



# Planning • Historic Buildings • Archaeology

## Specialist & Independent Advisors to the Property Industry

### Twickenham House

#### Client

Cranbourne Homes Ltd

#### Location

Abingdon

#### Services Provided

Historic Buildings

#### Date of Completion

January 2008

#### Key Issues

Historic Building Appraisal

Impact Assessment



An historic building appraisal was produced by the CgMs Historic Buildings Team in order to assess the historic and architectural significance of Twickenham House, a Grade II\* listed building in Abingdon, Oxfordshire. A separate Impact Assessment informed by the appraisal assessed the impact of proposals for alterations to convert the building from an office back into residential use.

Twickenham House is a handsome early Georgian town house on East St Helen's Street, Abingdon. The house has an attached stable block and a large rear garden extending down to the River Thames. CgMs carried out extensive research, involving the study of documentary and cartographic sources, and a detailed analysis of the building; this established that the house was built in the first quarter of the 18th century and was remodelled and redecorated c.1750-60. The attribution of the house to Sir Robert Taylor could not be verified, but it is possible, on stylistic grounds, that he was responsible for the mid 18th-century remodelling.

The historic building appraisal determined that the 'special interest' of the house primarily lies in the survival of its high-quality fashionable mid 18th-century interior, which includes an impressive Chinese-Chippendale staircase, of which few examples survive.

The Impact Assessment concluded that the proposed alterations to the building to convert it back to residential use would be a positive step that would restore and refurbish aspects of the building's character and appearance that had been lost during its use as offices. CgMs provided advice during pre-application consultation with English Heritage and a further assessment was made of the impact of works needed to comply with building regulations.



#### LONDON

Tel: 020 7583 6767

[london@cgms.co.uk](mailto:london@cgms.co.uk)

#### CHELTENHAM

Tel: 01242 259 290

[cheltenham@cgms.co.uk](mailto:cheltenham@cgms.co.uk)

#### NEWARK

Tel: 01636 653 060

[newark@cgms.co.uk](mailto:newark@cgms.co.uk)

#### KETTERING

Tel: 01536 790 447

[kettering@cgms.co.uk](mailto:kettering@cgms.co.uk)

#### BIRMINGHAM

Tel: 0121 616 4850

[birmingham@cgms.co.uk](mailto:birmingham@cgms.co.uk)

[www.cgms.co.uk](http://www.cgms.co.uk)

