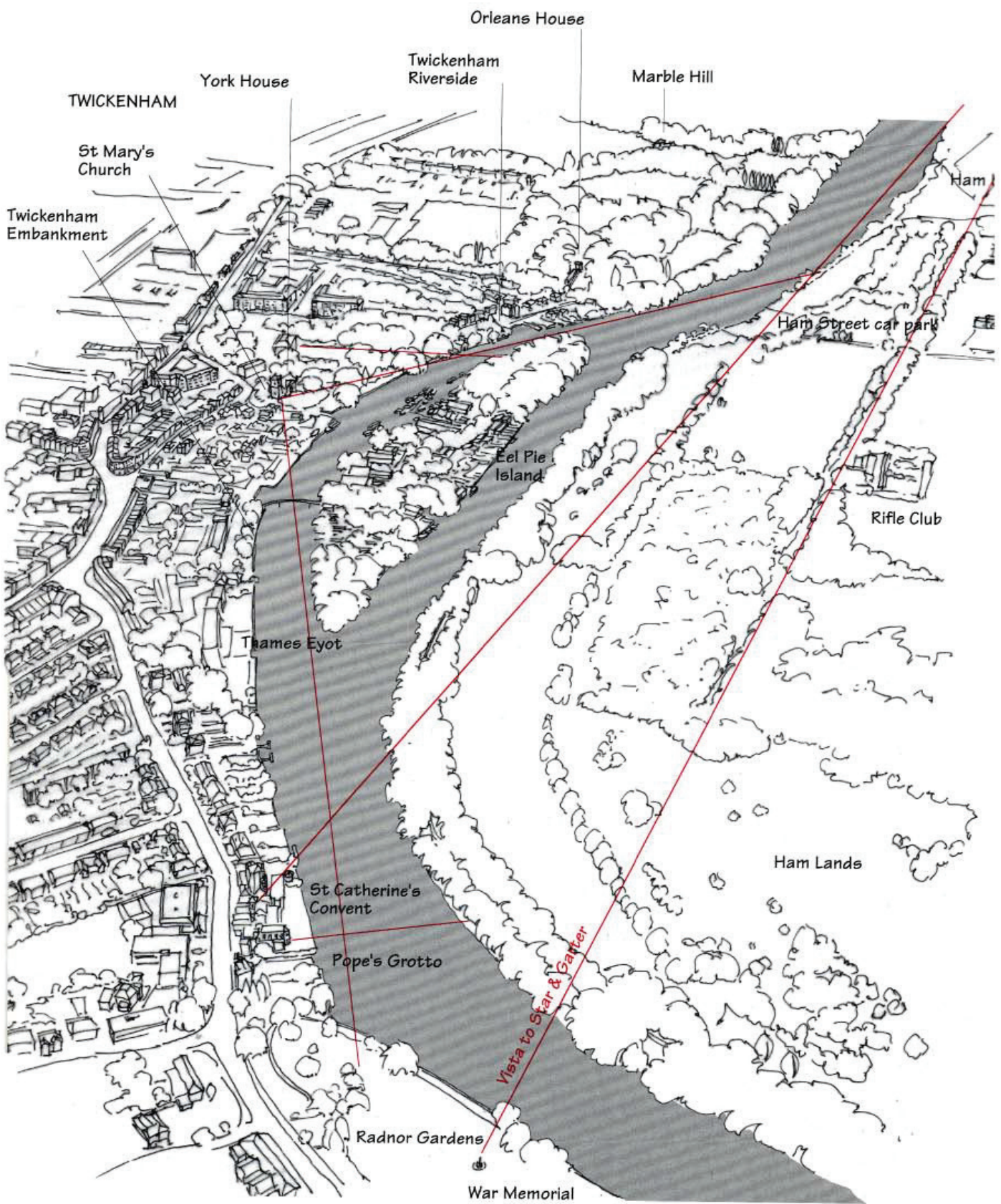


REACH 07
TWICKENHAM





— Vista lines



4.07.1 Overview 1994-2012

- Twickenham Embankment and Eel Pie Island have been one of the most controversial locations in the TLS area during the last 15 years. There has been pressure for redevelopment of Eel Pie Island's boatyards as offices and housing, and the site of the derelict 1930s pool and baths has been the subject of a number of failed proposals since the 1992 public enquiry decision to refuse consent for the scheme based around a Marks & Spencer's store.
- Restoration of key views, and the villas are well-preserved in public ownership, but the working element – as with Tough's at Teddington – is slipping away with the loss of working boatbuilding and repair yards to part-office and part-residential use. TLS policies have been used to strengthen the case for rejecting more extensive non-industrial uses.
- Restoration of Radnor Gardens and York House Gardens
- The major investment provided by London's Arcadia provides a wonderful experience of newly-reinstated 17th and 18th century structured landscape views linking Twickenham, Richmond and Ham, with greatly improved accessibility for all provided by new surfacing, lighting, and scrub removal.
- Landscape improvements to the Embankment northern section to provide a town centre retreat to the riverside and a relationship with the riverside walkway
- Improvements to the registered York House Gardens including re-opening of views from the river to the statue garden.
- Access/interpretation improvements to York House Gardens and Champions Wharf.
- Treatment of the embankment to provide a setting in keeping with the cultural and historic aspect of the site. Improved access to Orleans House Garden and Octagon.
- Radnor Gardens: improvements to the footpaths and parkland setting between Strawberry Hill House and the River Thames, improvements to the children's playground and enhancements to the historic visual links.
- Erection of sand martin bank on Eel Pie Island
- First stage of restoration of Radnor Gardens, 1999
- Re-opening of the lost Marble Hill House vista, 2002
- Re-opening of the lost Orleans House Octagon vista linking with the river, 2004



Twickenham from Eel Pie Island footbridge

LANDSCAPE CHARACTER

4.07.2 Twickenham is one of the classic historic Thames waterfronts, with the church and historic buildings clustered around wharves and boatyards. The Twickenham reach runs along the Middlesex bank from Radnor Gardens through the Embankment to the Riverside. Eel Pie Island encloses the historic waterfront, separating Twickenham from the wild expanse of Ham Lands on the Surrey bank.

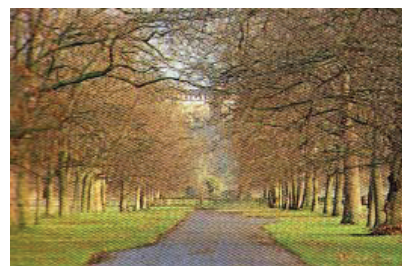
Radnor Gardens has become a popular local park, with an active friends group. Though Radnor House was hit by a bomb in 1940 and demolished, part of the foundations and one of the garden pavilions remain. Part of the garden originally lay on an island, but the river channel gradually became clogged with rubbish and was filled and grassed over in the 1970s. The park has a well-used bowling green and pavilion.

4.07.3 2012 Update: Investment in the park by the Council and as part of the London's Arcadia project means that views to and across the river have been enhanced, and the paths and playground improved. Carefully sited tree planting has provided some screening from the road without blocking key views. A pair of holm oaks have been planted in front of the Majestic Wine Warehouse to act as a termination of the view across the river from the Great River Avenue. Radnor Gardens and associated buildings have undergone recent restoration. A small café with outside seating operates seasonally and the playground is well used, but a mooring for passenger boats would enable more visitors to use and appreciate the park and would provide an appropriate gateway to Strawberry Hill House.

4.07.4 Radnor Gardens are set on a particularly significant spot. Not only does the park provide one of the only windows from the built-up Middlesex bank onto the river, it also acts as the focal point for the Great River Avenue, visually linking Richmond Hill with Twickenham. The park's War Memorial was originally placed there to be seen at the end of the Avenue by the disabled soldiers and sailors in the Star and Garter Home on the Hill. Further significance comes from the park's location between Pope's Grotto and Strawberry Hill.

4.07.5 2012 Update: The restoration of Strawberry Hill and its setting, and the potential for restoration of Pope's Grotto, reinforce the historic interest of this reach.

4.07.6 On the Ham bank, the landscape stretches below Richmond Hill. In the 17th century the Dysarts planted a bold grid of lime avenues across Ham Lands. These avenues, considered to be amongst the finest of their age, survived almost intact through 3 centuries to the present day. The Great River Avenue even largely weathered the period of 20th-century gravel extraction and subsequent infilling with WWII bomb rubble. As recently as the 1970s, the avenue still provided a visual connection over the river and remnants of the tree line that once ran from east to west across the front of Ham House could still be found. At the western end, the vista terminated at Radnor Gardens in Twickenham. To the east, 2 kilometres away, the trees framed the view of the Star and Garter Home on Richmond Hill. Today the central section of the avenue in front of Ham House still frames the eastwards vista up to the Star and Garter, but the lines of trees are patchy and inconsistent. Norway maples, sycamores and plane trees have been planted in among the limes. The eastern end of the avenue disappeared during the 19th century. This land is now in divided ownership including the Ham Polo Club, the German School and the Ham and Petersham Sea Scouts. West of Ham Street, horse chestnuts line the edge of the Ham playing fields with a broken chain link fence beneath. It



Great River Avenue to Royal Star and Garter



Pope's Villa and Grotto in 1733. The villa has been demolished but the Grotto survives



York House, Twickenham



Statue of the Naked Ladies, York House Gardens

was only in the 1970s that the western end started to disappear under sycamore and elm scrub growth. This scrub gradually obscured views and access across the public open space and invaded the floristically rich grassland.

4.07.7 2012 Update: A viewline was opened up in 2005 across Ham Lands along the line of the Great River Avenue.

4.07.8 2012 Update: A long-running Countryside Stewardship Agreement with Richmond Council has now largely controlled scrub growth and most of the Himalayan balsam has been eradicated. Glimpses from the towpath back into Ham Lands have been opened by the TLS by a programme of coppicing.

4.07.9 One of the glimpses to be re-opened could be the vista from Pope's Grotto across the river into the landscape which inspired his writings. The Grotto is the only part of Pope's villa to survive, but its connection to the river has been blocked by a science laboratory built in 1934. The tea merchant's house was once St Catherine's Convent, then St James's School, and is now owned by Radnor House School. In the long term it may eventually be possible to demolish the 1934 laboratory structure and restore the connection with the river.



The southern embankment at Twickenham following restoration by London's Arcadia

4.07.10 2012 Update: A trust has been set up, in liaison with the new owners of the school and local stakeholders, to investigate the potential restoration of the Grotto and improved access to it.

4.07.11 The tower of the school building, said to be designed in the shape of a caddy by the tea merchant builder, stands out as a landmark on the river from as far away as Petersham Meadow. The surrounding area has been intensively developed as private housing, but buildings are generally less than 3 storeys and the tower stands out above the trees of Ham Lands.



The Thames at Cross Deep

4.07.12 Downstream from the school, private houses line the Middlesex bank as far as Twickenham Embankment. The gardens are between 20 and 40 metres deep and though some enhance the riverside with mature trees, a number of treeless gardens reveal white stucco houses. Thames Eyot, a 1930s block of flats, was built on the site of the 18th century Poulett Lodge. The surviving balustrade, loggia, grotto and wet boathouse of the old mansion give the riverside a grandeur which matches the York House waterfront at the other end of the Embankment.

4.07.13 2012 Update: Although the scale and design of Thames Eyot do not entirely complement the setting (and the effect has been reinforced by a second later block beside the Twickenham Embankment), its characteristic 1930s style is more appreciated with the passing of time, and it has taken its place as an accepted part of the complex fabric of Twickenham's past.

4.07.14 Twickenham Embankment retains a special character of brick and granite wharves backed by the attractive grouping of St Mary's church and the 18th century waterfront of houses and pubs. The space is popular with fishermen, boat repairers, walkers and people

just sitting enjoying the protected southern aspect and watching the swans, riverside activity and the view across to the boatyards on Eel Pie Island.

4.07.15 2012 Update: Although there is still important boat-repair activity on the island, over the past 16 years there have been losses; Phoenix Wharf's two long gabled blocks replace the Eel Pie Marine Centre destroyed by fire in 1996 and provide office and some workshop space (B1 and B2 uses), but currently there is no boat repair activity at the slipway. The Lion boathouse is now in office and residential use, and Sims boatyard has departed from Sans Souci next to the bridge, now in non-river-related use. Richmond Council's Core Strategy seeks to retain river-related uses.

4.07.16 At the upstream end of The Embankment, car parking, collapsing brick planters and graffiti-covered seats detract from the scene. The derelict 1930s swimming pool and frontage building (closed since 1980) were demolished in 2005 leaving the former bath-house in use by a local charity, and a temporary playground, café and small terrace garden were installed on part of the cleared site. In 2010 and 2012 parts of the rest of the site have been opened up as temporary public gardens, and the site now awaits a comprehensive permanent scheme to take advantage of the riverside location by providing new public open space and other uses as indicated in the Borough's Twickenham Area Action Plan (2012). The lack of a continuous riverside path on the Middlesex riverside means there has been for many years a bleak dead end to the Embankment, with little activity. The Twickenham Riverside site and Embankment offer opportunities to bring activity back to the Embankment and to make a new connection to the centre of Twickenham, but this should not compromise the traditional local pattern of narrow lanes giving glimpses of a riverside protected from the noise and sight of town centre traffic, parking for local residents and river related uses.

The Embankment between Water Lane and the Barmy Arms underwent extensive improvement in 2010 as part of the London's Arcadia project; the chestnuts, which had outgrown their brick planters, were replaced with pin oaks, and new sets and screen planting installed with relocated parking, creating a more attractive riverside walk. It is intended that any enhancements to the southern section of the Embankment should use the same design elements introduced on this section. A plaque now commemorates the history of Eel Pie Island as a venue for iconic bands of the 1960s. A trip boat providing food and drink moors temporarily on match days opposite the Barmy Arms, but more in-stream mooring posts are urgently needed to avoid boats tying up to the railings.

At the downstream end of the Embankment, the eccentric balustraded gardens of York House - the offices and function rooms of the London Borough of Richmond upon Thames - create a fine green foil to the busy wharves of Twickenham and the ramshackle activity of the boatyards.

4.07.17 The boatyards across the narrow 40 metre channel on Eel Pie Island and the vessels on the river are an intrinsic part of the industrial

history and character of the area. It is rare to be able to watch a working waterfront at such close quarters without getting in the way. The enclosing trees at either end of the island and across the river in York House Gardens complete the sense of containment. These wooded ends to the islands, as well as providing important wildlife habitats, hide buildings from up- and downstream, helping to keep communities distinct and giving the impression of a rural landscape.

4.07.18 2012 Update: Aquarius, the 1970s townhouse development on the southern side of Eel Pie Island, detracts from the rural character, but like Thames Eyot now seems less intrusive with time as gardens and climbing plants mature. The old wooden bungalows on the northern side have mostly been replaced, but more stringent planning policies, and design guidance restricting height over the last 20 years has successfully halted the replacement of single storey houses with higher buildings.

4.07.19 A tiny road weaves from the Embankment, under a footbridge in York House Gardens, to the Twickenham Riverside, a picturesque grouping of white 17th and 18th century terraced houses, surrounded by trees. The White Swan Inn sits in the centre of the group, above the old Twickenham ferry slipway. Viewed from Ham Street, across the water, this is one of the more charming scenes along the river. The distant bulk of the Regal House tower block, visible over the tree tops, is the only intrusion into the skyline.

HISTORICAL BACKGROUND

4.07.20 Twickenham had a riverside settlement in neolithic times and achieved its identity as Tuiccanham in AD 704 when it appears in a Saxon charter. It is not mentioned in Domesday, since it formed part of the larger manor of Isleworth, but a church is said to have existed on the site of the present St Mary's by the end of the 11th century. By 1635 Glover's map shows the village clustering round the church, ringed with orchards and market gardens to supply the capital with fruit and vegetables. In addition to the Manor House opposite the church, new substantial houses were being built and York House can be seen in scaffolding on Glover's map with kilns working full tilt on site to supply bricks.



The Duke of Argyll at Whitton Park

4.07.21 Nobility began to be attracted to the area in increasing numbers in the 17th century. Lord Cornbury, Clarendon's eldest son, lived at York House in 1661, Lord Bradford at Richmond House by the river and Lord Raby at Mount Lebanon. In 1720 John Macky could call Twickenham 'a Village remarkable for its abundance of Curious Seats'. In 1710 John James had built Secretary Johnston a new house which Macky thought was 'exactly after the model of the Country Seats in Lombardy'. A few years afterwards St Mary's employed the same architect to make a stylish new redbrick nave in startling contrast to the sturdy ragstone 14th century tower. Sir Godfrey Kneller, who was Churchwarden, organised the fund-raising. From the river St Mary's nave, with its pediment and portico, looks like another of Macky's 'curious seats' singled out for praise in fashionable Twickenham.

4.07.22 There were notable gardeners in Twickenham, who made their contribution to the area. Johnston, to whom John James dedicated his translation of Dezallier D'Argenville's work *The Theory and Practice of Gardening*, had, according to Macky, 'the best collection of fruit of all sorts of most gentlemen in England'. Batty Langley, who wrote in 1728 the highly influential book on *New Principles of Gardening*, was the son of a local gardener and worked at Twickenham Park. Although Whitton Park could not be seen from the Thames, the Duke of Argyll's mark was left along the banks of the river as he supplied his neighbours with many recently introduced trees from his large nursery. Walpole, who called him the 'treemonger' acknowledged that he 'contributed essentially to the richness of colouring so peculiar to our modern landscape'. In the Woollett engraving, His Grace is seen in his gardening apron showing visitors around the arboretum. After his death many of the foreign trees and shrubs were transplanted to Kew by Lord Bute for the Princess Augusta and are still there today.



Muntz's view of the eclectic 'mabland' buildings of Radnor Gardens in 1756 showing the stream channel, since filled in 1970s



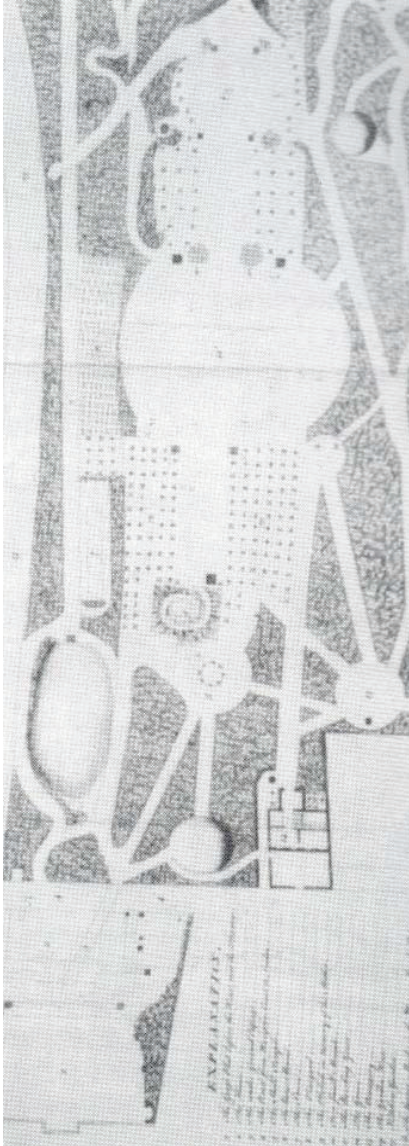
Peter Tilleman's Prospect of the River Thames at Twickenham c 1780 showing the 'abundance of Curious Seats' recorded by John Macky

4.07.23 The Swiss artist JH Muntz made a view of the villas and gardens upstream at Cross Deep, where in the 1720s the Earl of Radnor had built a house by a backwater. When Walpole came to live at Strawberry Hill, he was scornful of his neighbour's eclectic garden buildings, which he called 'Mabland'. The Chinese temple has disappeared but a gazebo, part of a bathhouse, from Radnor House garden, and a Gothic summerhouse from a neighbouring garden of Cross Deep House have been restored in what are now Radnor Gardens. Neither of the houses survives.

4.07.24 Twickenham achieved a character all of its own as a rural retreat that attracted poets, painters, actors, architects and musicians as well as courtiers and city men. Lady Mary Wortley Montagu, who moved into the area in 1719, found she could pass her time 'in great indolence and sweetness' with more freedom for cultural pursuits and more reasonable hours than prevailed in London with its nightly assemblies, balls and card-playing. Alexander Pope, who also moved to Twickenham in 1719, was largely responsible for its epithet the 'classical village'. He called his own Cross Deep villa 'my Tusculum' in memory of Cicero's villa outside Rome and while translating Homer he made himself a garden following the classical principle of *simplex munditiis*, the correct balance between Art and Nature. Voltaire, who visited Pope in 1726 was much impressed and inspired by what he saw.



Alexander Pope



*John Serle's Plan of Pope's Garden
1745*



*The original Eel Pie Island Hotel
c.1930*

4.07.25 Pope's classical garden with its famous grotto was very influential on garden design and after his death inspired literary pilgrimages. Travellers looked eagerly for 'Twitnam bowers' and the weeping willows he had planted by the river. Catherine the Great is said to have requested slips from the trees for St Petersburg. An American made an exact plan of the garden and on his return laid it out with the Philadelphia highway standing in for the Thames. Pope's villa was destroyed in 1807 by an occupant who was weary of such persistent visitors, but the underground grotto, which led from the river front of the villa to his garden on the other side of the road, has miraculously survived though it is in urgent need of restoration which is now being planned.

4.07.26 In the early 19th century some of the large parks, notably Twickenham Park, began to be broken up and there was an in-filling of smaller villas and cottages. Admiral Crawford in Jane Austen's *Mansfield Park* found a 'cottage at Twickenham' which he could improve with a gravel walk, a shrubbery and rustic seats. In 1807 JMW Turner was able to design himself a Regency lodge in Sandycombe Road in sight of his beloved river. Charles Dickens occupied one of the Aisle Park Villas for a time. Mount Lebanon was not broken up until the end of the century and some of the cedars which had given it its name can still be seen in the Lebanon Park estate. The land on which Whitton Park had stood was extensively developed in the 1930s and a few of the 'treemonger's' cedars are left scattered in Whitton today.

4.07.27 The advent of pleasure steamers brought a wave of day-trippers to stop at Twickenham Ait which became known as Eel Pie Island, recalling the local eel industry recorded in Domesday. Miss Morleena Kenwigs in Dickens' *Nicholas Nickleby* was taken there by steamer, to make merry upon a 'cold collation, bottled-beer, shrub, and shrimps', and to dance in the open air to the music of their travelling band. Dickens, who lived in Twickenham in 1838, had also tasted the delights on offer at the Eel Pie Island Hotel, which more recently saw the early days of the Rolling Stones. The hotel has now been replaced by housing, an elegant pre-stressed concrete footbridge to the island having been constructed in 1957. A plaque on the Embankment now records the unique musical history of the island.

4.07.28 Twickenham's waterfront has retained its village appearance, although the selling of Richmond House and the building of swimming baths on the site, now unused, leaves the future of the historic waterfront to be resolved. Sir Ratan Tata's York House was bought by the Borough of Richmond in 1926 for use as Council Offices, after receiving its Charter of Incorporation. York House riverside garden, with its remarkable statues originally intended for Lea Park, Surrey, has been restored. It adds to the varied interest of the delightful riverside walk to the old ferry and the White Swan Inn. The slipway below the church which, with the riverside road, is inundated at high tides, gives great character to the area. The working boatyards across the river on Eel Pie Island and the downstream view back to Walpole's 'seaport in miniature' from the footbridge, ignoring parked cars, has still the atmosphere of a Samuel Scott painting.

NATURE CONSERVATION AND FLOOD RISK MANAGEMENT

4.07.29 Eel Pie Island is the largest island between Teddington and Richmond Locks. The wooded ends of the islands have been designated as nature conservation areas, covered by white willow and sycamore dominant above a ground flora of tall herbaceous plants. The secluded woodland supports a good range of birds, including a pair of tawny owls, which can be heard calling at night. A sandmartin bank has been built on the upstream tip of Eel Pie Island. Walkers can stop during the summer months on a seat installed on the Ham Lands river-bank to watch the martins dive in and out of the artificial home.

4.07.30 2012 Update: Ham Lands comprise largely of River Terrace Deposits underlain by London Clay and is designated as a local nature reserve. The floodplain is relatively narrow, much of which floods regularly. The amount of property at risk is small but there are some historic and important nature conservation sites including Ham House and properties on Eel Pie Island. The area is a popular and well used destination.

4.07.31 Much of the natural floodplain has been heavily modified, first by gravel excavation and then by in-filling with World War II bomb rubble. This fill has resulted in much of the floodplain being raised several metres above natural levels, bringing about a loss of storage volume on the floodplain. This artificial geology significantly changed the geology of the site and although initially this created a diverse habitat for all manner of grassland species to flourish, four decades of scrub growth following the closure of Secret's Farm and a decline in traditional grazing regime reduced the ecological value of the area and covered the southern section of the main east-west avenue. Over the past decade, the London Borough of Richmond has implemented a programme to manage this scrub growth and has been particularly successful in removing almost all of the Japanese knotweed that once blighted the lands.



Re-opened Great River Avenue on Ham Lands

4.07.32 2012 Update: In 2002 a restoration plan for the Ham Avenues was published. The scheme identified a succession of changes to the Great River Avenue and in its alignment across the landscape. Historic plans of the Dysart estate demonstrate this has altered several times: The Erskine (1711) plan draws the avenue roughly on its current alignment, but the Helmingham (1698) plan shows the avenue further south and closer to Ham House. The Slezzer and Wyck (1671) plan places the avenue further north, midway between the Ham House ha-ha and the river. By the 19th century, the current skewed angle of the avenue is plotted.



Sand Martin bank, Eel Pie Island

4.07.33 2012 Update: In 2005 the London Borough of Richmond opened up a view line along the line of the Slezzer and Wyck alignment between the Ham Riverside Pitches and Ham Lands as recommended in the Ham Avenues Management Plan. The line of the Slezzer and Wyck plan was chosen as it followed the approach being taken by the National Trust in the restoration of Ham House gardens. The plan also noted that a restored avenue on this alignment would avoid the Rifle Range and would align much more effectively on the centre of the Star and Garter although unfortunately to the Majestic Wine Warehouse on the Twickenham bank.

4.07.34 2012 Update: *The Ham Avenues Management Plan* proposed that a restored Great River Avenue could provide a higher and drier inland route across the Ham Lands floodplain cutting a tangent across the twists and turns of the river. The introduction of a footbridge or ferry to Radnor Gardens would complete the connection to Twickenham, Strawberry Hill and Teddington. The successful re-opening of the Avenue has now matured into a lovely woodland ride through the emerging woodland on either side. It is fair to note however, that for some, the opening up of Ham Lands visually to the Twickenham bank resulted in a loss in the sense of 'rural enclosure'. A row of holm oak has been planted on the Twickenham bank to soften the termination of the view. Most users welcome the informal pedestrian walk along the line of the Great River Avenue but there are no plans for further restoration in the life of this review. In 2010 works were carried out to improve the Teddington to Richmond cycle route on an alternative line along Riverside Drive. In 2004, the Sustrans National Cycle Route 4 spur path was installed to link Richmond Park with the river at Hammerton's Ferry. It is possible that in the next decade cycling along the towpath between Teddington Lock and Richmond could be formalised.

4.07.35 For the purposes of this review it is proposed to explore the possibility of replanting the Great River Avenue (as proposed in the Ham Avenues Management Plan) on the Slezer and Wyck alignment along the edge of Ham Riverside Pitches between Ham Street and the woodland ride across the raised section of Ham Lands. This will allow for the avenue in front of Ham House to be restored by the National Trust to this alignment at some point in the future so that the two sections can be re-linked. An important consideration will be to position the avenue at a height that it can form a dry route during times of flood. There are no plans at present to formalise the woodland ride or to lower the land that surrounds it. An informal, unbound dry route is proposed to guide users during the spring tides meandering through Ham Lands to join the Great River Avenue. Ham Street car park can be cut off during some high tides – a simple boardwalk linking the car park with drier ground inland would enable access.

4.07.36 2012 update: *In 2002 Ham Lands was chosen as one of seven pilot areas across Northern Europe to develop innovative solutions to flood risk management. A four-year EU Interreg IIB funded project – known as Floodscape – was led by the Environment Agency, and carried out by Kim Wilkie Associates. Floodscape proposed four options for the long term management of the site ranging from a 'do nothing' approach to the removal of all fill and lowering of the land to provide maximum flood storage capacity. In conclusion, the Floodscape report recommended restoration of the entire site considering conservation constraints on South Ham Lands.*



Functioning floodplain at Ham, 1950s

4.07.37 Subsequent research carried out by the Environment Agency for the TE2100 [flood risk management strategy for the tidal Thames] study has shown however, that this approach, whilst having some positive flood risk and other benefits locally would have few immediate benefits in managing flood risk when considered across

the whole Thames corridor. As such the cost-benefit of delivering Floodscape at the present time cannot be prioritised in the short term by the Environment Agency. This said, TE2100 provides a flexible and adaptable approach and recognises that if over the coming decades climate change and subsequent flood risk accelerates in the Richmond area, it may be appropriate to reconsider different options. To this end any actions taken in the short and medium term should not prejudice the potential for the actions recommended in the Floodscape report taking place at some future date if climate change science indicates that this is necessary.

Environment Agency Recommendations

Ham Lands are included in the Environment Agency TE2100 Richmond Policy Area. For the Richmond area, the plan recommends flood risk management policy P3, to continue with existing or alternative actions to manage flood risk at the current level (accepting that flood risk will increase over time from this baseline), working with communities on local measures for key assets and infrastructure. The Environment Agency recognises that the benefits of improving defences are limited and due to the nature of the environment any improvements should enhance the existing character of the landscape.

The main sources of flooding in the area are from tidal, fluvial, a combination of both and from local drainage. There are no fluvial flood defences but existing tidal defences provide some protection against fluvial flooding although these follow a contour line set well back from the river. As such, there are large areas of open space located between the river and the tidal defences that predictions indicate will be inundated more often in the future. It is anticipated that there is up to 25 years to plan and put in place a series of measures for managing freshwater flood risk including changes in the way that the open space is managed and resistance and resilience of properties (including an increased reliance on flood warning and community flood management strategies) for residents on Eel Pie Island. This could include localised defences to protect specific properties where this can be justified. An opportunity for wetland habitat restoration has been identified in the TE2100 action plan and measures to adapt recreational use.

4.07.38 2012 Update: A particular concern for Ham Lands is how to sustain public access – both to the river and along the Thames Path if flood risk is to increase. The monthly spring tides cut off long stretches of footpath and water retained behind and on the towpath results in restricted use for some hours after the peak of the tide. The high spring tides always take place in the early hours and between 4-7.30pm causing further disruption to commuting and visitor movement patterns

in the evening. The flow of water across the towpath deposits much flotsam and jetsam and regularly washes the footpath surface into the river that has started to form small islands in the stream. The scouring action of the water is starting to break up the underlying structure that the footpath sits on in several locations (notably between River Lane and the Douglas Meadow Footpath and downstream of Ham Car Park). Standing water that is trapped behind the raised towpath has begun to change habitats with areas of wetlands being established in the quieter back waters.

4.07.39 2012 Update: Whilst the current Environment Agency advice suggests that the lowering of Ham Lands to increase storage capacity is not justified at present, the same evidence does suggest that habitat creation would be beneficial on the riverside strip that regularly floods on the spring tides. The existing network of reedbeds, standing water, marginal planting, wet meadow, scrub and wet woodland could be enhanced to form a larger inter-connected wet habitat.

Simple alterations to the hydrological flow of water to and across the Ham floodplain would allow for water to be retained and channelled to create a connected mosaic of wetland and inter-tidal creek systems with a gradual transition from wet areas to the existing higher dry grassland, wood and scrub. As the backwaters would be sustained through the action of the tide rather than rainfall they would become valuable places for species to seek refuge during summer dry periods (the water in the upper reaches of the tideway is largely freshwater).

4.07.40 2012 Update: Ham Lands are managed through the Countryside Stewardship Scheme. As the current arrangement comes to an end it may be possible to investigate new ways to control scrub growth and manage the grasslands through a phased re-introduction of grazing. It was noted during public consultation for the Floodscape project that some users would not wish to see cattle grazing on all of Ham Lands at all times. These concerns could be addressed through the planting of low hedgerows and the creation of a ha-ha based on the existing network of copses and tree lines that could be retained. Cattle could then be moved from one area to another during the summer months. In the future this could be linked to the TLS proposal for a 'floating herd' funded through a High Level Stewardship scheme that embraced a much larger area of land than just Ham.

PUBLIC ACCESS AND RECREATION

4.07.41 Public access on the Twickenham bank is restricted to Radnor Gardens, York House gardens and the Twickenham Embankment and Riverside. There is private pedestrian access via a footbridge to Eel Pie Island. Long-term proposals include negotiating access to Pope's Grotto and the Thames Eyot waterfront, should they ever come up for sale or re-development. There is continuous public access across Ham Lands and along the Surrey bank towpath, part of the Thames Path. Twickenham has a British Rail station.

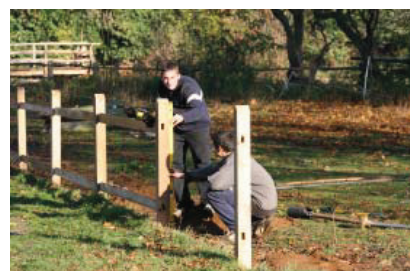
4.07.42 Radnor Gardens is a popular local park with an active bowling club and children's playground. The Twickenham Embankment and Riverside are well-used by walkers, shoppers, canoeists and people eating and drinking at the pubs. There are sports pitches and a firing range on Ham Lands.

4.07.43 2012 Update: On the Ham bank the character of the Thames Path is particularly pastoral – a rural haven only ten miles from the centre of the metropolis. This is achieved through a combination of informal unbound surfacing, absence of street lights, minimal signage, narrow path width and extensive vegetation cover. Whilst it may be appropriate for cycling to be formalized on the towpath between Richmond and Teddington Lock this should not be at the expense of the rural character of the path or the safety of walkers. The creation of a wider segregated route or two parallel routes for both users in this location may spoil the character of the towpath and take away too much vegetation. An alternative is to create a faster and more attractive route for cyclists along Riverside Drive, leaving the narrower more pastoral towpath mainly for walkers.

4.07.44 The riverbank is managed to become increasingly rural the further the visitor progresses into Ham Lands. Certain stretches however, have become dominated by suckering elm that form a tunnel each side of the path and are an identified barrier to use. These trees should be regularly coppiced to open views to the river and more suitable riparian species such as willow, alder and ash encouraged to frame rather than block long views. Rutting of the path and mud deposited by the high tides is known to discourage some users. On the lowest sections of the towpath the constant ebb and flow of the tide is gradually eroding the underlying structure of the path and the stone revetment walls to the riverbank are starting to crumble. It may be possible on these short stretches to install informal boardwalks over the lowest areas allowing the water to flow naturally into the backwaters without hindering recreational use.



White Swan, Twickenham



Restoring fences, Ham Lands

PRINCIPAL LAND USES

4.07.45 The river at Twickenham is fronted by houses, pubs, the church, civic facilities, the Council offices, the theatre and the former swimming pool site, with café and playground and public gardens. The waterfront is a popular public open space and used by boat repairers.

4.07.46 Upstream, the Middlesex river bank is lined by private houses and their gardens as far as Radnor Gardens public park. Downstream, the grounds of York House give way to the houses, slipway and pub of the old Twickenham Riverside. And opposite, on Eel Pie Island, land uses are split between boatyards, houses and woodland. Continuous public open space stretches along the Surrey bank with some sports pitches, a firing range and allotments.

SIGNIFICANT SITES

Twickenham Riverside

Former pool site and Embankment – proposals set out in the Twickenham Area Action Plan

Boatyards:

Eel Pie Island

Water recreation:

Twickenham Rowing Club
Twickenham Yacht Club

Land recreation:

Temporary mooring at embankment and White Swan hard
Fishing from Twickenham waterfront
Ham & Petersham Rifle and Pistol Club
Playground at baths site (currently temporary use)

Ham Lands walks and bridleways
Pope's Grotto
Radnor Gardens, including bowling green and playground
Strawberry Hill House and grounds
Thames Path

Landmarks:

Eel Pie Island
York House Grade II
St Mary's Church Grade II Church
Pope's Villa (now Radnor School)
Strawberry Hill Grade I
Twickenham Riverside Grade II
York House Grade II*

LOCAL INTEREST GROUPS

Amenity and Local History:

Aquarius Riverside
Twickenham Local History Society
Friends of Radnor Gardens
Friends of Twickenham Museum
Richmond Local History Society
River Thames Society (Upper Tidal)
Strawberry Hill Residents' Association
The Eel Pie Island Association
Twickenham Museum Trust
Twickenham Society
Twickenham Town Committee
York House Society

Nature Conservation:

London Wildlife Trust

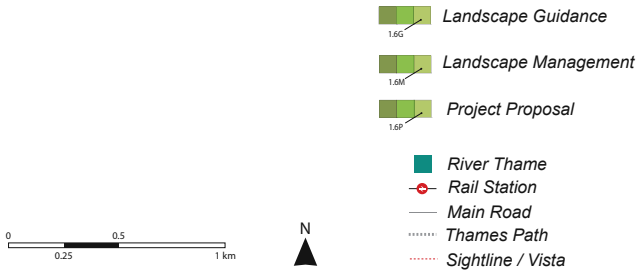
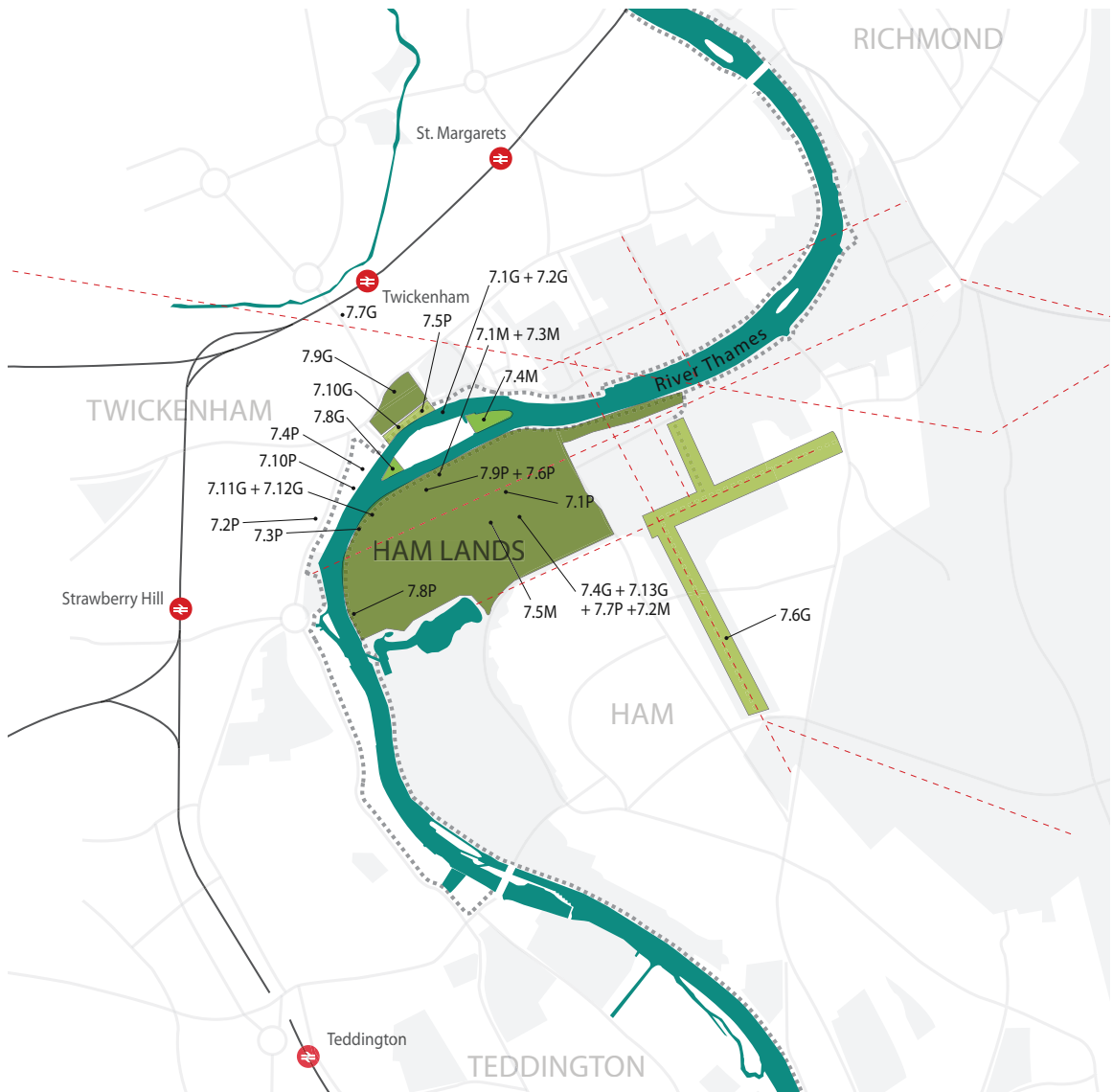
Richmond & Twickenham Friends of the Earth

Review of Guidance, Project and Management & Maintenance

Projects and management proposals will evolve over time, with details and priorities set in the TLS Annual Action Plan and project briefs. The Action Plan provides greater detail for each project and provides the basis for ongoing monitoring. Please refer to the Appendix for a copy of the 1994 Policy, Project and Management Proposals.

Key: Green: Taken from the 1994 TLS Report with minor amendment where appropriate
 Blue: New proposal for 2012 Review
 Yellow: Deleted since 1994 due to completion or changing policy or priority

Policy and Project Review



| Guidance Promoted by the Thames Landscape Strategy and How this Relates to Planning Policy | | |
|--|--|---|
| TLS Ref. | 2012 Guidance | Related Planning Policy Cross Reference |
| 7.1G | Conserve the intimate scale and working character of the Twickenham & Eel Pie Island waterfront | London Plan – 7.29 LBRuT – CP 11, DM OS 11, DM OS 12 |
| 7.2G | Protect the visual links between: Radnor Gardens, the Great River Avenue and the Star & Garter; Radnor Gdns and St Mary's Church Twickenham; Radnor Gdns and Strawberry Hill across to Pope's Grotto; Pope's Grotto and the river; Petersham Meadow and Radnor Church; Twickenham and Eel Pie island | London Plan – 7.12 LBRuT – DM HD7 |
| 7.3G | Conserve and enhance the nature conservation interest of the river and its corridor, with particular attention to Ham Lands and Eel Pie Island | London Plan – 7.19 LBRuT – CP 4, CP 11, DM OS 5 |
| 7.4G | Restrict building heights around the Radnor School tower to retain its prominence as a landmark from the river and Petersham Meadow. | LBRUT – CP7, DM DC 3 |
| 7.5G | Conserve and manage the 17th-century network of avenues surviving around Ham House both for their historic and natural significance. | London Plan – 7.12 LBRuT – DM HD7, DM OS 4 |
| 7.6G | Conserve the tree-framed setting of Twickenham Riverside, reducing the height of any future redevelopment on the Regal House site to prevent intrusion into the riverside scene, when viewed from the Surrey bank and Richmond Hill. | LBRuT – , CP 7, DM DC 3 + Twickenham Area Action Plan |
| 7.7G | Prevent the re-development of low wooden bungalows on Eel Pie Island into 2 storey brick buildings | LBRuT – CP 7, |
| 7.8G | Encourage provision of passenger boat loading facilities in the Twickenham reach | Twickenham Area Action Plan |
| 7.10G | Ensure that any extension of the cycle route from Teddington Lock to Richmond maintains the rural character of the towpath. | LBRuT |
| 7.11G | Maintain the rural character of the Thames Path along Ham Lands through the retention of an unbound surface, minimal signage and no street lighting. | LBRuT |
| 7.12G | Continue to monitor the flood risk information published by the Environment Agency in order to inform the management of the floodplain in Ham Lands | LBRuT, EA |
| Delete | Secure possible connections between the centre of Twickenham and the swimming baths site. | Will be addressed in the Twickenham Area Action Plan |

| Project Proposals | | |
|-------------------|--|---|
| TLS Ref. | 2012 Project | Other Stakeholders |
| 7.1P | Manage the Ham Lands so that any interventions do not restrict the possible long term re-instatement of the Great River Avenue or grazed wet meadow. | LBRuT |
| 7.2P | Explore the long-term possibilities of adapting the 1934 structure which blocks Pope's Grotto from the river. Consider the long-term restoration of Pope's world-famous garden across the road. | Landowners |
| 7.3P | Cut windows in the riparian Ham Lands scrub to reveal glimpses of the wider open space particularly opposite Pope's Grotto. | LBRuT |
| 7.4P | Encourage the repair of the balustrade, boathouse and loggia at Thames Eyot. | Landowners |
| 7.5P | Set car parking back from the edge of Twickenham Embankment and improve the layout and seating of the public spaces retaining access and parking at waterfront for deliveries and loading for Eel Pie Island | LBRuT Set out in Twickenham Action Plan |
| 7.6P | Enhance and connect the backwater habitats on Ham Lands, linked to the main river channel and drier habitats inland. | LBRuT |
| 7.7P | Consider the long term introduction of cattle as a means to manage the grassland on Ham Lands. | Leaseholders, LBRuT |
| 7.8P | Extend aspects of the wet habitat of the Thames Young Mariners lagoon into Ham Lands with improved public access and views across the water. | Landowners - SCC |
| 7.9P | Create a network of informal dry routes along the Thames Path to be used by visitors in times of flood. | LBRuT |
| 7.10P | Encourage planting in riverside gardens to enhance the rural character of the Twickenham reach | Landowners |
| Completed | Replace intrusive, broken-down concrete fence posts on the edge of the main Ham Avenue. | Completed 2004-2008 |
| Delete | Encourage tree-planting in front of the town houses on the southern side of Eel Pie Island. | Not progressed. Unlikely to be implemented as views from houses would be blocked. |

| Management and Maintenance Proposals | | |
|--------------------------------------|--|--------------|
| TLS Ref. | 2012 Proposal | Stakeholders |
| 7.1M | Maintain a diverse edge to Ham Lands by coppicing riverside scrub in panels | LBRuT |
| 7.2M | Maintain open grassland on Ham Lands with annual hay cut in September | LBRuT |
| 7.3M | Manage the scrub between the Ham Lands towpath and the river on a five year rotational coppice – re-introducing native riparian trees such as ash, alder and willow. | LBRuT |
| 7.4M | Maintain the nature conservation areas on Eel Pie Island | LBRuT |
| 7.5M | Manage the scrub growth along the Great River Avenue on the elevated section of Ham Lands to maintain the woodland ride. | LBRuT |