

Eagle Brewery Wharf Heritage Impact Assessment

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1.0 Introduction

- 1.1 This Heritage Impact Assessment (HIA) has been prepared by Lichfields on behalf of the project client, the Royal Borough of Kingston upon Thames. It assesses the effect of the proposal at the former Eagle Brewery Wharf site in Kingston upon Thames, Surrey, KT1 1HL on the surrounding above-ground heritage assets.
- 1.2 The proposed development is for a series of public realm improvements at Eagle Brewery Wharf in Kingston-upon-Thames. This development will contribute to the emerging plan for Kingston town centre, which is called, 'Your vision, our future' and prioritises a greener, cleaner, and safer metropolitan hub.
- 1.3 The site is 890m² hectares, located between the River Thames and the High Street, accessible by a small road named Ram Passage in the Old Kingston-upon-Thames Town centre. The application site does not contain any above-ground heritage assets. It is located within the Kingston Old Town Conservation Area and there are several designated heritage assets, including statutorily and locally listed buildings, Clattern Bridge (Scheduled Monument and Grade I) and the Hampton Court Register Park and Garden (Grade I), Hampton Court Park Conservation Area and Hampton Wick Conservation Area within the local area.
- 1.4 In accordance with paragraph 200 of the National Planning Policy Framework, this HIA establishes the significance of the heritage assets to be affected, including an understanding of their setting and how it contributes to significance. It then considers the effects of the proposal on setting and significance.

2.0 Methodology and scope

Methodology

- 2.1 This section sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposal's effect on their significance, including consideration of how changes to setting will affect significance. The methodology accords with IEMA/IHBC/CiFA's guidance the 'Principles of Cultural Heritage Impact Assessment in the UK' (July 2021) which sets out a broad methodology for understanding heritage assets and evaluating the consequences of change.
- 2.2 The NPPF defines significance as the 'value' of an asset based on its 'heritage interest', and it defines that interest as archaeological, architectural, artistic and historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles, 2008, which are evidential value, aesthetic value, historical value and communal value.
- 2.3 The overview of the significance of the heritage assets has been undertaken using a combination of desk-based study, and fieldwork undertaken in July 2023.
- 2.4 The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), 2017.

Scope

- 2.5 The following heritage assets were considered to be potentially affected by the proposal:
- 1 40 High Street;
 - 2 Kingston Old Town Conservation Area.
- 2.6 There are several heritage assets in the wider surroundings of the Site. These are not in close proximity to the site. 17 High Street (Grade II) is opposite the site on the other side of High Street and will share some intervisibility, but the nature of the development would not affect the setting of the listed building. Clattern Bridge is further north of the site and would not have any intervisibility with the site or proposed development. Along the river frontage two Grade II listed pavilions and Kingston Bridge (Grade II*) may have some invisibility with the proposed development but due to their proximity and the nature of the proposals, will not be affected.
- 2.7 Hampton Court (Registered Park and Garden, Grade I) and Hampton Court Park Conservation Area and Hampton Wick Conservation Area are situated across the River Thames to the west. Due to the limited nature of the overall change, which is being proposed, it is not considered that the proposals would have any effect on the significance of these heritage assets.

3.0 **Heritage statute and policy**

Statute and policy context

3.1 The relevant statutory development plan for the Site comprises the Core Strategy (2012) and the Kingston Town Centre Area Action Plan (2008). The heritage statutory considerations for the proposal are s.66(1) and s.72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the 1990 Act”).

3.2 Material considerations include:

- 1 National Planning Policy Framework (NPPF) (December 2023);
- 2 National Planning Practice Guidance: Historic Environment (July 2019);
- 3 The London Plan 2021 (March 2021);
- 4 National Design Guidance (January 2021);
- 5 National Model Design Code (July 2021); and
- 6 Relevant Historic England guidance.

Application of statute and policy

3.3 The following are the key heritage policies and statutory considerations the proposal will be assessed against:

- 1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? s.66(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; London Plan Policy HC1; Core Strategy Policy DM 12).
- 2 Does the proposal preserve or enhance the character, appearance, significance [and setting] of the conservation area? (s.72(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; London Plan Policy HC1; Core Strategy Policy DM 12).
- 3 Does the proposal preserve and, where appropriate, enhance the setting and significance of the Registered Park and Garden? Paragraphs 197 and 199, NPPF; London Plan Policy HC1; Core Strategy Policy DM 12).
- 4 Does the proposal comprise high-quality design which has been informed by, and relates positively to, the surrounding historic environment, which reflects local design policies and government guidance on design? (Paragraph 135, NPPF; London Plan Policies D3 and D4; Core Strategy DM 11).

4.0 **Baseline conditions**

Site and surroundings

Figure 4.1 The site viewed from the Hampton side of the Thames



- 4.1 The site is located between the River Thames and the High Street, accessible by a small road named Ram Passage in the Old Kingston-upon-Thames Town centre. It comprises a mixture of modern paving, concrete slab and other hard-surfacing including that along Queens Promenade. Towards its southern edge, the site includes eight silver birch trees, set within a small grassy area. The site is bounded by a seating area for the Ram Pub to the north and Queen's Reach Housing and its associated private parking to the south and east respectively. The western boundary of the site extends into the River Thames, where it encompasses the river wall and various boat moorings (Figure 4.1). There is an isolated whitebeam tree located just outside of the site's northern boundary.
- 4.2 The wider surroundings are characterised by central Kingston-upon-Thames, an urban centre on the eastern bank of the River Thames, while on the western bank much of the study area is occupied by Hampton Court Park and Bushy Park.
- 4.3 The site does not contain any above-ground heritage assets. It is located within the Kingston Old Town Conservation Area and is in proximity to various designated heritage assets, including numerous statutorily and locally listed buildings, and Clattern Bridge (Scheduled Monument and Grade I). The site is located across the river from two Registered Parks and Gardens, Hampton Court Registered Park and Garden (Grade I) and

Bushy Park Registered Park and Garden (Grade I). The nearest listed building (40, High Street) backs onto the car park and is adjacent to the site.

- 4.4 The site lies within the Tier 2 Kingston Town Archaeological Priority Area, identified by the Kingston-upon-Thames Borough Council as holding 'specific evidence indicating the presence or likely presence of heritage assets of archaeological interest'. There are no recorded designated or non-designated archaeological assets within the site.

Figure 4.2 The site viewed from High Street through Ram Passage



Historic development

Figure 4.3 OS Map 1898 showing the Eagle Brewery

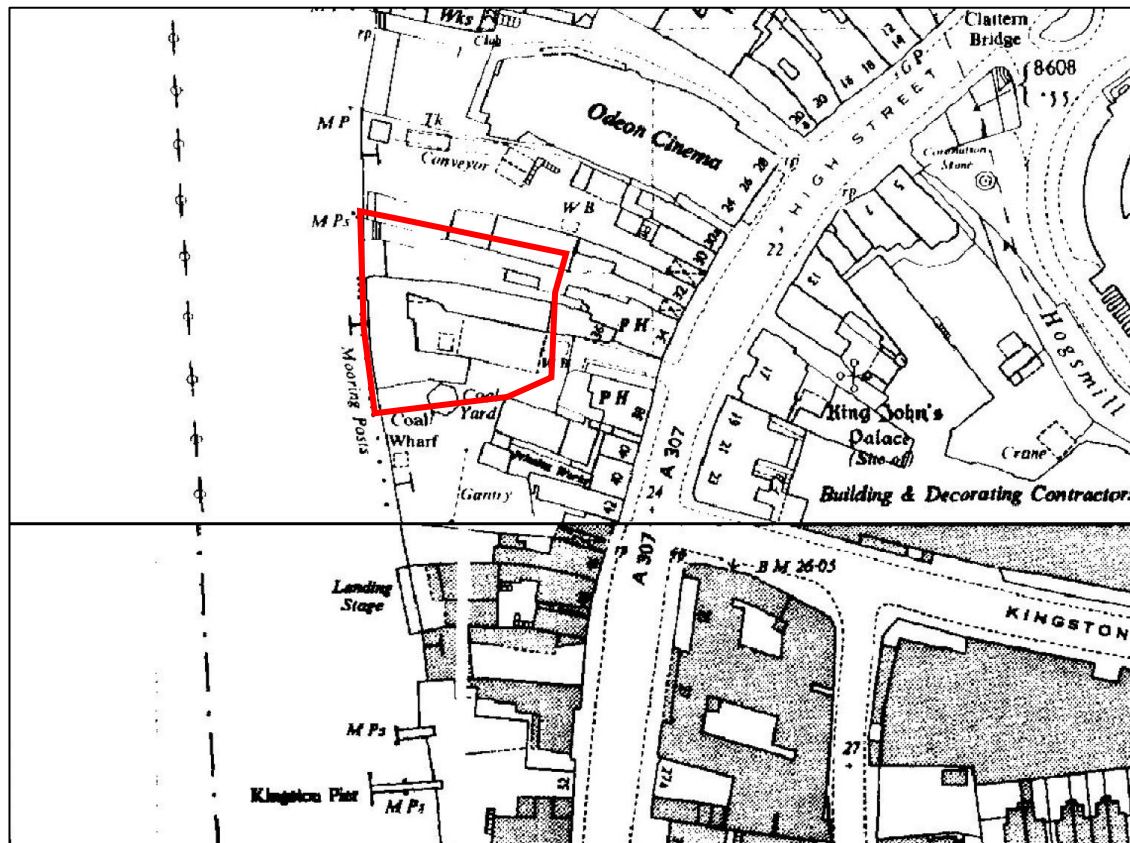


Source: NLS

- 4.5 Of particular relevance to the site was the development of the brewing and malting industry in Kingston, with four Brewing companies operating in Kingston at the end of the 19th century, with Fricker's being the company that owned the brewery built on the site of proposed development.
- 4.6 Historic mapping reveals a brewery on the site since at least 1868 with two nearby former malthouses noted in the Greater London HER, at 27 High Street (PRN: 111429) and 30-32 High Street (PRN: 107628), both of which are less than 50m from the site. It is likely that the brewery, originally named Fricker's Eagle Brewery, was part of a series of industrial units along the banks of the Thames in this area and that by the 19th century the character of the area had become intensely industrial (Figure 4.3).
- 4.7 There appear to be minimal changes to the buildings within the site on historic mapping between 1868 and 1898 except for what appear to be smaller extensions to the main brewery building within the western part of the site.

Modern Period (1900-present)

Figure 4.4 OS map from 1956, originally plotted at 1:2,500, the approximate site location is shown in red



Source: ProMap

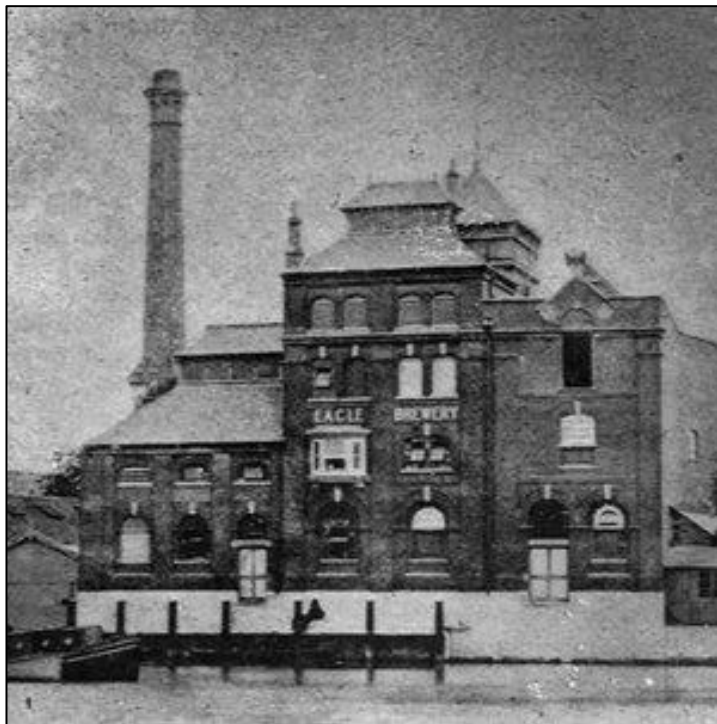
- 4.8 Much of the industry that once existed along the waterfront of the Thames and around Kingston was lost during this period, a process which often involved the demolition or redevelopment of much of the associated industrial structures. The brewery on the site continues to be marked on historic mapping as a brewery until 1954 when it seems to have become a Coal Wharf (Figure 4.4), before being cleared of any structures in 1970. This is evident on mapping dating from 1913 and 1935 (Appendix 4), where there are minimal changes within the site and from 1956 (Figure 5.2), by which time many of the buildings appear to have been cleared and the site is marked 'Coal Yard' and 'Coal Wharf'.
- 4.9 In Figure 4.5 Figure 4.6, the character of the site can be observed at the start of the 20th century. Key observations that concur with the historic mapping include the fact that the brewery structure was built flush up against the river, probably to ensure ease of access to the river as a method of transport. However, the painting and photograph also confirm that there was a chimney on the northern side of the site, as well as a central tower structure. Estimations suggest that the building was five stories at its tallest point, not regarding the even taller chimney. After the demolition of the industrial structures on the site c.1970 there has been very little development on the site, limited to the planting of several trees and the laying of a hard surface and the construction of assorted street furniture and a low wall against the Thames.

Figure 4.5 Frickers Eagle Brewery painting by CA Brindley, 1910



Source: Eagle Brewery Wharf Stage 2 Report, Farrer Huxley, 2023

Figure 4.6 Frickers Eagle Brewery c.1890



Source: BreweryHistory.com, credited to Marcus Perkins.

5.0 Significance of heritage assets

1. 40 High Street

Figure 5.1 40 High Street front elevation



- 5.1 40 High Street has considerable architectural and historic significance as Grade II listed building (Figure 5.1). The architectural significance derives from it being a well-preserved example of early an 19th-century residential and commercial building. The ground floor comprises an early 20th-century traditional timber shopfront with two red brick stories above. Elevation arranged of four bays with three sets of timber sashes with one bay being of narrow blind brick windows. Single dormer centralised above main door to the roof slope. The Georgian architectural style, traditional materials, and craftsmanship contribute to the architectural significance.
- 5.2 The rear elevation has been extended in the late 20th-century with a complimentary brick two to three storey extension across the width of the elevation. Whilst this extension assimilates well with the overall character of the conservation area, it occludes the original historic rear elevation and reduces the ability to appreciate the building's historic form and materials. This extension is part of an overall redevelopment, connected via a walkway, which comprises the modern buildings that form the southern border of the application site between the Thames and the High Street.
- 5.3 The historic significance derives from the building's illustration of the development of Kingston as the town grew and the High Street was built out. The later shopfront illustrates changing commercial needs and contributes to the building's historic interest. Many of the

surrounding buildings are later replacements, and 40 High Street is fragmentary evidence of the street's historic appearance and character.

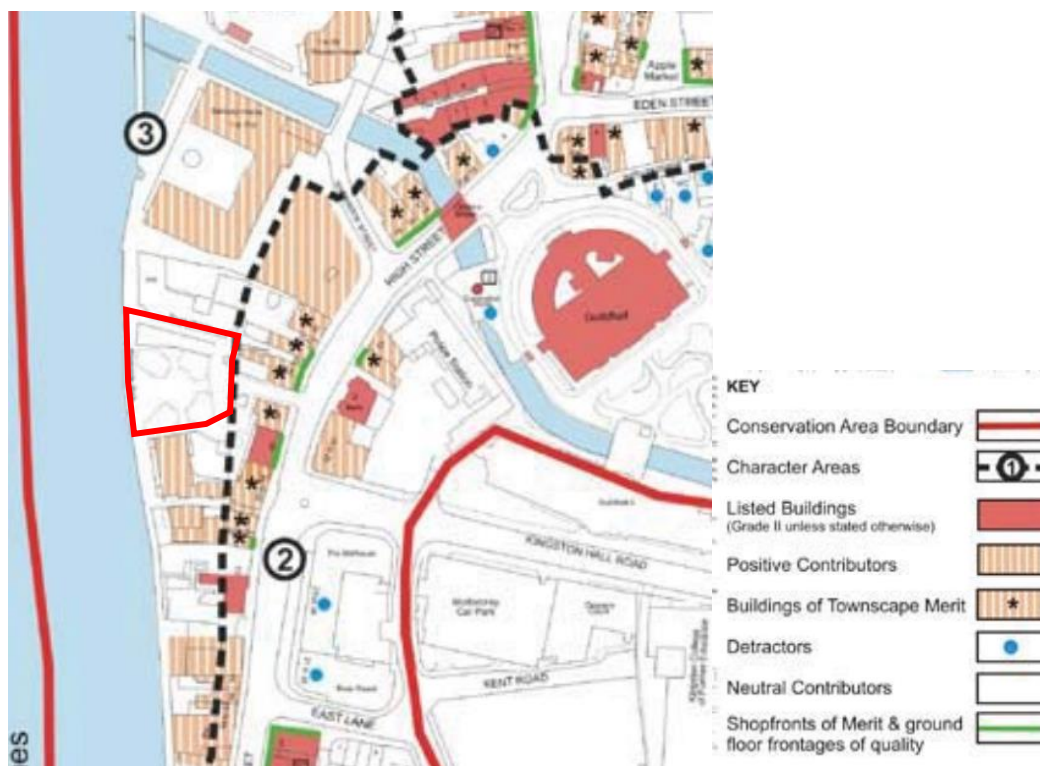
- 5.4 The setting of the building contributes to its significance. Principally, this derives from its frontage on the High Street where its street prospect lends the building some local prominence. To the rear of 40 High Street is the application site, an open, landscaped space on the former Eagle Wharf Brewery site, which is open to the river (Figure 5.2). Whilst the rear elevation is highly visible this open space does not materially contribute to the building's significance and is a neutral part of the setting.

Figure 5.2 Rear elevation of 40 High Street with the application site in the foreground. The mature tree has been removed, not in relation to the proposed scheme.



2. Kingston Old Town Conservation Area

Figure 5.3 Extract from Conservation Area Appraisal townscape assessment map. Red: L



- 5.5 The special architectural and historic interest of this area lies in its historic status as an important market town, port and river crossing from the early medieval period. It is close to the historic royal estates at Hampton Court, Bushy Park and Richmond Park and the old core of the town around All Saints Church and Market Place, with its recognisably medieval street pattern, is the best preserved of its type in outer London.
- 5.6 This conservation area is notable for its mix of architectural styles and the juxtaposition of buildings of different architectural origin and contrasting materials. A few buildings of partial medieval origin remain and there are a number of pre-Georgian vernacular buildings which, in many cases, have been remodelled over the centuries.
- 5.7 The site is situated within the Riverside part of the conservation area and the above map (Figure 5.3) shows that the building's surrounding the site on the east and south side are identified as positive contributors and buildings of townscape merit. The building to the north of the space is not identified as a positive contributor. Views across the site and through Ram Passage towards the High Street and towards the Thames are identified as Secondary Conservation Area views. A series of panoramic views have been identified looking from the other side of the Thames towards the Kingston riverside and encompassing the site. The site does not appear within the four Strategic Views identified within the RBK UDP (Policy BE1).
- 5.8 The Kingston Old Town Conservation Area Public Realm Enhancement Strategy (2005) describes the quality of the existing floor-scape:

'The riverside walkway primarily comprises a tarmacadam surface with either concrete edging or concrete dwarf walls to the river's edge. The two pedestrian links to the riverside from the High Street - Rams Passage and the link to the north of No. 48 High Street - are surfaced in red, brick-sized pavers. The service and parking area to the rear of Nos. 38 to 46 the High Street also has a surface formed by red pavers. The public space to the south of Eagle House is surfaced in standard square concrete paving slabs giving the space a utilitarian appearance'.

- 5.9 The site's contribution to the conservation area is overall positive, with the open space acting as relief from the surrounding streets, and further opening views towards the Thames. From the other side of the Thames the rear elevation of the High Street is visible, and views can be seen through Ram Passage. These are characterful views which contribute to the conservation area. However, the site has an overall much-altered and piece-meal character relative to other better-preserved parts of Kingston. The site was once the Eagle Brewery site and so was never designed to be an open space and so it lacks a clear spatial arrangement or formality. Because of this the rear elevations of the High Street, despite later alterations to them, lend the space a somewhat back-land character, which is at odds with the prominence of the river frontage itself. The development to the south side of the site, Queen's Reach, identified by the appraisal as a positive contributor, now appears dated, with a largely blank elevation prominently facing the site. The building north of the site is also architecturally dated and does not contribute positively.
- 5.10 The surface of the site is predominantly tarmacadam with red pavers and a concrete dwarf wall to the river. Wooden benches give the space some definition. A small area of grass and trees helps to soften the flank elevation of the development to the south. The quality of the landscape is poor and does not reflect the area's historic qualities or its current prominent riverside location. The surfaces are visually unattractive and there is little coherent hard or soft landscaping which helps to make the site a distinctive, characterful place.
- 5.11 In summary, the site is a positive area of the conservation area, due its open nature, riverside aspect, and views from the High Street, through Ram Passage, towards the Thames. However, this positive contribution is significantly mitigated by the average quality of much of the surrounding buildings, and the poor quality of the floor surfaces and hard and soft landscaping.

Figure 5.4 Ram Passage, view towards the Thames from the High Steet, with red pavers



Figure 5.5 View across the site to the south-west showing the tarmacadan surface and existing benches



6.0 **Proposal's effect on significance**

Description of proposal

- 6.1 The full details of the proposal are described in the Design and Access Statement and shown on the application drawings. A combination of photographs, and application drawings have been used to predict and evaluate the change.
- 6.2 The proposed development on this site is for a series of public realm improvements at Eagle Brewery Wharf in Kingston-upon-Thames. This development will contribute to the emerging plan for Kingston town centre, which is called, 'Your vision, our future' and prioritises a greener, cleaner, and safer metropolitan hub. The designs will increase the number of trees and vegetation within the site, redesign the available public seating and introduce landscaping with the aim of transforming it into a hub for all ages to socialise and engage in informal community events. The proposed scheme also aims to increase visual links between the site, town centre and the River Thames.
- 6.3 The proposed scheme will require intrusive works within the site up to a maximum depth of 1.4m below ground level.
- 6.4 The scheme comprises the following elements:
- 1 A centrally located 'Playful' seating island;
 - 2 Series of bespoke seating pods along the river frontage;
 - 3 Extended green space at the south of the site adjacent to Queen's Reach and trees planted in tree pits across the site;
 - 4 Removal of 2 trees and planting of 19 trees, tree pits to be resin bound gravel;
 - 5 Play trail set within this green edge;
 - 6 Swift tower, around 6-7m tall;
 - 7 Area adjacent to the pub garden for flexible uses/classes;
 - 8 Hard landscaping re-surfaced with warm tone block paving, bond and pattern indicatively at contrasting angles (details to be conditioned);
 - 9 Removal of dwarf concrete wall and replacement with new steel railing to river frontage.

Assessment of effects

1. 40 High Street

- 6.5 The improvements to the hard and soft landscaping of this space will have an overall positive effect on the setting of the rear of the listed building. The improved quality of the materials used in the surfaces, will raise the quality of the visual appearance of the open space and better assimilate it with other high-quality areas within the conservation area.
- 6.6 As set out above, the principal part of the listed building's setting is its High Street frontage, and the area to the rear is a neutral part of this setting. This follows that whilst there would

be improvements to the quality of the rear setting of the building, these improvements would not in turn have an effect on the significance of the listed building.

6.7 Therefore, the significance and the setting of the listed building will be preserved.

2. Kingston Old Town Conservation Area

6.8 The effect of the scheme on the conservation area is more notable. Currently the area is a positive contributor to the conservation area's character and appearance, due to its open characteristics, and visibility from the High Street through to the Thames. However, this is mitigated by the poor-quality floor surfaces, lack of or limited hard and green landscaping, and the neutral quality of the surrounding buildings.

6.9 The proposed scheme includes several changes which would have a positive effect on the site's contribution to the character and appearance of the conservation area:

- The new steel railing would improve views to the river and Hampton Court Park. The new rail would be visually attractive and would be an improvement on the existing situation. This would have a positive effect on character and appearance;
- Green landscaping will be extended across the site. The green space to the south of the site will be extended. Planters will break up the rest of the space, increasing the verdant qualities of the site, and softening the hard environment of the extensive hard surfacing and softening the appearance of the surrounding buildings. This would have a positive effect on the character and appearance of the conservation area;
- Timber benches and the large seating island will further break up the space and give the open space further structure. This high-quality street furniture, both in design and materiality, will have a positive effect on the visual interest and functionality of the area. The contemporary style and design of the benches, as well as their arrangement, is consistent with the existing character of the space, and would be complementary to the surrounding mixture of historic and 20th-century buildings. This would have a positive effect on the character and appearance of the conservation area.
- The re-surfacing of the overall area with brick pavers in warm tones, with contrasting bonding and setts will improve the appearance of the space. The exact details would be conditioned.
- The Swift tower will be an elegant addition to the space, being a distinctive focal point. It will have a positive effect on the appearance of the conservation area.

6.10 Overall, the proposed changes would have a positive effect on the character and appearance of the Kingston Old Town Conservation Area. The visual appearance of the site will be considerably improved, with changes to the quantum of green space and trees, and to the material appearance of the site, contributing to this. These changes will enhance the setting of the nearby buildings, many of which are of townscape merit and contribute positively in their own right to the conservation area.

7.0 Conclusion

7.1 This assessment has established the significance of 41 High Street and Kingston Old Town Conservation Area and has assessed the potential effects of the proposal on their significance.

7.2 It has been identified that the proposal would meet the heritage policy tests outlined in Section 3.3, and the legal requirement can be carried out, as follows:

- 1 Does the proposal preserve and, where appropriate, enhance the setting, significance and special architectural or historic interest of the affected listed buildings? (s.66(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; London Plan Policy HC1; Core Strategy Policy DM 12).

Yes, the proposed development would have a neutral effect on the listed building's significance, ensuring the special interest is preserved.

- 2 Does the proposal preserve or enhance the character, appearance, significance [and setting] of the conservation area? (s.72(1) of the 1990 Act; Paragraphs 203 and 205, NPPF; London Plan Policy HC1; Core Strategy Policy DM 12).

Yes, the proposed development would have a positive effect on the character and appearance of the conservation area.

- 3 Does the proposal comprise high-quality design which has been informed by, and relates positively to, the surrounding historic environment, which reflects local design policies and government guidance on design? (Paragraph 135, NPPF; London Plan Policies D3 and D4; Core Strategy DM 11).

Yes, the proposed development represents high quality design which relates positively to the historic environment. The visual appearance, material quality, and green qualities of the space are significantly improved.

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