

Appendix 1

Consultation Draft Local Views SPD



Environment

Public consultation 22 July 2022 to 5 September 2022

Character Area Name:

East Twickenham Residential

View Name and Reference:

Twickenham Bridge (south-east) (C5.2)

View Type:

Prospect

Description of View

View from Twickenham Bridge (south-east); travelling out London, spectacular view open up from both the railway and road bridge; encompassing:

- a) (left) Corporation Island, private gardens and moorings edging the River Thames; and,
- b) (right) Ranelagh Drive and St Margarets Riverside.



View: C5.2



GIS Mapping: C5.2

Viewing Place:

Bridgescape view (wide)

Viewing Location:

Twickenham Bridge

Viewing Co-ordinates:

E: n/a

N: n/a

Reference Policy:

Adopted Local Plan

Urban Design Study: view 9 to 12

Adopted Local Plan landmark – Twickenham Bridge

Visual Management Guidance

Foreground:

Twickenham Bridge low Italianate balustrade wall with Victoria cast iron gas light standards

Middle ground:

River Thames: landscaped embankment and parklands

Background:

Residential housing and gardens

Character Area Name:

Richmond Town Centre and Riverside

View Name and Reference:

Richmond Bridge (north-west) (F1.3)

View Type:

Prospect

Description of View

View west (downstream) from Richmond Bridge, along the River Thames towards Twickenham Railway; encompassing:

- a) Richmond Riverside: commercial and leisure activity (restaurants, retail, boat hire moorings);
- b) (foreground right) the Old Town Hall and Palm Court Hotel and landmark belvedere tower (Grade II) fronting the terraces;
- c) (middle distance) the White Cross hotel on the riverside and Asgill House (Grade I); and,
- d) (background) arched Twickenham road and railway bridges, Richmond Lock and Weir, and the mature landscape intruding of Old Deer Park beyond; and wooded Corporation and Flowerpot Islands.



View: F1.3



GIS Mapping: F1.3

Viewing Place:

Bridgescape view (wide)

Viewing Location:

Richmond Bridge

Viewing Co-ordinates:

E: n/a

N: n/a

Reference Policy:

Adopted Local Plan

Urban Design Study: view 11

Adopted Local Plan landmark – Richmond Bridge

Visual Management Guidance

Foreground:

Richmond Bridge low Italianate balustrade wall with Victoria cast iron gas light standards

Middle ground:

River Thames

Background:

Twickenham Railway Bridge; with landscaping beyond

Character Area Name:

Richmond Town Centre and Riverside

View Name and Reference:

Richmond Bridge (south-east)

(F1.4)

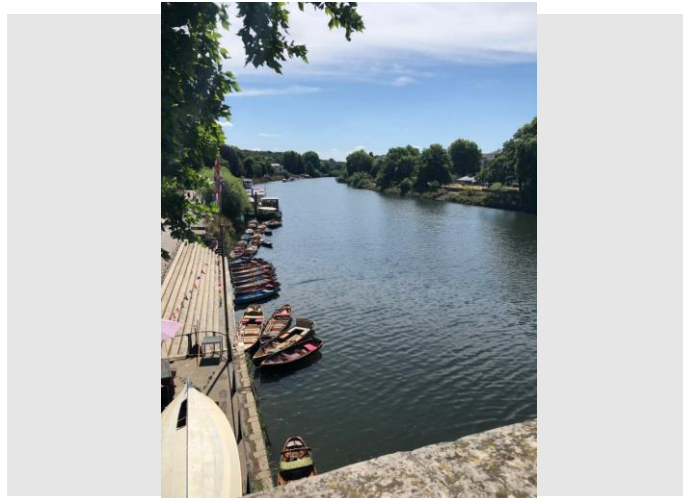
View Type:

Prospect

Description of View

View east (upstream) along the River Thames from Richmond Bridge towards Richmond Hill; encompassing:

- The rising slopes of Richmond Hill - development rising up the hill framed/screened by landscape to a tree-lined horizon;
- Contrasting river edges - wooded and vegetated river banks, providing a semi-natural character; urban to residential edge; pastoral, water meadows in the distance.



View: F1.4



GIS Mapping: F1.4

Viewing Place:

Bridgescape view (wide)

Viewing Location:

Richmond Bridge

Viewing Co-ordinates:

E: n/a

N: n/a

Reference Policy:

Adopted Local Plan

Urban Design Study: view 12

Adopted Local Plan landmark – Richmond Bridge

Visual Management Guidance

Foreground:

Richmond Bridge low Italianate balustrade wall with Victoria cast iron gas light standards

Middle ground:

River Thames

Background:

Petersham Meadow and Richmond Hill to the skyline

Character Area Name:

Richmond Town Centre and Riverside

View Name and Reference:

Richmond riverside (northern bank)

(F1.5)

View Type:

Prospect

Description of View

Multiple sequential view along Richmond Riverside, adjacent to the River Thames' northern bank; encompassing:

- a) (upstream) open landscape of Terrace and Buccleuch Gardens (Grade II); looking downstream towards the stone-arched Richmond Bridge framing downstream view;
- b) (centre) river edge, open parkland spaces framed by the elevated properties along Petersham Road; sheltered Bridge House Gardens, and the Riverside terraces;
- c) (downstream) The historic White Cross, former Richmond Palace and walled garden, leading along Cholmondeley Walk under Twickenham Railway Bridge towards the Old Deer Park; and,
- d) View to the opposite green river bank, characterised by mature trees and mansion blocks in East Twickenham.



View: F1.5



GIS Mapping: F1.5

Viewing Place:

Riverscape view (wide)

Viewing Location:

River Thames Pathway

Viewing Co-ordinates:

E: n/a

N: n/a

Reference Policy:

Adopted Local Plan landmark – Richmond Bridge

New view (proposed)

Visual Management Guidance

Foreground:

River Thames Pathway

Middle ground:

River Thames

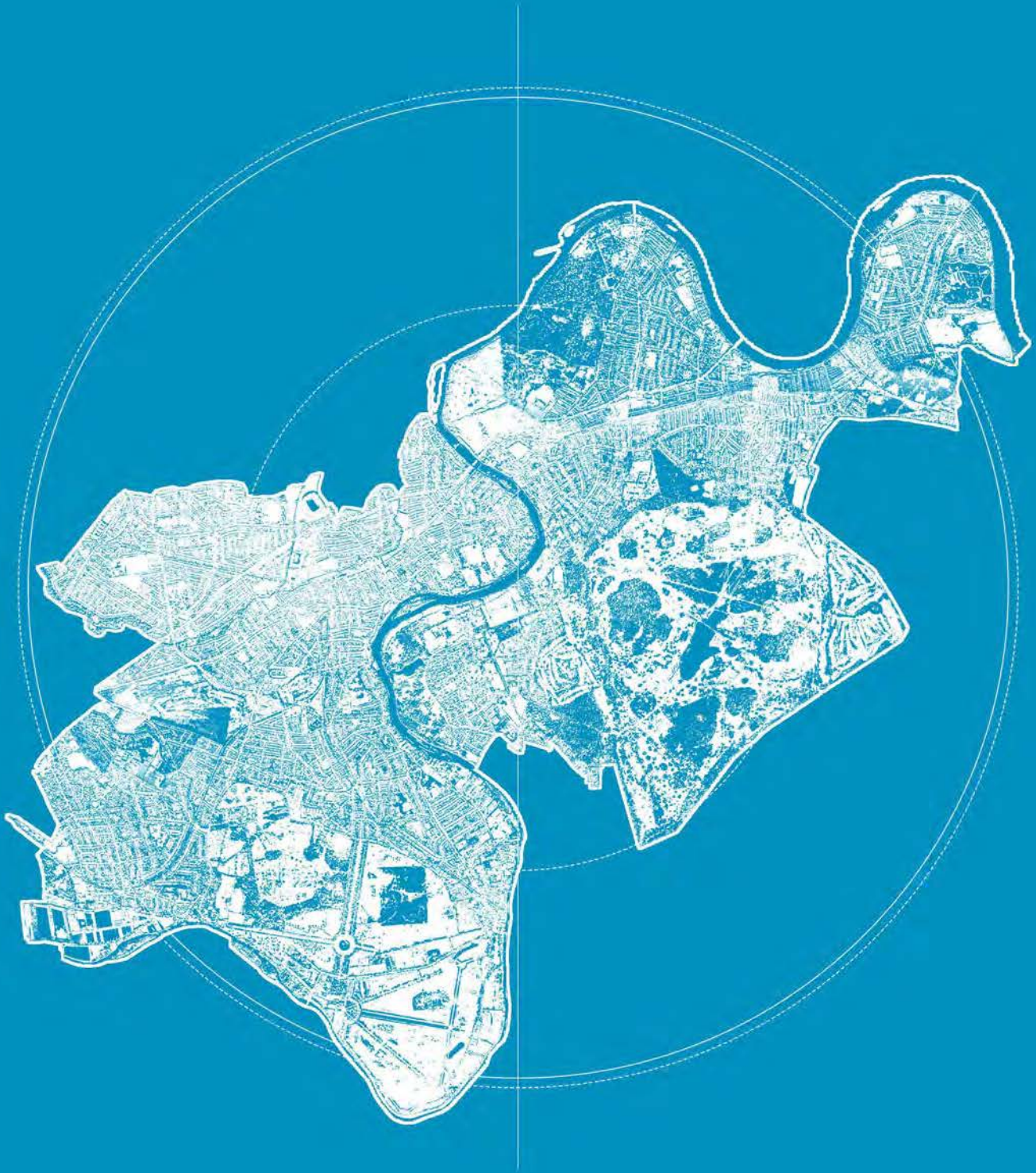
Background:

Urban and landscape frame

Appendix 2

London Borough of Richmond upon Thames

Urban Design Study



Key characteristics

The combinations of elements particularly important to the area's character; its physical, cultural, social influences, and how it is perceived and experienced.



Fig. 238: View from Richmond Bridge to the town hall and adjacent grade II listed Palm Court Hotel

Richmond Town Centre and Riverside encompasses the designated town centre, and has the four main conservation areas at its core (Central Richmond, Richmond Green, Richmond Riverside and most of Richmond Hill). It extends beyond the town centre, along the Thames between the Old Deer Park and Petersham Meadows.

Richmond was first developed in the medieval period, and in the Tudor period was home to arguably the most significant events of the time. Previously part of the ancient royal manor of Kingston upon Thames, Shene Palace (later Richmond Palace) was built from the mid-14th century. Palaces destroyed and rebuilt were residences of the English monarchy over subsequent centuries. Richard II in 1383, Henry VII rebuilt the Palace in 1501 renamed it in his family's honour (the Earls of Richmond), and Elizabeth I who died there in 1603. Broken up in the 1650s little remains, though Old Palace Yard is still reached through the gateway on the Green, and now occupied by grand early 18th century houses.

A townscape of consistently high quality and predominantly intact, reflected in the majority of the area being designated as conservation areas including part of Kew Foot Road CA, Central Richmond CA, Richmond Green CA, Richmond Riverside CA and part of Richmond Hill CA. There are also large numbers of listed buildings and buildings of townscape merit, registered parks and gardens at Richmond Terrace Walk (grade II*) and Terrace Buccleugh Gardens

(grade II) and Metropolitan Open Land at the Green and riverside. The diversity of architecture, with many exuberant individual buildings, details, textures such as independent or traditional shopfronts, creates a coherent and vibrant street scene.

Balance and harmony of building heights and skylines. Buildings are 2-3 storeys in the historic part of the town centre and 3-4 storeys along the high street. Characteristic materials and features include gables, mixture of brick, stone and render.

Historic, narrow alleyways leading to the Green and the river, with outdoor seating and speciality shops have an intimate feel and provide contrast to the openness of the two more expansive areas. Glimpses along the alleyways provide moments of interest and emphasise the relationship between river and town.

The major shopping centre in the borough and a popular destination for shopping, eating and drinking, with an interesting and vibrant street scene. The commercial offer includes a range of large and specialised shops. Cultural attractions include theatres and the Museum of Richmond.

The Green Conservation Area, the central part of which is a fine example of an early urban green with a feeling of formal elegance and a grand setting for the listed buildings that surround it. Little built form intrudes into the sky above the surrounding buildings emphasising the inward looking feel of the space, with uninterrupted views across its wide expanse.

The riverside and its public realm provides a sense of openness, spaces to gather and functions as a flood zone area. The tree-lined banks, promenade, boats, boat houses and activity on the river create a recreational water frontage of much interest and setting to the important buildings.

Richmond Terrace, a public walk laid out c.1700, used as a promenade and viewpoint and much celebrated in literature and art from the 17th century. The prospect over the River Thames was one of the earliest places to inspire appreciation of the landscape.

Numerous landmarks as described in relevant citations include Almshouses on Sheen Road, the Orange Tree, Parkshot, Odeon cinema, Old Town Hall, Asgill House, The Wick, Richmond Hill (both grade I listed), Richmond Bridge, Church of St Mary Magdalene (grade II*), Dome Buildings (grade II).



Fig. 239: Richmond Town Centre and Riverside character area plan
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Valued features

An overview of the qualities and characteristics likely to have relative value. A townscape may be valued by different stakeholders for a variety of reasons.

- The exceptionally high quality townscape, buildings and historic character.
- The site of Richmond Palace, for its archaeological, heritage and historic landscape value, and which includes four Grade I listed buildings, and adjacent Crown Estate land.
- The Green, including its high scenic quality, harmonious relationship between the significant open space and the grand, historic buildings fronting it.
- Historic townscape elements, shopfronts and streets such as Duke Street.
- The activity from public buildings including pubs and the library, ensure active frontages and vibrancy.
- The riverside and open spaces, valued for their sense of openness, as a setting to surrounding buildings, the high scenic quality and as a place to gather and socialise.
- Trees and planting, particularly at the riverside, which is particularly valued in an urban setting.
- Connectivity to open spaces including the riverside, the Green, the Thames Path and the Old Deer Park.
- The intimacy and sense of history in the small scale alleyways with cafés and local speciality shops.
- Registered parks and gardens at Richmond Terrace Walk (grade II* listed) - for the heritage value, views and associations with literature and art from the 17th century onwards.
- The local and regional shopping function of the high street and as a destination for socialising, eating and drinking.
- Many valued views and vistas, including:
 - the commanding prospect from the grade II* Richmond Terrace Walk to the River Thames;
 - views towards and across the Green;
 - views along the riverside and from Buccleuch Gardens to Richmond Bridge, and towards the opposite green bank;
 - views from Richmond Bridge in both directions;
 - view from Richmond Hill to Asgill House.



Fig. 240: Narrow alleyways with independent shops have a sense of interest and intimacy



Fig. 241: View from Richmond Terrace Walk, grade II* registered park and garden - a public walk laid out c1700 and much celebrated in literature and art

Negative qualities

Qualities that do not contribute to the character of the area. They may indicate opportunity for enhancement in future planning and management.

- Lack of active frontage in places along the High Street, partly due to recently closed shops such as House of Fraser, but also due to office buildings without active ground floor uses e.g. opposite the station and the 1980s brown brick block backing onto Parkshot.
- Postwar infill buildings often detract from the high quality historic buildings and otherwise high quality of the streetscape.
- Underwhelming sense of arrival at Richmond Station
- due to poorly maintained and unremarkable public realm. Emphasised by standard of active frontages and unsympathetic buildings opposite the station.
- Twickenham Road severs the High Street from the Old Deer Park and parade of shops/restaurants along Kew Road.
- Busy traffic along the High Street and busy pedestrian traffic along narrow footways.
- Lack of street trees and green on the High Street.

Sensitivity

An overview of the likely sensitivity of the character area considering its relative value and susceptibility to the types of changes likely to occur in the area.

Overall, Richmond Town Centre and Riverside has a high sensitivity to change, and extensive change is not appropriate.

There may, however, be small areas of lower sensitivity where the townscape is less intact and does not reflect the positive character described in the key characteristics.

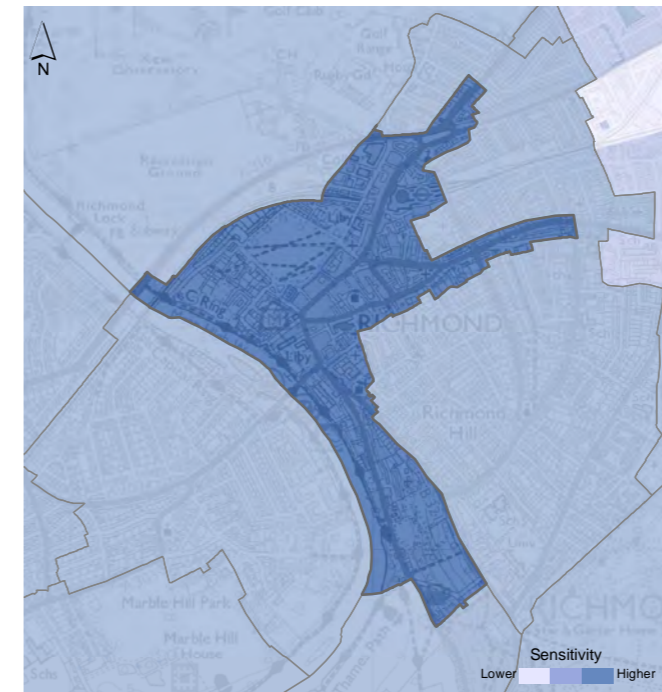


Fig. 242: Richmond Town Centre and Riverside sensitivity plan
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Building types

These are the general predominant residential building types. Other uses are noted only where they are a dominant feature of the character e.g. town centres

- | | |
|-----------------------|---------------------------------------|
| • Town centre retail | • Period terraces |
| • Civic/transport | • Villas |
| • Community/leisure | • Mansion blocks (landmark buildings) |
| • Pubs | |
| • Shop front terraces | |

Character area design guidance

An overview of design principles to help achieve the strategy for the character area. Also refer to Section 5 for general design guidance

- Respect the scale and proportions of existing buildings and streets. Most streets would not be able to accommodate buildings exceeding the prevailing height of 2-3 storeys in the historic centre; however, main roads and key junctions (notably along the High Street) may be able to accommodate taller buildings if stepped-back.
- Any new taller elements should respect existing character, have design elegance and quality that marks them as landmarks rather than just an attempt to create increased density.
- Ensure special attention to the choice of materials and architectural details to reflect the rich townscape of the area, avoiding timber or plain façades.
- Maintain high quality of architecture.
- Retain, respect and restore the historic elements, particularly around the Green and the waterfront.
- Refer to the relevant conservation area appraisals.
- Improve active frontages and ensure good maintenance of building façades.
- Enhance the sense of arrival and quality of the public realm at the station, identifying opportunities for art, wayfinding and high-quality architecture. Potential to improve views towards the church (currently obscured by the multi-storey car park).
- Improve and consider temporary pedestrianisation of roads to create café/restaurant/pub seating or more width to improve pedestrian experience and reduce the perceived dominance of vehicles.
- Reduce prominence of main roads, such as Twickenham Road which severs the Old Deer Park and the parade of shops along Kew Road from the wider townscape.
- Ensure new development along the river contributes to the valued leisure functions. Protect the public and pedestrian nature of the riverside by ensuring controls remain in place for vehicles and restaurant / café seating.
- Establish more green infrastructure, particularly street trees. Increase and improve open spaces.
- Preserve views along the Thames and establish/open/frame vistas to nearby green spaces (the Green, Old Deer Park), and the Church of St Mary Magdalene.
- Conserve the open vista from Richmond Hill over the Arcadian Thames landscape and minimise visual impacts in other character areas through awkward juxtapositions of scale and proportion.

5.4 Richmond's riverside - design guidance

Richmond has the longest frontages to the River Thames of the London boroughs and is the only borough that spans either side of the river. While the scale of the river presents opportunities for height, any tall structure will still have a major influence due to the long sweeping panoramic views across and along the banks, which extend well beyond the borough.

General guidance for the riverside

Townscape character and views should be conserved and enhanced along the River Thames. The following documents should be referred to for any proposals affecting the riverside, including the principles and guidance contained within them:

- The Thames Landscape Strategy - Conserving the Arcadian Thames;
- Thames Strategy - Kew to Chelsea (2002);
- The London Plan - London's Living Spaces and Places (2016) Policy 7.29

The following principles are relevant to the landscapes and townscapes along the River Thames.

- Refer to the Conservation Area Appraisal, including management strategy, where appropriate.
- Ensure new development along the river contributes to the valued leisure functions, including water uses, walking and cycling. Protect the public and pedestrian nature of the riverside by ensuring controls remain in place for vehicles and restaurant / café seating.
- Active frontages to the Thames Path should be provided.
- Ensure good maintenance of building façades and public realm.
- Enhance continuity, connectedness and legibility of the Thames Path route. Link to an enhanced movement strategy to improve connectivity with the wider area.
- Embrace wider landscape setting along Thames to enforce identity of area and encourage more suburban/semi-rural feel where appropriate.
- Retain, respect and restore the historic elements, particularly connected green spaces, such as Kew Gardens and the Old Deer Park.
- Create references to historic pattern, uses and elements where possible to bring coherence, legibility and integrity through the riverside

character areas.

- Reduce severing impact of roads that disconnect the Thames from the townscape, e.g. The Terrace, Barnes, and the A308 through Hampton.
- Conserve and increase tree-planting along waterfront streets and river banks. Encourage avenues of trees along streets leading to the river.
- Preserve the openness of the riverside by resisting development which would affect this perception.
- Enhance local distinctiveness of areas by emphasising their relationship with the river, nature, and historic industry; enhance biodiversity through less intensive management, allowing more natural river banks with off-line wetlands; re-engage with the river by lowering barriers and paths to make the water accessible.
- Preserve linear views along and across the river, and into/from connected open spaces.
- Actively contribute to local flood mitigation measures, or at least not worsen flood impacts.



Fig. 410: Public realm and building frontages of Richmond waterfront



Fig. 409: Green, open views along the River from Mortlake.

Tall buildings and the riverside

Very few tall buildings front the River Thames in Richmond, and the river retains a suburban, and in some places, rural character. The following guidelines are drawn from the Policy D9 of the London Plan:

Buildings near the River Thames, particularly in the Thames Policy Area, should not contribute to a canyon effect along the river which encloses the open aspect of the river and the riverside public realm, or adversely affect strategic or local views along the river.

In addition to the above, the following aspects should be considered:

- Buildings fronting the River Thames are likely to have a prominent presence in the city skyline and a high visibility from several parts of the city. Hence, their design must respond to both, views towards them as well as from them.
- Areas of larger-scale riverfront buildings, such as Mortlake, must still consider their landward facing orientation and step down appropriately to provide a transition towards the typical period terraces and modest housing scale. Materials may also transition from the river frontage where views are cherished, towards the more traditional natural materials of housing stock within the borough.
- The design must maintain the importance of the river frontage as a public resource. The river front should not feel private and too heavily overlooked or shaded. Developments must be set back to physically and visually ensure the Thames Path acts and feels like a welcoming public route without heavy overlooking from adjacent riverside residences. Ground floor uses should seek to activate the space as far as possible.
- The building design must consider its role as an important marker for legibility/identity of the borough and wayfinding owing to its high visibility along the riverfront. In particular, riverside development viewed from bridges are one of the ways that the greatest number of people experience the borough.



Fig. 411: Access along the Thames Path must be conserved. Buildings fronting the Thames Path in Barnes are set back behind landscaping



Fig. 413: Development in Richmond (Petersham Road) is well integrated behind tree planting. The varied roof line, gaps between buildings and rhythm adds interest in the town centre location



Fig. 412: The riverside and boatyard development at Twickenham and Eel Pie Island. Despite being adjacent to the town centre there are no tall buildings