

## Conservation Area Designation, amendments and Review

Location: No.s 51-93 (odd) Richmond Road.

Date Assessed: March 2018

Adjacent Conservation Area Significance: Twickenham Riverside Conservation Area. The significance of this conservation area stems from the origins of the development of the Twickenham historic core alongside the Thames where the 14<sup>th</sup> Century St Marys Church now stands. Twickenham experienced a large development phase during the Georgian and Victorian periods extending along main roads from this historic core, however with the advent of the railway in 1863 the focus shifted towards the current centre of Twickenham.

Assessment:

Location & Setting	<i>General character and plan form, e.g. linear, compact, dense or dispersed; important views, landmarks, open spaces, uniformity</i>
Comments:	Historic OS maps (Appendix 4) show that Nos 51-93 (odd) were part of an early isolated development along Richmond Road and share many of the Georgian and Victorian/Edwardian design characteristics as the surrounding properties that are within the conservation area. The scale and character of this stretch is characterised by a rare surviving stretch of old Twickenham on the Richmond Rd, before York Street was pushed through at the turn of the 19th century. This small run of modest buildings facing directly onto the main road to Richmond would have been the counterpart to the larger estates on the other side of the road, as shown on the Historic OS Maps. Of these dwellings only York House and Marble Hill remain, together with some of the Orleans House outbuildings. The Conservation Area Study refers to this group as having poor signage and an altered appearance, however since the publication of the study, many of the properties have seen improvements, such as the reinstatement of architectural details such as windows etc which has contributed positively to the character of the street scene. No.s 51-71 (odd) contain a small retail precinct, some of which were constructed with shopfronts which are still in situ, and others such No.65 former Mulberry Tree which was extended to the front in the late 19 <sup>th</sup> century. The section of dwelling is developed along one of the very early linear streets leading out of the historic core of Twickenham. No.s 73-75 are designated as Buildings of Townscape merit and signal the change to the residential character of the road which incorporates early residential dwellings (77-91) and adjacent workshops (93) and also make a positive contribution to the street scene.
Historic Development	<i>Stages/ phases of historical development and historic associations (archaeology etc) which may be influencing how the area is experienced.</i>
Comments:	Historic OS Maps (Appendix 4) show that No.s 51-93 predate many of the dwellings in the surrounding area with the majority of these particular properties dating from the Georgian phase of development compared to opposite the road which are more Victorian/Edwardian. Unfortunately there are no historic plans available which show whether any of the buildings are associated with prominent landowners or architects. The row of buildings originally contained a public house at No.65 (The Mulberry Tree) which was present during the early 19 <sup>th</sup> Century up until the late 20 <sup>th</sup> Century, with

	<p>another public house being developed on the corner of Seymour Gardens and Richmond Road in the early 20<sup>th</sup> Century. It was at this time that the road forming Seymour Gardens was erected through a gap between this public house and 73 Richmond Road. Both public houses are designated as Buildings of Townscape Merit. The public houses may have encouraged further infill retail development adjacent which saw the extension of single storey shopfronts into front gardens along this stretch of road along with the development of retail opposite. Plans at Appendix 5 show a planning application lodged in 1897 to extend the front of the Mulberry Tree Public house in this manner. From No.s 73 to 93 the early examples of the residential component of this small isolated village are evident with two groups of semi-detached and 2 groups of terraces of 3 dwellings dating from the mid 19<sup>th</sup> Century. Unfortunately No.79 has been altered substantially and practically rebuilt in pastiche, however better examples of retained historic fabric are found from 81 – 93. No.93 is interesting in that the building is side on to the road overlooking an access/courtyard area, where previously this was to a group of outbuildings to the rear which appear to be workshops. Unusually this workshop use still exists in the form of a car repair and servicing workshop which is still in operation and links to the historic use and workshop function of the site. The area saw further infill development as land was released along Richmond Road during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, creating a continuous line of built frontage along Richmond Road.</p>
Architectural quality and Built form	<p><i>Dominant architectural styles, the prevalent types and periods of buildings, their status and essential characteristics, and their relationship to the topography, street pattern and/or the skyline. Also important is their authenticity, distinctiveness and uniqueness of materials, design, form, texture, colour etc</i></p>
Comments:	<p>It would appear that the majority of these buildings were constructed as purpose built dwellings and shops, with small front gardens, the residential appearance of which can be experienced on the facades of the 1<sup>st</sup> and second floors. Some of the buildings are experiencing a lack of maintenance, with some unsympathetic alterations such as UPVC windows and poor signage and oversized single storey shopfronts, however the character of the historic street scene is still able to be appreciated and improvements to reinstate more sympathetic materials has improved the street scene considerably. Pubs no longer exist along this stretch, with a supermarket and restaurant now occupying the two former public house buildings, however as a result of their scale and design still continue to make a positive contribution to the experience of the conservation area and the development along main roads leading to the historic core.</p>
Open Space, Parks and Gardens and Trees	<p><i>Private and public land, front gardens, trees, hedges and street greenery, parks, civic spaces their sense and contribution to the character and experience of an area.</i></p>
Comments:	<p>As the row of buildings is now commercial at ground floor, there is a lack of vegetation and planting, with vegetation adding to the character predominantly gained from the residential component at 73-75 Richmond road which has well planted gardens which is replicated within the dwellings opposite which are within the Conservation Area.</p>
Character Zones	<p><i>Discernible character areas or zones which may reflect the predominant historic character that survives from earlier periods or the original function, class distinctions, design or current uses.</i></p>

Comments:	Not applicable
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Conclusion: The additional dwellings as mentioned above are logical inclusions to the conservation area. Some of the dwellings represent the very early stages of development of Richmond Road whereas others represent good quality later developments that reflect the historic development of roads leading from the Twickenham historic core. The buildings through their design show evidence of historic design and development which would contribute positively to the historic character and special interest of the Twickenham Riverside conservation area.

*Recommendation*

Extend the Twickenham Riverside Conservation Area as indicated in Appendix 2.

## References

### Primary References

Photographs taken on 15/03/2018 by John Somers, JS Conservation Management & Town Planning Limited.

### Secondary References

Historic England (2016) *'Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1'* Published by Historic England, London.

London Borough of Richmond Upon Thames (2018) *'Twickenham Village Plan SPD'* Published by The London Borough of Richmond Upon Thames

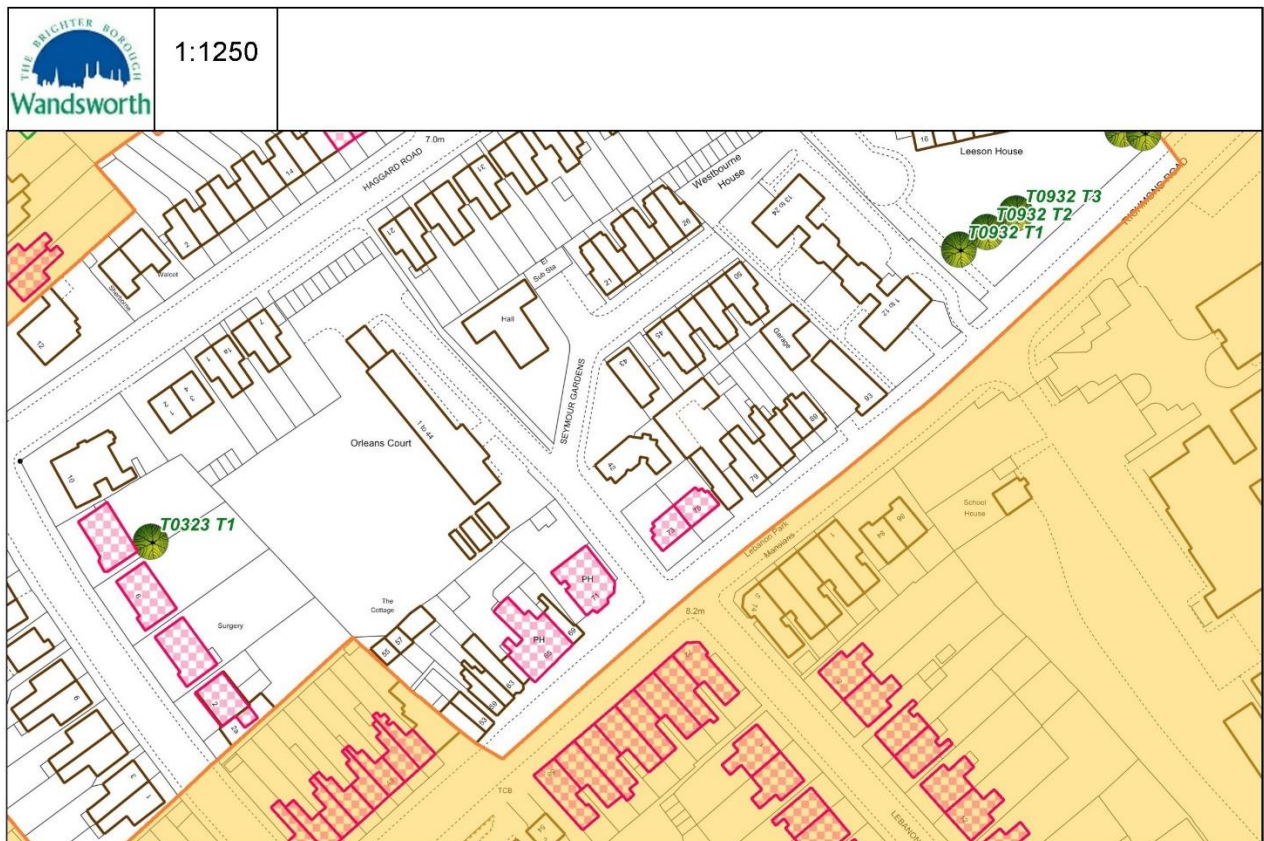
London Borough of Richmond Upon Thames *'Conservation Statement – Twickenham Riverside Conservation Area No.8'* Available online at [http://www.richmond.gov.uk/media/4009/twickenham\\_riverside\\_conservation\\_area\\_8-3.pdf](http://www.richmond.gov.uk/media/4009/twickenham_riverside_conservation_area_8-3.pdf) at

London Borough of Richmond upon Thames *'Twickenham Riverside and Queens Road Conservation Area Study'*. Available online at [http://www.richmond.gov.uk/media/4072/twickenhamriversidestudy8\\_47.pdf](http://www.richmond.gov.uk/media/4072/twickenhamriversidestudy8_47.pdf)

### Websites

London Borough of Richmond Upon Thames Local Studies <https://richmond.spydus.co.uk>  
Accessed March 2018

## Appendix 1: OS Map



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## Appendix 2: Proposed boundary of Twickenham Riverside conservation area



### Proposed extension to Conservation Area 8 Twickenham Riverside

Civic Centre, 44 York Street  
Twickenham TW1 3BZ  
Tel: 020 8891 1411  
[www.richmond.gov.uk](http://www.richmond.gov.uk)

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Ordnance Survey 100019441

Printed: 11/06/2018



Scale **1:800**





### Appendix 3: Streetscene photographs



Above: No.s 51-75 (odd) Richmond Road





Above: No.s 59-71 Richmond Road, with the two former public houses to the right (no.s 65 & 71)



Above: No 71 Richmond Road, a former public house, now a supermarket





Above: No.s 73-75 Richmond Road



Above: No.s 77 – 89 Richmond Road





Above: No.s 77 – 93 Richmond Road

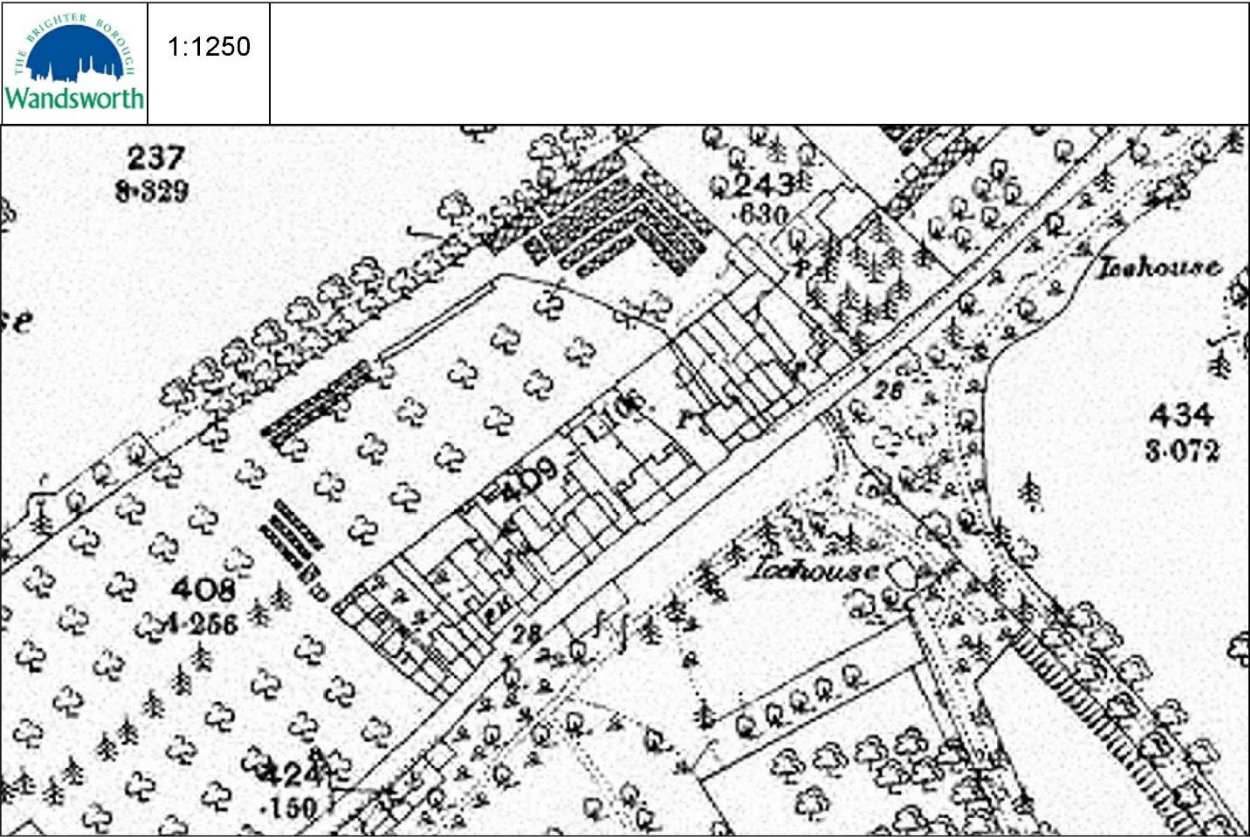


Above: No.93 Richmond Road



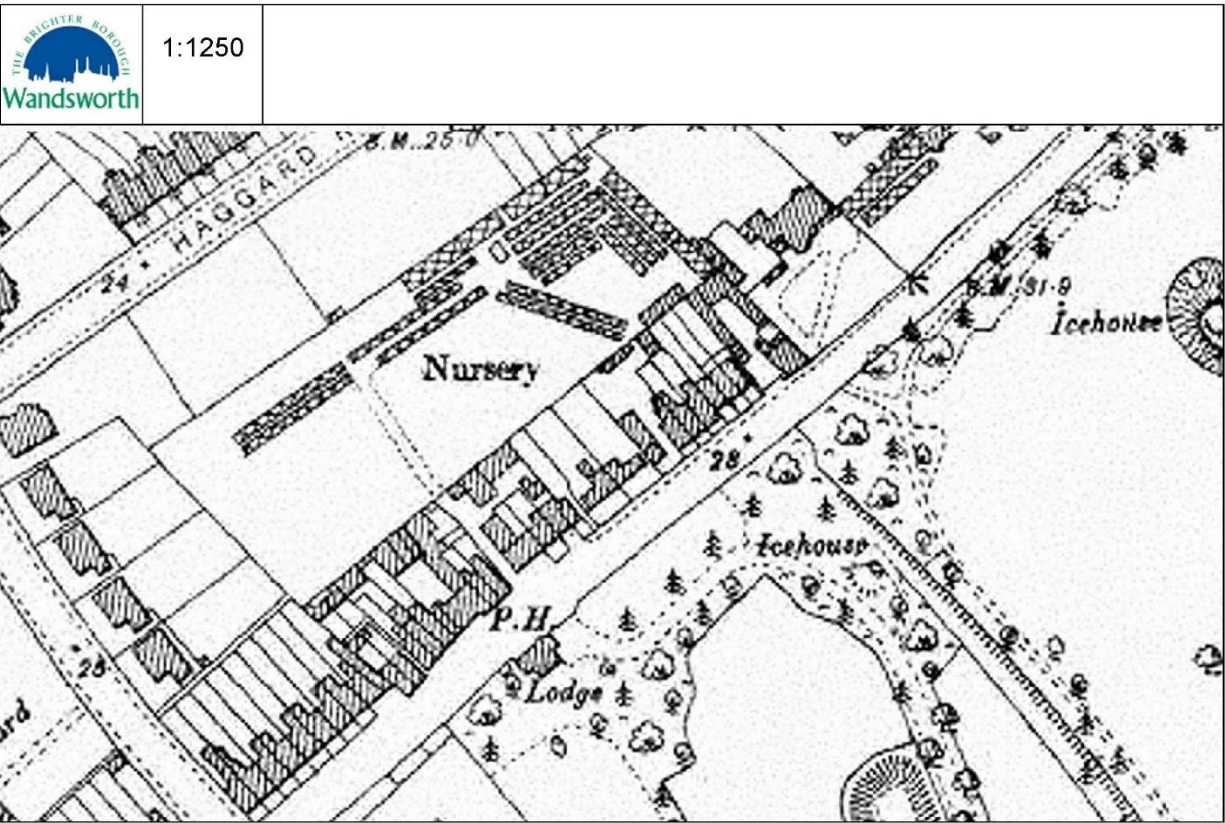
# Appendix 4 - Historic OS Maps

## 1870s



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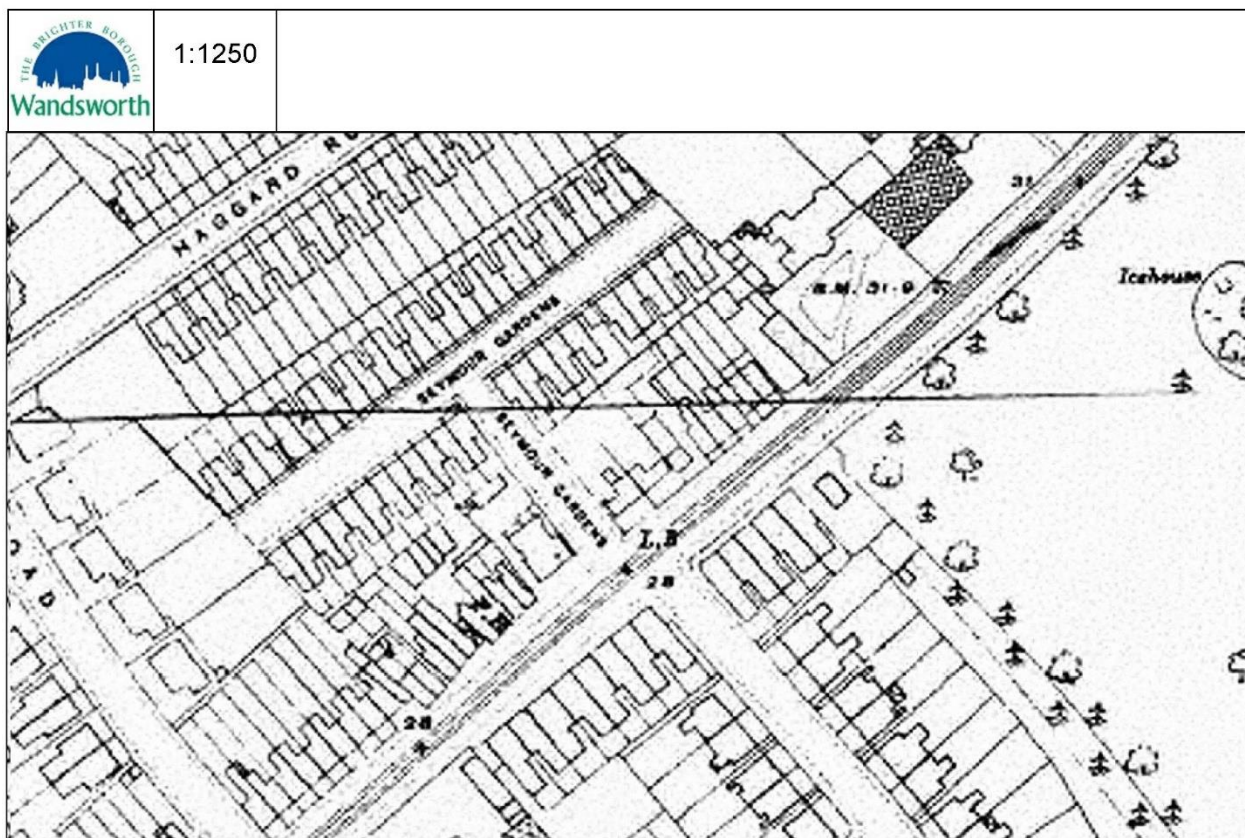
## 1890s



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## 1910s



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## 1930's



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## A black and white photograph of a street scene in Hong Kong. The main building is a two-story structure with a sign that reads "MURRAY TAYLOR". Below the main sign, there are smaller signs for "CHINESE NEW WALK TO TAKE AWAY" and "Diamond Chinese Food To Take Away". A vintage car is parked on the street in front of the building.

