



Teddington Direct River Abstraction

Preliminary Environmental Information Report
Appendix 9.1 – Local Townscape Character Areas

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Appendix 9.1 – Local Townscape Character Areas

A.1.1 Table A.1 presents the local townscape character areas from published assessments that would potentially be affected by the Project, including a description and/or key characteristics.

Table A.1 Local townscape character areas

Borough	Publication	Townscape character type or study area	Townscape character area	Description/Key relevant characteristics
London Borough of Hounslow	Hounslow Character, Sustainability and Design Codes Supplementary Planning Document (LBH, 2024)	Isleworth	South Isleworth/ Twickenham Road	<p><i>‘...Mogden Sewage Works forms the central piece in the area; the site contains several Art Deco buildings, including the impressive 1930s office building.</i></p> <p><i>The Duke of Northumberland’s River runs through the site, which offers a key tree-lined route for walking and cycling...</i></p> <p><i>Ivybridge Farm Estate is to the south [comprises] 18-20 storey residential towers as well as lower rise buildings.</i></p> <p><i>...Ivybridge Retail Park nearby...</i></p> <p><i>Part of the River Crane runs through this Neighbourhood and Cole Park Allotments in the southern part of the neighbourhood. The area is also home to the Northcote Nature Reserve...</i></p> <p><i>Redlees Park is a key green space... with a cluster of community uses fronting the park on Twickenham Road</i></p> <p><i>To the east is a mix of housing types comprising different ages and styles - including Garden suburb style housing, Victorian villas, and interwar suburban terraces, as well as postwar cul-de-sacs and the 18th-century Mogden House...’</i></p>

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London Borough of Hounslow	Hounslow Character, Sustainability and Design Codes Supplementary Planning Document (LBH, 2024)	Central Hounslow	South Hounslow/West Isleworth	<p><i>‘...predominantly residential... ...a mix of homes, but are mainly low density inter-war properties... ...shopping parade fronting Lyncroft Gardens...small open spaces including Gainsborough Gardens and Murray Park... Hounslow Road and Gainsborough allotments....’</i></p>
London Borough of Richmond Upon Thames	London Borough of Richmond Upon Thames Urban Design Study (Arup, 2023)	B Teddington and Hampton Wick	B3 Hampton Wick Residential	<p><i>‘Hampton Wick Residential is located between Bushy Park, the River Thames, and Kingston in the neighbouring borough. Predominantly a residential area of quiet streets, many of which are conservation areas, there is also a distinctive historic core and neighbourhood centre in the south of the area by Kingston Bridge.’</i></p> <p><i>‘Historic relationship with Hampton Court Residential streets of uniform terraced housing in good condition, with a mix of architectural styles Building heights are generally 2-3 storeys, with some 3.5-4 storey town houses... Front gardens and boundaries contribute to the overall character and distinctiveness of the area The adjacent Bushy Park and River Thames are valuable spaces for leisure and recreation... Listed buildings and buildings of townscape merit are concentrated in the Hampton Wick Conservation Area</i></p>

Borough	Publication	Townscape character type or study area	Townscape character area	Description/Key relevant characteristics
				<p><i>Broom Water Conservation Area on the Thames...</i></p> <p><i>Riverside access is largely restricted to the southern portion of the area...</i></p> <p><i>Landmarks include the Lansbury Hotel and individual houses by the riverside'</i></p>
London Borough of Richmond Upon Thames	London Borough of Richmond Upon Thames Urban Design Study (Arup, 2023)	C Twickenham, Strawberry Hill and St Margarets	C3 Twickenham Riverside	<p><i>'Twickenham Riverside encompasses the historic core of Twickenham town centre, high-quality riverside, and open spaces along the River Thames between Strawberry Hill and East Twickenham. To the west it incorporates Radnor Gardens, and to the east it includes the quiet, vegetated Thames Path and open spaces to Marble Hill House.'</i></p> <p><i>... medieval village of Twickenham..</i></p> <p><i>Intact historic character, with clusters of distinctive historic buildings, many of them listed...</i></p> <p><i>High scenic quality of river, riverside and open spaces alongside it including the Thames Path, Radnor Gardens, Orleans Gardens and Marble Hill Park.</i></p> <p><i>Expansive views and a sense of openness, as a result of the curving River Thames which gives continuing unfolding views of both banks framed by mature trees and vegetation. Views to the opposite river bank include Ham House, Petersham Meadows and Richmond Hill.</i></p> <p><i>Little development beyond the southern end of the town centre...</i></p>

Borough	Publication	Townscape character type or study area	Townscape character area	Description/Key relevant characteristics
				<p><i>Grand estate houses in formal grounds, notably 17th and 18th century development along the Thames...</i></p> <p><i>Landmarks include: Marble Hill House, Orleans House, York House including gardens, sculpture and footbridge, Radnor Gardens, Radnor House (its black and white turret forming a distinctive feature in the view from the Thames), St Mary's Church, The White Swan pub and nearby ferry buildings, and the Barmy Arms Pub.'</i></p>
London Borough of Richmond Upon Thames	London Borough of Richmond Upon Thames Urban Design Study (Arup, 2023)	E Ham, Petersham and Richmond Park	E1 Ham and Petersham Residential	<p><i>'Ham and Petersham Residential includes the two settlements of Ham and Petersham. Although distinct, the settlements are similar in their overarching residential character. They are contained within, and partly defined by, the complex network of open spaces around the Ham Common and Riverside character area.'</i></p> <p><i>'The area was formerly agricultural land until population growth and post-war housing policies initiated more extensive residential development from the 1930s-1960s... Topography is generally flat and low-lying, situated on the Thames floodplain... Quiet, rural/green setting... The built environment is generally well-managed but is not of remarkable quality, with simple buildings of low-cost materials... Streets are gently winding and deliberately laid out, creating a leafy, low-density...</i></p>

Borough	Publication	Townscape character type or study area	Townscape character area	Description/Key relevant characteristics
				<p><i>The estates encourage community interaction through common open spaces and courtyards...</i></p> <p><i>Ham supports small clusters of community shops and services...</i></p>
London Borough of Richmond Upon Thames	London Borough of Richmond Upon Thames Urban Design Study (Arup, 2023)	E Ham, Petersham and Richmond Park	E2 Ham Common and Riverside	<p><i>'Ham Common and Riverside encompasses the stretch of riparian landscape following the River Thames from Petersham Common to Teddington Weir, and enveloping Ham and Petersham Residential character area. It includes several conservation areas and historic landscapes.'</i></p> <p><i>'A distinctive, semi-rural character and a sense of openness from extensive green spaces and the River Thames....</i></p> <p><i>A historic townscape of very high quality and consistently strong character, reflected in much of the area being designated as conservation areas....</i></p> <p><i>Contained within the Thames floodplain, the area consists of flat, low-lying topography....</i></p> <p><i>Remarkable views and vistas along the River Thames...</i></p> <p><i>Ham House and Estate built in the early 17th century and are integral to the appearance and layout of the area, with their prominent avenues forming the basis for the corridor of green spaces to Ham Common...</i></p> <p><i>Ham Common forms the focal point of the conservation area...</i></p> <p><i>Parkley's Estate CA stands in contrast to much of the area, as a highly influential 1950s development of flats and detached houses in a lush, green setting.'</i></p>

Borough	Publication	Townscape character type or study area	Townscape character area	Description/Key relevant characteristics
Royal Borough of Kingston Upon Thames	Kingston, Towards a Sense of Place: A Borough Character Study to Support the Kingston Local Development Framework (Royal Borough of Kingston, 2011)	Outer Suburban	Tudor: 1 Dysart Avenue	<i>‘2-storey, semi-detached hipped-roof houses....The significant green space at the north end by the Dukes Centre contributes to the approach to the riverside of this fine proportioned street. Street trees, both young and old complete this model of 1930’s town planning.’</i>
Royal Borough of Kingston Upon Thames	Kingston, Towards a Sense of Place: A Borough Character Study to Support the Kingston Local Development Framework (Royal Borough of Kingston, 2011)	Outer Suburban	Tudor: 9 St Georges Industrial Estate	<i>‘A neutral collection of 2-storey sheds on a private estate road. Street parking feels exposed especially when the car-park behind the development is largely empty (most parking spaces close to the units appear taken by staff, hence customers and deliveries park in road). The Nikon Building fronting Richmond Road is a characterless but neutral, 3-storey, dark glass building.’</i>
Royal Borough of Kingston Upon Thames	Kingston, Towards a Sense of Place: A Borough	Outer Suburban	Tudor: 11 the Tudor Estate	<i>‘A broad looping road layout, with occasional landscape strips, or grass verges to prevent monotony of development, contains a range of 3-bedroom semi-detached or terraced houses, occasional detached houses and maisonettes. A</i>

Borough	Publication	Townscape character type or study area	Townscape character area	Description/Key relevant characteristics
	Character Study to Support the Kingston Local Development Framework (Royal Borough of Kingston, 2011)			<i>small parade of shops... The overriding and distinctive element of character is the unity of design as a whole to the estate.'</i>
Royal Borough of Kingston Upon Thames	Kingston, Towards a Sense of Place: A Borough Character Study to Support the Kingston Local Development Framework (Royal Borough of Kingston, 2011)	Rural/open	Tudor: 3 YMCA Riverside Lands	<i>'This is a valuable, public, open space. An area which since its humble origins in a planning agreement for the housing beyond the northern boundary, developed around the former Hawker sport and social club, has grown through popularity and good upkeep into a treasured public space and a vitally important part of the setting of Kingston's prestigious riverside.'</i>

A.2 References

Arup, (2023). London Borough of Richmond Upon Thames Urban Design Study. [Online]. Available at https://www.richmond.gov.uk/media/large/urban_design_study_2023.pdf [Accessed December 2024].

London Borough of Hounslow, (2024). Hounslow Character, Sustainability and Design Codes Supplementary Planning Guidance. [Online]. Available at: https://www.hounslow.gov.uk/info/20034/planning_policy/2301/character_sustainability_and_design_codes_spd [Accessed December 2024].

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