



Teddington Direct River Abstraction

Preliminary Environmental Information Report
Appendix 8.2 – Preliminary Heritage Asset Baseline

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Appendix 8.2 – Preliminary Heritage Asset Baseline

A.1 Introduction

- A.1.1 This Preliminary Heritage Asset Baseline has been prepared to support Chapter 8: Historic Environment of the Preliminary Environmental Information (PEI) Report. The report presents a summary of the recorded heritage assets within a 500m radius study area surrounding each key infrastructure site (Mogden Sewage Treatment Works (STW), Ham Playing Fields, Burnell Avenue and Tudor Drive).
- A.1.2 The historic environment is defined by the National Policy Statement (NPS) for Water Resources Infrastructure (2023)¹ in paragraph 4.8.2 as follows: *‘[it] includes all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’*
- A.1.3 Those elements of the historic environment identified as having a degree of significance meriting consideration in planning decisions because of their historic interest are called ‘heritage assets’.
- A.1.4 Heritage assets are defined in paragraph 4.8.3 of the NPS as: *‘buildings, monuments, sites, places, areas or landscapes, or any combination of these. The value of a heritage asset to this and future generations because of its heritage interest is referred to as its significance. The interest may be historic, archaeological, architectural or artistic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’* Within this report the term significance, when referring to the value of a heritage asset, is avoided to reduce any confusion when discussing significant effects in the PEI Report. Instead, heritage value is used throughout.
- A.1.5 Heritage assets include designated assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens (RPGs), Registered Battlefields and Registered Historic Wrecks) and non-designated assets identified by the local planning authority (for example locally listed buildings, archaeological sites and monuments identified on the Greater London Historic Environment Record (GLHER), and historic landscapes).
- A.1.6 The Teddington Direct River Abstraction (TDRA) Project has the potential to create impacts on both designated and non-designated heritage assets, including potential setting effects. There is also a potential for impacts on buried archaeological remains.

¹ National Policy Statement for Water Resources Infrastructure (Department for Environment, Food and Rural Affairs (Defra), 2023)

A.2 Planning policy

National Policy Statement for Water Resources Infrastructure

- A.2.1 Key policy relevant to the historic environment is set out in within Section 4.8 (Historic Environment) of the NPS².
- A.2.2 Of particular relevance in relation to the Applicant's assessment, paragraph 4.8.8 includes the provision for the following: *'The applicant should provide, as part of the Environmental Statement, a description of the significance of the heritage assets affected by the proposed development, and the contribution of their setting to that significance. The level of detail should be proportionate to the asset's importance, and no more than is sufficient to understand the potential impact of the proposal on the significance of the asset. As a minimum, the relevant Historic Environment Record and National Heritage List for England should be consulted, and the heritage assets assessed using appropriate expertise where necessary.'*

National Planning Policy Framework

- A.2.3 The National Planning Policy Framework (NPPF) Section 16 (conserving and enhancing the historic environment)³ broadly mirrors the policy requirements set out in the NPS.
- A.2.4 Paragraph 207 identifies the need for the Applicant to describe the significance of any heritage assets affected, including any contribution from their setting.

Regional and local policy

- A.2.5 In addition to the national policy set out above, the TDRA Project must also have regard to relevant regional and local plans and policy.
- A.2.6 Policy HC1 (Heritage Conservation and Growth) of the London Plan 2021 (Greater London Authority, 2021) addresses the historic environment and states that development proposals affecting heritage assets, and their settings, should seek to conserve their significance.
- A.2.7 Policy CC4 (Heritage) of the London Borough of Hounslow (LBH) Local Plan (2015) and emerging LBH (Regulation 19) Local Plan 2020 – 2041 (2024) addresses the historic environment and requires developments to conserve and enhance heritage assets in a manner appropriate to their significance. The emerging policy highlights the need for consultation of the GLHER when developing proposals.
- A.2.8 Policies LP 3 (Designated Heritage Assets), LP 4 (Non-designated Heritage Assets), and LP 7 (Archaeology) of the London Borough of Richmond upon Thames (LBR) Local Plan (2018) address the historic environment and require developments to conserve and enhance designated and non-designated

² National Policy Statement for Water Resources Infrastructure (Defra, 2023)

³ NPPF (Ministry of Housing, Communities & Local Government, 2024)

heritage assets, including the locally adopted list of buildings of townscape merit. Policies 29, 30 and 33 of the emerging LBR Publication Draft (Regulation 19) Local Plan (2023a) mirror the existing adopted policies.

- A.2.9 Policies CS 8 (Character, Design and Heritage) and DM 12 (Development in Conservation Areas and Affecting Heritage Assets) of the Royal Borough of Kingston upon Thames (RBK) Core Strategy (2012) address the historic environment and require development proposals to have regard to the historic environment and preserve or enhance existing heritage assets. Policies KD12 (Heritage Assets), KD13 (Development affecting Heritage Assets), and KD14 (Archaeology) of the emerging draft (Regulation 18) Kingston's Local Plan 2019 – 2041 (RBK, 2023) are also material considerations.

A.3 Methodology

Data sources

- A.3.1 The following sources have been consulted to provide the baseline:
- Historic England's National Heritage List for England (NHLE) for information on nationally designated sites (Listed Buildings and RPGs)⁴
 - GLHER as held by Greater London Archaeological Advisory Service (GLAAS) for information on non-designated heritage assets (data search purchased in August 2024)
 - Information on locally or regionally designated sites, for example Conservation Areas and Locally Listed Buildings, as available from the respective London Boroughs including Conservation Area Appraisals and the LBR list of Buildings of Townscape Merit (BTMs)⁵

Study area

- A.3.2 A 500m study area around key above ground infrastructure sites has been used for this assessment. The study area does not extend around proposed road modifications as part of the TDRA Project as it is considered there would be no significant impact on the historic environment from such changes. Heritage assets that fall within the tunnel alignment are also captured by this study area.
- A.3.3 The study area is considered appropriate to capture all heritage assets that could be affected, either physically or as a result of changes to their settings, considering the nature of the TDRA Project and the surrounding built-up urban environment.
- A.3.4 The extent of the study area is in accordance with the recommendations provided by the GLHER and will be agreed with the heritage stakeholders through further engagement.

⁴ The National Heritage List for England (Historic England, 2025)

⁵ Buildings of Townscape Merit register (LBR, 2025)

Guidance

- A.3.5 This report has been compiled taking into consideration the industry guidance provided by the following:
- a. Design Manual for Roads and Bridges (DMRB) LA 106 Cultural heritage assessment (National Highways, 2020)
 - b. Standards and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists (CIfA), 2020)
 - c. Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England, 2019)
 - d. The Setting of Heritage Assets (Historic England, 2017)
 - e. Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)

Structure

- A.3.6 The baseline section below presents the recorded heritage assets within the 500m study areas around each key infrastructure site.

Assumptions and limitations

- A.3.7 As noted above, this assessment is a preliminary report and does not include an assessment of the contribution of setting to the heritage value of the identified heritage assets. The report will be updated and refined as the TDRA Project progresses to include the results of a site inspection and detailed setting assessment.
- A.3.8 It is assumed that data provided by third parties is up to date, accurate and fit for purpose.
- A.3.9 The report is based on the available evidence as detailed in Section A.3.1. No supporting field investigations have been undertaken to date.
- A.3.10 All distances stated are approximate and based on measurements from the edge of each respective site to the identified heritage assets.

A.4 Baseline

- A.4.1 Tables A.1, A.2 and A.3 present the preliminary baseline for the Mogden STW, Ham Playing Fields and Burnell Avenue sites. Tudor Drive is described in paragraphs A.4.2 to A.4.5.

Table A.1 Heritage assets within the study area for the Mogden STW site

Receptor	Type	Description	Location	Value
Mogden House (NHLE 1240831)	Grade II Listed Building	Early to mid-18 th century yellow brick house with later extensions and alterations. Of historical and architectural interest as a surviving example of an 18 th century dwelling.	80m east of the STW. The asset also falls within the tunnel route corridor.	High
Worton Hall (NHLE 1261035)	Grade II Listed Building	Mid-19 th century hall and former film studios that has been subject to much internal alteration. Of historical, architectural and artistic interest in relation to its age and usage as a former film studio.	50m north of the STW.	High
Church of St Mary the Virgin (NHLE 1416210)	Grade II Listed Building	Anglican church designed in 1937 by architect Harry Stuart Goodhart-Rendel. Built without major revision 1952-5. Brick, clad externally in banded red and blue brick with diaper work to chancel. Westmorland slate roofs. St Mary's is of historical, architectural and artistic interest in relation to H S Goodhart-Rendel's post-war architectural work.	140m north-west of the STW.	High
Garvin House (NHLE 1261018)	Grade II* Listed Building	House dating from c.1700 with 19 th century addition to the north. Vincent Van Gogh taught here in 1876 when it was a preparatory school and is thought to have lodged in a small second floor bedroom. Of historical, architectural and artistic interest, particularly in relation to its association with Van Gogh.	370m north-east of STW.	High
Butlers Almshouses (NHLE 1389414)	Grade II Listed Building	A pair of almshouse cottages. 1885-6 by Edward Herbert Bouchier (1856-1938). An unusually compact and late example of almshouses, a building type with which Isleworth is well-endowed. Of historical and architectural interest as a surviving example of 19 th century almshouse cottages.	440m north-east of STW.	High

Receptor	Type	Description	Location	Value
The George Inn (NHLE 1261015)	Grade II Listed Building	An early 18 th century brown brick with Welsh slate roof public house. Of historical, architectural and communal interest as a surviving example of a public house.	440m north-east of STW.	High
Isleworth Riverside	Conservation Area	<p>The Isleworth Riverside Conservation Area covers the historic core of Isleworth which contains a fine and varied collection of buildings dating from the 15th to the 21st centuries, laid out on a street pattern dating back to the Medieval period, including South Street, North Street, Mill Plat and Church Street. For this reason, a large part of Isleworth is designated as a Conservation Area, the largest in the borough.⁶</p> <p>The asset is of historical, architectural, archaeological and artistic interest and notably contains the Grade I Syon House (NHLE 1080318).</p>	145m north-east of STW at its closest.	High
Prehistoric findspot (GLHER 95356)	Non-designated GLHER Asset	A record relating to the discovery of a Palaeolithic flint artefact during excavations at Mogden STW during the 20 th century. The asset has been removed from the study area and is therefore of limited archaeological interest.	Within the east part of the STW.	Negligible
Former landfill site (GLHER 147808)	Non-designated GLHER Asset	A record relating to the mapped site of a 19 th or 20 th century landfill taken from British Geological Survey data. This asset is of limited archaeological interest.	Within the west part of the STW.	Negligible

⁶ Isleworth Riverside Conservation Area Appraisal (LBH, 2021)

Table A.2 Heritage assets within the study area of the Ham Playing Fields site

Receptor	Type	Description	Location	Value
Ham House	Conservation Area	<p>The Conservation Area is focused on the Grade I Ham House and its estate, an exceptionally fine example of a 17th century country house and grounds in a distinctive rural setting by the River Thames (also a Grade II* RPG). Ham House is highly visible from Richmond Hill and from both banks of the river. It is one of the strategic landmarks of the Borough and plays an important role as part of the wider formal landscape of Ham Common, Richmond Park and Twickenham riverside. This has been accentuated by 18th century landscape architects who have planted formal avenues to visually link Ham House with the surrounding landscape and landmark buildings such as Marble Hill.⁷</p> <p>The asset is of high historical, architectural, archaeological and artistic interest due to its association with the 17th century country house and surrounding estate.</p>	The asset partly overlaps with the Ham Playing Fields site at Ham Street Car Park. It also extends to the south of Ham Street Playing Fields as part of one of the designed avenues.	High
Ham House (NHLE 1080832)	Grade I Listed Building	Ham House is an important three storey Jacobean Mansion constructed in brick for Sir Thomas VaVasour in c.1610. The house passed to Elizabeth Murray, who became Countess of Dysart and later Duchess of Lauderdale, and who was responsible for the late 17 th century alterations.	200m east of the Ham Playing Fields site.	High

⁷ Ham House Conservation Area Character Appraisal and Management Plan (LBR, 2007)

Receptor	Type	Description	Location	Value
		The asset is of high historical and architectural interest as an exceptionally fine example of a 17 th century country house.		
Ham House Stables (NHLE 1080790)	Grade II Listed Building	Built in 1610 as a stable block to Ham House and enlarged in 1787. A three-part range of buildings: the flanking wings being single storey beneath a tiled pitched roof and a central two-storey carriage entrance/gatehouse. The Ham Street frontage all in red brick with lighter red brick dressings. Centre crowned by small ogee-domed cupola. Has group value as part of the Ham House cluster of designated assets. Of architectural and historical interest as a well preserved 17 th century stable block.	30m east of the Ham Playing Fields site.	High
Garden Walls and Gate Piers (NHLE 1080833)	Grade II Listed Building	Later 17 th century or early to mid-18 th century. Three pairs of gatepiers in rusticated stone, topped by vases. The largest at end of garden to south of house, others to east and west of garden. Has group value as part of the Ham House cluster of designated assets. Of architectural and historical interest.	100m east of the Ham Playing Fields site.	High
Forecourt of Ham House (NHLE 1192685)	Grade II Listed Building	Late 18 th century forecourt by John Bacon RA. Coade stone figure of Father Thames. Nude male figure, bearded and wreathed, reclining on rock, while pouring water from vessel under his arm. Has group value as part of the Ham House cluster of designated assets. Of architectural and historical interest.	200m east of the Ham Playing Fields site.	High

Receptor	Type	Description	Location	Value
Tea Room (NHLE 1192746)	Grade II Listed Building	<p>Later 17th century former orangery and laundry, now tea room. Long red brick building, tiled hipped roof. Six double doors wide on south facade with windows between.</p> <p>Has group value as part of the Ham House cluster of designated assets. Of architectural and historical interest as a former orangery.</p>	75m east of the Ham Playing Fields site.	High
Entrance Gates and Railings of Forecourt (NHLE 1358078)	Grade II Listed Building	<p>Railings with stone piers at intervals supporting 12 Coade Stone pineapples and dating from c.1800. Located either side of main entrance to Ham House.</p> <p>Has group value as part of the Ham House cluster of designated assets. Of architectural and historical interest.</p>	200m east of the Ham Playing Fields site.	High
Ice House (NHLE 1358079)	Grade II Listed Building	<p>A probably 18th century former ice house of rendered brick in a domed cylinder form.</p> <p>Has group value as part of the Ham House cluster of designated assets. Of architectural and historical interest as a former ice house.</p>	160m east of the Ham Playing Fields site.	High
Service Yard Entrance (NHLE 1358096)	Grade II Listed Building	<p>The asset comprises two former lodges with gatepiers between dating from the later 17th century.</p> <p>Has group value as part of the Ham House cluster of designated assets. Of architectural and historical interest.</p>	150m east of the Ham Playing Fields site.	High
Boundary Wall (NHLE 1358098)	Grade II Listed Building	Running along the east side of Ham Street, the asset comprises a large red brick built wall with	The asset lies adjacent to the Ham Playing Fields site and	High

Receptor	Type	Description	Location	Value
		cogged cornice, skewed courses and on-edge brick coping. Probably dates from the 18 th century. Has group value as part of the Ham House cluster of designated assets. Of architectural and historical interest.	forms the eastern boundary of Ham Street.	
Ham House (NHLE 1000282) also GLHER (146301)	Grade II* RPG	<p>The 12 hectare Ham House RPG lies on the south bank of the River Thames, upstream from Richmond which lies to the north-east. Ham Street largely provides the boundary to the west, beyond which the West Avenue extends, with Ham Common to the south. The asset mostly aligns with the Ham House Conservation Area and contains the group of Listed Buildings identified above.</p> <p>Has group value as part of the Ham House cluster of designated assets. Of architectural, historical, archaeological and artistic interest. The garden is well documented and has been subject to restoration by the National Trust based on the available 17th century plans.</p> <p>The asset is also recorded by the GLHER.</p>	The asset mainly lies to the east of the Ham Playing Fields site but also extends to the south of Ham Playing Fields as part of one of the designed tree avenues.	High
Beaufort House and Manor House	Listed Building (Group) and BTM (Group)	<p>This group comprises six Listed Buildings located to the south of Ham House on either side of Ham Street. The group includes the Grade II* Manor House (NHLE 1358099) and five Grade II assets.</p> <p>As designated Listed Buildings these assets are of recognised historical and architectural interest.</p>	The group lies approximately 130m south of the Ham Playing Fields site.	High (designated assets) Low (BTM)

Receptor	Type	Description	Location	Value
		A number of locally designated BTM are also present in this area which are of local historical and architectural interest.		
Twickenham Riverside	Conservation Area	<p>The significance of the Conservation Area is intrinsically linked to its relationship with the River Thames and the evolution of the quayside village into a bustling and prosperous town. At its core, historic remnants of the former village remain obvious, including deep and narrow burgage plots surviving from the Medieval period, and dense, traditional laneways branching from busy main roads. There also remain pockets of small-scale domestic dwellings, such as simple workers' cottages reflective of the contrasting character between the village centre and the grander developments along the river's edge, which once enjoyed the status of summer retreat for many prominent figures, such as Alexander Pope. The relationship with the river remains prominent, with surviving light industrial works, slipways and boathouses making an important contribution to the Conservation Area's character, as well as the unique charm of Eel Pie Island.⁸</p> <p>The Conservation Area contains a wealth of designated heritage assets, including assets of the highest significance.</p>	40m north of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High

⁸ Twickenham Riverside Conservation Areas Appraisal (LBR, 2023b)

Receptor	Type	Description	Location	Value
Orleans House (NHLE 1250280)	Grade I Listed Building	Orleans House was built in 1710 for James Johnston, Queen Anne's Secretary of State for Scotland. Louis Philippe lived here 1800-14 and 1815-17. In 1720 Johnston employed James Gibbs to add the Octagon for the entertainment of Queen Caroline. All that survives of Orleans House is the Octagon Room (with its adjoining service wing); the rest having been demolished in 1927. Of architectural and historical interest in relation to its royal associations.	180m north of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High
Riverside House (NHLE 1250281)	Grade II Listed Building	An early 19 th century brick built two storey house. A nice example of a 19 th century abode with river views of architectural interest.	180m north of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High
Ferryside (NHLE 1250317)	Grade II Listed Building	An 18 th century roughcast and painted three storey house. A nice example of an 18 th century abode with river views of architectural interest.	140m north of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High
White Swan Inn (NHLE 1250319)	Grade II Listed Building	An 18 th century painted brick two storey inn. A nice example of a 18 th century inn with river views of architectural interest.	200m north-west of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High
The Anchorage (NHLE 1250320)	Grade II Listed Building	An 18 th century painted brick two storey house.	210m north-west of the Ham Street Car Park element of the	High

Receptor	Type	Description	Location	Value
		A nice example of a 18 th century house with river views of architectural interest.	Ham Playing Fields site on the opposite side of the River Thames.	
Aubrey House (NHLE 1250321)	Grade II Listed Building	An 18 th century three storey house with basement. A nice example of a 18 th century house with river views of architectural interest.	220m north-west of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High
Willow Bank (NHLE 1250322)	Grade II Listed Building	An 18 th century three storey house. A nice example of a 18 th century house with river views of architectural interest.	230m north-west of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High
Langham Cottage (NHLE 1250323)	Grade II Listed Building	An early 18 th century red brick two storey house. A nice example of a 18 th century house with river views of architectural interest.	260m north-west of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High
Sion House, railings and piers (NHLE 1252847)	Grade II* Listed Building	An early 18 th century brick three storey house with basement. Later Roman Doric entrance. A nice example of a 18 th century house with river views of architectural interest.	240m north-west of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High
Sion Cottage (NHLE 1262088)	Grade II* Listed Building	An early 18 th century two storey house with basement. A nice example of a 18 th century house with river views of architectural interest.	230m north-west of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High

Receptor	Type	Description	Location	Value
3-12 Sion Road (NHLE 1262089)	Grade II* Listed Building	An early 18 th century terrace of three storey houses with basements. A nice example of a 18 th century terrace with river views of architectural interest.	290m north-west of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High
Ferry House (NHLE 1263339)	Grade II Listed Building	An 18 th century white stucco three storey house. A nice example of a 18 th century house with river views of architectural interest.	185m north of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High
York House and garden and boundary walls (NHLE 1263365)	Grade II* Listed Building	The present building dates to 1690-1700, being a partial re-building of the earlier house, which was the house of James II before his accession. At the Restoration it was given to the Earl of Clarendon, father of James's first wife who was the mother of Queen Anne and Queen Mary. The house is of red brick with steep hipped and flat slated roof with modillion eaves which extends into the two storey wings at either end. Situating within the Grade II York House RPG and Twickenham Riverside Conservation Area. The house is of architectural and historical interest in relation to its royal associations.	240m north-west of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames. Comprising the south-east extent of the listed boundary wall.	High
Fountain at west corner of York House Gardens (NHLE 1250324)	Grade II Listed Building	The fountain comprises a standing nude female figure flanked by two winged prancing steeds being offered gifts by maidens rising from shells. The statuary was acquired by Twickenham	350m north-west of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High

Receptor	Type	Description	Location	Value
		Borough Council with Fork House, from the estate of Sir Ratan Tata in 1922. Of historical and artistic interest.		
Church of St Mary (NHLE 1080852)	Grade II* Listed Building	Church rebuilt to designs of John James in 1714-15. It contains many good monuments including that to Francis Parlton d. 1642 and that to William Humble d. 1680. Alexander Pope d. 1744 is also buried in the church. The church is of architectural and historical interest, particularly in relation to the aforementioned tombs.	420m north-west of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High
Brick Wall to south and east of Church of St Mary (NHLE 1286899)	Grade II Listed Building	Brick wall to south and east St Mary's Church. Includes commemorative stone dated 12 March 1774 recording flood level. Of historical interest and has group value with the associated church.	380m north-west of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High
York House (NHLE 1001548)	Grade II RPG	The four hectare rectangular RPG is surrounded on three sides by residential development and is bounded by York Street to the north-west, Sion Road to the north-east, the embankment of the River Thames to the south, St Mary's church to the south-west, and Church Street to the west. The southern boundary is defined by a balustraded terrace walk planted with mature trees, the Thames Walk, which provides a view south-east across the river to Ham House. The south-west boundary also consists of a high brick wall.	240m north-west of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	Medium

Receptor	Type	Description	Location	Value
		<p>The setting is largely urban, with the river frontage to the south and Ham Lands meadows and playing fields beyond Eel Pie Island. York House is one of a group of significant villa sites located along this stretch of the River Thames.</p> <p>The estate has a long history of development and usage dating back to Henry VIII.</p>		
Marble Hill (NHLE 1000400)	Grade II* RPG	<p>Marble Hill RPG is situated on the north bank of the River Thames on the opposite bank to Ham House; it extends to approximately 27 hectares.</p> <p>The land which made up the Marble Hill estate was gradually acquired over a period of 47 years between 1724 and 1771. Building work on the house began in June 1724.</p> <p>The asset is of historical, architectural, archaeological and artistic interest.</p>	300m north-east of the Ham Street Car Park element of the Ham Playing Fields site on the opposite side of the River Thames.	High
Marble Hill	Listed Building (Group)	Group of eight Listed Buildings in the west of Marble Hill Park and along Orleans Road and Montpelier Row. All Grade II apart from the Grade II* 29 and 30 Montpelier House (NHLE 1065391).	430m north-east of the Ham Street Car Park element of the Ham Playing Fields site (at their nearest point).	High
Twickenham Riverside	Listed Building (Group)	Group of 11 Grade II Listed Buildings located along Church Street and The Embankment within Twickenham.	370m north-west of the Ham Street Car Park element of the Ham Playing Fields site (at their nearest point).	High
Twickenham Riverside Local List	BTM (Group)	A number of BTM are recorded by LBR on Eel Pie Island and within the Twickenham Riverside Conservation Area opposite the Ham Playing Fields site including:	Eel Pie Island/North bank of the River Thames	Low

Receptor	Type	Description	Location	Value
		<ul style="list-style-type: none"> Ivy Castle Hurley Cottage Twickenham Rowing Club Twickenham Yacht Club Footbridge (York House Sculpture Garden) St Mary's Church Vicarage <p>Such assets are of local historical and architectural interest.</p>		
Ham Lands (Prehistoric Artefacts Scatter) (GLHER 146124)	Non-designated GLHER Asset	<p>A large number of Prehistoric flints and pottery sherds have been recovered from the area known as Ham Lands. Most of the finds are recorded to have been recovered in the early 20th century although this cannot be confirmed. The finds include:</p> <ul style="list-style-type: none"> Pottery, discovered on the surface and in gravel pits including possible burial urns Flint artefacts including at least 27 axes, of which four are transept axes, and an adze Three possible knives, over 72 scrapers, over 65 blades and flakes Nine flint arrowheads of unspecified type, three barbed and tanged arrowheads, three leaf shaped arrowhead and a transverse arrowhead 53 flint cores, three pounding stones, two possible sickles, 11 pot boilers, two flint saws 	This asset is recorded over a broad area to the west of the Ham Playing Fields site but extends into the Ham Playing Fields area.	Low

Receptor	Type	Description	Location	Value
		<ul style="list-style-type: none"> 27 microliths with an additional three micro burins <p>Such evidence is of archaeological interest, albeit it has been removed from the area.</p>		
Jetty (GLHER 113743)	Non-designated GLHER Asset	<p>Foreshore survey identified a possible timber structure, possibly a jetty, comprised of several large vertical piles.</p> <p>Undated, but considered to be of Post-Medieval date.</p> <p>Of local historical and archaeological interest.</p>	This asset is recorded on the northern fringe of the Ham Playing Fields site area (Ham Street Car Park) on the river foreshore.	Low

Table A.3 Heritage assets within the study area of the Burnell Avenue site

Receptor	Type	Description	Location	Value
Riverside North	Conservation Area	<p>The special architectural and historic interest of this area can be summarised as follows: A linear area whose form and mature landscape is influenced by the River Thames, alongside which lie ancient riverside estates, important 19th century public works that established Canbury Gardens, a group of large Victorian/Edwardian houses and late Victorian boathouses fronting the river.</p> <p>The asset is of regional historical, architectural and archaeological interest, but there are no high value designated heritage assets within the area of the Burnell Avenue site.⁹</p> <p>The Conservation Area is also noted to coincide with the locally designated Thames Side Strategic Area of Special Character within the southern part of the site.</p>	Extends into the south-eastern part of the Burnell Avenue site.	Medium
Broom Water	Conservation Area and BTM (Group)	<p>Broom Water Conservation Area comprises a unique residential estate of houses built to enclose an artificial inlet of the River Thames. There is an important view south along the inlet terminated by a boathouse. The detached houses of Broom Water and Broom Water West, all identified as locally listed BTM, occupy tight plots with small front gardens behind varied front boundary treatments to the street and longer well-planted rear gardens down to the water. Architecturally the houses are individual in character but unified by their rich use of materials, of predominately red and yellow brick with brick,</p>	The Conservation Area extends into the centre of the River Thames, along the borough boundary, and lies opposite the Burnell Avenue site.	Medium

⁹ Kingston Conservation Area Appraisals Canbury Gardens/Ham Lands (RBK, 2002)

Receptor	Type	Description	Location	Value
		<p>tile-hanging and roughcast render detailing. Traditional timber windows, bays, porches and decorative bargeboards to gable ends enliven them. Later houses on Broom Water West occupy wider plots and are more simply detailed.</p> <p>The asset is of regional historical, architectural and archaeological interest, but there are no high value designated heritage assets within the area of the Burnell Avenue site.¹⁰</p>		
Teddington Lock	Conservation Area	<p>This Conservation Area includes a wide variety of buildings, structures and landscapes and can be divided into two distinct areas, although the whole Conservation Area is unified by its relationship to the river.</p> <p>The western section, on the Teddington side of the river, includes a section of the High Street with shops and restaurants. It also includes various residential streets such as Twickenham Road, Manor Road and Kingston Road.</p> <p>The area features two public houses, one church, lock houses, toll houses, boat houses and two Grade II listed bridges.</p> <p>The Ham side of the river has a much more rural character with just two buildings. Accessible only by foot, across the bridges from Teddington or from Ham, this bank has retained its distinct pastoral quality.¹¹</p>	The Conservation Area extends to the western limit of the Burnell Avenue site along the river corridor.	High

¹⁰ Broom Water Conservation Area Character Appraisal and Management Plan (LBR, 2006)

¹¹ Teddington Lock Conservation Area Appraisal (LBR, 2023c)

Receptor	Type	Description	Location	Value
		The asset is of regional historical, architectural and archaeological interest. It is also coincident with an Archaeological Priority Area (APA) ¹² . There are two high value designated heritage assets within the Conservation Area outside of the study area.		
Teddington Footbridge (NHLE 1391392)	Grade II Listed Building	<p>The asset comprises a suspension and girder footbridge across the River Thames and Lock Cut. c.1888. by George Pooley (engineer) and Messrs. Goddard and Massey of Nottingham (contractors).</p> <p>The footbridge is significant as a functional yet attractive and relatively intact transport structure in two parts, of c.1888 date (historical and architectural interest).</p> <p>Located within the Teddington Lock Conservation Area.</p>	320m west of the Burnell Avenue site.	High
The Boathouse, 27 Ferry Road (NHLE 1400150)	Grade II Listed Building	The Boathouse is a former small commercial boatyard at the upper limit of the tidal Thames, built to construct, maintain and store small river craft and leisure boats including the royal barge (1862-1890). The architectural detail and quality of execution is above the norm for a commercial building or workshop of this type. It is of historic interest, being tenanted and owned by James Messenger, boat builder, Queen's Bargemaster from 1862-1890 and champion sculler. It also has wartime associations, providing vessels to Thornycrofts yards at Platts Eyot in World War I, and as muster point for the Dunkirk 'Little Ships' in 1940.	390m west of the Burnell Avenue site.	High
King Edwards Grove	Conservation Area	The Conservation Area features a number of higher status dwellings. The development of the street was	350m south of the Burnell Avenue site.	Medium

¹² London Borough of Richmond Archaeological Priority Areas Appraisal (Historic England, 2022)

Receptor	Type	Description	Location	Value
		<p>predominantly undertaken at the beginning of the 20th century and although there is a mix of terraced, semi-detached and detached dwellings, the street consists of much more elaborate designs than any of the streets in the nearby vicinity. Although lesser in scale than the Broom Water development, the high Edwardian design and materials, particularly the timberwork is a key contribution to the character and experience of the street (historical and architectural interest)¹³.</p> <p>There are no high value designated assets within the Conservation Area.</p>		
The Lensbury Club (Local List)	BTM	<p>Large four-storied red brick Georgian-style building c.1938 purpose built as a club for employees of Shell. The Club was first formed in 1920 as the sports and social club for the staff of the Royal Dutch Shell Group. The London head offices were at St Helen's Court and 16 Finsbury Circus and the name 'Lensbury' is a permutation of the St HeLENS and FinsBURY. The Club was progressively extended by the acquisition of neighbouring properties until 1936 when a design was put forward to demolish the three old houses and erect a new clubhouse building.</p> <p>Designed by the architects Walker and Harwood and built by Trollope and Colls, the new building was opened in September 1938 with hotel accommodation for 200, dining rooms and a ballroom. Further additions were made in the 1970s and 1980s with the addition of a conference centre</p>	200m south-west of the Burnell Avenue site on the opposite side of the river.	Low

¹³ Kind Edward's Grove Conservation Area Appraisal (LBR, 2021)

Receptor	Type	Description	Location	Value
		containing 30 meeting rooms. The Lensbury achieved BTM status in 2004. ¹⁴ Of local historical and architectural interest.		
Ham House	Conservation Area	See Table A.2 above.	-	-
Ham Common and associated Listed Buildings	Conservation Area	Scoped out of further consideration as no likely significant effects are predicted as there would be very limited intervisibility with the TDRA Project due to the existing built form. This was agreed by the Planning Inspectorate in the EIA Scoping Opinion.	-	-
Parkleys Estate and associated Listed Buildings	Conservation Area	Scoped out of further consideration as no likely significant effects are predicted as there would be very limited intervisibility with the TDRA Project due to the existing built form. This was agreed by the Planning Inspectorate in the EIA Scoping Opinion.	-	-

¹⁴ Directory of BTM and Listed Buildings (The Teddington Society, 2025)

Tudor Drive

- A.4.2 The Tudor Drive site (Thames Lee Tunnel connection shaft) does not contain any designated heritage assets and is not located within either a Conservation Area or APA.
- A.4.3 A significant cluster of Listed Buildings is present within the Ham Common and Parkleys Estate Conservation Areas approximately 130m to the north-east of the site. However, it is noted that the majority of the site is screened from these assets due to intervening residential areas and has been scoped out from further assessment.
- A.4.4 The nearest APA is the Tier II Ham APA located approximately 150m to the north-west which covers the historic settlement along Ham Street and includes Ham Street Manor House.
- A.4.5 The Tudor Drive site is not located within a locally designated Local Area of Special Character (LASC), albeit it does lie adjacent to the Tudor Estate LASC. The estate is identified to represent a surviving example of inter-war town planning and exhibits a distinctive Tudor-bethan architecture. As such, it is identified to be of low value.¹⁵

¹⁵ <https://www.kingston.gov.uk/heritage-conservation/local-areas-special-character-lasc/2>

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