

Twickenham Riverside & Queen's Road

QUEEN'S ROAD CONSERVATION AREA

- A QUEEN'S ROAD**
- Propose Article 4(2) Directions to protect the cohesive appearance of the following groups of houses:
 - Queen's Road nos. 66-80 (even)
 - Grosvenor Road nos. 27-33 (odd)
 - " " nos. 39-47 (odd)
 - " " nos. 46-58 (even) (to protect the surviving original railings)
 - Holly Road nos. 13-23 (odd)
 - Add the Grosvenor Road Room to the Schedule of Buildings of Townscape Merit because of its historical connection with the area and its unusual architectural form and location.
 - Seek environmental improvements through planting / resurfacing / street furniture etc. as appropriate at the following locations:
 - i Entrances into Queen's House from Queen's Road & Grosvenor Road.
 - ii Southern end of Queen's Road and Holly Road.
 - iii Alley to and garaging behind nos. 8-10 Queen's Road.
 - iv Boundary walls and yard to the Albany Public House.
 - v Space between railings and walls of police station on Grosvenor Road.
 - vi Forecourt and alley to offices at nos. 35-37 Grosvenor Road.
 - vii Station Yard and Station Road.
 - viii Private car park to rear of the Hobgoblin Public House.
 - ix Yard to rear of George Public House.
 - x Rear boundaries and rear service areas of King Street shops.
 - xi Setting of the listed building, nos. 31 and 33 Holly Road.

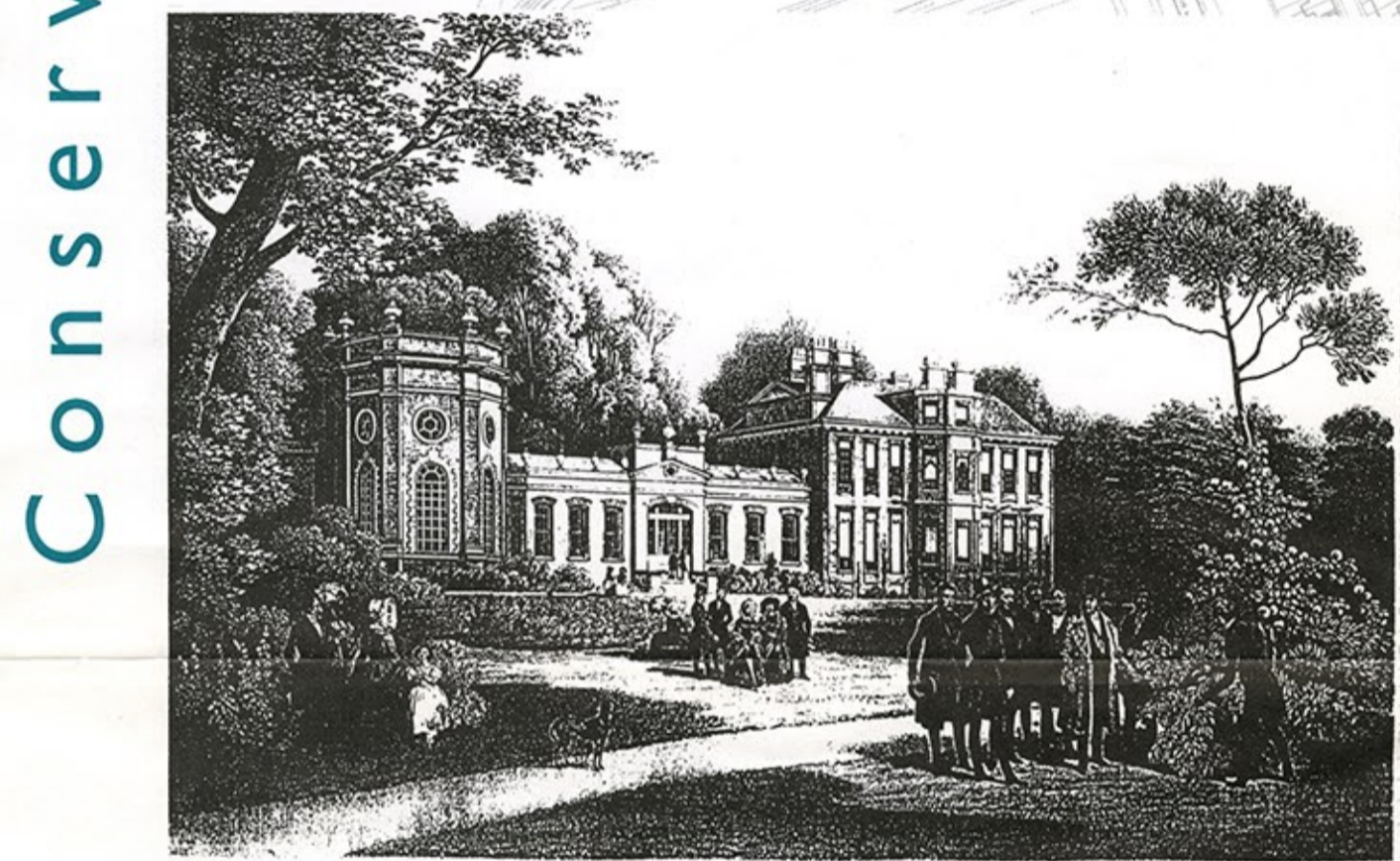
- Resist further conversion of front gardens into hard standing for car parking and encourage reinstatement and improvement of those already altered.
- Seek eventual redevelopment of St. James' House, Queen's House and halls of residence with lower buildings which make less negative impact on views within the conservation area and which respect the townscape.
- Protect and encourage continued industrial and business use of traditional workshops in back land plots which bring valuable day time activity to the area. However, account should be taken of the impact on surrounding houses of such uses in terms of noise and disturbance.
- Investigate potential for improving pedestrian links between Holly Road car park and King Street and improving vehicular circulation to limit conflict between cars and pedestrians along Holly Road.
- Provide signage and improved lighting to alley linking Holly Road with King Street to encourage greater use.
- Seek removal of metal bollards outside no.89 Queen's Road, replacing if necessary with more appropriate design and some tree planting.

B MARBLE HILL

- Propose an Article 4(2) Direction for:
 - Richmond Road nos. 137-149 (odd) and nos. 155-165 (odd)
 to protect the cohesive appearance of the group. Encourage greater awareness of the importance of old trees and buildings as bat roosting sites. This reach of the Thames is an important feeding area and 4 different bat species have been recorded.
- Encourage investigation of the potential for developing some areas of formal grassland as species rich wildflower meadow in order to create new habitats.
- Redesign the raised towpath in front of Marble Hill, to improve, surfacing, lighting, street furniture, bank treatments and views to Marble Hill House and to the water; and to reflect its rural character. Take into account the impact of proposals on valuable habitats and ecological features along the bank as well as the needs of the disabled.
- Seek improvement of appearance of Crown Public House car park and boundary potentially including some tree planting.
- Prevent the erection of more garage buildings along the east side of Montpellier Row. Areas of hard standing should be informal and the use of gravel to replace those car parking areas currently paved in concrete will be encouraged.
- Encourage the replacement of metal up-and-over garage doors in Orleans Road with traditional side-hung painted timber doors where possible.
- Investigate the potential for reinstatement of the treed frame and green terraces to Marble Hill House, restoring its original visual connection to the river. Account should be taken of the ecological implications of habitat creation.
- Continue to improve cluttered appearance of indifferent, poorly sited signage and street furniture especially at entrances into park.
- Improve appearance and quality of area immediately in front of Marble Hill House by dressing Tarmac surfaces with rolled gravel and by concealing intrusive service covers.
- Improve appearance of Tarmac paths within the park by applying a surface dressing of gravel or similar.
- Improve the visual impact of the car park, adventure playground, nursery and works yard on the setting of Marble Hill by improving the boundary treatments and introducing some sensitive landscaping.
- Seek to reduce the negative impact of the appearance of the tennis courts and cricket nets on Marble Hill by the introduction of new planting or relocation.
- Improve the setting of the recently restored grotto through restoration of the landscape.
- Review the location of the dog-free zone and investigate other locations away from view of river from approach along main drive towards the villa.
- Add Orleans Lodge to the Council's Schedule of Buildings of Townscape Merit.

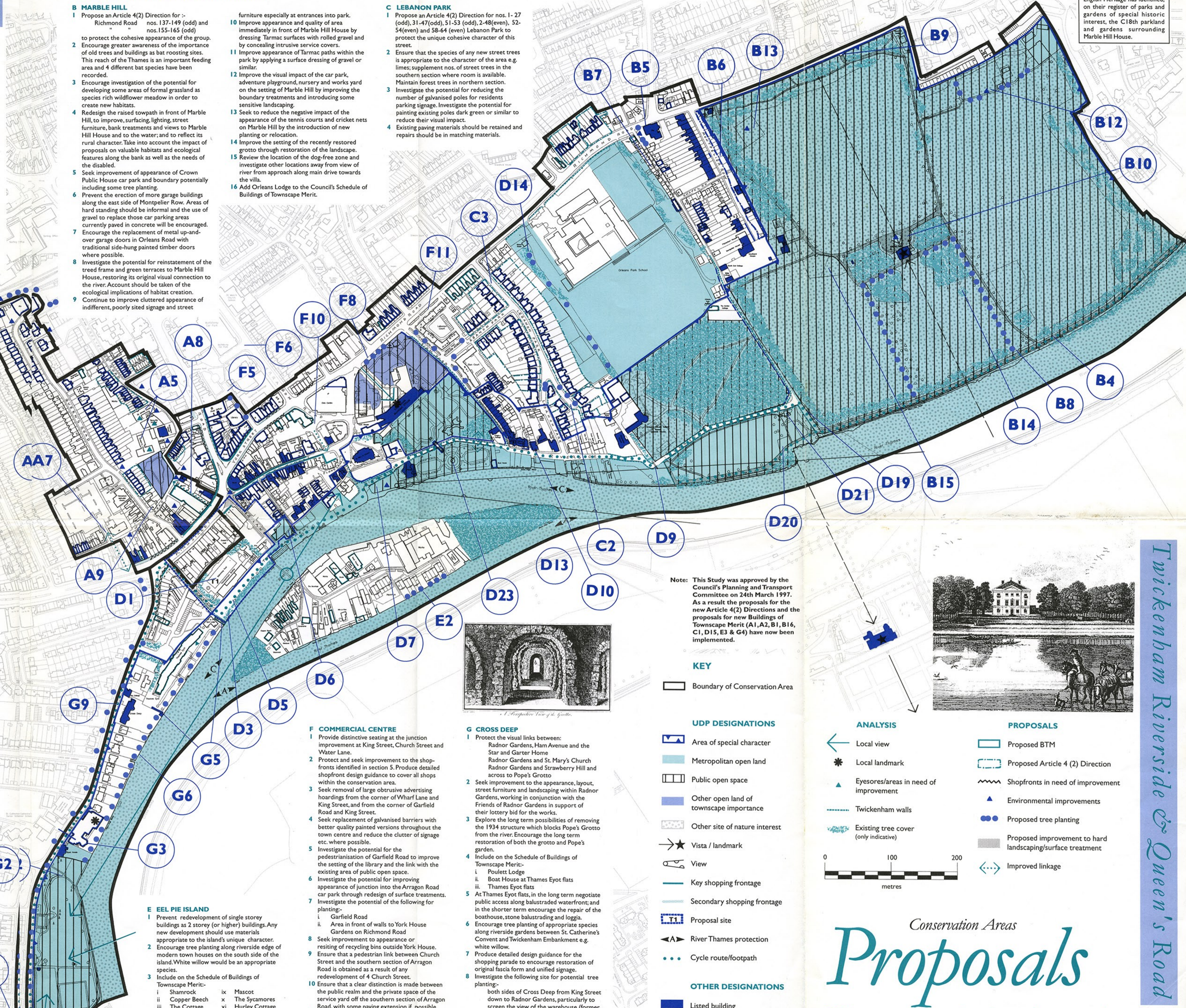
C LEBANON PARK

- Propose an Article 4(2) Direction for nos. 1-27 (odd), 31-47 (odd), 51-53 (odd), 2-48 (even), 52-54 (even) and 58-64 (even) Lebanon Park to protect the unique cohesive character of this street.
- Ensure that the species of any new street trees is appropriate to the character of the area e.g. limes; supplement nos. of street trees in the southern section where room is available. Maintain forest trees in northern section.
- Investigate the potential for reducing the number of galvanised poles for residents parking signage. Investigate the potential for painting existing poles dark green or similar to reduce their visual impact.
- Existing paving materials should be retained and repairs should be in matching materials.



- D TWICKENHAM RIVERSIDE**
- Embankment**
- Seek sensitive redevelopment of the former swimming pool site in accordance with the Supplementary Planning Guidance: Site Brief for Proposals T1.
 - Conserve the intimate scale and working character of the Twickenham and Eel Pie Island waterfronts and protect the visual link between them.
 - Protect the tree-framed setting of Twickenham Embankment.
 - Seek upgrading of hard landscaping in Wharf Lane, Water Lane and Bell Lane to match quality of Church Lane and improve the visual connection between King Street and the Embankment.
 - Seek reduction in car parking, especially from the river edge and improve the layout and quality of seating along the embankment. NB: Special consideration should be given to the needs of boat owners and river users who require vehicular access to the river edge.
 - Seek to reinstate single storey boat houses along embankment frontage with roofs forming equivalent open space to existing grassed area.
 - Improve layout and design of paving, planting and street furniture and make entrance from Riverside more welcoming.
- Riverside**
- Protect the characteristic Twickenham walls as identified on the proposals map.
 - Seek repairs and maintenance of foot-bridge connecting Riverside House to its riverside gardens and encourage subsequently its active use.
 - Encourage Port of London Authority to replace damaged pre-cast concrete bollards along White Swan waterfront with more appropriate timber versions.
 - Replace inappropriate pre-cast concrete lighting columns on Riverside with cast iron columns to match those existing at the western end.
 - Seek eventual resurfacing of lower section of Sion Road with granite setts or similar (as same quality as Water Lane), to improve setting of the listed buildings.
- Orleans Gallery and gardens**
- Encourage strategic replanting of native trees in Orleans School grounds, adjacent to rear of Lebanon Park; to replace those already lost and those nearing the end of their lives.
 - Include the mid C19th Garden Cottage on the Schedule of Buildings of Townscape Merit.
 - Improve the gardens at Orleans House and seek to strengthen woodland areas with native tree planting and enhance the shrub layer with native shrub species to provide a 'rural' walk through to Marble Hill. Improve the paving and street furniture within the park opposite.
 - Improve access arrangements for the gallery including: add appropriately designed handrails to Octagon steps; remove obtrusive draught strip from doors; relocate disabled ramp from Octagon; make main entrance more obvious; create a proper path to the gallery from the Riverside pedestrian gate.
 - Encourage and support active plans to utilise the stable block buildings as a museum and for display purposes.
 - Seek improvement to signage for Hammerton's Ferry.
 - In the long term seek resiting of playground to avoid interference with vista from Ham House. In short term, seek improvement of appearance of play area by planting occasional clusters of trees around perimeter, improve surfacing and improve play equipment and street furniture.
 - Relocate, away from the axial view from Ham, and improve the design and appearance of the public lavatories in Orleans Gardens. In the meantime keep the existing building in use.
- York House Gardens (south side)**
(N.B. The proposals below reinforce some of the recommendations within the Donald W. Insall Associates report on York House and its Gardens)
- Improve the circulation route through the gardens by:
 - i Providing new gate into formal garden from eastern end of Riverside.
 - ii Reinstating the footbridge which linked the rose garden to the Chinese garden and provide discreet but clear signage for York House gardens from Riverside.
 - Seek installation of a new statue at the centre of the lily pond to create a focal point; and a feature (statue or topiary) to terminate the vista eastwards through the rose garden.
 - Seek provision of additional benches to fill empty hedge alcoves in formal garden and along riverside walk.
 - Seek restoration of garden loggia and Winter Garden at York House possibly in conjunction with use as public cafe or similar.
 - Improve Tarmac paths throughout gardens by application of a top dressing of gravel.
 - Seek reinstatement of missing stone coping to gate pier of York House Gardens on Sion Rd.

- E EEL PIE ISLAND**
- Prevent redevelopment of single storey buildings as 2 storey (or higher) buildings. Any new development should use materials appropriate to the island's unique character.
 - Encourage tree planting along riverside edge of modern town houses on the south side of the island. White willow would be an appropriate species.
 - Include on the Schedule of Buildings of Townscape Merit:
 - i Shamrock
 - ii Copper Beech
 - iii The Cottage
 - iv Desdemona
 - v Wild Thyme
 - vi Wyndfall
 - vii Riggall
 - viii Ivy Castle
 - ix Mascot
 - x The Sycamores
 - xi Hurley Cottage
 - xii Lion Boathouse
 - xiii Woodford
 - xiv Chalet
 - xv Twickenham Rowing Club
- F COMMERCIAL CENTRE**
- Provide distinctive seating at the junction improvement at King Street, Church Street and Water Lane.
 - Protect and seek improvement to the shopfronts identified in section 5. Produce detailed shopfront design guidance to cover all shops within the conservation area.
 - Seek removal of large obtrusive advertising hoardings from the corner of Wharf Lane and King Street, and from the corner of Garfield Road and King Street.
 - Seek replacement of galvanised barriers with better quality painted versions throughout the town centre and reduce the clutter of signage etc. where possible.
 - Investigate the potential for the pedestrianisation of Garfield Road to improve the setting of the library and the link with the existing area of public open space.
 - Investigate the potential for improving appearance of junction into the Arragon Road car park through redesign of surface treatments.
 - Investigate the potential of the following for planting:
 - i Garfield Road
 - ii Area in front of walls to York House Gardens on Richmond Road
 - Seek improvement to appearance or resiting of recycling bins outside York House.
 - Ensure that a pedestrian link between Church Street and the southern section of Arragon Road is obtained as a result of any redevelopment of 4 Church Street.
 - Ensure that a clear distinction is made between the public realm and the private space of the service yard off the southern section of Arragon Road, with some paving extension if possible.
 - Seek improvement to boundary treatment and both hard and soft landscaping to Lebanon Court e.g. install metal gates to vehicle entrance points, improve paving and plant trees along boundary.



Note: This Study was approved by the Council's Planning and Transport Committee on 24th March 1997. As a result the proposals for the new Article 4(2) Directions and the proposals for new Buildings of Townscape Merit (A1, A2, B1, B16, C1, D15, E3 & G4) have now been implemented.

KEY

- Boundary of Conservation Area

UDP DESIGNATIONS

- Area of special character
- Metropolitan open land
- Public open space
- Other open land of townscape importance
- Other site of nature interest
- Vista / landmark
- View
- Key shopping frontage
- Secondary shopping frontage
- Proposal site
- River Thames protection
- Cycle route/footpath

OTHER DESIGNATIONS

- Listed building
- Building of townscape merit
- Article 4 direction

ANALYSIS

- Local view
- Local landmark
- Eyesores/areas in need of improvement
- Twickenham walls
- Existing tree cover (only indicative)

PROPOSALS

- Proposed BTM
- Proposed Article 4 (2) Direction
- Shopfronts in need of improvement
- Environmental improvements
- Proposed tree planting
- Proposed improvement to hard landscaping/surface treatment
- Improved linkage

0 100 200 metres

Conservation Areas

Proposals

This map summarises the study proposals

It should be noted that current financial constraints on the Council mean that proposals for which it is responsible may take longer than is desirable to implement.

English Heritage has identified, on their register of parks and gardens of special historic interest, the C18th parkland and gardens surrounding Marble Hill House.

