30s flatted developments which were beginning to be constructed as an alternative housing type during the first half of the 20 <sup>th</sup> Century. The design is influenced by materials and design at the time with use of render, with metal Crittall windows. Set in large well vegetated grounds which are important to the setting of the building along with boundary wall with interesting pillars, railings are later replacements.
Recommendation	Designate as a Building of Townscape Merit



Source: Google Streetview





## Berkley Court London Road Twickenham

London Borough of Richmond upon Thames,  
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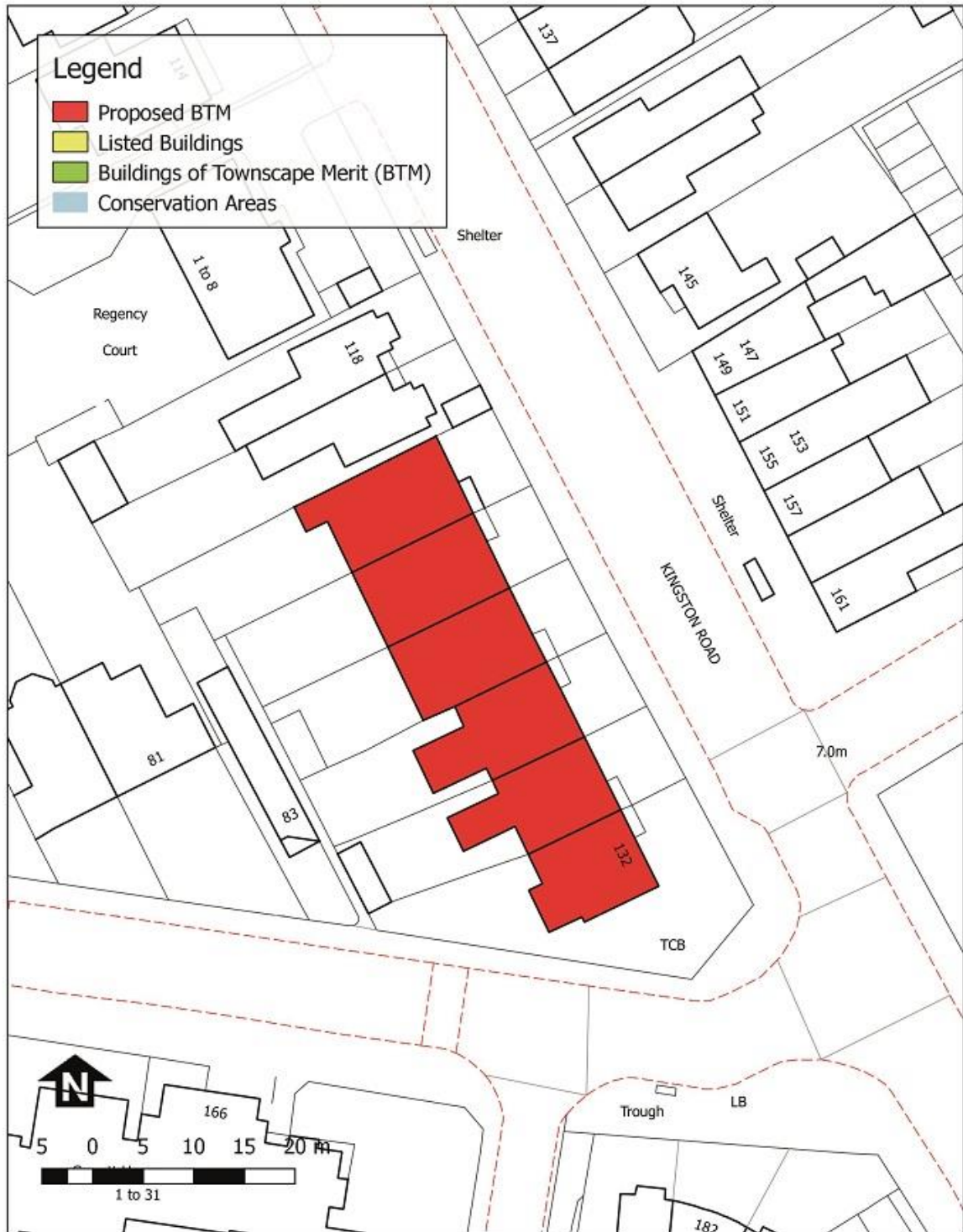
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Address	122-132 (even) Kingston Road, Teddington, TW11 9JA
Description	Approved 1897. Constructed by W.G. Collier. Two storey terrace consisting of 6 dwellings, constructed of London brick with red brick main facades with cream brick banding. Each dwelling is 2 bays wide with two dormers each with decorative ridge tiles, timber windows (majority original), chimney stacks, and timber bay windows with lean-to porches over bay window and entrances.
Assessment against criteria	Good example of a Victorian terrace which retains much of its original detailing and authenticity which is of high quality and retains a coherence and consistency across the terrace.
Recommendation	Designate as Buildings of Townscape Merit



Source: Google Streetview



### 122-132 (even) Kingston Road Teddington TW11 9JA

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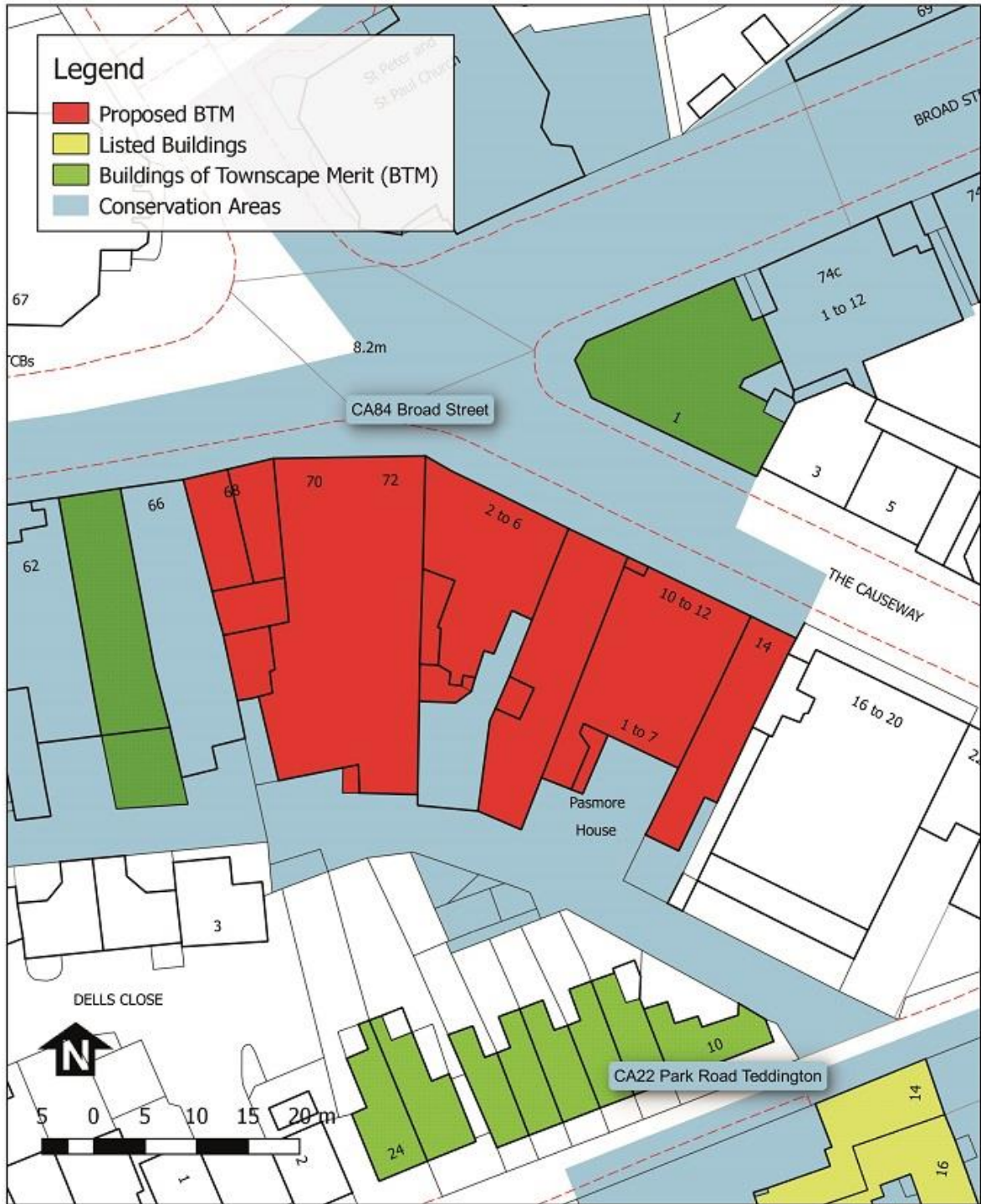




Address	4-14 (even) The Causeway and 68-72 Broad Street, Teddington
Description	<p>No.s 4-14 (even) The Causeway, circa 1880s which is of a symmetrical development of purpose built retail units with two symmetrical floors above the terrace. Three storeys tall constructed of London stock brick with red brick façade, stone fenestration surrounds, stone string course and cream brick banding. No.14 still retains the original shopfront which consists of a central opening, timber stall riser and thin pilasters to each side of the doorway which turn into three curved timber frames. The shopfront has large end pilasters where the corbel bracket rises to the first level and is surmounted by a plinth with ball finial with spikes. No.s 70-72 date stamped 1883 with 68 constructed 1900 following the same style. No.68 retains historic shopfront pilasters and corbels and ironwork above fascia, modern shopfront. No.70-72 has unsympathetic modern shopfront. At first floor both buildings have ornate canted bay windows, and a dentilled parapet, constructed of London stock brick with red brick diapering and pilasters.</p>
Assessment against criteria	<p>Good example of original retail development along Broad Street and the Causeway which triggered a large amount of Edwardian development along Broad Street, separate from the Georgian High Street of Teddington. This particular row of shops represents the early phase of development along this section of the street and retains many original features and details which are of a high quality at this prominent junction with other historic buildings such as the bank building opposite.</p>
Recommendation	Designate as Buildings of Townscape Merit



Source: Google Streetview



### 4-6, 8, 10-12 & 14 The Causeway Teddington TW11 0HE 68, 70-72 Broad Street Teddington

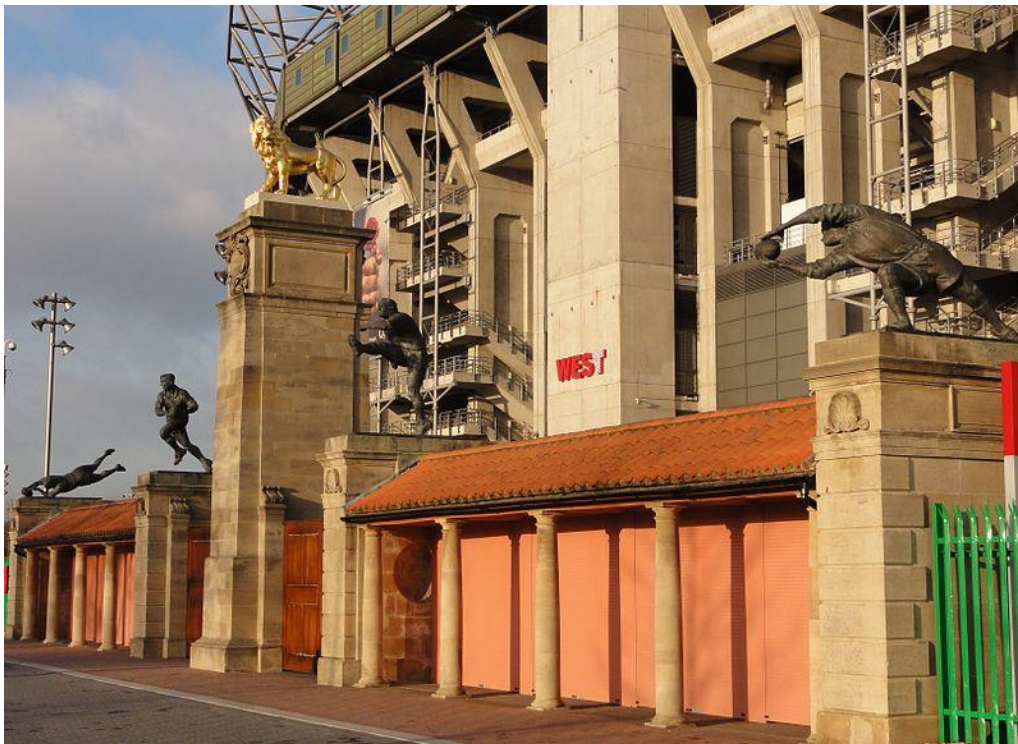
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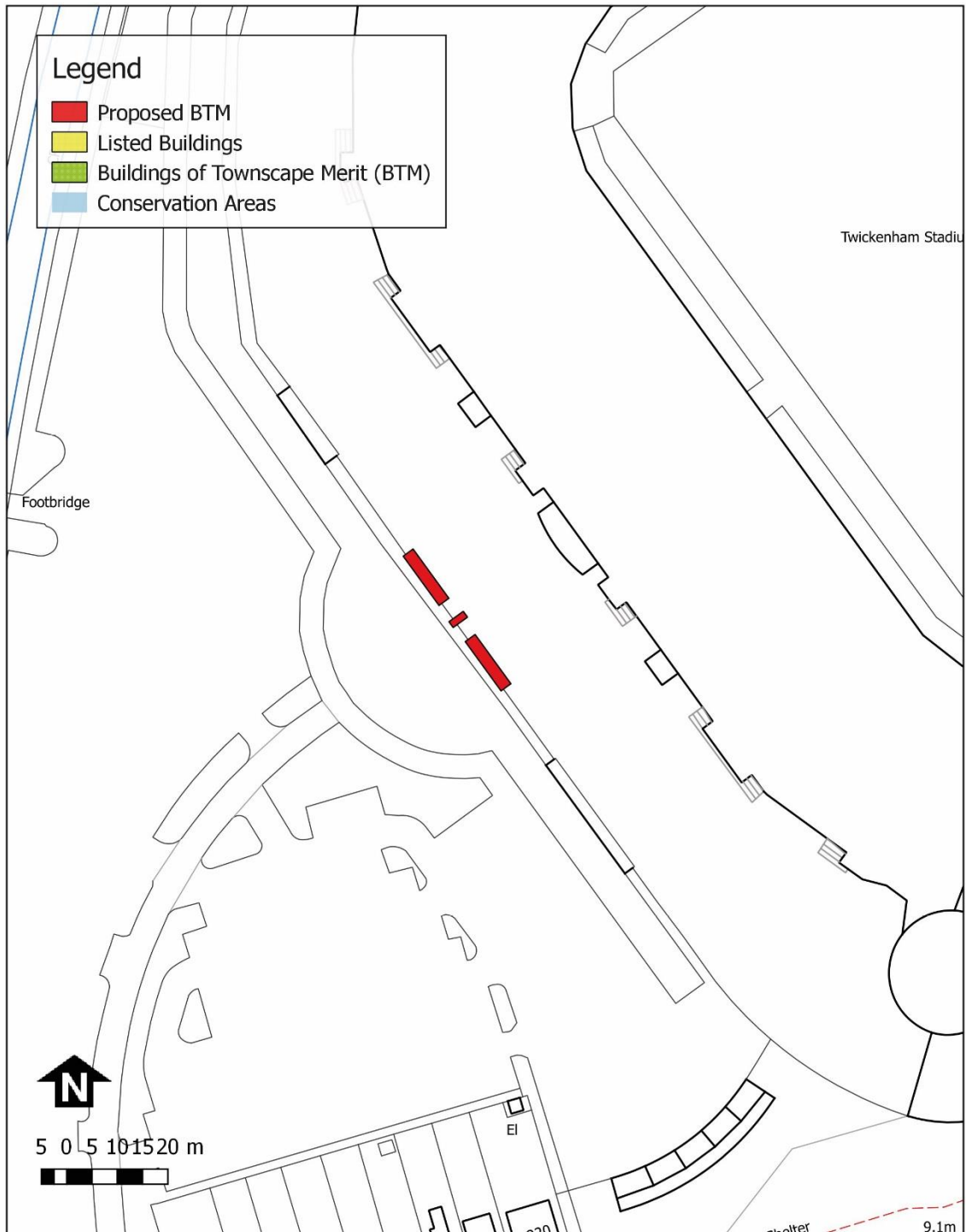




Address	Lion Gate, Twickenham Rugby Stadium, Whitton Road, Twickenham TW2 7BA
Description	<p>West Gate to Twickenham Rugby Stadium, dedicated to Sir George Rowland Hill and constructed in 1929. The gate was relocated to its present position in 1994 from the south-west of the stadium.</p> <p>Consists of 4 rusticated rectangular stone pillars to the either side of the taller central pillar. Two outer pillars to either side infilled with pan-tiled canopy roof with Doric columns. Infill between smaller and larger central column with timber entrance doors. Central pillar features a Coade Stone Lion, made by William Frederick Woodington in 1837 gilded in 1991 which is mounted to the top. The lion comes from Lions Brewery where it was positioned from 1837 – 1948 alongside other lions, one of which is now positioned on Westminster bridge.</p>
Assessment against criteria	<p>Whilst the gate has been altered and relocated, it retains a large communal, historic, evidential and aesthetic value as one of the historic entrances to this world famous rugby stadium. The gate is associated as a memorial to past famous players, as well as the entrance where fans and players from over the world enter through to access the rugby ground. The lion itself is one of the last remaining pieces of the Lions brewery and maintains a historic link with the brewery and also the lion at the Westminster Bridge. Its manufacture out of Coade Stone is also significant which demonstrates a changing of materials to manufacture stone-like products during the 19<sup>th</sup> Century.</p>
Recommendation	Designate as a Building of Townscape Merit



Source: [https://en.wikipedia.org/wiki/File:The Lion Gate Statués at Twickenham Stadium.jpg](https://en.wikipedia.org/wiki/File:The_Lion_Gate_Statués_at_Twickenham_Stadium.jpg)



### The West (or Lion) gate Twickenham Rugby Stadium

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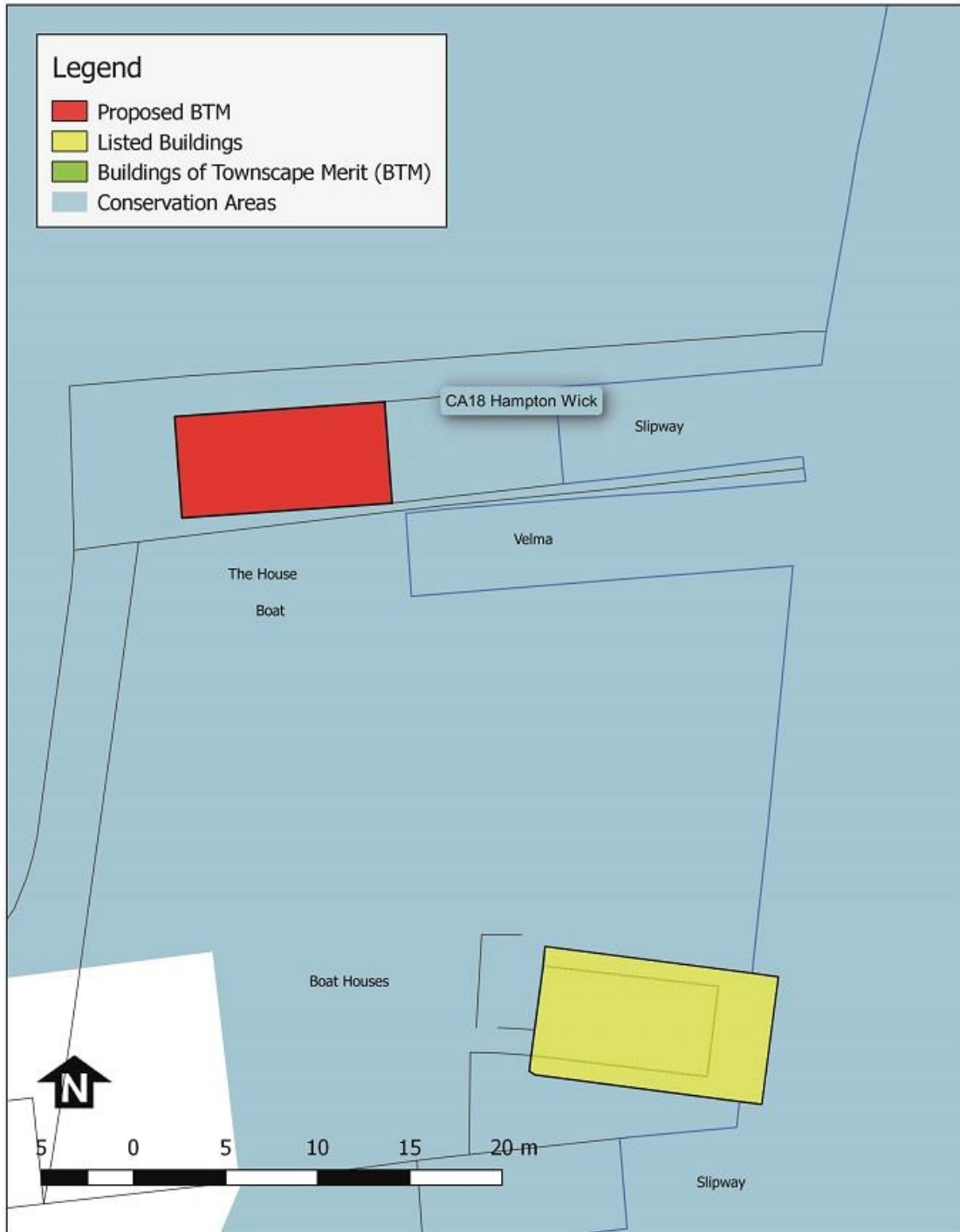


Address	Boathouse, Near Velma Boathouse, off Lower Teddington Road, Teddington
Description	Boathouse, erected early 20 <sup>th</sup> Century. Single storey finished in rusticated render, pan-tiles with decorative ridge tiles in an arts and crafts style with mock timber boarding.
Assessment against criteria	Whilst not as ornate as the Grade II* listed boathouse nearby, this boathouse is of high quality design and craftsmanship. The boathouse represents an important group of private and commercial boathouses which were constructed for the popularity of boating for pleasure during the late 19 <sup>th</sup> and early 20 <sup>th</sup> Century along this section of the Thames. The boathouse maintains much of its original features and is authentic to the time it was constructed.
Recommendation	Designate as a Building of Townscape Merit



Source: Nicolette Duckham





### The Boat House Broom Close Teddington TW11 9RL

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Address	Twickenham Methodist Chapel, Queens Road, Twickenham
Description	Methodist Chapel, constructed 1880. Designed by Charles Bell and constructed by T&W Hikinbotham Builders. Rectangular plan form, constructed of London Brick with red brick lancet arched head surrounds. Buttressing to either end of front façade breaks through eaves to form large pointed finials.
Assessment against criteria	The building is important as it represents a time during the 19 <sup>th</sup> Century where non-conformist religions were beginning to gain increasing popularity, particularly Methodist churches, Wesleyan Churches and congregational churches. The building is important as it was designed by Charles Bell who designed a number of non-conformist churches, some of which are listed. The design is also of good quality, and whilst there are later extensions surrounding; the building maintains much of its architectural authenticity and integrity.
Recommendation	Designate as a Building of Townscape Merit



Source: Nicolette Duckham



## Twickenham Methodist Church Queens Road Twickenham

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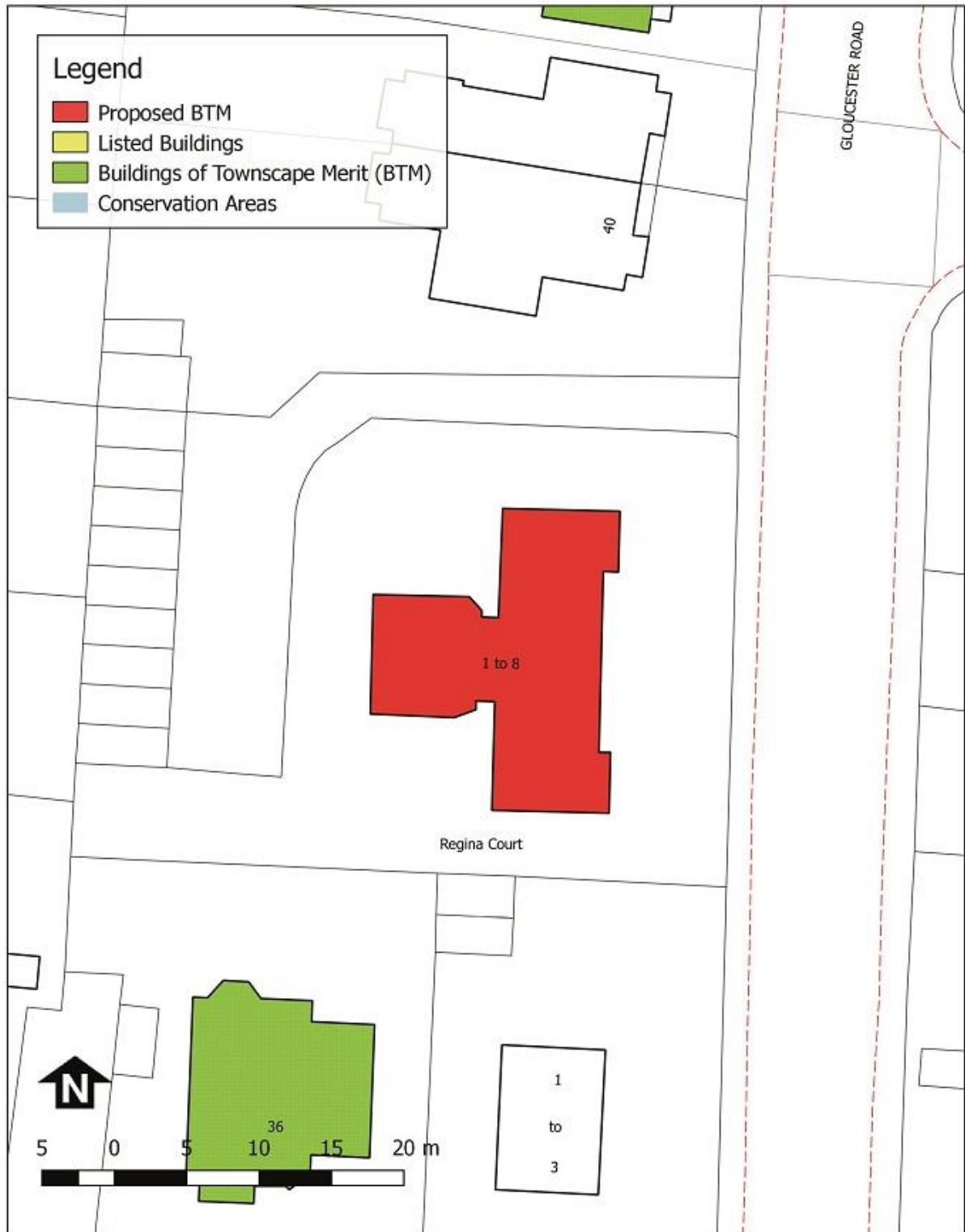




Address	Regina Court, Gloucester Rd, Teddington, TW11 0NX
Description	Approved 1931. Purpose built group of 8 apartments designed by Richard G. Cox. The building is 7 bays wide with forward projecting end bays. Constructed of brick with first floor of 5 central bays and two end bays clad in render. Metal windows, and large chimney stacks to either end, set in well vegetated grounds.
Assessment against criteria	The building is an early example of a purpose built apartment building which is design in an almost Châteauesque style. Apartment buildings around this time are generally more art-deco or arts and crafts inspired, however this building is unusual in its adoption of a large mansard roof and presence in its design which is an interesting landmark building within the street scene. The building is of high quality and maintains much of its architectural authenticity and integrity. Along with the well vegetated gardens, the building is a positive contribution to the character of the street scene.
Recommendation	Designate as a Building of Townscape Merit



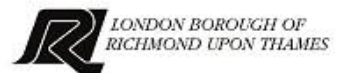
Source: Google Streetview



### Regina Court Gloucester Road Teddington TW11 0NX

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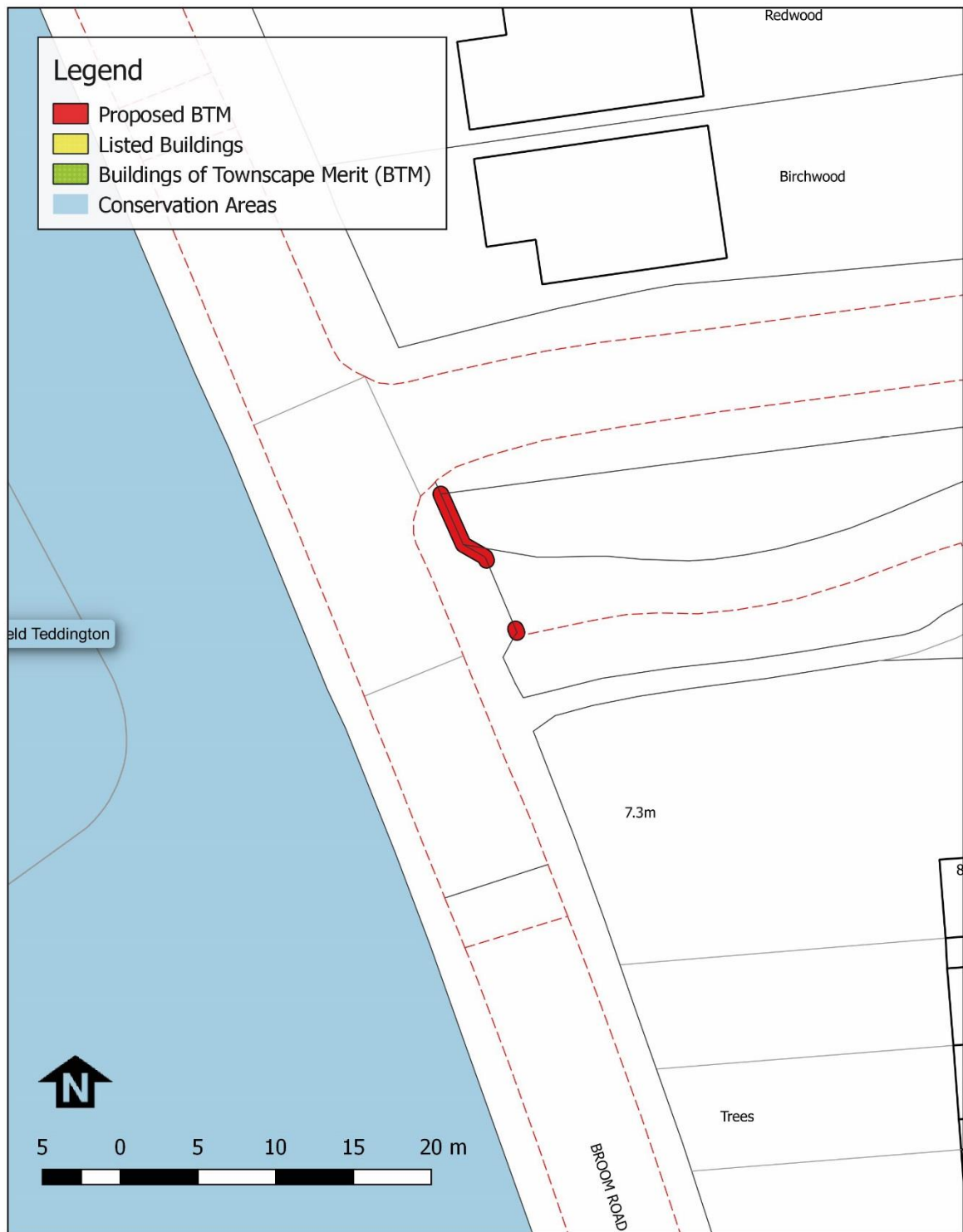


Address	Boundary wall and gate piers to the entrance of Broom Close, Broom Road, Teddington, TW11 9RJ
Description	Late 19 <sup>th</sup> Century, two stone piers with square capitals with iron gate, entrance to Broom Close. Piers continue via a brick plinth to a brick pier to the corner of Thameside and Broom Road.
Assessment against criteria	The gate piers and corner piers are one of the remnants of the former large residence and grounds of Dr John Langdon Haydon Down who created a pioneering hospital for the disabled at Normansfield, a Grade I listed building opposite. The piers relate now to Broom Close which forms an access drive to the former dwelling as well as some smaller infill development. Whilst having a large degree of historic value, the piers and gates themselves are of good quality construction which also display the former form, status and function of the site which is of local interest.
Recommendation	Designate as a Building of Townscape Merit



Source: Google Streetview





## Gate Piers to Broom Close

London Borough of Richmond upon Thames,  
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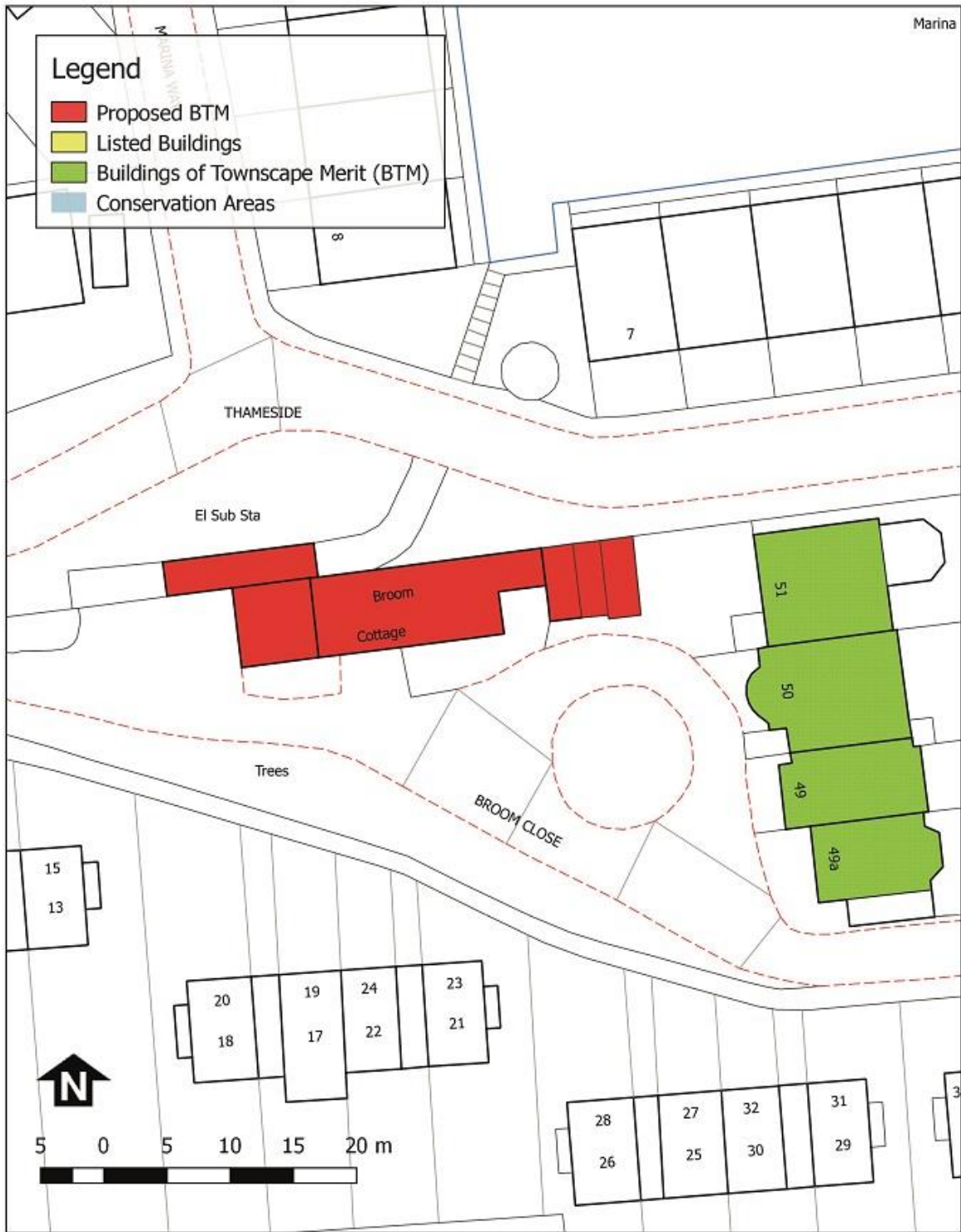


Address	Broom Cottage, Broom Close, Teddington, TW11 9RJ
Description	Late 19 <sup>th</sup> Century, single storey gatehouse with accommodation within the roof. Much altered during the late 20 <sup>th</sup> Century with extension, and complete refurbishment of interior and large bay window added to the property. Brick clad in render with clay tiled roof with weather vane and large chimney stack.
Assessment against criteria	The building appears to be a Coach House and stables to the larger estate owned by Dr John Langdon Haydon Down who created a pioneering hospital for the disabled at Normansfield, a Grade I listed building opposite, the existing house, which is also a BTM and a Grade II* boathouse which completes the original estate buildings. Whilst the building has been significantly altered internally, the building retains much of its historic form as one of the original estate buildings. Whilst having a large degree of historic value through the association with Dr Haydon Downs and group value as part of the greater estate, the building itself is of good quality construction which also displays the former form and function of the site which is of local interest.
Recommendation	Designate as a Building of Townscape Merit



Source: Nicolette Duckham

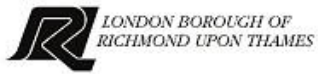
Map - Broom Cottage, Broom Close, Teddington, TW11 9RJ



### Broom Cottage Broom Close Teddington TW11 9RL

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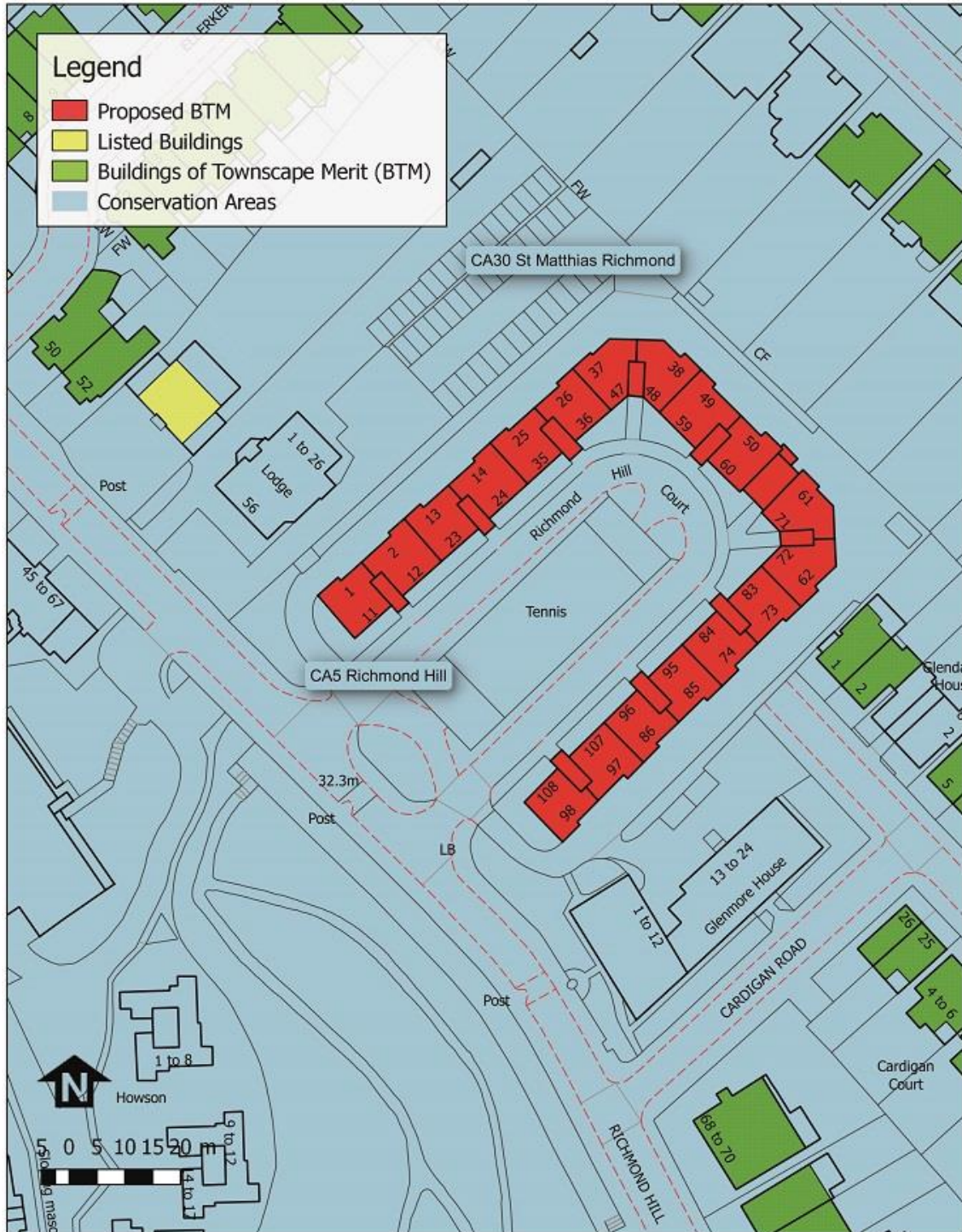




Address	Richmond Hill Court, Sheen Road, Richmond, TW10 6BD
Description	Circa 1930s large purpose built flatted development. In a similar style to an Edwardian Mansion Block, however this flatted development has a U-Shaped floor plan, 5 storeys with accommodation in roof. Constructed of red brick in a Georgian revival style, with mansard roof, metal windows, rusticated ground floor and pedimented porticos at the entrances. Each wing is 28 bays long and two bays wide with the end being 16 bays wide. Within the U-Shaped floor plan is an undercover parking garage with tennis court above. Porter's Cabin on Tennis Court erected in 1936. Large chimney stacks.
Assessment against criteria	The building represents a time during the early 20 <sup>th</sup> Century when purpose built flatted apartment blocks were becoming more popular, particularly with the need to house more people after the First World War. Whilst this particular construction is similar to a Victorian or Edwardian Mansion block, the scale of the building is completely different to anything nearby. The building attempts to be high status through its design and creates an idealised living environment which caters for parking which is hidden underneath a tennis court, with well manicured front gardens to the apartments and a high quality design which is of Georgian influence. There is an inherent symmetry in the design and the apartment block has a landmark presence within the street scene.
Recommendation	Designate as Buildings of Townscape Merit



Source: [www.savills.com](http://www.savills.com)



### 1 - 108 Richmond Hill Court Richmond

London Borough of Richmond upon Thames,  
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Address	'Parkfield' & 'The Wilderness,' Barge Walk, KT1 4AB
Description	'Parkfield' is an early 20 <sup>th</sup> Century dwelling of an Edwardian style. Two and a half storeys with accommodation in the roofspace, red brick with clay tile roof and hanging tiles to half storey. Ornate design with good use of timberwork, and many architectural details still in situ. Smaller garage with projecting ridge louvre. 'The Wilderness' is earlier, circa 1880s Georgian in style, two storey, stucco clad walls with a slate roof.
Assessment against criteria	Parkfields appears to be a later replacement of 'Swiss Cottage' which was originally constructed in this location alongside 'The Wilderness.' It is attributed that these dwellings were Royal grace and favour houses as part of the crown estate and were given to people in appreciation of their service to the crown. The newer Parkfields; and The Wilderness both represent early examples of dwellings in this location overlooking the Thames in this quite isolated position. Both dwellings have been designed in a high quality manner which takes advantage of the position alongside the Thames and have many elements which are authentic to their architectural integrity and represent good examples of the period of construction.
Recommendation	Designate as Buildings of Townscape Merit

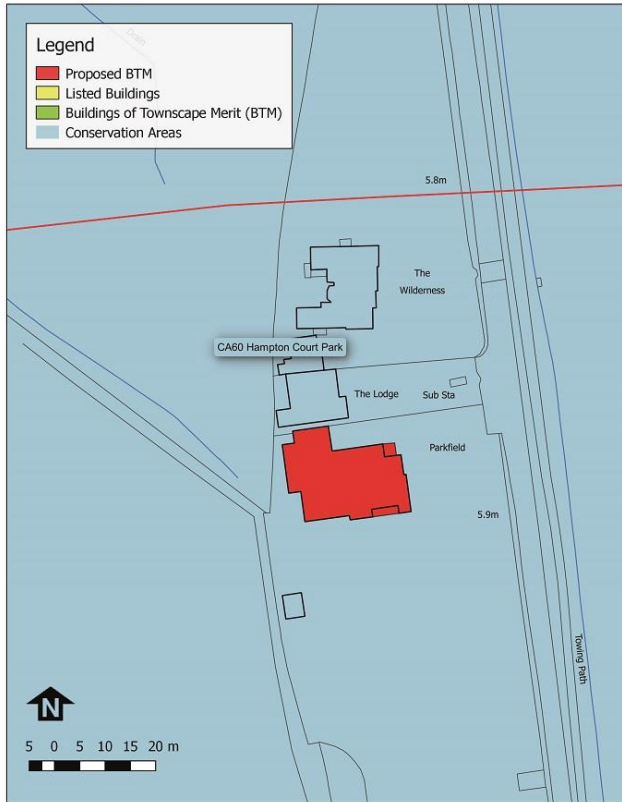




The Wilderness (Source Google Streetview)

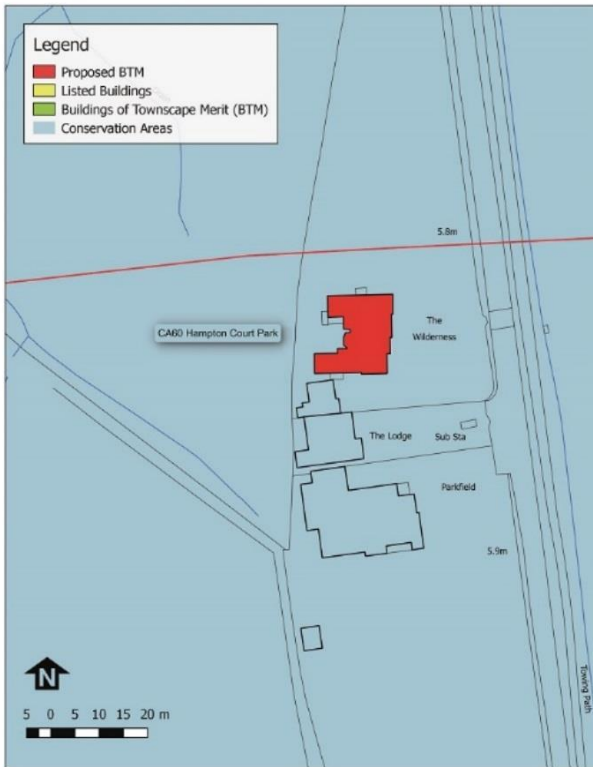


Parkfields (Source: Google Streetview)



**Parkfield Barge Walk Hampton Wick Kingston Upon Thames KT1 4AB**

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**The Wilderness Barge Walk Hampton Wick**

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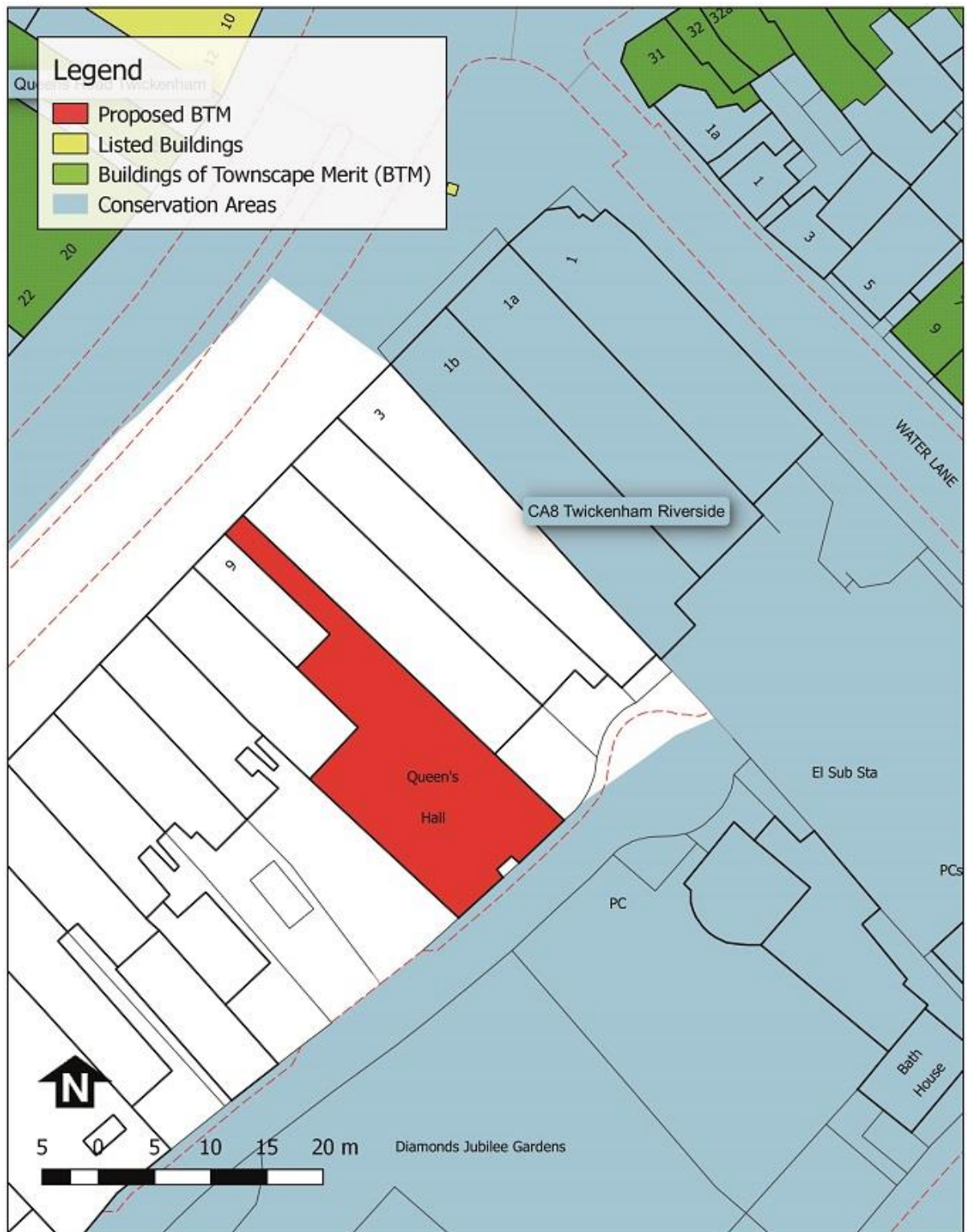


Address	Queens Hall, King Street, Twickenham
Description	<p>1877. Last remaining component of original Town Hall and public library originally called 'Queen's Hall.' Constructed in yellow London stock, and corbel brick eaves. It has a corrugated crown pitch roof and is 12.5m high, taller than the buildings facing King Street. There are no windows on the east or south elevation and the original double height arched window openings on the west and north elevations have been boarded up. A later two storey red brick extension was built on the south side. The entrance from King Street has the words "Queen's Hall" on the tiled floor. A fully working Victorian air ventilation system, behind a decorative metal grille, runs around the hall and foyer areas. The original stage is at the side of the hall and the hall has a sprung floor. A false ceiling in the main hall hides a decorative painted plaster motif of a horse-drawn chariot.</p>
Assessment against criteria	<p>Queen's Hall was once part of Twickenham's early municipal offices, a public reading room and a library. It was constructed as a public hall and was opened in 1881 by Princess Mary, Duchess of Teck. Most of the town hall was demolished in the 1920s as a result of the widening of King Street. Queens Hall has high communal and cultural significance, and was predominantly used for concerts dances, celebrations and meetings. A number of performers of the time performed there, the more famous being the violinist André Mangeot and the trumpeter Thomas Harper, amongst others. Little remains of the original fabric internally, whilst some is covered up, however despite this, the building is representative of one of the early municipal and entertainment buildings of Richmond Upon Thames.</p>
Recommendation	Designate as a Building of Townscape Merit



Source: <https://www.rivercentre.org.uk/>

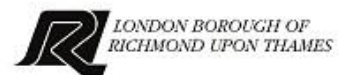




### Rear Of 9 King Street Twickenham TW1 3SD (Queens Hall)

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Address	Asplin Cottage, Thames Bank, Mortlake, SW14 7QR
Description	18 <sup>th</sup> Century, two storeys, later pantile roof, constructed of yellow London stock brick. Accessed off small laneway, extensive gardens surrounding.
Assessment against criteria	The building represents one of a group of earlier buildings constructed along the Thames during the 18 <sup>th</sup> Century. The building contributes positively to the historic context of this locality. The building also has group value with other listed buildings nearby such as Thames Cottage (Grade II), Tudor Lodge (Grade II), Thames Bank House (Grade II), Leydon House (Grade II) and the Ship Inn Public House. Historic OS Maps from the late 19 <sup>th</sup> Century show the area developed with large detached dwellings in spacious grounds overlooking the Thames in the style of a Gentleman's villa.
Recommendation	Designate as a Buildings of Townscape Merit



Source: [www.zoopla.co.uk](http://www.zoopla.co.uk)





### Asplin Cottage Thames Bank Mortlake London SW14 7QR

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Address	119 - 135 (odd) London Road, Twickenham TW1 1EF
Description	Early 20 <sup>th</sup> Century terrace. Constructed of London Stock brick with red brick front façade. Pitched roof with two storey projecting canted bay window surmounted by a gabled roof with mock timber framing to gable with finial. Quite ornate in detailing with corner turret to No.119, decorative ridge tiles across terrace and windows are 16/1. Many dwellings retain original doors and tiled front pathways and banding to ground floor canted bay window.
Assessment against criteria	The terrace replaces a former large country house, and is a particularly high quality example of an Edwardian terrace which is highly ornate and retains many of its original features. There is an inherent coherence and consistency in design and materials which the terrace maintains good architectural integrity and presenting higher status due to this detailing.
Recommendation	Designate as Buildings of Townscape Merit



Source: The Author



### 119-135 (odd) London Road Twickenham TW1 1EF

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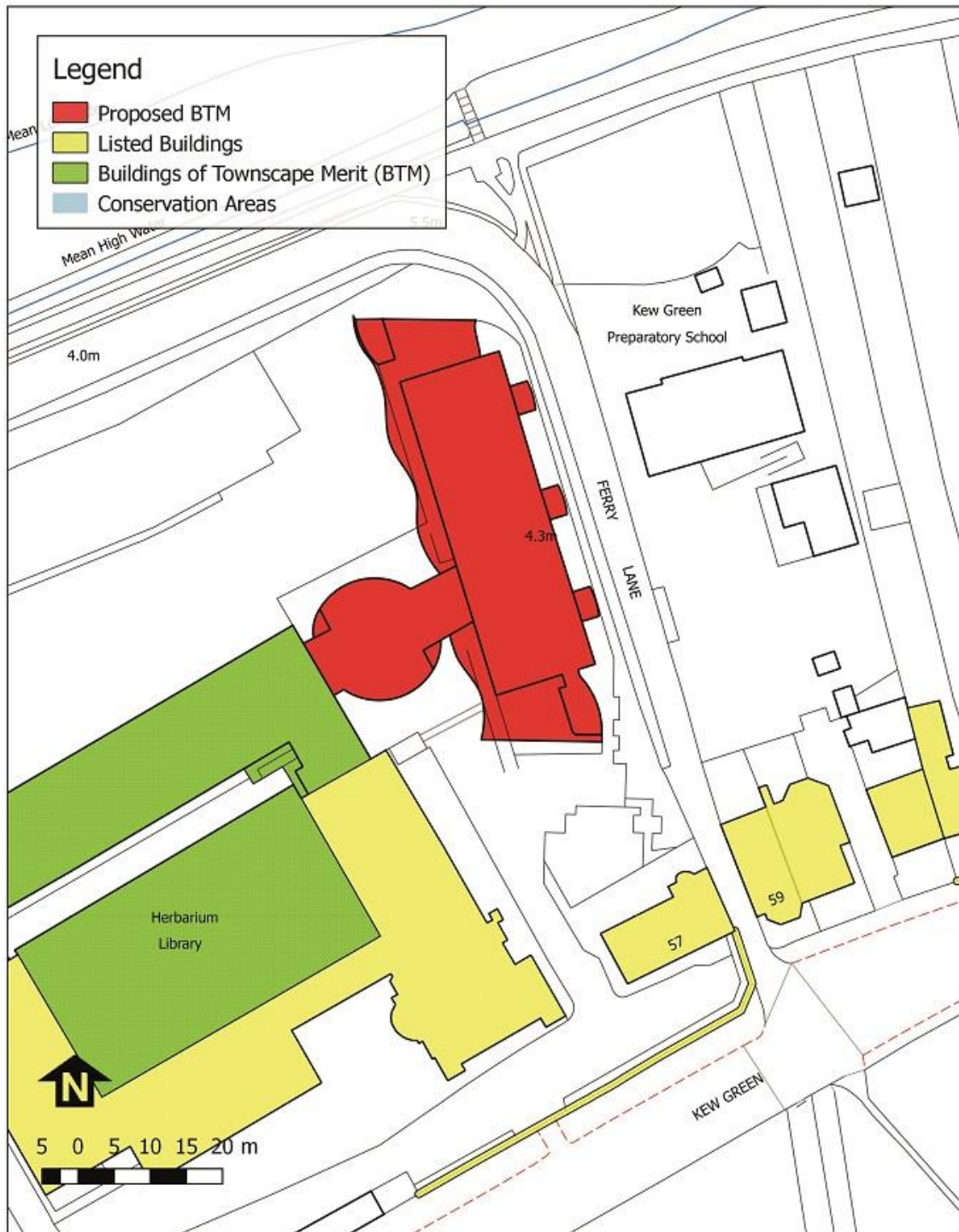


Address	Herbarium, Kew
Description	Constructed in 2010 as a 5,000m <sup>2</sup> extension to the 1853 Herbarium Research Centre. Designed by Ted Cullinan of Edward Cullinan Architects. Contemporary design constructed of concrete and clad in red brick, cedar and pale bronze aluminium curtain walls. Internally finished in polished concrete, with helical concrete staircase and bespoke joinery with dark stained oak with bronze ironmongery and fittings.
Assessment against criteria	The Herbarium, whilst a recent construction represents a unique building of high quality which not only is visually and architecturally important, but also contains value from the number of engineering advancements in its construction in order to be a storage and research centre for the 7 million plant specimens as well as old and unpublished botanical research manuscripts. The construction is deliberately inhospitable to pests such as the Herbarium beetle and storage vaults are cooled by a mechanical air handling system and a ground source heat pump which minimises carbon emissions.
Recommendation	Designate as a Building of Townscape Merit



Source: <https://www.architectsjournal.co.uk/home/ted-cullinan-completes-kew-herbarium/8606457.article>





### Kew Herbarium (Cullinan), Library, Art and Archives Wing

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Address	2 Liffords Place, Barnes, SW13 9LR
Description	Mid-Late 19 <sup>th</sup> Century workshop building along Liffords Place. Mixed London stock brick, later asbestos roof painted brick ground floor, simple linear form with pitched and gabled roof.
Assessment against criteria	Historic Maps show that the subject workshop has existed at least from 1870. Workshops such as these were once very common throughout Barnes, typically to the rear of Burgage plots which illustrate the domestication of industry with many of the workshops located behind dwellings or shops. However, Lifford's Place appears to have always been a small alleyway leading from the High Street into a larger yard. Whilst the yard is now occupied by a car wash, the existing historic building is still present with the space of Lifford's Place. This is one of the last remaining remnants of a rear courtyard workshop site, and as such is of local interest.
Recommendation	Designate as a Building of Townscape Merit





## 2 Liffords Place Barnes London SW13 9LR

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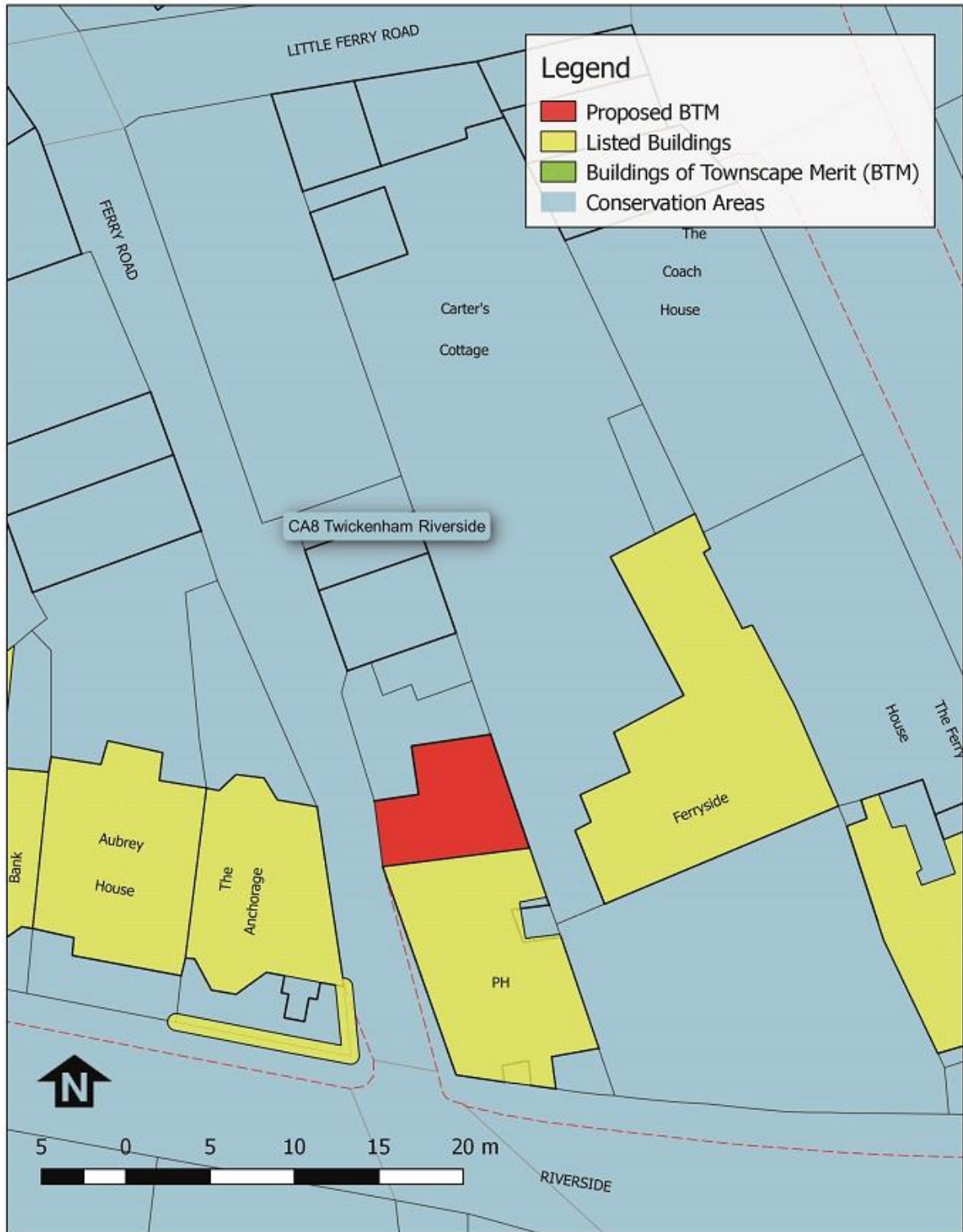




Address	Swan Cottage, Ferry Road, Twickenham TW1 3DW
Description	Rear of Grade II listed White Swan Public House, apparently severed in ownership before listing. Circa 18 <sup>th</sup> Century, painted brick with black plinth, two storeys tall, pantile lean-to roof with dormer window and chimney stack.
Assessment against criteria	Whilst not considered to be part of the listing of the Swan Public House, the building would appear to have been a rear extension of the Public House, having been severed to form a separate dwelling during the 20 <sup>th</sup> Century. The building is off early construction as one of the original buildings of the area and is experienced as part of the public house building, and is located along Ferry Road, a small winding laneway which accesses the rear of dwellings fronting the Thames and York Gardens. Despite being in separate ownership, the building contributes to the significance of the public house being of early construction as well as contributing to the surrounding historic context situated on the bank of the River Thames.
Recommendation	Designate as a Building of Townscape Merit



Source: Google Streetview



### Swan Cottage Ferry Road Twickenham TW1 3DW

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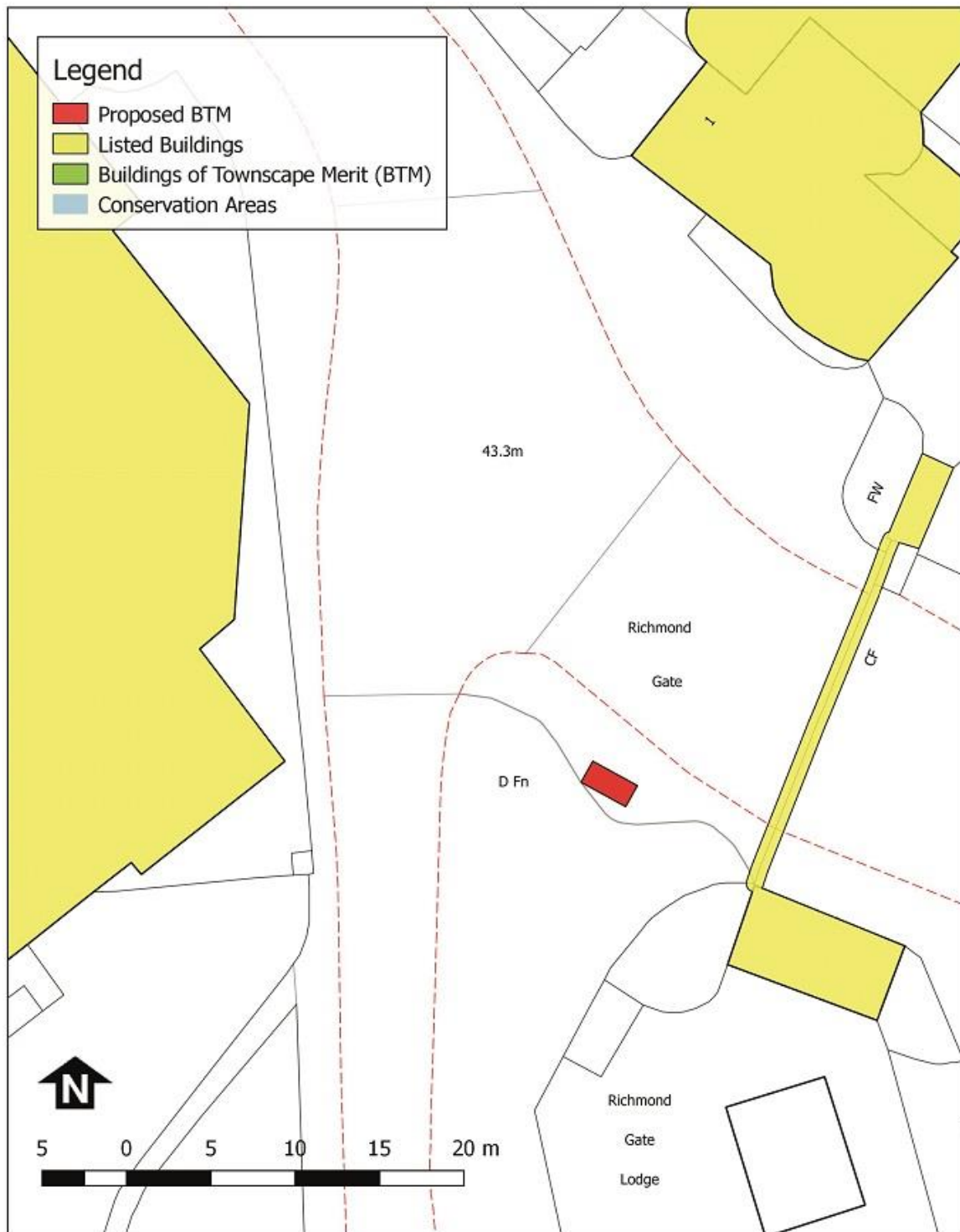


Address	Duchess of Teck Memorial Fountain, Richmond Gate
Description	1901, by Francis John Williamson. Drinking fountain dedicated to the Duchess of Teck. Red Granite, bronze bas-relief later replaced by marble panels.
Assessment against criteria	The drinking fountain at Richmond Gate is important for its association with the Duchess of Teck, Princess Mary Adelaide who lived at the White Lodge in Richmond Park for most of her life. During the 19 <sup>th</sup> Century, she was known as the 'People's Princess' and undertook an active role in charitable work, particularly working with hospitals and children's charities.
Recommendation	Designate as a Building of Townscape Merit



Source: Metropolitan Drinking Fountain & Cattle Trough Association





### Duchess of Teck Memorial fountain Richmond Gate

London Borough of Richmond upon Thames,  
Civic Centre, 44 York Street, Twickenham TW1 3BZ

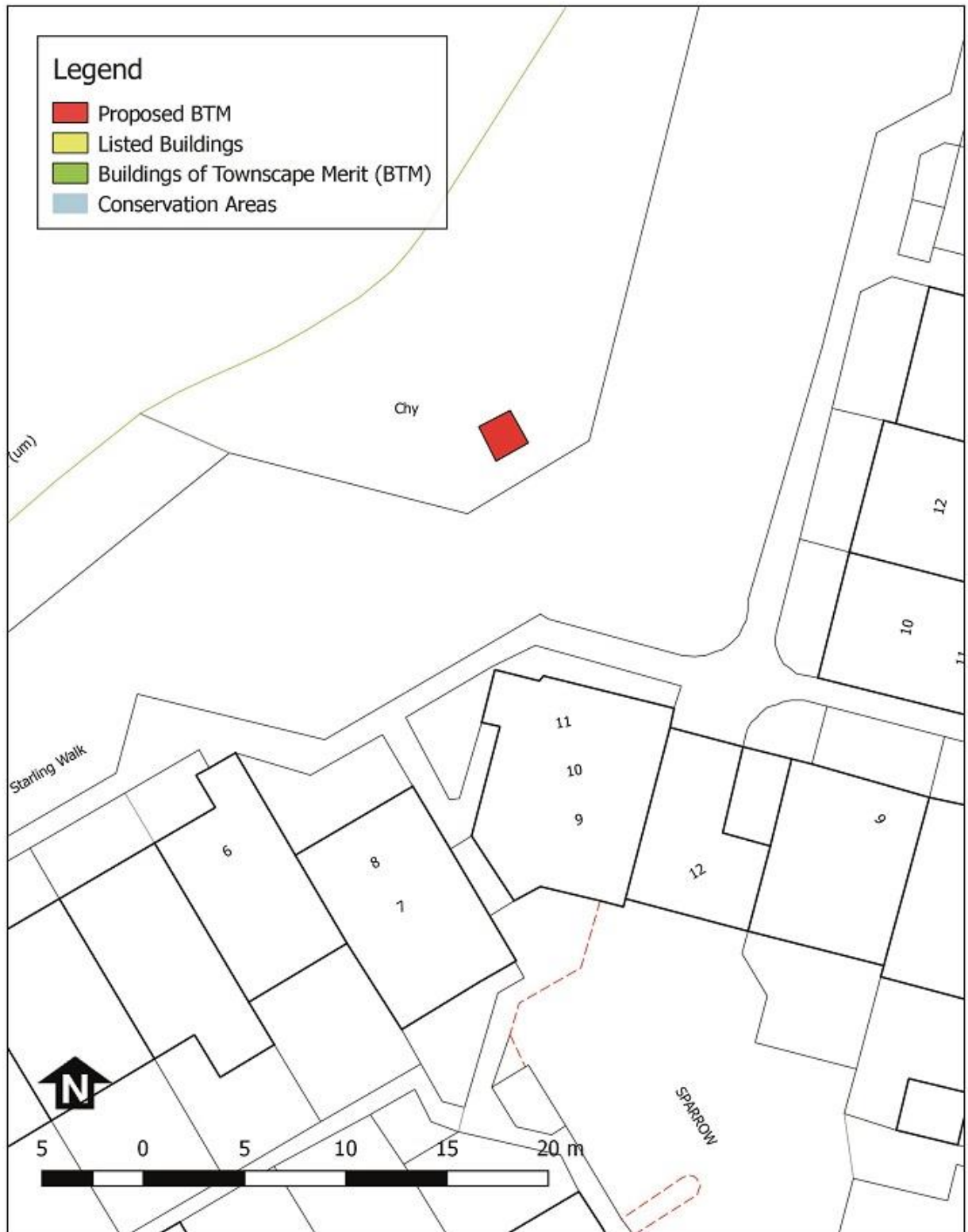
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Address	Nursery Chimney located off Oak Avenue, Hampton TW12 3QD
Description	Circa 1900, square brick chimney, last remaining structure of former nursery. Now part of Local Nature reserve.
Assessment against criteria	During the late 19 <sup>th</sup> and early 20 <sup>th</sup> Century, the area around Oak Avenue contained a number of nurseries. No nurseries remain, however this chimney is the last remaining component of historic fabric relating to the past use of the area as nurseries. The Chimney appears to be from an engine room/ boiler house gives an idea of the type of industrial scale nursery production which was occurring at the time. The structure now forms part of the Oak Avenue Local Nature Reserve which was created in 1990.
Recommendation	Designate as a Building of Townscape Merit



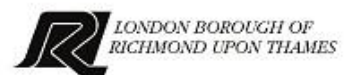
Source: <https://www.geograph.org.uk/photo/3903249>



## Old Nursery Chimney At Oak Avenue Local Nature Reserve

London Borough of Richmond upon Thames,  
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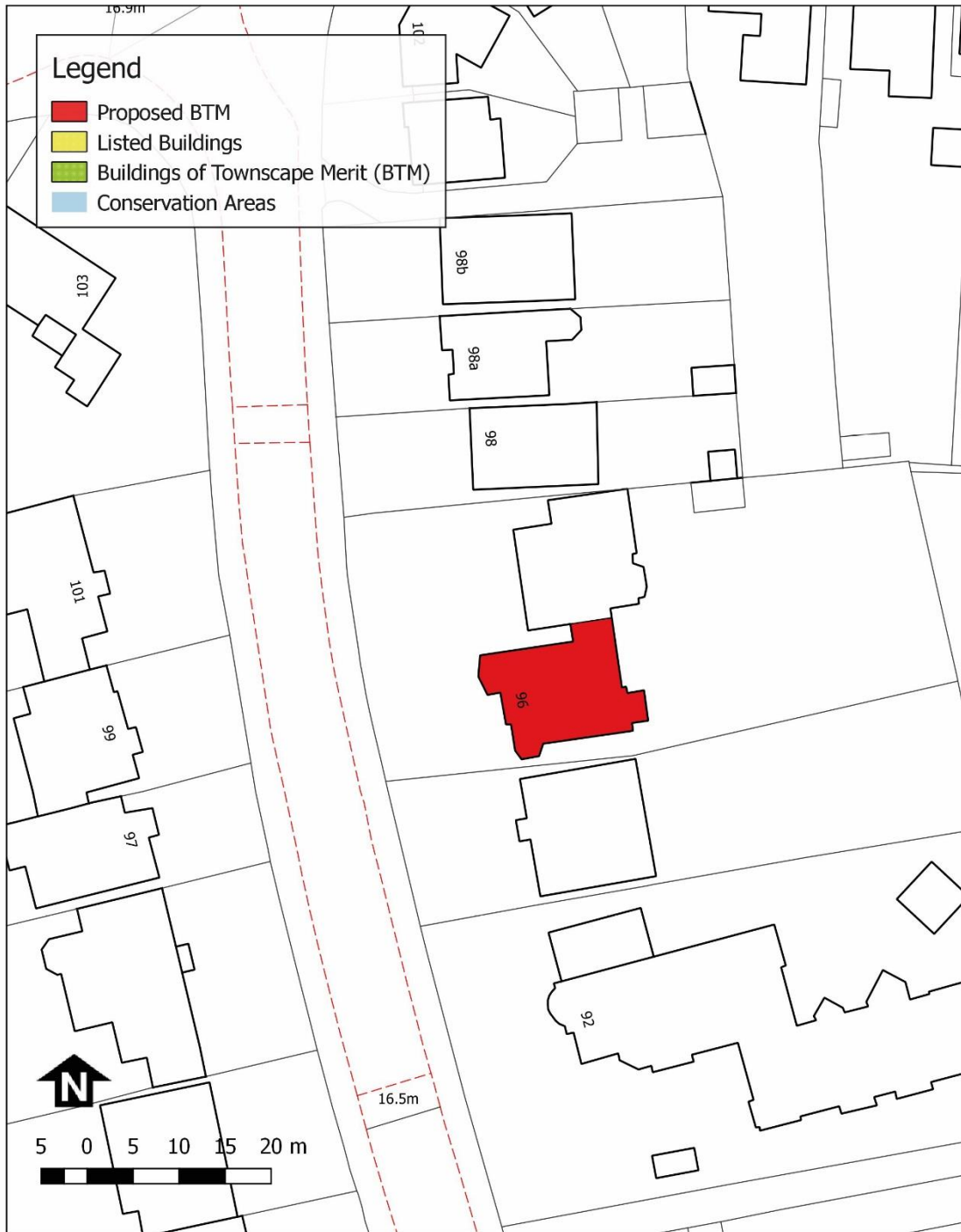




Address	96 Wensleydale Road, Hampton, TW12 2LY
Description	Early 20 <sup>th</sup> Century, two storeys, hipped roof with forward projecting gable, constructed of brick and clad in pebbledash, timber mock Tudor boarding to gable, large chimney stacks. Set amongst well landscaped and vegetated grounds with TPO trees.
Assessment against criteria	The building is one of the first dwellings to be constructed along Wensleydale Road, which was fully developed in the 1930s. The street is particularly high status with large overhanging trees and spacious plots with large setbacks to boundaries, detached properties and large rear gardens. No.96 illustrates the development of the area and perhaps triggered the style and proportions of the surrounding properties which have adopted a similar arts and crafts style appearance, with steep hipped rooves and the use of materials such as pebbledash and mock timber boarding to relate to an idealised English cottage feeling which is experienced along the street scene. No.96 is a particularly early example of this development along Wensleydale Road and is a positive presence within the street scene.
Recommendation	Designate as a Building of Townscape Merit



Source: The Author



## Redcotts Residential Home 96 Wensleydale Road Hampton

London Borough of Richmond upon Thames,  
Civic Centre, 44 York Street, Twickenham TW1 3BZ

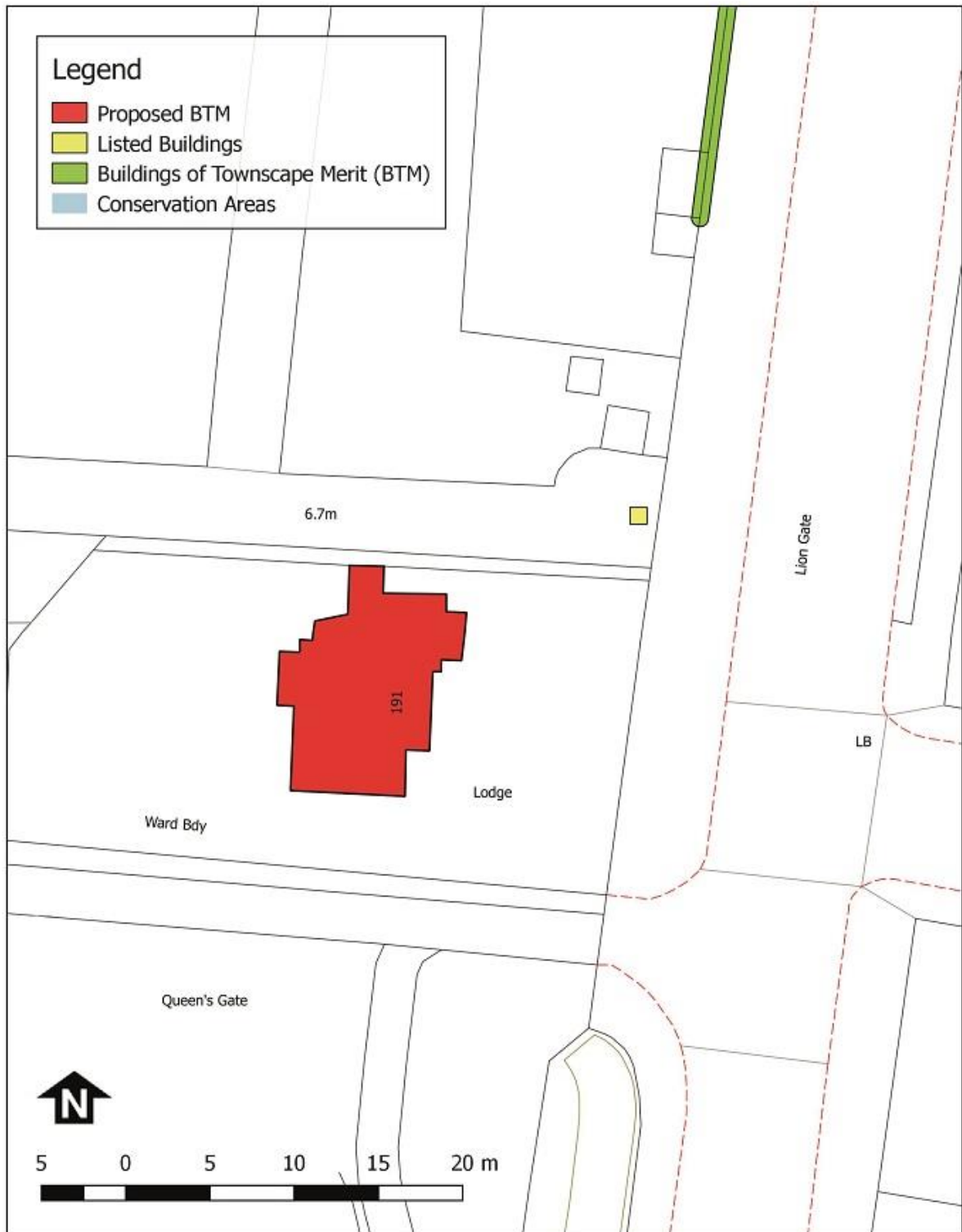
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Address	Lion Gate Lodge, Kew Gardens, 191 Kew Road
Description	Mid 19 <sup>th</sup> Century, lodge next to listed Lion Gate. The building is constructed in a Tudor influenced style with stone mullion windows, large Tudor chimney stacks, flat roof with Dutch gable and finial, stone banding, leaded windows and stone window surrounds.
Assessment against criteria	According to historic OS Maps, the building was originally called the 'Pagoda Lodge' and renamed the Lion Gate Lodge, the building was apparently constructed to house staff of the museum. The building sits within Kew Gardens a Grade I registered Park and Garden and world heritage site which contains a number of listed buildings. The building is a very ornate folly type building which has the appearance of a gatehouse and is of high quality design which is in keeping and contributes to the historic context and world Heritage site of Kew gardens
Recommendation	Designate as a Building of Townscape Merit







### Lion Gate Lodge, 191 Kew Road, Kew TW9 2AA

London Borough of Richmond upon Thames,  
Civic Centre, 44 York Street, Twickenham TW1 3BZ

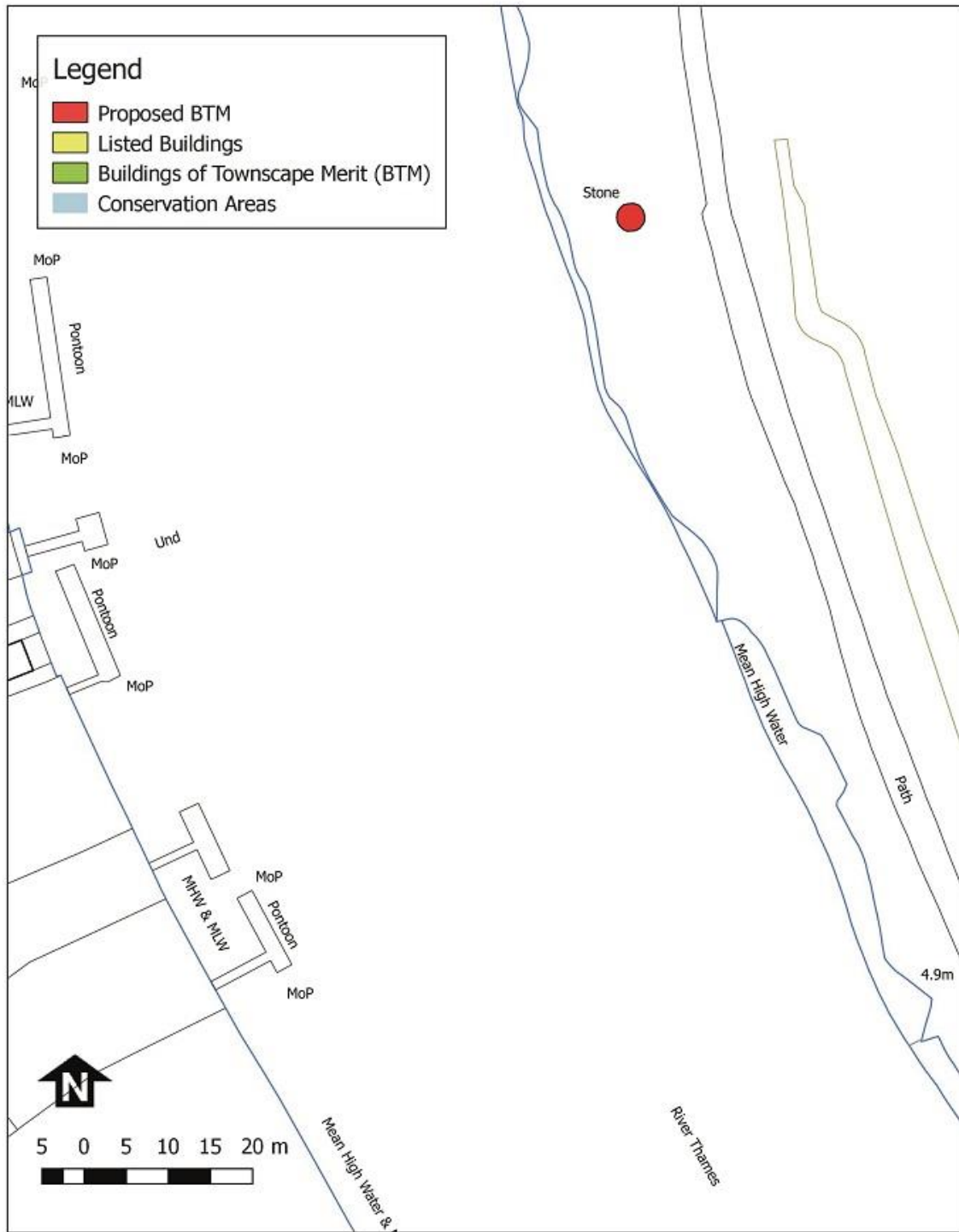
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Address	Port of London Obelisk, Thames Bank nr Teddington Lock on Ham Bank
Description	Boundary Marker for the Port of London Authority, erected 1909. A plaque reads 'Thames Conservancy Lower Limit 1909.' Constructed in the form of an obelisk, the structure is constructed of stone with a stone base with a fluted column and round finial to the top.
Assessment against criteria	The obelisk marks the boundary of the Port of London Authority, which is a self-funding public trust that was established under the Port of London Act 1908 to manage a section of the Thames Waterway. This obelisk marks the boundary of that responsibility and is locally significant given this association with the management of the waterway and the strong association with the maritime history of the Thames River.
Recommendation	Designate as a Building of Townscape Merit



Source: Nicolette Duckham



## Teddington Obelisk

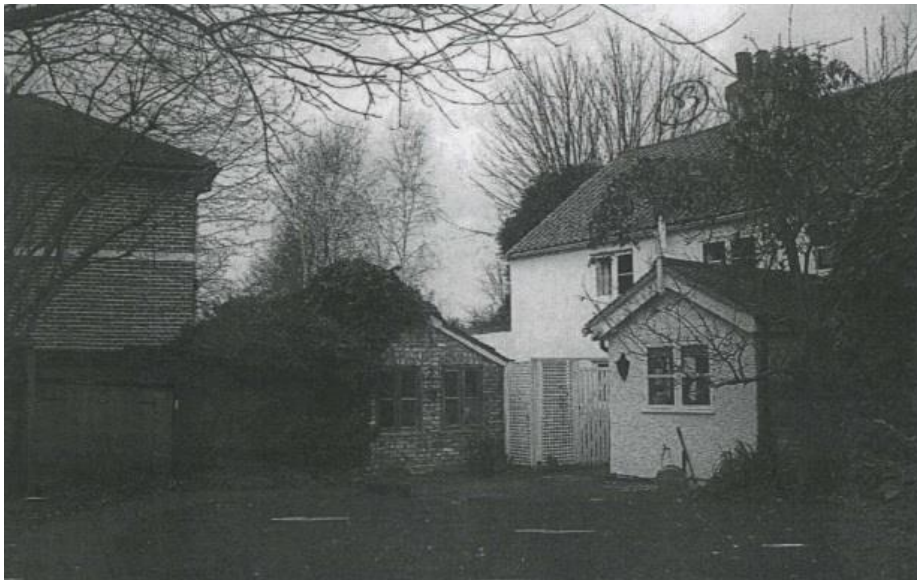
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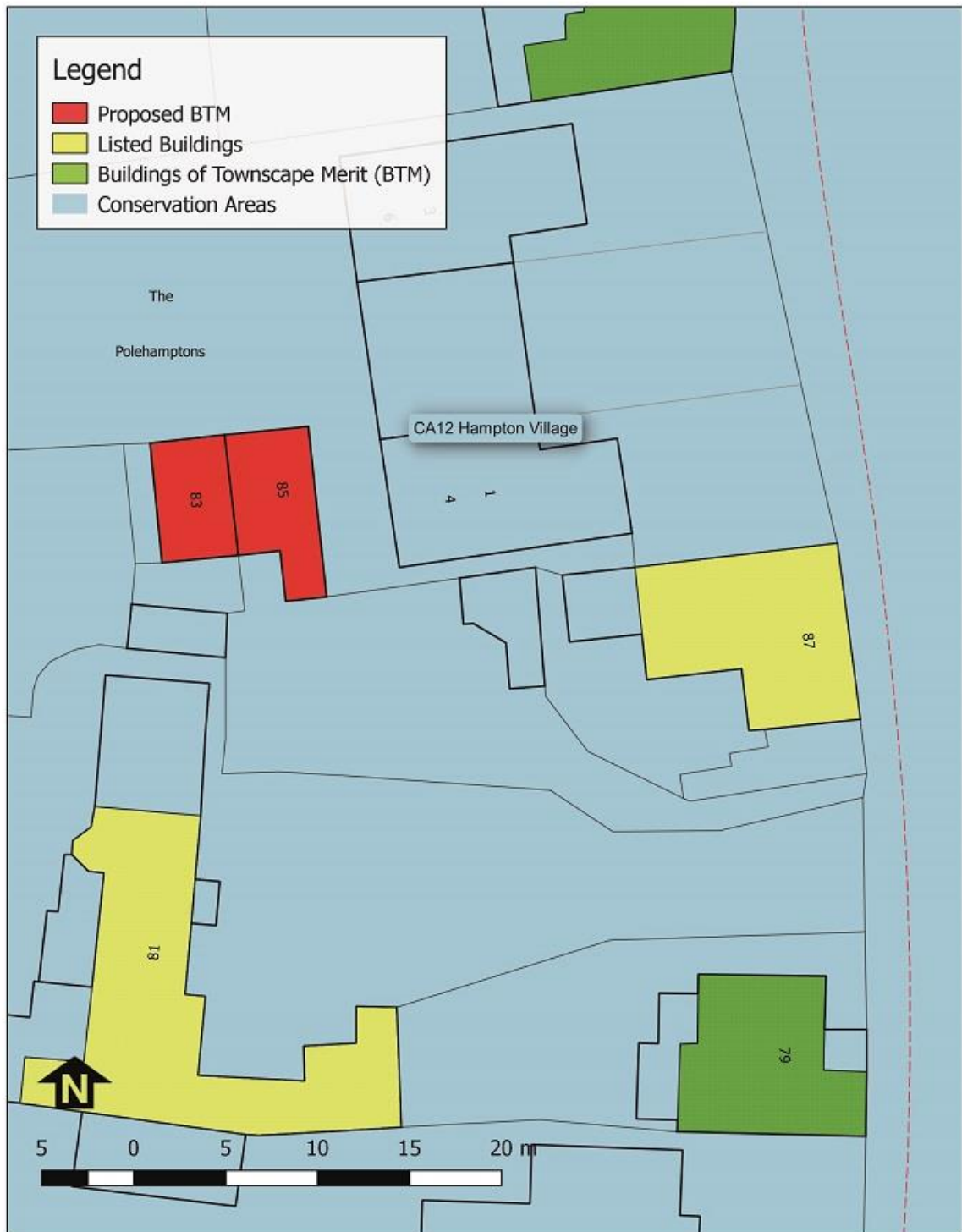
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Address	83 and 85 High Street Hampton, TW12 2SX
Description	Late 18 <sup>th</sup> – early 19 <sup>th</sup> century, pair of semi-detached dwellings, constructed of brick with pantile roof and large central chimney stack. Located within a backland environment to the rear of 87 High Street facing perpendicular to the high street.
Assessment against criteria	The pair of semi-detached dwellings represent one of the earlier buildings in this area which consists of larger estates, many of which contain large houses which are listed. Given the more functional nature of the design of the building, it would appear that these buildings may have been workers cottages associated with one of the large estates. The pair of cottages are vernacular in style and construction and have group value with the larger dwellings in this historic context.
Recommendation	Designate as Buildings of Townscape Merit





### 83 & 85 High Street Hampton TW12 2SX

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Address	1 High Street, Hampton Hill, TW12 1NA
Description	Early 1900s, detached two storey dwelling, 3 bays wide with chimney stacks to either end. Hipped slate roof with gault brick façade with red brick quoins, two stone framed canted bay windows to ground floor with central entrance.
Assessment against criteria	The building is of local interest, not only because of the high quality design of the building itself, but the association with Abraham Charles Hughes, who started a business at the site called AC Hughes and manufactured rings for his own racing pigeons so that he could identify them. Originally a railway worker, Hughes bought 1 High Street Hampton due to the land at the rear where workshops were constructed to meet demands of the growing business. The site illustrates the domestication of business and an unusual industry in bird ring manufacture which commenced at these premises which is important to the historic value of Hampton Hill.
Recommendation	Designate as a Building of Townscape Merit



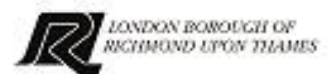




### 1 High Street Hampton Hill Hampton TW12 1NA

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Address	Coach House, Rear of 38 Upper Richmond Road West, SW14 8DD
Description	Erected late 19 <sup>th</sup> Century, small ornate coach house to the rear of No.38 Upper Richmond Road West. A folly type appearance, two storeys with round turret to one side, and crenelated parapet with main lancet arched door with tripartite window above. Constructed of mixed London stock brick.
Assessment against criteria	The coach house is a unique and interestingly designed building of high quality which is also attached to 1a Fitzgerald Avenue, a BTM. Whilst no longer under the same ownership as 38 Upper Richmond Road West, the building is still read in this content and illustrates a time at the beginning of the 20 <sup>th</sup> Century where dwellings were being constructed as gentleman's villas, with this particular dwelling erecting a coach house in the garden in a similar way that larger country estates would have been designed. The building is a unique and unusual survival of this time and is of local interest.
Recommendation	Designate as a Building of Townscape Merit



Source: [www.zoopla.co.uk](http://www.zoopla.co.uk)



**Rear Of 38 Upper Richmond Road West East Sheen London SW14 8DD  
(Coach house)**

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Civic Centre, 44 York Street, Twickenham TW1 3BZ

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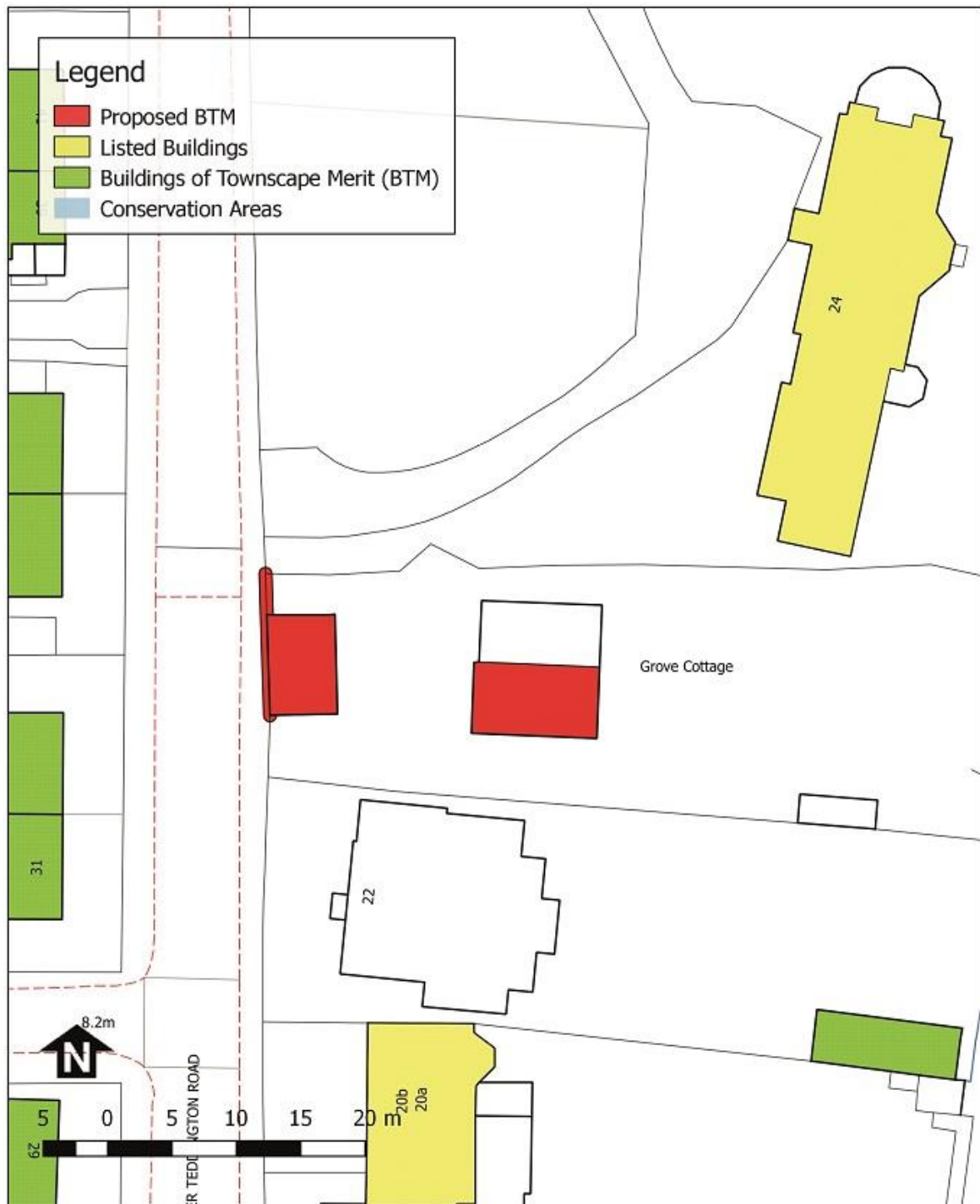




Address	Grove Cottage and Outbuilding, Lower Teddington Road,
Description	Erected late 18 <sup>th</sup> Century as a Coach House for Grove House which is now in separate ownership. Two Storeys painted brick with pitched and gabled roof with large chimney stacks, extended to side.
Assessment against criteria	Whilst the coach house has been severed from Grove House, the building and outbuilding are still appreciated as part of the larger estate. The building is of particularly early construction of the area and contributes positively to the historic context which contains a number of historic buildings and boat buildings associated with the maritime history of the Thames River which borders the rear boundary of this site. The building is a unique survival of this time which is of local interest.
Recommendation	Designate as a Building of Townscape Merit



Source: Google Maps



### Grove Cottage, outbuilding and front boundary wall to The Grove At Grove Cottage Lower Teddington Road Hampton Wick

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