

QUEENS HALL

9 King Street, Twickenham, TW1 3SD
London Borough of Richmond-Upon-Thames

An Archaeological Desk-based Assessment



COMPASS



ARCHAEOLOGY

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London Borough of Richmond-Upon-Thames

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Abstract

This report forms an archaeological assessment for the refurbishment and change of use of Queens Hall, 9 King Street, Twickenham. It is submitted in support of application for planning consent on behalf of F&C Reit Asset Management. The site is situated within a Priority 1 Area of Archaeological Potential as defined by the London Borough of Richmond-upon-Thames UDP.

Overall it is considered that the proposed development of the existing site has minimal potential for uncovering buried archaeological remains due to a lack of significant groundworks, bar demolition of the 20th century changing rooms and shower block tacked on to the southern end of what remains of the 19th-century Town Hall.

The original, much larger, building, of which Queens Hall forms the southernmost remnant, was built in 1877 and was leased out to become Twickenham's first Town Hall. The southern end of the building formed an auditorium for council meetings and was also used to host local dramatics, with the famous Lillie Langtry making her debut there in 1881. At some point in 1928 the northern half of the Town Hall, which had also housed the public library, was demolished for the King Street widening scheme. A new purpose built parade of shops was constructed and forms the modern day street frontage. Only the southern half auditorium remained of the much larger building. This has since played host to a dance school and now serves as a training centre for martial arts. The refurbishment and change of use are likely to have some effect on any original interior architectural features of the 19th century building, for which suitable advice has been sought from The Theatres Trust.

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OS map (figs.1 & 6): Reproduced from the OS 1:25,000 Explorer map with the permission of the Ordnance Survey on behalf of The Controller of HMSO. © Crown Copyright 1999. All rights reserved. Compass Archaeology Ltd., licence no. AL 100031317

Proposed redevelopment plans (figs. 2, 23-28) courtesy of Haskoll Architects and Designers (May 2013)

Glover Map, (fig.10), taken from Simpson, D (ed), 1993 Twickenham Past – A Visual History of Twickenham & Whitton

1 Introduction

- 1.1 This report forms the findings of an archaeological desk-based assessment for Queens Hall, 9 King Street, Twickenham TW1 3SD, (fig.1).
- 1.2 This report is written in support of a planning application for the refurbishment and change of use of the above property, with some minor demolition works removing modern changing facilities on the southern end of the building.
- 1.3 The building itself has a narrow frontage onto King Street to the north, sharing the space with an Italian restaurant, and the rear backs onto a service road to the south. Either side of the property, nos.7 and 11 King Street are commercial retail properties, a KFC outlet and Scope charity shop respectively, (fig.2). It is situated between the Conservation Areas of Queen's Street, (to the north), and Twickenham Riverside, (to the south), and is within a Priority 1 Area of Archaeological Potential, as defined by the London Borough of Richmond-Upon-Thames UDP.

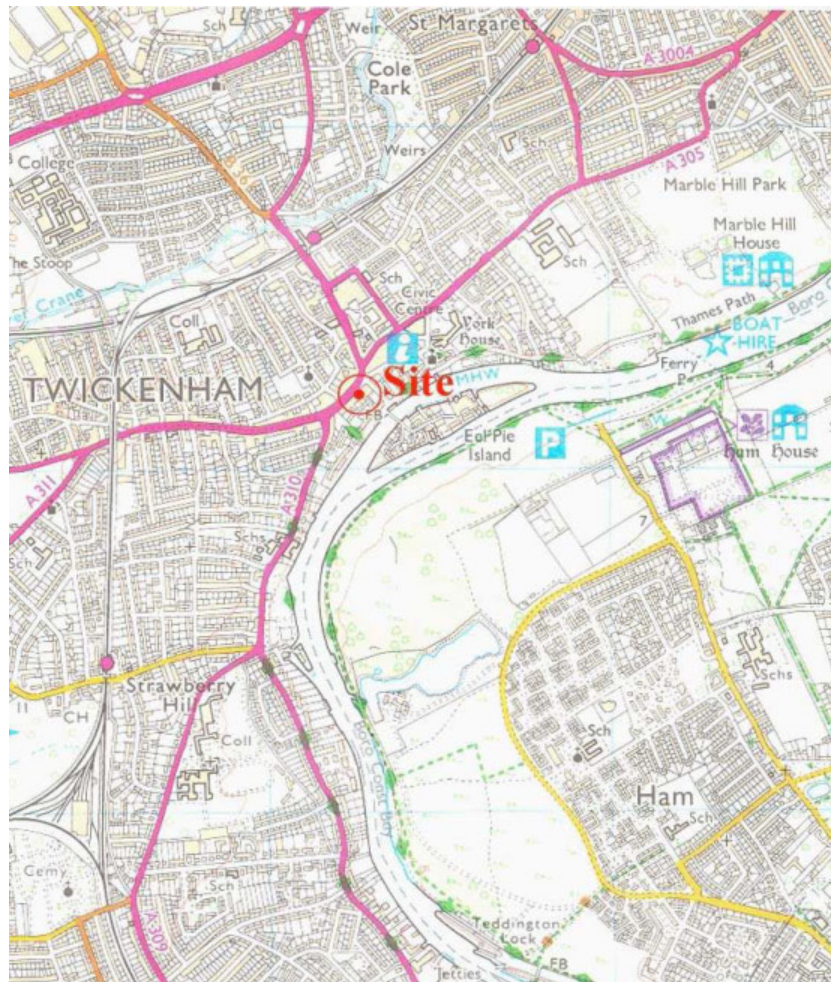


Fig.1: Site Location in relation to the 1:25,000 OS Map

2 Acknowledgments

The desk-based assessment was commissioned by F&C Reit Asset Management. Many thanks go to Maurice Fitzgerald for assistance during the updating process. Compass Archaeology would also like to thank staff at the Richmond Local Studies Library for their assistance researching the historical development of the area.

3 Objectives of the report

The objective of the assessment is to establish the archaeological potential of the site within the context of the proposed redevelopment. This takes place in three principal elements:

- Reference to the archaeological and documentary background
- Consideration of the previous impact of land use and development on the potential archaeology
- Impact of the proposed development.

4 Methodology

4.1 The assessment has been carried out in accordance with English Heritage guidelines and the recommendations of the Institute for Archaeologists (IfA 1996).

4.2 The site was inspected and libraries and archives consulted although it was not possible to view the building's interior. In addition, entries held by the Greater London Historic Environment Record (GLHER) and by the London Archaeological Archive and Research Centre (LAARC) were examined. Material held by Compass Archaeology was also utilised. In addition, a quick search on the Portable Antiquities Scheme database was executed. The various sources were noted, photocopied/scanned or photographed as appropriate.

A search of the Historic Environment Record was made within a 500m radius of the site. This produced 70 records for archaeology, listed buildings, maritime features and historic references. Several of these could be grouped together by location and date. There were also some entries representing isolated finds, instead of archaeological sites. The details of the HER are considered in more detail in Section 7.

4.3 In summary, the assessment has involved identifying the sources available for consultation, obtaining information from them, and thereafter collecting and examining these sources. Through this process it has been possible to produce an overview of the archaeological potential of the site, the extent to which this may have been reduced by later activity, and finally an assessment of the impact of the proposed redevelopment on the potentially surviving buried archaeology.

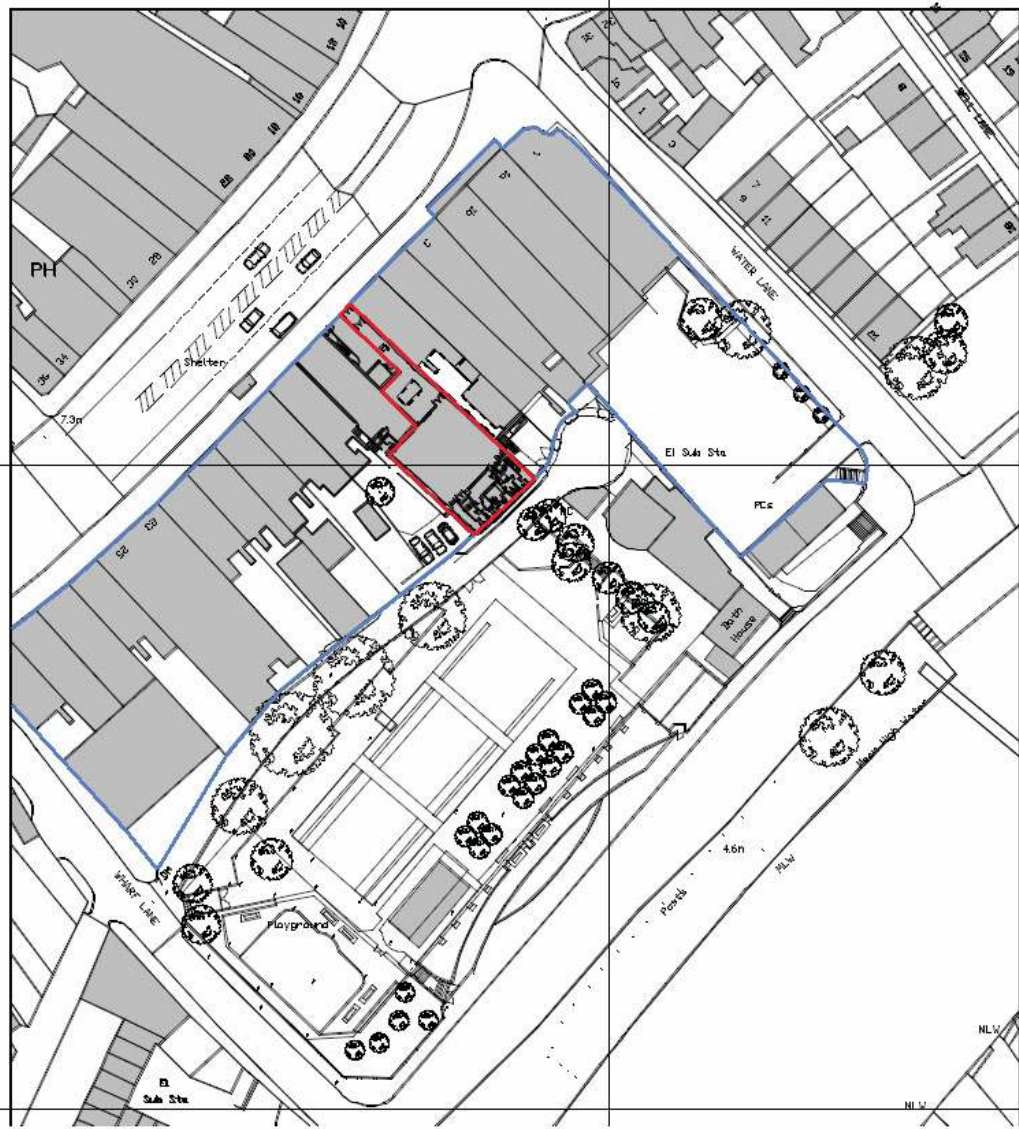


Fig.2: Development Plan with site outlined in red

5 The planning background

- 5.1 This desktop assessment represents one element in the archaeological planning process whereby early consideration of potential archaeological remains can be achieved, and if necessary appropriate further mitigation measures put in place. The report conforms to the requirements of the National Planning Policy Framework, (NPPF), adopted in March 2012, which replaces PPS 5 ‘*Planning for the Historic Environment*’ and policies HE6 and HE7.

The Government adopted the National Planning Policy Framework in March 2012. The NPPF integrates planning strategy on ‘heritage assets’ - bringing together all aspects of the historic environment, below and above ground, including historic buildings and structures, landscapes, archaeological sites, and wrecks. The significance of heritage assets needs to be considered in the planning process, whether designated or not, and the settings of assets taken into account.

NPPF requires using an integrated approach to establishing the overall significance of the heritage asset using evidential, historical, aesthetic and communal values, to ensure that planning decisions are based on the nature, extent and level of significance.

- 5.2 Central policy and recommendations on planning and the historic environment are set out within *The London Plan - Spatial Development Strategy for Greater London* (July 2011). The following sections are relevant here:

Chapter 7 – London’s Living Places and Spaces

Historic environment and landscapes – Policy 7.8 Heritage Assets & Archaeology (p 219-21)

Strategic

A *London’s heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.*

B *Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site’s archaeology.*

Planning decisions

C *Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.*

D *Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.*

E *New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.*

LDF preparation

F *Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London’s environmental quality, cultural identity and economy as part of managing London’s ability to accommodate change and regeneration.*

G *Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.*

7.29 London's built and landscape heritage provides a depth of character that has immeasurable benefit to the city's economy, culture and quality of life. Natural landscapes can help to provide a unique sense of place¹⁵ whilst layers of architectural history provide an environment that is of local, national and world heritage value. It is to London's benefit that some of the best examples of architecture from the past 2000 years sit side by side to provide a rich texture that makes the city a delight to live, visit, study and do business in. Ensuring the identification and sensitive management of London's heritage assets, in tandem with promotion of the highest standards of modern architecture, will be key to maintaining the blend of old and new that gives the capital its unique character. Identification and recording heritage through, for example, character appraisals, conservation plans and local lists, which form the Greater London Historic Environmental Record (GLHER) are essential to this process¹⁶.

7.30 London's diverse range of designated and non-designated heritage assets contribute to its status as a world class city. Designated assets currently include 4 World Heritage Sites, over 1,000 conservation areas, almost 19,000 listed buildings, over 150 registered parks and gardens, more than 150 scheduled monuments and 1 battlefield (Barnet)¹⁷. Those designated assets at risk include 72 conservation areas, 493 listed buildings, 37 scheduled monuments and 14 registered parks and gardens¹⁸. The distribution of designated assets differs across different parts of London, and is shown in Map 7.1. London's heritage assets range from the Georgian squares of Bloomsbury to Kew Gardens (Victorian) and the Royal Parks, and include ancient places of work like the Inns of Court (medieval in origin), distinctive residential areas like Hampstead Garden Suburb (early twentieth century) and vibrant town centres and shopping areas like Brixton and the West End. This diversity is a product of the way London has grown over the 2000 years of its existence, embracing older settlements and creating new ones, often shaped by the age they were developed. This sheer variety is an important element of London's vibrant economic success, world class status and unique character.

7.31 Crucial to the preservation of this character is the careful protection and adaptive re-use of heritage buildings and their settings. Heritage assets such as conservation areas make a significant contribution to local character and should be protected from inappropriate development that is not sympathetic in terms of scale, materials, details and form. Development that affects the setting of listed buildings or conservation areas should be of the highest quality of architecture and design, and respond positively to local context and character outlined in the policies above. When considering reuse or refurbishment of heritage assets, opportunities should be explored to identify potential modifications to reduce carbon emissions and secure sustainable development. In doing this a balanced approach should be taken, weighing the extent of the mitigation of climate change involved against potential harm to the heritage asset or its setting.

7.32 London's heritage assets and historic environment also make a significant contribution to the city's culture by providing easy access to the history of the city and its places. For example recognition and enhancement of the multicultural nature of much of London's heritage can help to promote community cohesion. In addition to buildings, people can perceive the story of the city through plaques, monuments, museums, artefacts, photography and literature. Every opportunity to bring the story of London to people and ensure the accessibility and good maintenance of London's heritage should be exploited. In particular, where new development uncovers an archaeological site or memorial, these should be preserved and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset.

15 Natural England. London's Natural Signatures, The London Landscape Framework. Prepared for Natural England by Alan Baxter & Shiels Flynn January 2011

16 English Heritage. Conservation Principles, policies and guidance. English Heritage, April 2008

17 Taken from English Heritage Data Set 2010

18 English Heritage, Heritage at Risk, 2010

5.3 The Richmond-upon-Thames UDP

The London Borough of Richmond upon Thames has policies that relate to archaeology and planning, including their Development Management Plan, (DMP), adopted in November 2011, which contains policies relating to Conservation Areas, listed buildings, archaeological remains and sites with archaeological potential, (Section 4.3, pgs.64-75).

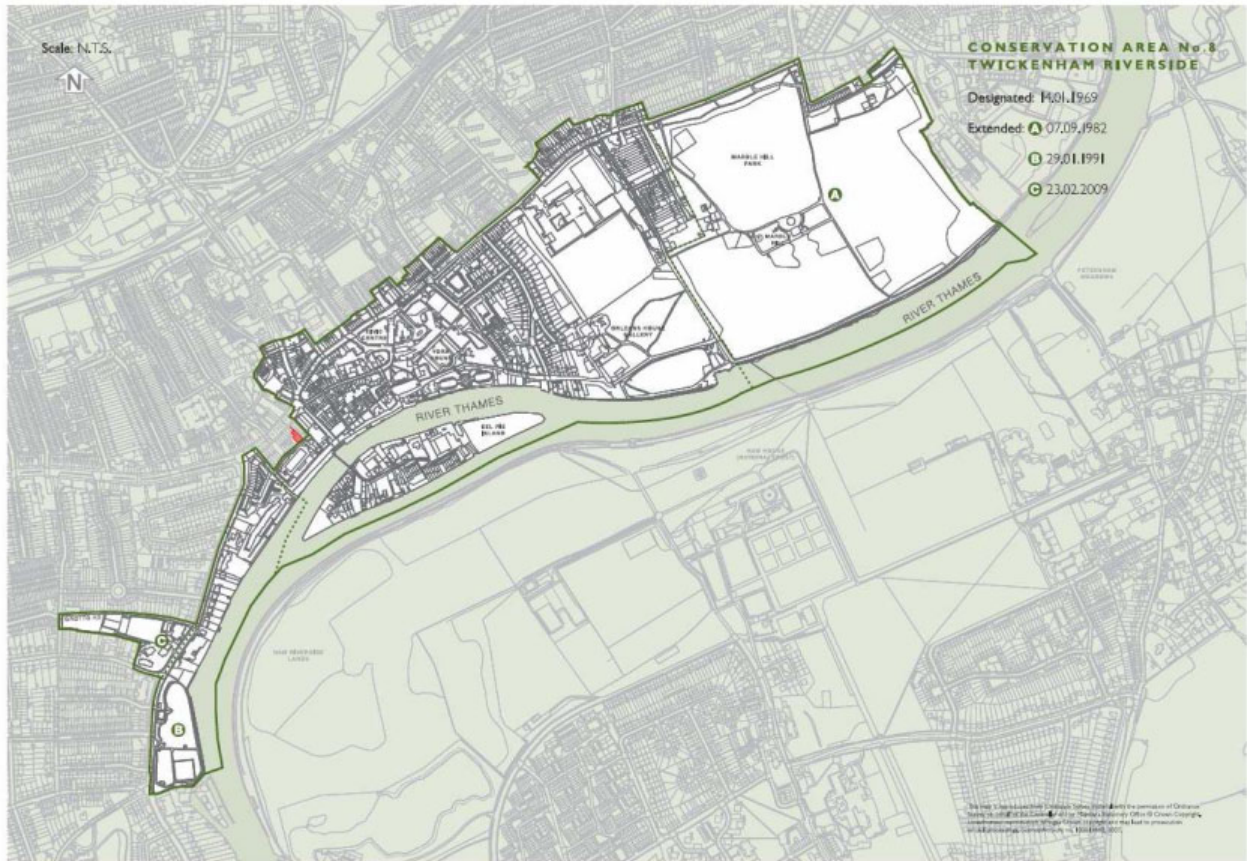


Fig.3: Twickenham Riverside Conservation Area, as defined by the London Borough of Richmond-upon-Thames. The approximate location of the study site is indicated IN red.

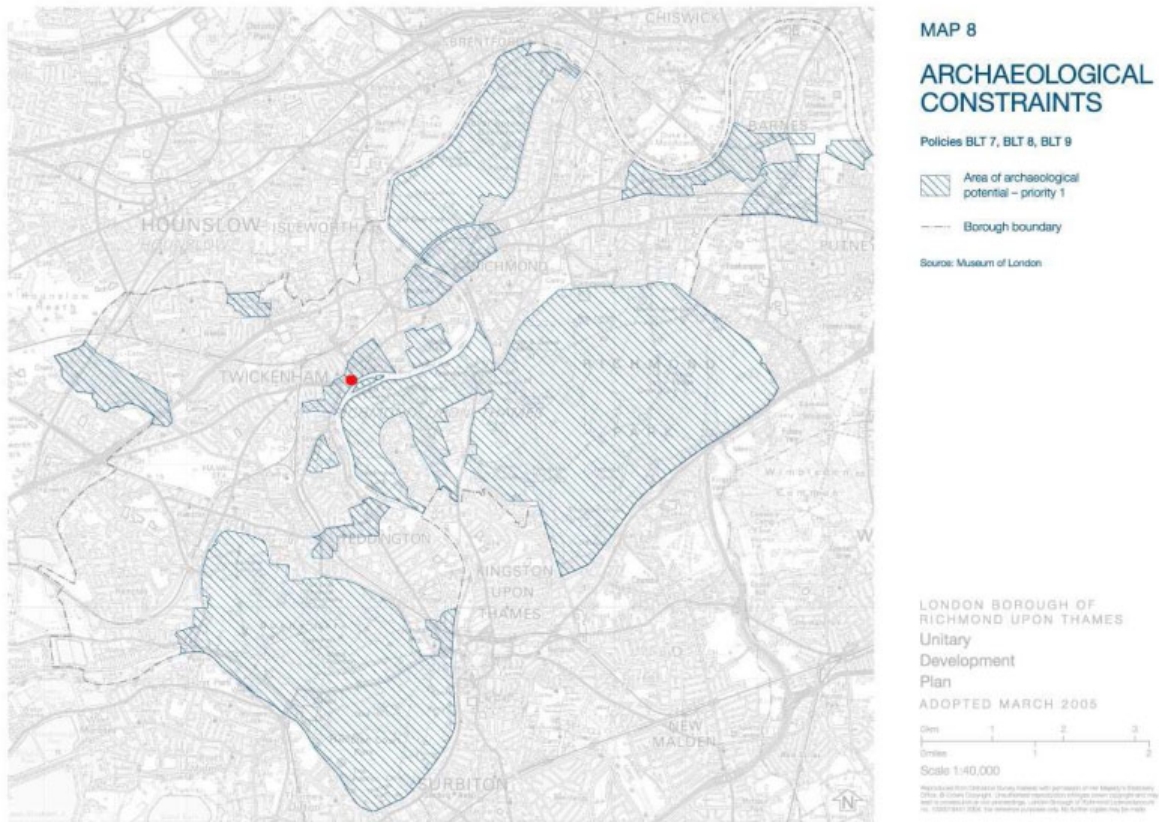


Fig.4: Areas of archaeological potential, as defined by the London Borough of Richmond. The site indicated with a red dot.

As figs.4 demonstrate, the site is situated inside a Priority 1 area of Archaeological Potential, as defined by the local UDP.

6 Location, geology and topography

- 6.1 The site is situated on the southern side of King Street, and some 85m north of the River Thames. The site itself is raised above the natural geology but the surrounding landscape exists at c.5m OD, sloping very gently upwards towards the north.
- 6.2 The geological survey indicates that the site lies on a bed of Langley Silt deposit (commonly known as 'Brickearth'), overlying Kempton Park Gravels (fig. 5). This gravel base is a post-diversionary Thames River deposit, with the Langley Silt deposit being a more recent geological deposit. Evidence for prehistoric activity is often uncovered on this type of geology.

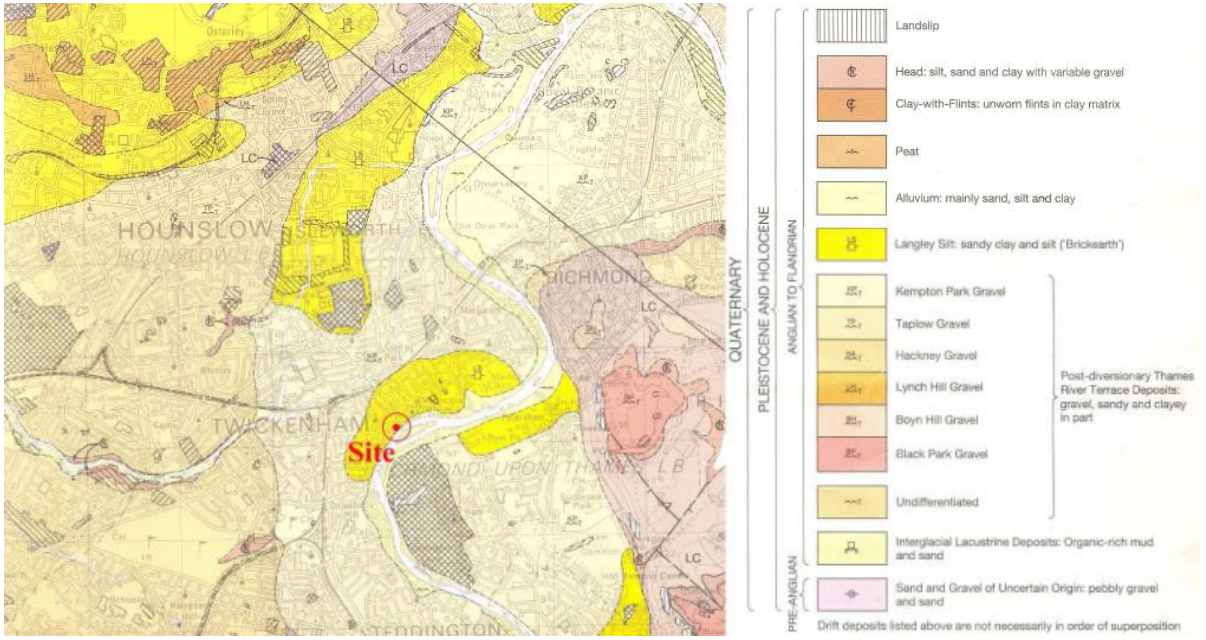


Fig.5: The site in relation to the British Geological Survey 1998, with the approximate site location marked

7 Archaeological and historical background: Prehistoric to post-medieval

The following discussion is drawn principally from a 500m radius survey of the Greater London Historic Environment Record, and should be read in conjunction with Figure 6.

The post-medieval development of the site itself and the surrounding area is discussed in section 8, and is based mainly on historic map sources.

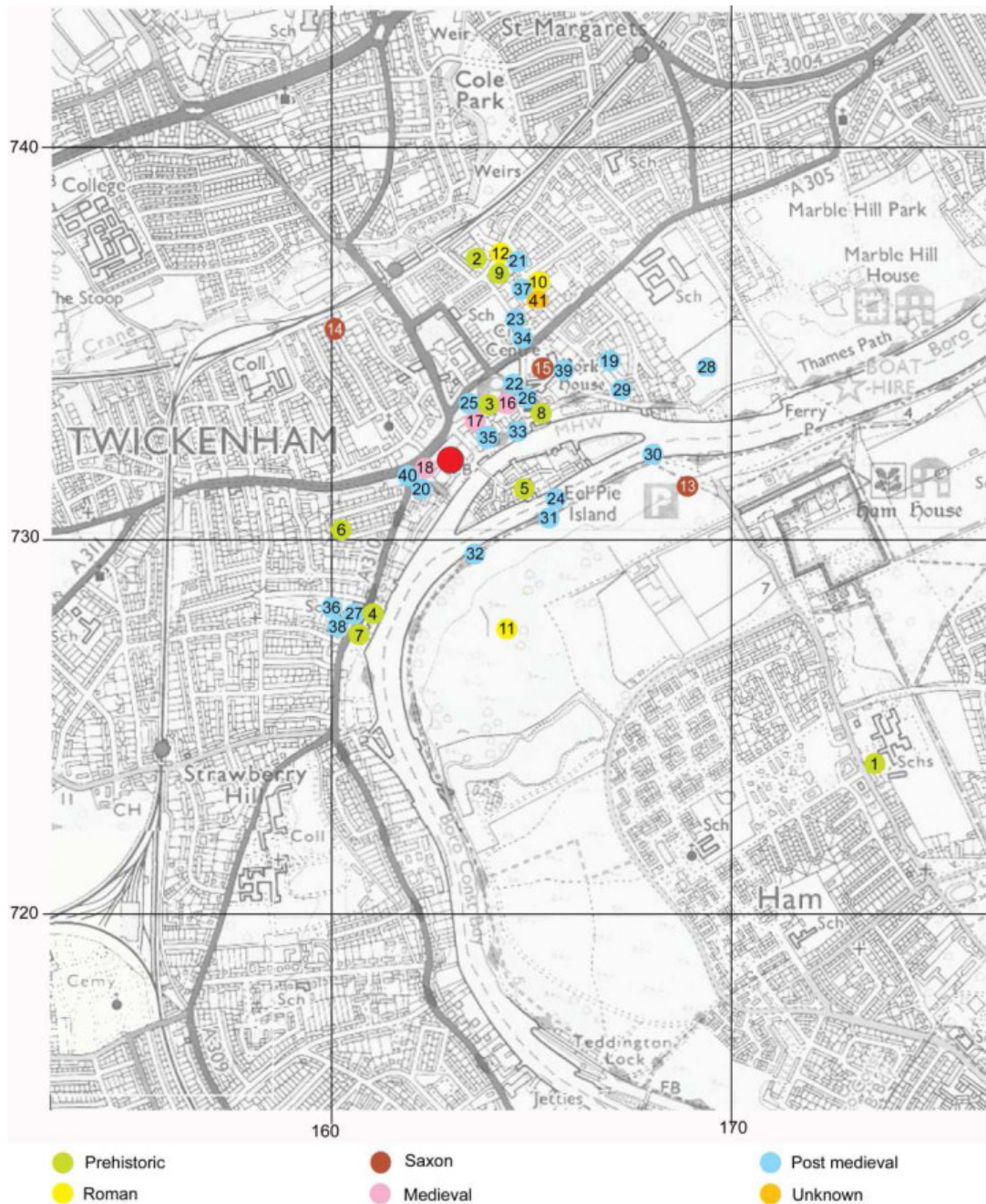


Fig.6: The site in relation to surrounding HER entries

7.1 Prehistoric

No. on Fig.6	MonUID	Location	Description	References
1	MLO14119	‘Ham Lands’ Approx TQ 1737 7236, (centre point)	A large number of prehistoric flints and pottery sherds have been recovered from the area known as Ham Lands. Most of the finds seen to have been recovered in the early 20th century although this cannot be confirmed. The finds include: Pottery, discovered on the surface and in gravel pits. They were originally described as four late Celtic urns, but there is no evidence for this. Further sherds were also recovered also assumed to be burial urns were recovered. Flint; at least 27 axes, of which four are tranchet axes. Three possible knives, at least one adze, 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, over 30 scrapers, two possible sickles, 11 pot boilers, two flint saws, at least 27 microlithics with an additional three micro burins.	
2	MLO67852	Amyand Park Road, (Former BR Goods Yard)	Findspot of unstratified flint flake discovered during watching brief conducted by MOLAS in 1995	MOLAS site code APR95
3	MLO18847 MLO18861	Church Street	Over 140 Neolithic pot sherds recovered from supposed stream bed by Twickenham Local History Society in 1966. Remains of Oxen from the	

	MLO18862		same excavation as above. Over 200 flints excavated from stream bed on same excavation as above	
	MLO18956		Findspot of Bronze Age beaker sherds from sealed deposit in stream bed of 1966 excavation	
	MLO19071		Findspot of Mesolithic blades and flint implements from sealed riverbed during 1966 excavation.	
4	MLO11691 MLO3123	Cross Deep (nr. Pope's Villa)	Bronze Age bone Dagger Bronze Age flint knife/dagger	
5	MLO14229 MLO18971	Eel Pie Island	Findspot of Mesolithic microliths 9 Iron Age Tin coins sold at Sothebys in 1915, possibly part of the Gunnersbury hoard	
6	MLO13287 MLO18952 MLO18961 MLO18967 MLO18968 MLO19093 MLO19120 MLO20670 MLO25003 MLO5472	Popes Grove Cutting, Twickenham	Findspot in 1894 of Reindeer and Saiga remains Findspot of Neolithic Stone axe and 2 flint adzes Findspot of late Bronze Age leaf-shaped sword Findspot of Bronze Age spearhead Findspot of 6 Bronze Age bone implements including 1 possible gouge. 2 Neolithic flints, part of the Sturge collection Findspot of 2 fragments of flint implements Perforated stone hammer, part of the Layton collection Neolithic flint axe, flake and pebble found in 1888 in a Market Garden Findspot of a heavy holed,	

			axe-like tool, probably Mesolithic	
7	MLO3124	Popes Villa	Findspot of Bronze Age sword and mid-rib found 20yards from the shore	
8	MLO18146	Twickenham	Findspot of Mesolithic flint “rod” and associated flakes, cores found by Twickenham Historical Society	
9	MLO60035 MLO60036 MLO60037	Amyand Park Road	Iron Age Pit, dated stratigraphically, no finds. MOLAS excavation in 1994 Iron Age post-hole Iron Age drainage/boundary ditches	MOLAS site code APR94

There is considerable evidence for prehistoric activity from the Neolithic to the Iron Age within the locale, and it is unsurprising considering the site’s location by the Thames foreshore and the underlying Kempton Park gravel geology, which provided favourable conditions for occupation. The Church Street excavation in 1966 by the Twickenham Local History Society, (3), revealed a large assemblage of pottery and flint tools in what appeared to be a paleochannel draining into the Thames. Robert Cowie suggests that given the topography of the site it was more likely a boundary ditch of human construction in a conscious effort to divide up the Riverside area¹. Nevertheless it still represents substantial Neolithic and Mesolithic activity. Mesolithic microliths and hand axes have also been found on Eel Pie Island, (5). The island would have provided a possible stop-over point for river traffic. It was on the island that a hoard of 9 Iron Age coins were discovered which is another encouraging sign of pre-Roman activity in the area.

The proximity of such sites and activities would warrant interest, however due to the lack of any extensive groundworks being conducted during the development they form rather a moot point.

¹ Cowie, Robert 200. Prehistoric Twickenham

7.2 Roman

No. on Fig.6	MonUID	Location	Description	References
10	MLO61026	18-20 Strafford Road	Findspot of 2 sherds of Roman pottery one piece thought to be Alice Holt ware, provisionally 250-400AD. MOLAS Site	MOLAS site code SRT94
11	MLO103886	'Ham Lands'	A number of Roman finds have been recovered from the area known as Ham Lands. The finds were probably recovered in the early 20th century. The finds include; a decorated vase and two urns, querns and the base and part of the body of a Roman bottle.	
12	MLO60038 MLO60039 MLO60040	Amyand Park Road	Series of intercutting pits, dated to 350-400AD. First evidence of Roman activity in Twickenham ever recorded. Excavated by MOLAS between April and May 1994 Series of postholes forming no discernable structure, but dated to 350-400AD Three Roman drainage ditches one of which turned at a right angle to form a possible enclosure, surrounding a small farmstead.	MOLAS site code APR94

There is limited evidence for Roman occupation within the local area, but this may simply be down to a lack of excavations. The Amyand Park Road excavation, (12), has proved the most promising; providing features, including an enclosure ditch and post holes, which contained pottery dating to the late 4th century. It is thought they formed part of a small farmstead, the population taking advantage of the fertile soils provided by the favourable underlying geology.

The site is a considerable distance from Amyand Park Road and the limited groundworks anticipated do not raise any specific concern for archaeological impact.

7.3 Saxon

No. on Fig.6	MonUID	Location	Description	References
13	MLO23464	Ham, (bank of River Thames)	Early Medieval inhumation(s), unclear as to whether deposited finds, (including shield bosses, swords, wooden scabbard and spearheads,) are associated or later unrelated deposition	
	MLO48483	Ham	Findspot of Early Medieval/Dark Age garnet decorated pendant similar in style to Kentish brooches, so provisional date given of 550-650AD	
	MLO50234		Findspot of Early Medieval/Dark Age urn discovered. No decorative patterns, possible grave good, but unknown provenance	
14	MLO72113	Twickenham	Desktop survey by MOLAS in 1996 mentions the first reference to “Tuicanhom” in a Saxon charter of 704AD	Unpublished document: Museum of London Archaeological Service, 1996. No.1 Duck’s Walk, Twickenham: An Archaeological assessment.
15	MLO10621	York House	The 8 th century Yorke’s Farm, on the site of the 17 th century House	

The first documented reference to the settlement of Twickenham occurs in a charter dated to 704AD. It is between Swaefred, King of the East Saxons, granting a portion of land “in the place which is known as Tuican hom” Translated from the original Latin, it reads:

*...I therefore think it necessary at all events to bind (my statement) with ordinary writing in order to give it additional strength. Wherefore I, Swaefred, King of the East Saxons, and I, Paeogthath with the permission of the gracious King Ethelred have determined to give Bishop Waldhere for his lordship a certain portion of land for the salvation of our souls, that is thirty cassati, in the place which is called **Tuican hom**, in the province which is named Middlesex. Now this land is marked off by the following local boundaries; on the east and south it is terminated by the river Thames, on the north by a flooded plain, the name of which is Fishbourne. And we have over the possessions of this land as above said, with available fields, pastures, meadows, marshes, fishpond, rivers, enclosures and all appertaining to it, for the lordship of the aforementioned Bishop, to be*

possessed by him in perpetual right and let him have free power to do whatever he will; further that the presentation of this gift might be properly preserved we added witnesses whose names are inserted below...

*Written in the year from the Incarnation of our Lord 704 the thirteenth day of the month of June and I Cenred, King of the Mercians have determined to give to Bishop Waldhere for his lordship for the salvation of my soul this land to the place which is called **Tuiccanham** and gladly with my own hand have appended a cross...*

This is followed by eleven other crosses as signatures².

The two elements of “wic” and “ham” are clear signs of a Saxon/ Early English origin. The fact that the boundaries are so clearly defined suggests it is by 704 a relatively well established settlement, with references to fishponds, fields, and enclosures hinting at some rich land for farming.

Archaeological evidence of a Saxon presence is provided by a reported burial site over the river in Ham, the remains of which are now housed in the British Museum, and included shield bosses, spearheads, swords and other typical grave goods associated with Dark Age burial practises. Other physical evidence of settlement is, however, lacking. This may be due to the sometimes ephemeral nature of Saxon archaeology and lack of excavations in the area.

² Reproduced from the website of Twickenham Museum. <http://www.twickenham-museum.org.uk/detail.asp?ContentID=12>

7.4 Medieval

No. on Fig.6	MonUID	Location	Description	References
16	MLO19036	Church Street	A Church on the site of St.Mary the Virgin Twickenham since the 11 th Century	
17	MLO22488	Church Street	Excavation by Greater London Archaeology revealed 10m of ditch, showing several episodes of re-cutting. Possible drainage ditch leading to the Thames active from 14 th -16 th centuries	GLSMR record form site code CHU 88
18	MOL67374	29-31 King Street	Medieval rubbish pit containing peg tile, charred cereal grains, 15 th century pottery, and large quantities of animal bone. Bone assemblage suggests larger cattle, sheep and goats, probable butchery and domestic waste. MOLAS excavation.	MOLAS site code KST96

In 1086 the Domesday Book Survey states that Twickenham was held by Earl Aelfgar during the reign of Edward the Confessor, and was granted by William the Conqueror to his nephew, Walter de Saint-Valery, post 1066³. It was later held by Richard Earl of Cornwall, brother of Henry III. In 1227, Richard established Twickenham Park, enclosed 200 acres of land and building a Hunting Lodge within the grounds.

The first reference to a “vicar of Twickenham” is given in 1296, but the Church of St.Mary the Virgin is thought to have been well established by the 11th century. It is around the church that the medieval settlement probably grew. This theory is supported by the 10m long drainage ditch excavated during the Church Street evaluation in 1988 by the Department of Greater London Archaeology, (17). The ditch would have limited expansion to west of the church and the Rivers Crane and Thames would have enclosed it to the north and south respectively.

The King Street excavation provided evidence of 15th century domestic activity in the form of butchery and kitchen waste, and of nearby structures, by the presence of peg tiles amongst the pit fills. With archaeology so close by there would be potential for further discoveries undertaken during proposed groundworks, but these are likely to be minimal so do not create cause for much concern.

³ VCH, A History of the County of Middlesex: Volume 3, p.139-147

7.5 Post Medieval

No. on Fig.6	MonUID	Location	Description	References
19	MLO59567 MLO59568 MLO59570	11 Ferry Road	500mm of 19 th century land reclamation deposits for raising of ground to build present mid-19 th century cottage. 700mm of waterlain silts below the above mentioned reclamation deposits, probably representing a 17 th -18 th century water meadow. Modern cultivation soil overlying 19 th century reclamation dumps at Ferry Road site	MOLAS site code FRT93
20	MLO67375	29-31 King Street	Large rubble-filled pit produced bricks of between 15 th -17 th century date, possible demolition material from original Richmond House, (1816). Several small pits were interpreted as garden features, as the site lay in the NW corner of Richmond House grounds till the 1920s.	MOLAS site code KST96
21	MLO60041 MLO60042 MLO60045 MLO60046 MLO60047	Amyand Park Road	Ploughsoil overlying earlier features on site. Bedding trenches associated with gardens of Amyand House, (1760), that precede the hospital.. Rubbish pit, cutting through the ploughsoil on site Foundation cut for gardens of Amyand House, (1760), that preceded the hospital. Postholes associated with garden features within Amyand House, (1760), that preceded the hospital	MOLAS site code APR94

22	MLO75969	4 Church Street, Twickenham	Very little remains revealed other than a very large 19 th century pit containing a lot of roof tile debris. This may have disturbed any earlier features and so can reveal little about the history of the site or Twickenham area.	Unpublished document: AOC Archaeology Group, 2003. An Archaeological Evaluation carried out at 4 Church Street, Twickenham.
23	MLO3761	Arragon Road	Original House of Tudor structure with no features of particular interest.	
24	MLO69495	Thames Foreshore	19 th or 20 th century boat re-used in slipway.	LARF: Webber, M. Thames foreshore survey. Alpha number A101, Site code: FRM03
25	MLO22489	Church Street	Cess Pit containing 18 th century pottery	Department of Greater London Archaeology site code CHU88
26	MLO27616	Church Street, Twickenham	Post Medieval Stable	
27	MLO6744	Cross Deep	House remodelled by James Gibbs for Alexander Pope after he leased the land in 1718. Later works conducted in the 1730s with advice from Lord Burlington and William Kent. House demolished in 1807.	
28	MLO73982	Richmond Road	Town Hall	
29	MLO99301	Riverside, Ferry House	Pre-Construct Archaeology conducted a watching brief which revealed the brick footings for a 18 th century outbuilding, along with a brick-lined well shaft later capped in the 19 th century. Both contemporary with Ferry House	Pre-Construct Archaeology site code FRH08
30	MLO69700	Thames Foreshore	Timber structure, possible jetty for foot ferry.	LARF: Webber, M. Thames Foreshore Survey: Alpha Number A102, Site code FRM08
31	MLO69701	Thames Foreshore	Timber Stair	LARF: Webber, M. Thames Foreshore Survey: Alpha Number A103, Site code FRM08

32	MLO69702	Thames Foreshore	Timber Stair	LARF: Webber, M. Thames Foreshore Survey: Alpha Number A104, Site code FRM08
33	MLO101206	The Embankment TW1 3DU	A section of brick built wall 8 courses high and extending for 27.3m. English cross-bonded and lime-rich mortar bonded suggesting a post 1800 date. Probable warehouse wall depicted on First OS map, (1880).	Unpublished document: AOC Archaeology Group, 2009. Twickenham Embankment, Results of an Archaeological watching Brief.
34	MLO66658	York Street, (Nos. 33-35)	19 th -20 th century buried garden soil horizon and bedding trenches encountered during an evaluation by Museum of London Archaeology Service.	MOLAS site code YST95
35		9 Bell Lane, Twickenham	Several archaeological deposits encountered representing 18 th -19 th century structural developments, later 19 th -early 20 th century alterations and post World War II demolition and subsequent disuse.	Digital report: Pre-construct Archaeology. 2010. 9 Bell Lane, Twickenham, Archaeological Watching Brief.
36		St. Catherine's School, Cross deep, Twickenham	MOLAS Archaeological evaluation revealed a brick-lined gravel path, topped with ash and cinders. Tree-holes flanking the path were interpreted as a Victorian hedgerow.	Unpublished Document: Museum of London Archaeology Service. 2000. St. Catherine's School, Cross Deep, Twickenham, Richmond upon Thames, An Archaeological Evaluation Report.
37	MLO61034	18-20 Strafford Road	One unstratified sherd of Border ware, 1550-1700, along with 19 th -20 th century pits and a soakaway	MOLAS site code SRT94
38	MLO62916	Radnor Road, Grotto	Garden and Grotto made by Alexander Pope in the early 18 th century. Separated from the mansion by a subterranean tunnel which survives with some 19 th century alterations. Garden known through archaeological record	MOLAS site code CRX00 Pre-construct site code RAR94

			through evaluations and watching briefs by MOLAS and Pre-construct Archaeology.	
39	MLO101068	York House	Large 17 th century mansion house set within 19 th -20 th century gardens. Now acts as the Municipal Offices of the Twickenham Urban District Council. Grade II listed Park/Gardens.	
40	MLO68172 MLO68176 MLO68177 MLO68175	29-31 King Street, Twickenham	Undated pit Two brick-lined drains aligned N-S and E-W respectively truncated by 19 th -20 th century ground reduction. Possibly associated with former Richmond House. Remains of brick cellar uncovered in above watching brief. Probable association with former Richmond House. A brick beehive shaped soakaway exposed in watching brief.	MOLAS site code KSR96

Most of the HER entries for Post-Medieval activities relate to either the expansion of Twickenham in the 18th century, when it became a fashionable location for artists, poets and dignitaries, including Alexander Pope, (27 and 38), or 19th century cultivation, (19, 21 & 34), and riverside activities, (24, 30-32).

Early maps exist of Twickenham in 1607, and a map by Moses Glover dated 1635 depicts development on the Riverside, Church Street and both sides of King Street, and mentions up to 90 householders. The development of Twickenham was encouraged in 1767 when a Turnpike road was begun, linking Isleworth, Twickenham and Teddington, improving links to London where Twickenham market garden products were being sold extensively. The Turnpike road included King Street, which was at the time referred to as the “Great Street”. It is shown as being relatively well developed by the time of the Enclosure Award map of 1818, with the Kings Head pub and coaching inn clearly depicted and several other private properties along the southern side.

It was not until the coming of the railways in 1848 that the growth of Twickenham really began in earnest and this is reflected in the population which increased seven-fold from 3100 in 1801 to 21,000 in 1901. In the 1865 OS map King Street was still relatively undeveloped, and concentrated to the NE on land to the south of the road. This was, largely down to the presence of Richmond House, a 18th century residence re-built in the 19th century the lands of which extended all the way to the riverside, and between Wharf

Lane and Water Lane. The remains of possible cultivation beds associated with the house were excavated during the 29-31 King Street evaluation, (40).

In 1868 a Local Board was formed, comprised of 27 members, which met in rented rooms in Queens Street. However in 1876 local property man Charles Freake constructed a purpose built Town Hall, including an auditorium in the southern half and several smaller rooms fronting King Street⁴. It is the remains of this building which form Queens Hall today. Freake allowed the board to use the building rent-free. An interesting note is that the auditorium was also used for other public meetings and plays, and in 1882 Lillie Langtry, the “Jersey Lily”, made her stage debut by arrangement of the couple Mr and Mrs Labouchere in aid of the local St.John’s Hospital. The auditorium itself could house 576 people⁵. The Hall was also used to screen early moving picture films in the 1890s.



Fig.7: Postcard dated 22nd July 1906 showing the Town Hall and Library on King St.

When the Council adopted the Public Libraries Act in 1882 two rooms fronting onto King Street were given over to house the Twickenham Public Library, and a third was added at a later date. The Library remained at this location until 1907 when the new library was built in Garfield Road⁶.

In the early 1900s with Twickenham’s population having risen exponentially the Council set its eyes on improving its town planning. Ideas proposed in 1903 included the widening of King Street up to 60-65 feet, and a complete facelift for the southern side with a parade of purpose built shops. The ideas were quite controversial, and it was not until 1926 when they purchased the grounds of Richmond House that they were able to implement them. This year also saw Twickenham granted Borough status with its own Charter, and the newly formed Borough Council almost immediately outgrew the premises on King Street and moved to York House, further east. This gave them free license to see their town “improvement works” through and the whole south side frontage

⁴ Simpson, Donald, 1993. Twickenham Past, pgs.96-99.

⁵ Authority of the Corporation in conjunction with the Twickenham and St. Margaret’s Chamber of Commerce, 1928. official Guide to Twickenham, (4th edition), pgs.26-27 and pg.32

⁶ VCH, A history of the County of Middlesex: Vol.3, 1962. pgs.155-157.

of King Street was demolished, the Town Hall and Library included. The Auditorium/Public hall was retained, albeit in a much reduced form, and still survives today, as Queens Hall. The new parade of shops and the frontage created forms the basis of the present day street, and led to Church Street being overshadowed as the predominant area for shopping.



Fig.8: Photo midway through demolition of the Town Hall and Library frontage in 1929 during the improvement works on King Street.



Fig.9: King Street after road widening showing the exposed north end of the Auditorium, now known as Queens Hall. Pre-construction of the new parade of shops

7.6 Undated

No. on Fig.6	MonUID	Location	Description	References
60	MLO61035	18-20 Strafford Street	Undated ditch cutting natural gravels	MOLAS site code SRT94

The above HER entry could very well be associated with the Roman activity on the site, especially considering that it cuts the natural gravels and not any obviously later soil horizons.

8 Later post-medieval development of the site area

8.1 The more recent history of the site and surrounding area are best discussed in conjunction with cartographic evidence, (figs.10-16). Discussion is focused on the immediate site but where relevant is made to the development of the wider area.

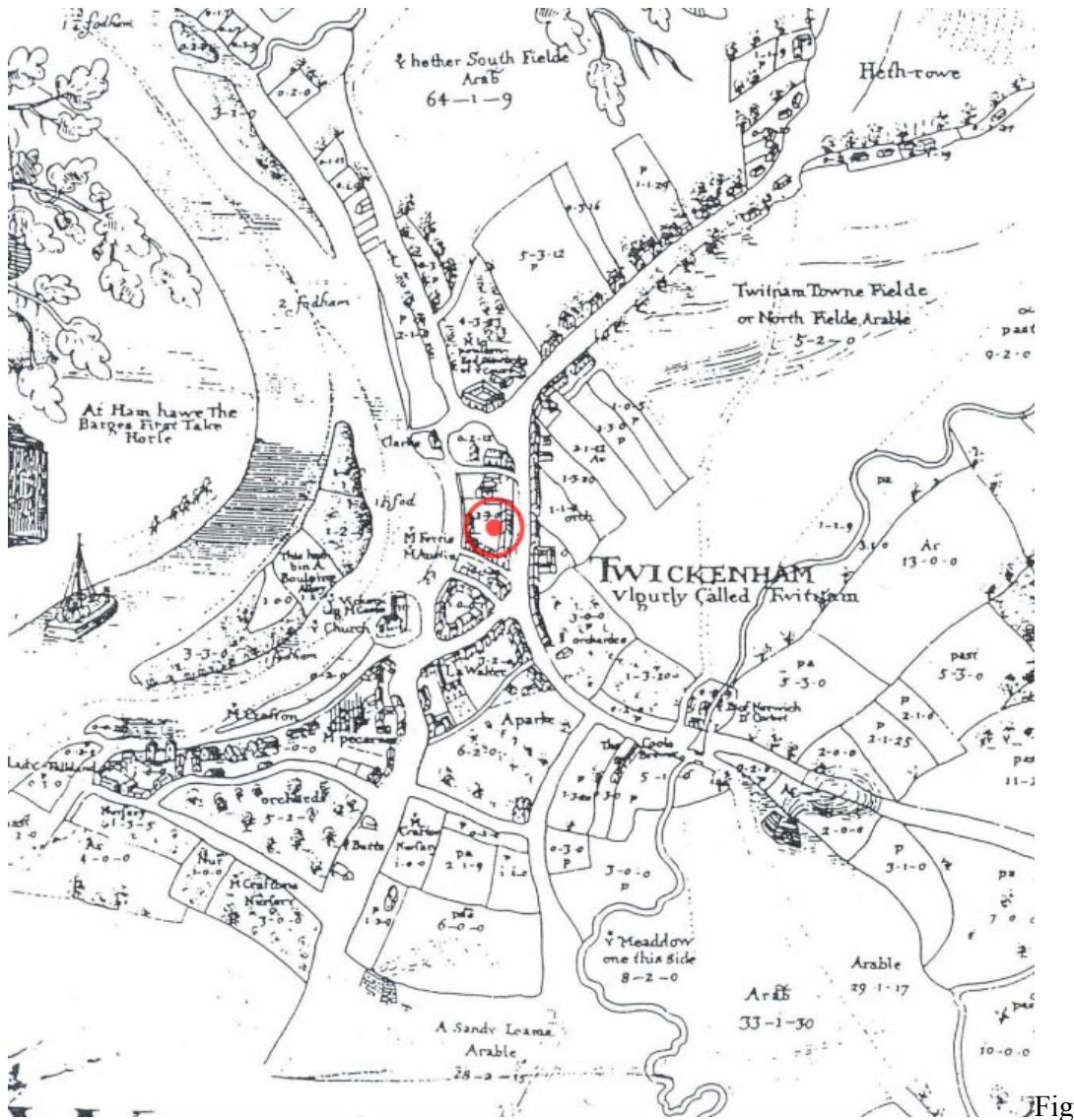


Fig.10: Moses Glover's Map of the Manor of Isleworth, 1635

This is one of the earliest maps depicting Twickenham, and was prepared by Moses Glover for the Duke of Northumberland who was granted the Manor of Isleworth in 1604. The development site is roughly within the backyard of a large property facing onto King Street, extending along the West side of Water Lane and facing south to the Riverside. The property adjacent to the site may possibly depict the original Richmond House and its grounds. North of King Street are numerous properties with long, narrow, strip plots backing onto open fields. It is also the only known depiction of the original form of St. Margarets Church. The original York House can be seen below the Church

under construction and surrounded by scaffolding. It confirms the fact that the development site sits within the centre of the original village of Twickenham.



Fig.11: Rocque's Map 1746 with approximate site location

Here the site is depicted as being within two back garden plots behind King Street properties extending right down to the riverside. Their formal layout suggests market garden plots which at the time formed the backbone of the Twickenham economy, and appear in almost all the properties on the north side of King Street and along Church Street. It was because of this vital trade with London that the Turnpike road was opened in 1767, with King Street forming "the Great Road".

St. Margaret's Church can be seen in the top right hand corner of the map, it has a rich history dating back to at least the 11th century, with a 15th century tower, being the only part surviving from the earlier building. The nave was completely rebuilt in 1716 after columns gave way supporting the roof and walls. It is in its new form that it is depicted in this map.

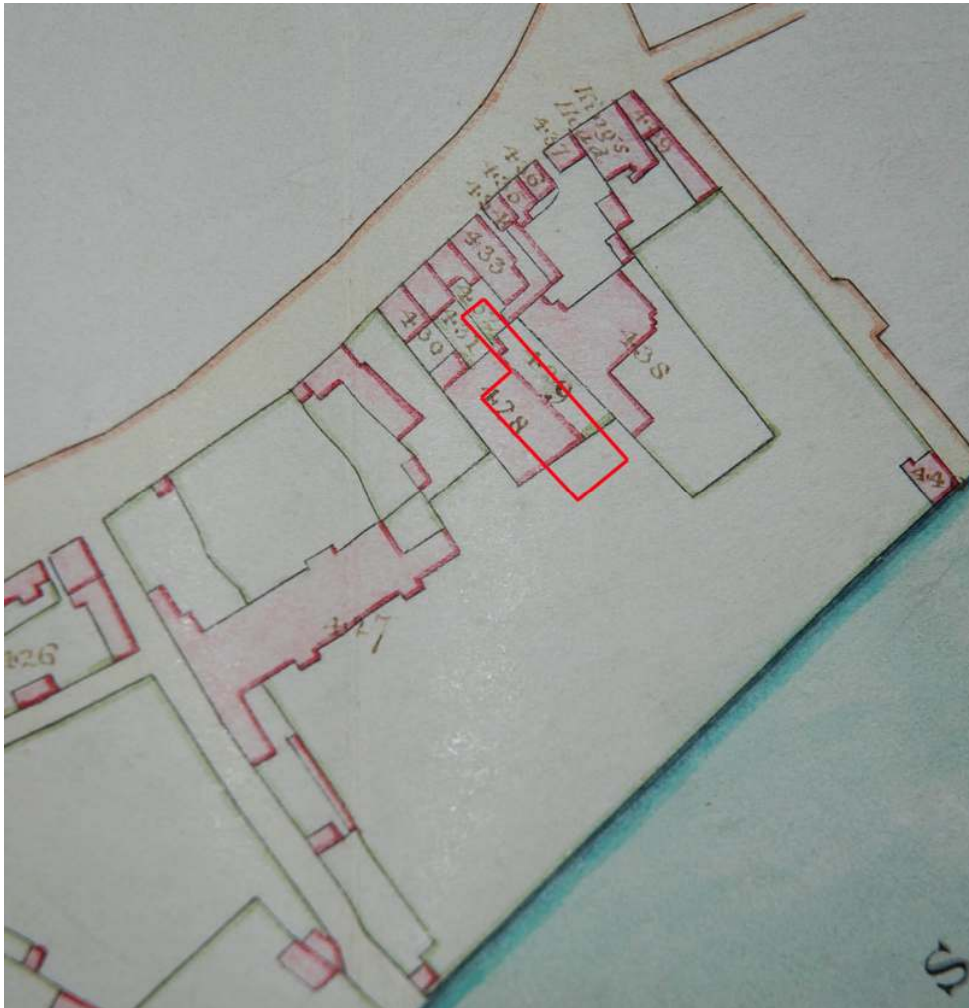


Fig.12: 1818 Twickenham Award Enclosure Map

The Twickenham Award map of 1818 shows the site as straddling several plots, 428, 429, 431, and 432. The market garden plots of 1746 have gone and the majority of the land is occupied as plot 427. This property is Richmond House first built in the early 17th century, but completely rebuilt in 1816. Therefore this map shows the house having just been recently remodelled, with a large garden plot to the east and south, encompassing the space between Water Lane and Wharf Lane, and all the way down to the Riverside. A large brick boundary wall enclosed the plot of land and remained a feature of the plot until the 1920s.

The Kings Head Inn is depicted on the NE corner of King Street and Water Lane, built in 1747, and beside it was a stables and livery yard, with the Inn providing accommodation for the coaching parties en route to London.

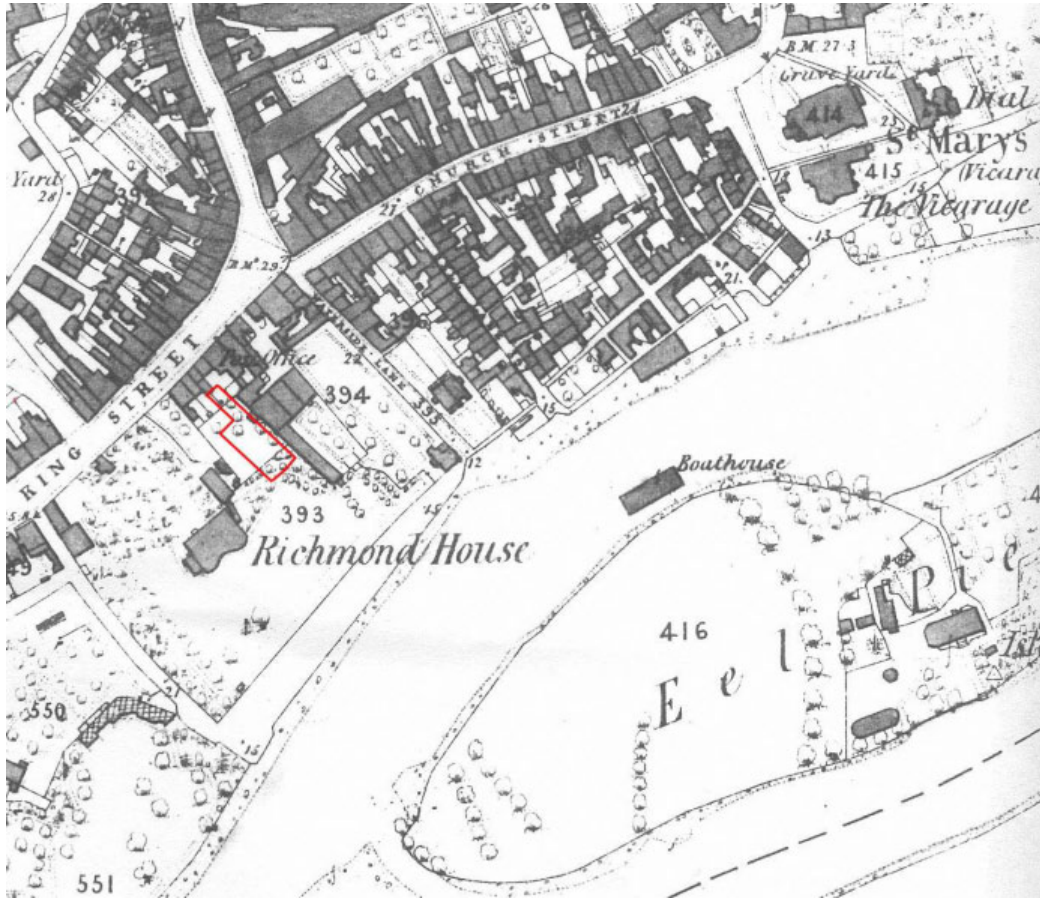


Fig.13: 1865 OS Map 25'' 1st Edition with location of site

In this early OS Map dated 1865 the site is once again depicted straddling a large backyard plot, given over to trees in places, perhaps depicting an orchard of sorts. Richmond House is again depicted, but on a somewhat reduced scale. The grounds are still extensive and include areas of lawn, wilderness, and informal tree-lined paths.

The basic shape of the plots however are very similar to those depicted in the enclosure award and it probably reflects a continuation of land boundaries until at least the 1920s.

The map also depicts the area as being heavily built up by the mid 1860s reflecting the increased population and commercial impact with the railways arrival in 1848. Buildings are now lining both sides of King Street as well as a proliferation of properties along Church Street and up London Road.

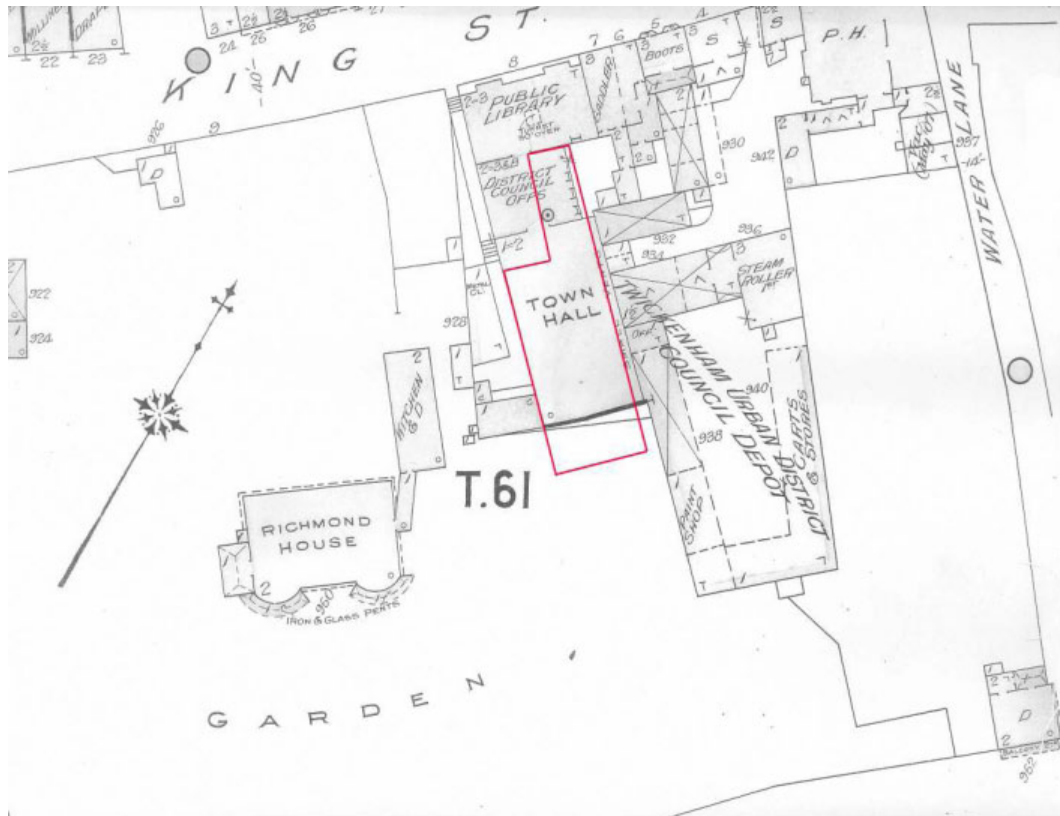


Fig.14: Goad Map 1907 with location of site

This map was created around 40 years later and shows the original Town Hall building as it was first built in 1876.

Goad maps are named after Charles E. Goad who originally produced detailed street maps showing businesses and shops etc for fire insurance purposes. It therefore helpfully breaks down the building's layout into its various functions, including the Public library at the front, with its decorative turret, the central District Council offices, and the southern Auditorium/Town Hall building. The darker, slightly curved back wall equates with the extant back wall of the Auditorium as it exists today, with the southern end of the red plot depicting the extent of the modern changing room block added at a later date. It also confirms the fact that when King Street was widened in the late 1920s the Public Library was demolished, as well as the existing parade of shops including a Boots, (which returned when the road was finished and the new parade of shops built and exists to this day).

See the photo below showing the eastern side of the contemporary building c.1920, surviving section of Auditorium to the left of frame.



Fig. 15: *Photograph showing the Town Hall as was c.1920*

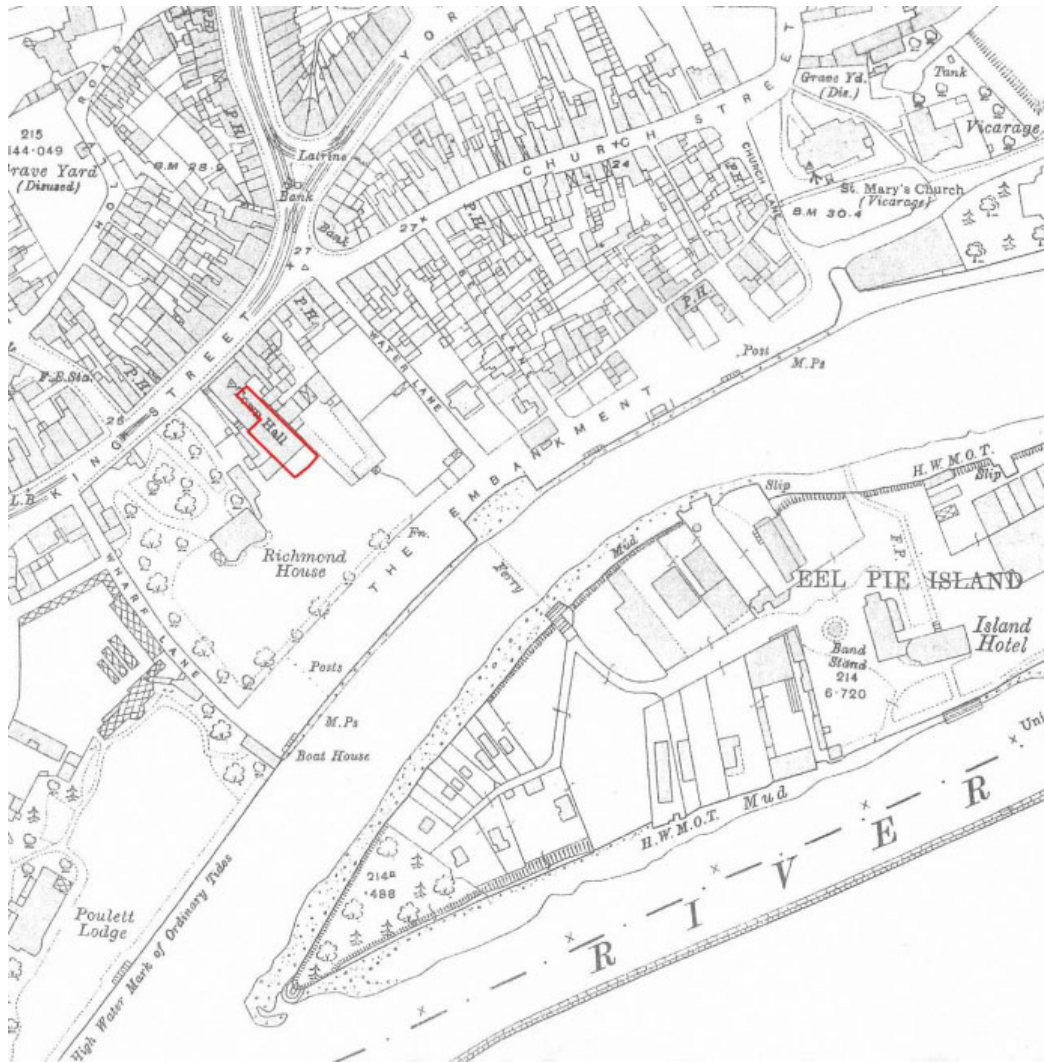


Fig.16: 1914 25'' OS Map with location of site

This map shows a similar layout as the previous, more detailed Goad map. The major change is the creation of the Embankment. Comparing this 1914 OS Map with the 1865 OS Map it shows that the creation of the Embankment necessitated some land reclamation towards where the ferry crossing is depicted, and the clearing of several properties opposite the Public House towards the eastern end on the map.

The plots remain similar in shape to that of the 1865, and 1818 maps, but are given over to different uses. The Town Hall as depicted now occupies the space previously seen as a large square backyard/garden and its frontage replaces up to 4 separate properties.

The large open space on the western side of Water Lane is now sub-divided into two separate plots.

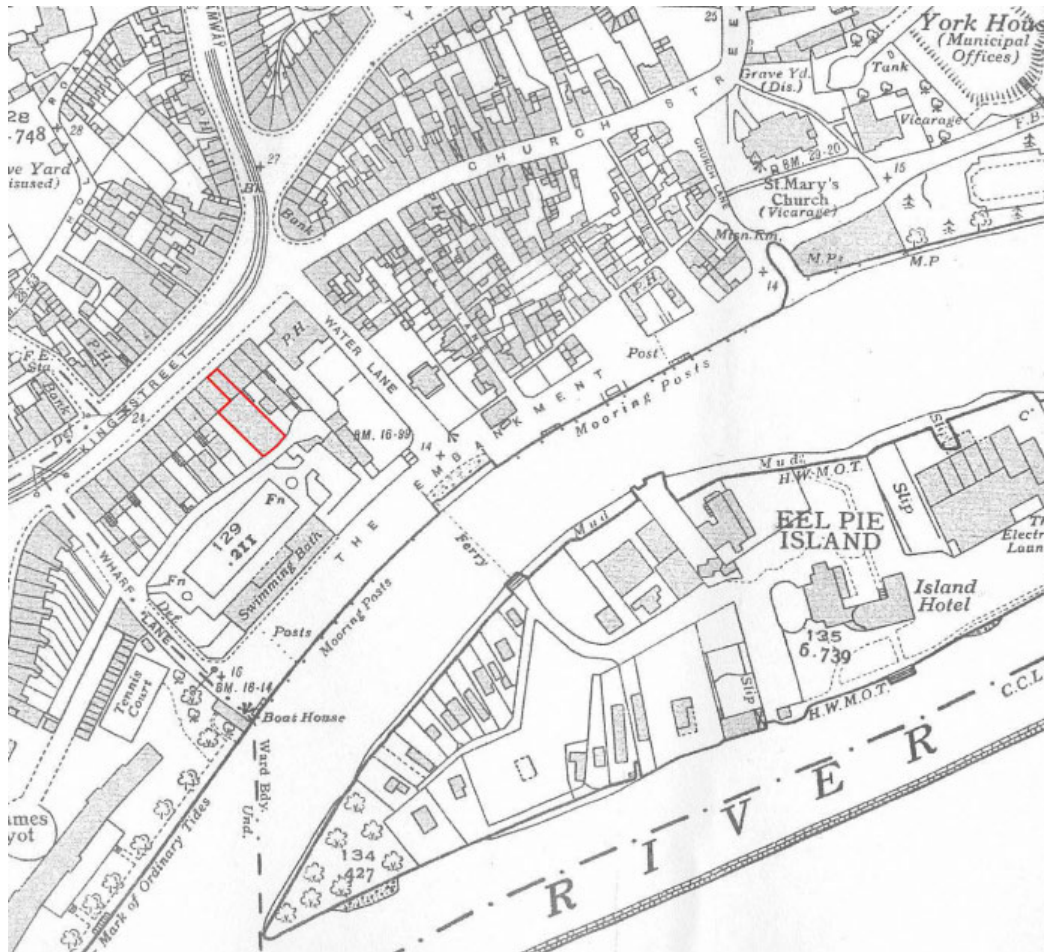


Figure 17: 1934 OS Map with location of site

Twenty years later the OS Map shows a very different picture of King Street and the Embankment area. It is this reorganised layout that is almost completely unchanged till the present day.

The major contributing factor is the widening of King Street to a two lane carriageway which occurred in 1928. In order to create this new layout the Council compulsory purchased Richmond House in 1924 and demolished it. The council works has swept away the previous street frontages, and a new, formalised, purpose-built parade of shops has been constructed in its place. The Town Hall is smaller and the southern wall of the Auditorium now backs onto a service road, with the addition of the single-storey extension which is seen today. The former gardens of Richmond House now house the Twickenham Swimming Baths, which were officially opened in 1935, just after the creation of this map. The Baths remained a key feature of the Riverside, until they closed in 1980. After many failed redevelopment proposals for the site they were finally demolished in 2004. The site is now derelict and given over to wild growth, with the site surrounded by hoarding, an adventure playground, cafe and the Jubilee gardens laid out in 2001.

9 The Present Site

- 9.1 The present site frontage is approximately 14m wide facing onto the South side of King Street extending back from the road for 53m on its longest axis, (eastern side), and growing wider as it encompasses the former auditorium building, becoming 17m wide at its southern end. It therefore forms a roughly L-shaped plot. It backs onto a NE-SW service road and is sandwiched between nos.7 and 11 King Street to the east and west respectively. No.7 is a KFC, and 11 a Scope Charity shop.
- 9.2 At present the King Street frontage is shared between an Italian restaurant and the Busen martial arts training centre. The restaurant occupies the NW corner of the site, and Busen the rest of the building. The lobby extends to the centre of the building where it widens out into a reception area, and leads through to the main club gym/hall. At the rear of the building are changing cubicles and showers, with access onto the service road in the back wall.



Fig.18: *View of present site from NE corner of King Street facing SW. No.9 King Street is in the centre background.*

- 9.3 The site is 3 storeys in height on the street frontages but then is reduced to a single storey linking the modern street frontages and the old Auditorium building which is at least 2 storeys, with the modern changing block at the extreme south of the site being a single storey affair tacked onto the back of the Queens Hall. The surviving Auditorium/Town Hall represents the southern half of the original structure, the present north wall and both gable ends having apparently been rebuilt, (presumably c.1928-29). The roof covering is also a replacement of corrugated sheeting, and externally the structure appears to be in a poor state of repair, with all the windows partly or wholly boarded over.



Fig.19: *View of Queens Hall and changing rooms from Water Lane car park facing NW*



Fig.20: NW corner of former Auditorium building, facing SE, showing roof terrace between King Street frontages and Queens Hall



Fig..21: West side of former Auditorium/Town Hall, facing NE



Fig.22: Blocked doorway in SW corner of former Auditorium/ Town Hall

9.4 Although access to the interior was not gained during the compilation of this report, a short description compiled by the London Borough of Richmond Upon Thames Conservation Officer suggests that elements of the original auditorium survive within the existing structure. This includes a decorative plaster scheme on the south wall of the Auditorium, parts of the stage, a decorative tiled floor in the reception area, and some of the lighting set-up⁷.

10 The Proposed Redevelopment

10.1 The proposed redevelopment includes the demolition of the single-story changing rooms and shower block behind the former auditorium building, and the refurbishment and change of use of the auditorium itself to residential flats. Additionally, new balconies and bicycle storage will be built onto the rear of the auditorium to provide outside space for the flats.

10.2 The plans for the proposed redevelopment area are reproduced below.

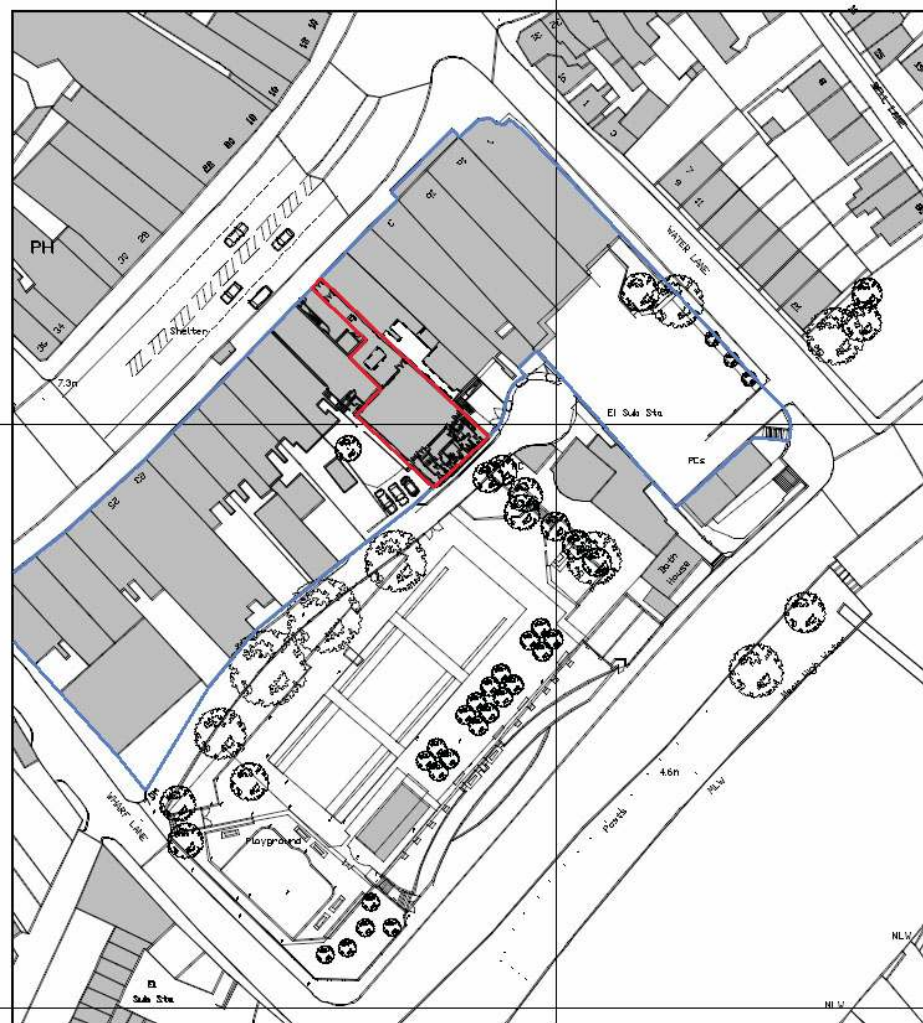


Fig.23: Plan of development site with *Queens Hall* outlined in red. Plan provided by FC Reit

⁷ Scrimshaw, R, (2010)



Fig.24: *Developers plan showing area of proposed demolition highlighted in red*

- 10.3** The plan above shows the existing extension to be demolished. It will be replaced with bicycle storage at ground level and terraced balconies on the upper two storeys.
- 10.4** The existing windows within the east and west faces of the Auditorium will be re-utilised and new ones added to the south face, improving the external appearance of the building and providing improved light into the interiors.



Fig.25: Existing elevations



Fig.26: Proposed elevations



Fig.27: Existing sections through Queen's Hall, (N-S and W-E) respectively



Fig.28: Proposed sections through Queen's Hall, (N-S and W-E) respectively

11 Summary of Archaeological potential in the site area.

11.1 Prehistoric

It is clear that there is a lot of evidence for prehistoric activity within the locale of the King Street Area, and is likely to be added to by any future excavations around the immediate vicinity of the site.

However due to the limited nature of groundworks associated with this particular proposal the potential for encountering buried prehistoric remains is irrelevant.

11.2 Roman

There has been limited Roman activity observed in the surrounding area, the closest being at Amyand Park Road and pertaining to a possible farmstead. This does not discount similar activities having taken place nearer to the Riverside and King Street, but this is pure supposition.

The potential for buried Roman remains is negligible due to a lack of significant groundworks .

11.3 Saxon

The settlement of Twickenham is known to date back as far as at least 704AD, but limited archaeological remains have been recovered from this timeframe. It is unclear as to whether there was any Saxon occupation or activity taking place on the immediate site, but the Church of St. Margaret's may have had a Saxon predecessor.

The lack of any substantial below ground excavations makes the archaeological potential for encountering Saxon remains negligible.

11.4 Medieval

The site lies within the area of the Medieval settlement of Twickenham, west of St. Margaret's Church, and evidence for occupation of the site has been discovered opposite the site at 29-31 King Street dating to the 15th Century, and along Church Street to the east.

The lack of groundworks however makes the potential for encountering any medieval archaeological remains unlikely.

11.5 Post-Medieval

The post-medieval development of the site and the surrounding area took place in several stages.

- The site has been occupied since at least the early 17th century as the yards/gardens associated with properties facing onto the south side of King Street.

- The site was relatively undeveloped until 1876 when the purpose-built Town Hall was erected by local developer Charles Freake. It was utilised as Council offices/ a public meeting hall and public library until 1926.
- The Town Hall frontage, was demolished as were the properties along the south side of King Street in 1928 during the Councils road widening program.
- The Auditorium area survived the demolition, though somewhat foreshortened, and has served as the base for a dance school in the 1950s, and more recently as Busen Martial Arts school since 1986.

The potential for post-medieval archaeology is high as the southern end of the Old Town Hall is still standing, albeit with some more modern alterations. At the time of writing we were unable to gain access to the interior of Queens Hall and so it is unclear as to the nature of any architectural features that may survive from the 1876 building. From the outside the building appears rather dilapidated, and certainly the original roof covering and chimneys have been lost and both gable ends altered/rebuilt. Nevertheless it can be assumed that any refurbishment will have an impact on the nature of the original build.

12 Conclusions

It is clear that the site of no.9 King Street is situated within the original medieval core of Twickenham, and evidence of prehistoric activity survives as close as Church Street suggesting it may have hosted a much earlier community. The site played a pivotal role in the 19th century political and social development of Twickenham, and elements of the original Town Hall, erected in 1876, survive within the structure now known as Queens Hall.

However, the lack of any significant groundworks within the proposed development mean that the potential for archaeological deposits or remains relating to previous activities and structures on the site being encountered below ground are very small indeed.

The refurbishment of the Queens Hall building will nonetheless have an impact on the nature of the original building. The Theatres Trust has been consulted in relation to the standing building as part of the planning process, and have responded with two proposed conditions to be applied to planning consent.

13 Sources consulted

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