

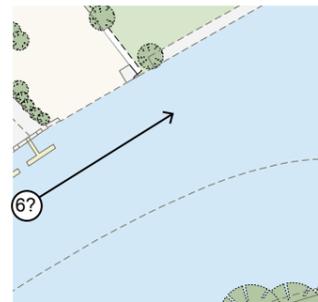
6 | Viewpoint Assessment

View 6: Looking downstream, along the river



Existing

6.21 This view is looking downstream and captures the riverine experience of this part of the 'Arcadian Thames', in which riverside development is set amongst an otherwise pastoral landscape and trees and water. The Site is located in the middle-ground of the view, though largely concealed by trees lining the north bank of the river as well as buildings associated with Radnor House Independent School. Views in this direction along the river are focused by trees lining either side of the riverbank, however the more urban character associated with the town centre is perceivable in the background of the view and draws the eye eastward. The Grade II* Church of St Mary is visible above the curve of Eel Pie island's pedestrian bridge.



Proposed

6.22 Only the uppermost parts of the Wharf Lane building, in the south-west of the Site, would be visible from this viewpoint. The new building would be set within the pastoral landscape of the Thames-bank. Though taller than existing development on the Site, it would fit appropriately into the composition of the view, and would sensitively reflect the character of the riverine environment. The roof of the proposal is simple in form, and would not detract from the setting of either the Radnor House School in the foreground, or the Grade II* Church of St Mary in the background. The latter would remain the focal point of the view.

6 | Viewpoint Assessment

View 7: Looking south-west, along Church Street



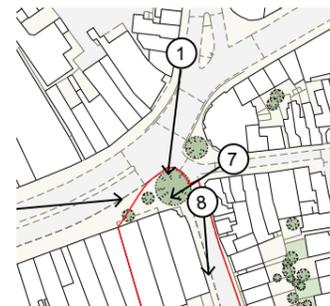
Existing

6.23 The existing two-storey Santander bank building is located in the middleground of this view. Its low height and squat form, when compared to the three-storey buildings lining King Street, contributes nothing to the character and appearance of the Twickenham Riverside Conservation Area and visually distracts from views along the street.



Proposed

6.24 The new building would more successfully balance the massing visible along King Street in this view. It would also be of much greater architectural quality than the existing Site building, in terms of its detailing, articulation and materials. In so being, it would enhance the Site's contribution to the streetscape, and to the character and appearance of the conservation area. Whilst the massing of the building would respond to the scale of King Street at its junction with Church Street, its horizontal form, emphasised by its linear elevation and pitched roof, reflects the riverside architecture experienced further south. The building would therefore facilitate a positive transition between both character areas while maintaining the integrity of its architectural approach.



6 | Viewpoint Assessment

View 8: Looking south, along Water Lane



Existing

6.25 This view looks from a place of urban character, namely King Street, to a more rural riverscape beyond, marked by the background trees. As currently configured, with the rather non-descript two-storey red brick Santander building in the right foreground of the view, there is little of townscape interest in this transition. Changes in the height of the existing building's east elevation tend to distract from views along Water Lane, while its plain architectural treatment and materiality does not respond to the character of the local townscape. There is an opportunity for the new building on Water Lane to create a much more defined street edge, and to more effectively frame views south towards the river.



Proposed

6.26 This image illustrates how the Proposed Development would be a well-designed building which provides a better transition between the urban character of King Street and the more rural riverscape further south. The linear form of the east elevation would be expressed in a series of bays, defined by brick at the uppermost level and regular fenestration at lower levels, which respond to the scale and grain of Water Lane and which would create a defined street edge framing the view towards the river. This view would be widened given that the Proposed Development is narrower than the existing, giving much more opportunity for complementary landscaping. The rhythmic form of defined bays in this elevation are treated with a sensitive materiality that adds interest to the surrounding townscape. Where the use changes from retail to café at ground floor level, this is expressed by a break in the elevational treatment of the building.

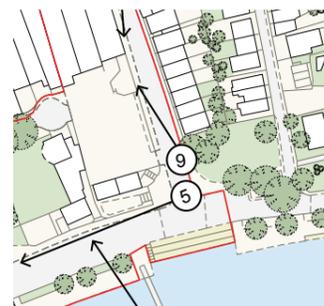
6 | Viewpoint Assessment

View 9: Looking north, along Water Lane



Existing

6.27 The two-storey red brick Santander building located to the north-east of the Site, is visible in the left foreground of this view, looking north on Water Lane. The taller height of the building's north bay responds to changes in building height along Water Lane and into the more urban environment of King Street. The relationship with King Street is mediated, in part, by the prominent English Oak, which stands just west of the junction with Water Lane. To an extent, the linear character of the Site building's east elevation reflects that of the Water Lane houses located opposite, although the relationship is not supported by the quality of materials or detailing of the existing building. The view is terminated by taller commercial development on the north side of King Street, running in to London Road.



Proposed

6.28 Looking north on Water Lane, it can be seen how the individual bays of the proposed building, in red brick, would respond more positively to the architectural character of buildings opposite on the east side of Water Lane. The framed upper level of the proposal, with roof above, would respond to the pitched roofs and dormers visible in the background of the view. The contrast between the colour and materiality of the upper metal frame and brickwork beneath would reflect the character evident in the elevation of the commercial building located in the background at the focal point of the view. Overall, the increased height of the new building would respond to the architectural scale of King Street, while appropriately framing northward views. The composition of the view is made more comfortable by the setting back of the building from the existing street edge and subsequent improvements to the public realm. By improving the streetscape in this way, the Proposed Development would enhance the character and appearance of the Twickenham Riverside Conservation Area, within which the view is located.

6 | Viewpoint Assessment

View 10: Looking south, along Wharf Lane



Existing

6.29 The north part of Wharf Lane is characterised by the flank elevations of commercial buildings on King Street, and plain brick walls which create a relatively narrow frame to views looking south. In this view, the flank wall of the Iceland supermarket is in the left foreground, with the treescape associated with the river's edge and Eel Pie Island beyond, forming the background of the view. The view lacks a defining focal point to draw the pedestrian through to the riverside and its uses beyond.



Proposed

6.30 The proposed design of the new building, comprising a relatively long form with regular elevational treatment, would introduce greater framing of views towards the river and better definition of the Wharf Lane streetscape. The proposal would also provide a new focal point, drawing the eye of the viewer towards the riverscape to the south. The proposal would be experienced as a high-quality framed building, which would lift the architectural interest of the street very considerably and encourage its use by pedestrians. The character of the street as a backland thoroughfare, would be altered in a positive way, such that Wharf Lane would enjoy an enhanced role in the townscape. The Site's existing low contribution to the character and appearance of the Conservation Area in this view, would be substantially improved.

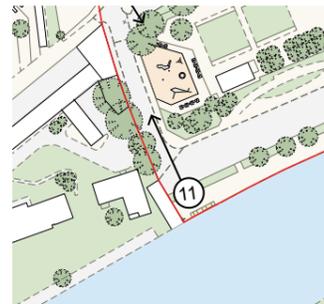
6 | Viewpoint Assessment

View 11: Looking north, along Wharf Lane



Existing

6.31 The west site of the Site, comprising the Diamond Jubilee Gardens, is visible in the foreground of this view looking north on Wharf Lane. It provides a background treescape. The Site's existing buildings are largely not visible in this view, while tall boundary walls on each side of Wharf Lane provide a narrow view through towards the north side of King Street in the background.



Proposed

6.32 Looking north on Wharf Lane, the Proposed Development would be prominent on the un-built south-west corner of the Site. While there is a necessity for the building to be raised to meet flood defence requirements, the intention is that the defensive base to the Wharf Lane building would be made active through the inclusion of frequently used boat stores. On the level above, the ground floor of the Wharf Lane building would include human use and activity to activate the spaces around it, including the central landscaped space between the Wharf Lane building to the west, and the Water Lane building to the east.

6.33 The construction of the proposal would provide definition to this corner of the Site and would add architectural interest to Wharf Lane, where currently there is little. The articulated floor levels, expressed frame, and louvred gables, are reflective of the riverside industrial buildings located nearby on the river, particularly to the east on Eel Pie Island. In this

view, the Water Lane building would be visible in the background, across the landscaped space. It would be an appropriate companion to the Wharf Lane building. Together, the new buildings would contribute positively to the character and appearance of the Twickenham Riverside Conservation Area.

Section 7

Assessment of Effects.

Overview of the Proposal

- 7.1 The proposed scheme comprises the demolition of existing buildings and structures and redevelopment of the site comprising residential (Use Class C3), ground floor commercial/retail/cafe (Use Class E), and public house (Sui Generis), boathouse locker storage and floating pontoon with associated landscaping, restoration of Diamond Jubilee Gardens and other relevant works. The scheme is intended to create a new flourishing centre for the local area, where people can enjoy the full beauty and utility of the riverside, improving the physical, social and psychological links between the river and the town.
- 7.2 The proposal is described in full in the Design and Access Statement, produced by Hopkins Architects, which should be read in parallel with this report. The architects' document establishes a design rationale which takes into consideration key design criteria and the context of the Site, however the core objectives for the Proposed Development can be summarised as follows:
- To deliver a compelling contribution to the architectural heritage of Twickenham
 - To strengthen the green character of Richmond upon Thames by enhancing the public realm through careful design
 - To create an exciting destination for residents and visitors that champions the river and builds upon Twickenham's identity
 - To provide a creative solution and riverfront experience which prioritises people over cars
 - To deliver affordable housing for those who need it
 - To achieve the objectives of the Twickenham Area Action Plan
- 7.3 The two new buildings proposed - the Water Lane building and the Wharf Lane building - have been designed to perform independent functions within the townscape and respond to different townscape contexts. The Water Lane building mediates between the urban character of King Street and the riverine character of the Thames to the south, and serves to attract and draw people from the town to the river, marking the gateway to the riverside. Its

architectural form is designed to reflect this role in the townscape. The Wharf Lane building is situated on the riverbank and is therefore more fundamentally part of the riverine character of the Thames. Design cues have been drawn from river industry, particularly the boathouses and boatyards on Eel Pie Island. Despite the different contexts within which the two buildings are located, they are related in design terms and are intended to express a harmonious relationship and function in framing the new gardens and activities that are located at the centre of the scheme.

Effects on Heritage Assets

Twickenham Riverside Conservation Area

- 7.4 The Proposed Development is considered to contribute positively to the Twickenham Riverside Conservation Area, owing to the architectural and landscape enhancement of the Site, which is prominently located adjacent to the River Thames and extends through to King Street.
- 7.5 The Site is situated within The Riverside sub-area of the Conservation Area, which is characterised by a mixed urban and semi-rural built environment. The Proposed Development would improve substantially upon the current low contribution the Site makes to the character of this area through its enhanced visual and architectural engagement with both the riverside to the south, and the town centre to the north.
- 7.6 On Water Lane, the proposed increase of height beyond that of the existing building at the north-east corner of the Site, and the introduction of the pitched roof form, responds to the established building scale, height and form along King Street. The development is considered to contribute to the definition of the townscape by responding to both the scale of buildings along principal thoroughfares such as King Street and the scale of secondary, historic routes such as Church Street.
- 7.7 In order to contribute positively to the character and appearance of the conservation area as a whole, the architects have argued, throughout the design process, that the proposal should have a unity in its design so that it is understood as one building which connects King Street with the riverside and draws people along Water Lane. This approach leads to an

integrity of design and avoids a single building being artificially broken up into parts to respond to different townscape contexts. It also means that, like other buildings on or close to King Street (such as the listed bank at No. 2 York Street), the Water Lane building is of its era, and brings a 21st Century architecture of high quality onto King Street, where it takes its place amongst a group of conservation area buildings which are quite varied in terms of their architectural style, materials, and rooflines. In the context of King Street, therefore, as well as in relation to the riverside and Water Lane itself, the proposed Water Lane building would represent an enhancement to the character and appearance of the Twickenham Riverside Conservation Area, as illustrated in views 1, 2, 3B, 5, 7, 8 and 9 in Section 6 of this report.

- 7.8 On Wharf Lane, the proposed Wharf Lane building is also considered to improve upon the existing condition. On this part of the Site, the land is currently un-built, and the introduction of a well designed riverside building on Wharf Lane will serve to emphasise and frame longer views from King Street towards the river. The scale and height of the building has been carefully measured in design terms, and is considered appropriate in the context of the river and the Embankment; the building being articulated as three related volumes. Its development would be in keeping with historical uses on site, whilst its articulated form and location upon a stepped terrace would be reflective of the riverside industrial buildings visible on Eel Pie Island. In summary, the proposed Wharf Lane building would also represent an enhancement to the character and appearance of the Twickenham Riverside Conservation Area, as illustrated in views 3A, 4, 6, 10 and 11 in Section 6 of this report.

Nearby Listed Buildings

Boathouse and deep-water dock, riverside landing stage, steps, balustrade and gates, Thames Eyot

- 7.9 The significance of this heritage asset is derived from its historic and architectural value and its rarity in terms of age. It is a good quality example of an 1870s private, deep-water dock and holds special interest for its association with Frederick Chancellor. The Proposed Development of the Site is not considered to affect the significance of this asset as it does not directly alter the physical form of the asset from which its interest is derived.

- 7.10 The asset is considered to derive some significance through its picturesque setting along the riverside and prolonged historic association with the increased use of the river into the late nineteenth century. The Proposed Development involves the physical improvement of Twickenham Riverside to the immediate east of heritage asset, and thereby likely increases public use of the area. As a result, the Proposed Development is judged to make a positive contribution to the setting of the asset by enhancing its picturesque riverside setting. Its significance will consequently be better appreciated.

10 and 12 King Street

- 7.11 The significance of this heritage asset is derived from its historic and architectural value as an eighteenth-century building which is representative of the early development of Twickenham. The Proposed Development is not considered to affect this significance due to its dissociation with the physical form of the asset. The proposed erection of a three-storey building in the north-east corner of the Site responds to the building height of the asset and other townscape elements on the north side of King Street opposite. The proposed design is considered to contribute to the enhancement of the townscape setting of the heritage asset through improving the junction between King Street and Water Lane an introducing an architecture of much high quality than the existing.

The George Public House 32 King Street, and 34 and 36 King Street

- 7.12 The significance of this heritage asset is not assessed to be affected by the Proposed Development. The relative locations of the heritage asset and the Site are such that there are only limited visual or other setting connections between them, and this would continue to be the case were the development to occur.

K6 Telephone kiosk Junction of King Street and Water Lane

- 7.13 The kiosk derives its significance from its architectural and artistic interest as a work of Sir Giles Gilbert Scott and its historic association with the Silver Jubilee of King George V in 1935. The Proposed Development maintains the current neutral contribution of the Site to this significance.

No. 2, The Embankment

- 7.14 The significance of this listed building is not judged to be affected by the Proposed Development. The relative locations of the heritage asset and the Site are such that there are only very limited visual or other setting connections between them, and this is considered to continue to be the case were the development to occur. Since the Proposed Development enhances the riverside some distance to the west of the heritage asset, there is a resultant minor improvement to its wider setting.

Bank, 2, York Street

- 7.15 The significance of this heritage asset is derived from both its architectural value as a building of high quality design and its prominent townscape location within Twickenham's commercial centre. The Proposed Development involves the construction of a three-storey building at the corner junction of King Street and Water Lane which responds to the established building height of the asset and others within the immediate setting of the Site, though with a new and innovative form. The Proposed Development would remove the current visual distraction of the Santander building from eastward views along King Street and replace them with an appropriately scaled new building. As a result, the role of the listed bank as a visual focal point in views on King Street would be enhanced. The Proposed Development is therefore considered to be a worthy companion to the asset in the streetscape.

Section 8

Conclusion.

- 8.1 This Heritage, Townscape & Visual Impact Assessment report has the historic development of the Site, its current character, appearance and contribution to the surrounding townscape, including the Twickenham Riverside Conservation Area within which it is located, and has described and assessed the significance of heritage assets whose settings have the potential to be affected by the Proposed Development.
- 8.2 The Site is situated between two well-defined areas comprising the urban townscape along King Street to the north and the riverine environment of the Thames adjacent to Eel Pie Island to the south. The area to the north is predominantly characterised by a dense cluster of two and three-storey retail buildings dating mainly from between the late-nineteenth and early-twentieth centuries. The architectural quality, style, composition and roofline of buildings lining King Street is varied owing to the history of building development in the area. Likewise, secondary streets leading from this main thoroughfare, such as Church Street, express a varied architectural typology of a separate character.
- 8.3 The proposed Water Lane building has been designed by Hopkins Architects to respond to the varied historic and architectural character of the junction between King Street, Church Street and Water Lane, but also to retain a unity in its architecture in order to be understood as one building from either King Street or Twickenham Riverside. It involves the replacement of the poor quality two-storey existing building, occupied by Santander bank, with a structure which is reflective of the scale and form of its surroundings, while being resolutely of its own time.
- 8.4 The proposed three-storey form of the proposed Water Lane building, responds to the established building heights of King Street, which includes listed assets at Nos. 10 and 12 King Street and at No. 2 York Street, and removes a non-conforming existing building of low quality. Given also the qualitative aspects of the design, the Proposed Development is considered to contribute to the enhancement of the townscape setting of these assets and to provide a worthy companion for them, particularly in respect of No. 2 York Street. In so doing, it is considered also to enhance the character and appearance of the Twickenham Riverside Conservation Area at the Water Lane and King Street junction.
- 8.5 Whilst the Site currently has only a limited visual connection to Grade II listed George Public House, the likely improvement to the townscape through the introduction of a high quality new building would likewise be of benefit to the wider setting of this asset and the Queen's Road Conservation Area, whose boundary includes much of range of commercial buildings on the north side of King Street.
- 8.6 The southern part of the Site responds principally to the river frontage and is largely hidden from King Street, notwithstanding views looking through on Water Lane and Wharf Lane. The Proposed Development would be visible in both shorter views from The Embankment and from Eel Pie Island, and in longer views from east and west looking along the north Thames bank and the river itself. Views of the riverbank exist within a semi-rural environment which comprises green spaces and long vistas including intermittent development. Riverside industries and dockyards associated with river activities are located along the riverside on Eel Pie Island, opposite the Site. This context gives rise to a distinct character area within the Twickenham Riverside Conservation Area. The Proposed Development is considered to respond to this character by providing new and appropriate building forms that face the river and sit comfortably in the treescape. In so doing, it is considered that they will enhance and improve the existing low contribution that the Site makes to the Conservation Area's character and appearance.
- 8.7 The Proposed Development establishes a much more active frontage to the north riverbank by creating a landscaped recreational space for public use and allowing better defined views from the Site along the river than those currently existing. The proposed Wharf Lane building brings definition to the river edge as well as to views through from King Street and along the river itself. The design of the Wharf Lane building draws, in part, from the industrial character of north bank of Eel Pie Island, and incorporates three interrelated forms which are considered to contribute positively to the character and appearance of the Conservation Area, while doing no harm to the setting or significance of the nearby Grade II listed deep water dock and boathouse.
- 8.8 The design approach taken by Hopkins Architects is assessed to comply with national, regional and local policy related to design quality, urban design and heritage, including policy set out in LBRut's Local Plan, 2015-2030. It is not considered to have a negative effect on the setting of nearby heritage assets or to do any harm to their significance or an appreciation of that significance. The Proposed Development is, in addition, considered to enhance, to a significant degree, the character and appearance of the Twickenham Riverside Conservation Area, within which it is located.

Appendix 1

Statutory List Entries.

Boathouse and deep-water dock, riverside landing stage, steps, balustrade and gates, Thames Eyot

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1400159

Date first listed: 17-Oct-2011

Location Description: Boathouse and deep-water dock, built against the northern boundary of Thames Eyot, formerly the site of Poulett Lodge, and terminating the view to the north from the riverside balustrade and steps which descend to the landing stage.

Statutory Address: Boathouse and deep-water dock, riverside landing stage, steps, balustrade and gates, Thames Eyot, Cross Deep

Summary

Boathouse and deep-water dock, riverside landing stage, steps, balustrade and gates, built in the 1870s as part of Frederick Chancellor's remodelling of the house and grounds of Poulett Lodge for William Punchard.

Reasons for Designation

The boathouse and deep-water dock, riverside landing stage, steps, balustrade and gates at Thames Eyot, built in the 1870s as part of Frederick Chancellor's remodelling of the house and grounds of Poulett Lodge for William Punchard, are designated at Grade II for the following principal reasons: * Architectural interest: boathouse and dock and associated landing stage, reached by steps from a balustraded terrace, demonstrating how Chancellor's Italianate scheme for the house and landscape incorporated access to and use of the river; the landing stage and stairs derive from an C18 structure and earlier C19 river stairs in the same location; * Rarity and date: only near-intact example of an 1870s, private, deep-water dock of this type remaining on the upper tidal Thames; * Historic interest: continuing tradition of picturesque riverine and garden structures along this stretch of the river dating from the early C18; association with the increased use of the river for pleasure in the later C19.

History

Poulett Lodge replaced or incorporated the villa built in the 1740s for Dr William Battie, President of the Royal College of Physicians. It was one of a group of substantial houses and gardens fronting the Thames at Twickenham, which were the centre of the literary and dilettante circle which included Alexander Pope and Horace Walpole. It became known as Poulett Lodge after the family who owned it from 1774 until 1838. The house and grounds were remodelled by Frederick Chancellor in the 1870s in the Italianate manner for the new owner William Punchard. The gardens were raised above the river providing a view from the paved terrace walk, which was much admired at the time. To the south the balustrade turns west to meet the loggia and grotto (qv) which line the southern boundary wall and to the north it terminates at the boathouse.

A structure in the position of the steps is depicted on the engraving entitled A View of Dr Batty's house at Twickenham (published in 1768). The 1st edn 25" Ordnance Survey map (1864, 1867) shows steps in a similar position. The boathouse was first shown on the 1896 OS map but earlier photographs and records confirm that it also dates from the 1870s when the terrace was laid out in its present form. Poulett Lodge was still in use as the Newborough Club in the 1920s but was demolished in the 1930s to make way for Thames Eyot, a block of serviced flats. The grounds were remodelled and replanted in 1962. The popularity of boating for pleasure in the later C19 prompted an increasing number of commercial and private boathouses to be built along the Thames. Significant numbers survive on the non-tidal reach above Teddington Lock, while very few remain on upper tidal Thames. Thames Eyot boathouse along with Tough's boathouse, a near-contemporary commercial boathouse from the 1860s, offer a rare glimpse of late C19 river transport and the dependence on and enjoyment of the river, which was recorded in early photographs, engravings and in the press. Thames Eyot boathouse also continues the tradition of riverine and garden structures along this stretch of the river dating from the early C18, depicted in Peter Tillemans perspective of Twickenham in 1725, and seen in the case of Poulett Lodge in the surviving late C18/early C19 grotto and C19 loggia. Boathouses on the upper tidal Thames fall in to two

categories, deep water boathouses, which were filled with water throughout most of the tidal range and tended to be used for larger boats, and wet boathouses, which were flooded by the tide and were commonly used for storing skiffs which could be hauled up a sloping slipway on steel bars or rollers. Deep water boathouses were served by a floating pontoon; steel runners set into the walls guided the pontoons as the water rise and fell. They were used for storing shallops, livery company barges and longer rowing boats which would be damaged if partially in the water and were too heavy to drag over rollers. Runners for pontoons and the profile of the dock identify the boathouse built for Poulett Lodge as a deep-water boathouse. Unusually the associated landing stage, reached from the terrace, shows how privately owned boats were boarded from the garden, linking the landscape to the river.

Details

MATERIALS: boathouse and dock: stock brick and red brown brick with stone dressings. Balustrade in stone and reconstituted stone, stone steps and landing stage (with some repair in concrete), iron gates.

PLAN: boathouse and dock: rectangular single-storey boathouse with a deep-water dock opening to the river where private boats were stored and maintained. It was designed to enclose the view from the riverside terrace from which symmetrical flights of steps descend to a landing stage, which is placed asymmetrically on the river frontage.

EXTERIOR and DOCK: although engulfed in ivy, the boathouse has an intact brick-vaulted jack-arched roof and a balustraded parapet, (where the balustrade in part survives), which is similar to the river frontage balustrade, above a deep moulded cornice. An oculus with a cast iron grille punctuates the southern elevation (further openings are hidden beneath the ivy). There are blocked doorways at the rear and on the north side. The round-arched opening to the river has a plain stone keystone and is flanked by brick piers where foliate stone capitals incorporate the head of a river god; both were noted in 2006, only the northern pier is now visible. Fixings for slatted timber gates, which were depicted in earlier photographs, but since removed, remain in situ. Remnants of timber stairs are fitted against the rear wall. Steel runners for pontoons are fitted on the lateral walls; the pontoons

have not survived. Formerly recorded as having a tiled roof-top terrace (not accessible), behind a balustrade adorned with urns similar to those on the river frontage and the house.

BALUSTRADE AND LANDING STAGE: the stone balustrade has bulbous vase balusters between square, panelled stone piers and a broad flat coping. The balustrade is punctuated by swagged urns embellished with fruits and lion's head masks; the central and largest urn is adorned with fruits and foliage which spew from the mouths of lion masks or river gods placed on each side. Most of the decoration on the urns is quite eroded. Placed off-centre on the river front but symmetrically arranged, a double flight of stone steps descends to a stone landing stage; the steps are enclosed behind ornate wrought iron gates. Attached to the river wall flanking the stairs is a pair of mooring rings, each in the form of a bronze lion's head. The gardens were raised above the river providing a view from the paved terrace walk, which was much admired at the time. To the south the balustrade turns west to meet the loggia and grotto (qv) which line the southern boundary wall and to the north it terminates at the boathouse which was similarly treated, architecturally, to the balustrade.

10 and 12 King Street

Overview

Heritage Category: Listed Building
 Grade: II
 List Entry Number: 1357721
 Date first listed: 25-Jun-1983
 Statutory Address: 10 AND 12, KING STREET

Description

C18 houses with modern shops on ground floor. Three storeys. Five bays (3:2). The spacing of the windows and the roof hipped to the left only suggesting that this is the remnant of a longer range. Brick faced, with tiled hipped roof and wood eaves cornice. Segmental-arched first floor windows with stuccoed keys.

The George Public House 32 King Street, and 34 and 36 King Street

Overview

Heritage Category: Listed Building
 Grade: II
 List Entry Number: 1065375
 Date first listed: 05-Jan-1961
 Date of most recent amendment: 25-Jun-1983

Statutory Address: 34 and 36, King Street, Twickenham, TW1 3SN

Statutory Address: The George Public House, 32, King Street, Twickenham, TW1 3SN

Description

Late C17, two storey range, originally brick-faced. Tiled double pitched roofs and modillion eaves cornice but with later alterations. The George Public House has a modern pub front on the ground floor, above which are two three-window, canted bays and to the right, a single window over a carriageway. The roof has three gabled dormers.

No 34 has a modern shop front on the ground floor with two flush framed sash windows on the first floor and one gabled dormer in the roof. Eaves cornice has been simplified.

No 36 has mid C19 stuccoed front with ground floor shop front returning onto Queen's Road. First floor has two windows, one on the rounded corner, with stucco architraves and bracketed cornice. The original eaves cornice has been replaced with a stucco modillion cornice with panelled parapet incorporating a dormer.

K6 Telephone kiosk Junction of King Street and Water Lane

Overview

Heritage Category: Listed Building
 Grade: II
 List Entry Number: 1254087
 Date first listed: 23-Jun-1987
 Statutory Address: K6 TELEPHONE KIOSK JUNCTION OF KING STREET AND WATER LANE, KING STREET

Description

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

2, The Embankment

Overview

Heritage Category: Listed Building
 Grade: II
 List Entry Number: 1080813
 Date first listed: 02-Sep-1952
 Statutory Address: 2, THE EMBANKMENT

Description

Early C18 3-storey house, 3 windows wide in red brick with cornice and parapet. Ground floor windows blocked up. Entrance door to right with rusticated surround and pediment. Original interior. (R.C.H.M. Middx. Vol.)

Bank, 2, York Street

Overview

Heritage Category: Listed Building
 Grade: II
 List Entry Number: 1253034
 Date first listed: 25-May-1983
 Statutory Address: BARCLAYS BANK, 2, YORK STREET

Description

Early C20. Stone building of 3-storeys occupying a semi-circular corner site. Thirteen bay composition, with central 3 bays and outer 2 bays at either end advanced, rusticated window surrounds to upper storeys and pediments to first floor windows. Rusticated ground storey with semi-circular headed windows with frieze above; band- course between first and second floors; central 3-bay pediment with clock. Modillion cornice and balustraded parapet running the length of the building. Doric entrance porch with paired columns. Plays a very important townscape role in Twickenham centre.



Delivery | Design | Engagement | Heritage | Impact Management | Planning
Sustainable Development | Townscape | Transport

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