



DRAFT FOR COMMENT

ARCHAEOLOGICAL
DESK-BASED
ASSESSMENT

Orione House and Lower
Teddington Road,
Hampton Wick,
Richmond Upon Thames,
KT1 4EU

November 2018

Planning Authority:
London Borough of
Richmond upon Thames

Site centred at:
TQ 17594 69735

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EXECUTIVE SUMMARY

- The Site of Orione House and Lower Teddington Road, Hampton Wick, KT1 4EU is proposed for redevelopment and has been reviewed for its archaeological potential.
- In terms of designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within, or in close proximity to the Study Site. The Study Site is located within the Hampton Wick Archaeological Priority Area, as designated by the London Borough of Richmond upon Thames.
- The Study Site is considered to have a moderate archaeological potential for the Neolithic, Iron Age and Roman periods and a low archaeological potential for all other periods of human activity.
- The development proposals include demolition and reconstruction of Orione House, and alterations to 13 and 19-29 Lower Teddington Road. 31-33 Lower Teddington Road will not be affected by this development.
- The alterations to 13 and 19-33 Lower Teddington Road and proposed landscaping across the site are expected to have a negligible archaeological impact. The demolition and reconstruction of Orione House, including the construction of a basement, is likely to have a localised archaeological impact.
- It is anticipated that due to the location of the Study Site within the Hampton Wick Archaeological Priority Area and the number of archaeological finds and features recorded within the Study Area the Local Authority are likely to recommend that further archaeological mitigation measures are required.
- All such mitigation measures could follow planning consent secured by an appropriately worded archaeological planning condition.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by Sophie Bell and edited by Duncan Hawkins of CgMs Heritage (part of the RPS Group) on behalf of The Sons of Divine Providence Developments Ltd.
- 1.2 The subject of this assessment, also known as the Study Site, is the site of Orione House and Lower Teddington Road, Hampton Wick, KT1 4EU. The Study Site is centred at NGR TQ 17594 69735 within the London Borough of Richmond Upon Thames (Fig 1).
- 1.3 In accordance with the relevant National and Local planning policy and guidance this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the below ground archaeological potential of the Study Site.
- 1.4 **This assessment is also in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments'** (Chartered Institute for Archaeologists January 2017), and draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Study Site.
- 1.5 The assessment comprises an examination of evidence held on the Greater London Historic Environment Record (GLHER) and Surrey Historic Environment Record, and other published and unpublished sources. The report also includes the results of a comprehensive map regression exercise.
- 1.6 The Assessment thus enables relevant parties to understand the archaeological potential of various parts of the Study Site, and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.
- 1.7 Built Heritage issues are not within the remit of this assessment and will not be considered further here.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was later revised in July 2018. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 28 July 2017 (<http://planning.guidance.planningportal.gov.uk>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the

importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.
- 2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, **artistic or historic**. **Significance derives not only from a heritage asset's physical presence, but also from its setting.**
- 2.10 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the **asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.**

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

2.14 The relevant Strategic Development Plan framework is provided by the London Plan published 22 July 2011. Policy relevant to archaeology at the study sites include:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

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. BOROUGHSHOULD, 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. BOROUGHSHOULD, 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.

- 2.15 A new London Plan has been prepared in draft and is available for consultation until March 2018. Chapter 7 'Heritage and Culture' contains relevant draft policies HC1 to

HC7. Of particular relevance to sites containing non-designated heritage assets is draft policy HC1 as follows:

HC1 Heritage and Conservation Growth

- A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
1. setting out a clear vision that recognises and embeds the role of heritage in place-making
 2. utilising the heritage significance of a site or area in the planning and design process
 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
 4. delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated

heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

2.16 Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.

2.17 The site is located within the London Borough of Richmond, which adopted its Local Plan on 3rd July 2018. The Local Plan contains the following policy relating to the historic environment:

Policy LP 3

Designated Heritage Asset

A. The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means:

1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.

...

9. Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.

....

D. Where there is evidence of intentional damage or deliberate neglect to a designated heritage asset, its current condition will not be taken into account in the decision-making process.

Policy LP 4

Non-Designated Heritage Assets

The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features.

There will be a presumption against the demolition of Buildings of Townscape Merit.

Policy LP 7

Archaeology

The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting.

Desk based assessments and, where necessary, archaeological field evaluation will be required before development proposals are determined, where development is proposed on sites of archaeological significance or potential significance.

- 2.18 In terms of designated heritage assets as defined above in the NPPF, and as shown on Figure 2, no World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck designations lie within, or in immediate proximity, to the site.
- 2.19 The Study Site lies within the Hampton Wick Archaeological Priority Area, as designated by the London Borough of Richmond upon Thames Council.
- 2.20 In line with relevant planning policy and guidance, this desk-based assessment seeks **to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.**

3.0 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The solid geology of the Study Site is shown as London Clay Formation, comprised of Clay and Silt, by the British Geological Survey Online (BGS Online, 2018).
- 3.2 The British Geological Survey identifies superficial deposits of Alluvium, comprising of Clay, Silt, Peat and Sand on the Study Site. However, experience of fieldwork in this area shows this to be inaccurate. Deposits of Langley Silt Member, consisting of Clay and Silt, and Kempton Park Gravel Formation, consisting of Sand and Gravel, have also been identified in the vicinity of the Study Site, and it is very likely that this will be the geological sequence excavated.
- 3.3 An archaeological excavation at 11 Lower Teddington Road in 1990 confirmed the sequence of Langley Silt over Kempton Park Gravel Formation in the immediate vicinity.

Topography

- 3.4 The natural topography of the Study Site is roughly level, measuring c.9m Above Ordnance Datum (AOD).
- 3.5 The current banks of the River Thames lie c.60m to the east of the Study Site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

Prehistoric

Palaeolithic	900,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	1799
Modern	AD	1800	-	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 350m radius of the study site (Figs. 2a and 2b), also referred to as the study area, held on the Greater London Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Palaeolithic

- 4.4 Three Palaeolithic tools have been found in the Thames at Kingston (TQ 1770 6940). One Acheulian handaxe of amber or brown stained flint was found eight feet down in the bank of the Thames at Kingston in 1904 (MLO22915). A Palaeolithic point was also found in 1907 (MLO1114). In the same year, an Upper Palaeolithic flint polisher was found (MLO11695).
- 4.5 Experience of extensive archaeological investigation in this area is that no in situ Palaeolithic material will be present on this site.

Mesolithic

- 4.6 Peat deposits, carbon dated to 6415 to 6185 BC, have been identified near Old Bridge Street (MLO74305, MLO75653, TQ 1765 6950). However these will not extend as far inland as the Study Site.
- 4.7 Three Mesolithic adzes were found in 1907 in the Thames at Kingston (MLO11694, MLO3108, MLO11697, TQ 1770 6940).
- 4.8 Overall, the archaeological potential of the Study Site for evidence dating to the Mesolithic period is considered to be low due to its distance from the Thames.

Neolithic

- 4.9 The Portable Antiquities Scheme records the discovery of Neolithic pottery approximately 70m south of the study site, at the corner of Becketts Place (LON-110C41, TQ 175 692).
- 4.10 At Old Bridge Street, south of the Study Site, two broken blades, burnt flint and lithic debitage, possibly Neolithic, were discovered in residual contexts (MLO65927, TQ 1757 6944).
- 4.11 Three Neolithic polished axes have been found in the Thames underneath Kingston Railway Bridge (MLO84, MLO11693, MLO11706, TQ 1773 6955). Other Neolithic implements have also been found in the Thames at Kingston (TQ 1770 6940). These include flint axes (MLO24394, MLO109, MLO116, MLO23041, MLO115, MLO23043, MLO112, MLO110, MLO111) and polished celts (MLO14924, MLO142). Another possible axe has also been found in the Thames at Kingston (MLO23269).

- 4.12 On the site of the former Kingston Powerstation, east of the Study Site, late Neolithic pottery and struck flint was recovered from within an alluvial deposit (MLO75140, TQ 1785 6975). At Canbury Gardens, north east of the Study Site on the east bank of the Thames, a flint was discovered (MLO11705, TQ 1780 7000).
- 4.13 Due to a concentration of Neolithic finds within the Study Area, the archaeological potential of the Study Site for evidence dating to the Neolithic period is considered to be moderate.

Bronze Age

- 4.14 A large quantity of Bronze Age objects have been found in the Thames at Kingston (TQ 1770 6940, TQ 1775 6960). It should be understood that these finds come from the **'Kingston Stretch' of the River Thames, extending from Teddington to Dittono and were recorded over a wide area.**
- 4.15 Two copper alloy Late Bronze Age swords were also found in 1907 (MLO101, MLO102). Two spearheads were found in 1904 (MLO23039) and 1907 (MLO11701) and another at an unknown date (MLO132). A palstave was found in 1904 (MLO127). A palstave (MLO108), a chape (MLO100), a sword (MLO11700), and an axe (MLO106) were found in 1907.
- 4.16 An Early Bronze Age flat axe with incised decoration on both faces was discovered in the Thames at Kingston (MLO1033). A Middle Bronze Age Rapier was found in 1904, and was made of copper alloy (MLO121). A ribbed bronze pin, also dating to the Middle Bronze Age, has also been found in the Thames (MLO3109). Three Middle to Late Bronze Age Palstaves have been found in the Thames in 1904 (MLO128) and 1907 (MLO107, MLO11698). Two Middle to Late Bronze Age socketed axes were also found in 1904 (MLO1013) and 1907 (MLO103). A Middle to Late Bronze Age spearhead was found in 1904 (MLO129). Late Bronze Age socketed axes were found in the Thames in 1904 (MLO1020) and 1907 (MLO11699).
- 4.17 **There is as yet no evidence for 'dryland' Bronze Age settlement or activity on either bank of the River Thames here.** Overall therefore a low potential for archaeological remains of the Bronze Age can be identified at the Study Site.

Iron Age

- 4.18 Multiple Iron Age objects have been found in the Thames at Kingston (TQ 1770 6940). An Early Iron Age bone spearhead was found (MLO136). An incomplete Early Iron Age tanged sword blade was found in 1904 (MLO113). An iron sickle with two rivet holes was also found in the river (MLO3102).
- 4.19 There is a clear suggestion that Iron Age settlement on the banks of the Thames occurred here with substantial settlement to the North West at Teddington. Overall the Study Site can reasonably be assigned a moderate archaeological potential for this period.

Roman

- 4.20 An excavation carried out by the Department of Greater London Archaeology at 11 Lower Teddington Road in 1990 revealed three truncated features which cut the natural river terrace gravel and contained mixed Roman pottery (MLO3940, TQ 1760 6960).
- 4.21 Ten earthenware sherds and fragments of Samian were found in 1929 in Down Hall Road, Kingston (MLO19629, TQ 1780 6960) together with a flat roof tile (MLO10525, TQ 1791 6967).
- 4.22 Roman artefacts have also been found in the Thames at Kingston (TQ 1770 6940). These include a t-shaped slide key (MLO85), two spearheads (MLO22052, MLO22054) and an iron sword or dagger (MLO25084).
- 4.23 Due to the discovery of Roman pottery at 11 Lower Teddington Road and other finds dating to the Roman period within the Study Area, the Study Site is considered to have a moderate potential for archaeological finds or features dating to the Roman period.

Anglo-Saxon/Early Medieval

- 4.24 Hampton Wick was originally a subsidiary settlement to Kingston forming around the western end of the medieval Kingston bridge at Old Bridge Street.
- 4.25 At the corner of Old Bridge Street, south of the Study Site, residual Anglo-Norman pottery was found on the site in soils which also contained thirteenth century pottery (MLO65928, TQ 1757 6944).
- 4.26 An Anglo Saxon iron spearhead was found in the Thames at Kingston (MLO11704, TQ 1770 6940). A split-socketed iron spearhead was also discovered in the river

(MLO23038, TQ 1770 6940). An iron scramasax was also found in the Thames in 1904 (MLO24395, TQ 1770 6940).

- 4.27 Due to the scarcity of finds dating to the Anglo Saxon period within the Study Area, the Study Site is considered to have a low potential for archaeological finds or features dating to this period when it probably lay in agricultural land.

Medieval

- 4.28 Hampton Wick is recorded in documents from the 13th century.
- 4.29 The bridge over the River Thames which connects Hampton with Kingston has occupied its present location since the 12th century, although it was rebuilt multiple times (MLO5841, TQ 1772 6942).
- 4.30 At the corner of Old Bridge Street, thirteenth century pottery was identified in the soil (MLO65928, TQ 1757 6944). One residual sherd of Late Medieval pottery was also found at 2-6 Old Bridge Street (MLO68186, TQ 1762 6942). Elsewhere on Old Bridge Street, a boat shaped pier base was identified, increasing the evidence for multiple medieval phases to the bridge (MLO17598, TQ 1782 6948).
- 4.31 During this period the Study Site lay in agricultural land and a low archaeological potential is identified.

Post Medieval & Modern (including map regression exercise)

- 4.32 The 1754 Rocque Map of Middlesex shows the vicinity of the Study Site as predominantly agricultural land, although some buildings are present following the line of the river and the road (Fig. 3). The 1786 Carey Map of Kingston shows more buildings in the vicinity of the Study Site, as the Settlement at Hampton Wick expands further north along the River (Fig. 4). Conversely, the 1793 Lindley and Croseley Map of Surrey shows no buildings or the road near to the Study Site (Fig. 5). This is most likely to be due to poor mapping.
- 4.33 The 1804 Ordnance Survey Drawing (Fig. 6) depicts roads and buildings surrounding the Study Site, including some buildings along Lower Teddington Road on the Study Site. However, the majority of the Study site still appears to be agricultural or horticultural land. The 1828 Hampton Enclosure Map is the first detailed map of the

Study Site, and shows a building in the eastern part of the Study Site. The rest of the Study Site is divided up into fields (Fig. 7).

- 4.34 By 1865 the Study Site has been extensively developed. The majority of Lower Teddington Road has been constructed by this point, except for numbers 19-21. Two buildings front Station Road in the north western part of the Study Site. Numbers 23-25 and 31-33 appear to have landscaped gardens (Fig. 8). By 1896, some of the buildings have been altered, and numbers 19-21 have been constructed. 14 Station Road has a small outbuilding to the rear of the garden. No other changes are visible on the Study Site (Fig. 9). No visible changes to the Study Site have occurred by 1913 (Fig. 10). By 1915, additional outbuildings have appeared in the garden of 14 Station Road, but no other visible changes have occurred (Fig. 11). By 1934, these outbuildings are no longer mapped, but an outbuilding is now shown in the garden of number 29 Lower Teddington Road (Fig. 12). One outbuilding has appeared again in the garden of 14 Station Road, and 21 Lower Teddington Road also has a long narrow outbuilding in its garden. Whilst minor alterations have occurred to some of the properties, no significant changes are identified on the Study Site (Fig. 13).
- 4.35 By 1969, Seymour Lodge, immediately east of the Study Site, has been constructed/ Multiple outbuildings appear within the Study Area, and further development is apparent to the rear of 13 Lower Teddington Road. 23-27 Lower Teddington Road are now connected as one long building (Fig. 14). By 1995, most of the outbuildings have disappeared, except for the building at 19-21 Lower Teddington Road. 12-14 Station Road have been demolished and replaced by Orione House and a car park. The buildings on Lower Teddington Road do not appear to have altered (Fig. 15). The 2018 Aerial Photograph obtained from Google Earth shows that no visible changes have occurred on the Study Site since 1995 (Fig. 16).
- 4.36 It is considered likely that traces of Post Medieval and Modern garden features or material relating to the construction of present or previous buildings will be found within the Study Site.

Undated

- 4.37 Some undated features have been identified within the Study Area. These include two cut features at White Hart, one of which was probably a tree hollow, and the other either of natural origin, anthropogenic or the edge of a ditch (MLO74882, TQ 1752 6943). No dating material was recovered from either of the cut features.

4.38 Overlying the peat deposit at the former Harcross Timber Yard, there was a thick layer of alluvial clay. The stratigraphic sequence suggests that it represents a major flood erosion episode which truncated the sequence back to the Mesolithic peat and laid down the clean water-lain clay. Unfortunately, no dating material has been retrieved from this deposit (MLO77292, TQ 1765 6950).

Assessment of Significance (Designated Assets)

4.39 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. **Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.**

4.40 In terms of designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within, or in close proximity to the Study Site.

4.41 The Study Site is located within the Hampton Wick Archaeological Priority Area, as designated by the London Borough of Richmond Upon Thames.

Assessment of Significance (Non-Designated Assets)

4.42 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Significance:
Prehistoric	The Study Site has a moderate archaeological potential for Neolithic and Iron Age features and finds of local to regional importance.
Roman	Due to the discovery of Roman pottery at 11 Lower Teddington Road and other finds dating to the Roman period within the Study Area, the Study Site is considered to have a moderate potential for archaeological finds or features dating to the Roman period. If present, such evidence is most likely to be of local significance.

Period:	Identified Archaeological Potential and Significance:
Anglo-Saxon	Due to the scarcity of finds dating to the Anglo Saxon period within the Study Area, the Study Site is considered to have a low potential for archaeological finds or features dating to the Anglo Saxon period. If present, such evidence is most likely to be of local significance.
Medieval	During this period the Study Site lay in agricultural land and a low archaeological potential is identified.
Post Medieval and Modern	It is considered likely that traces of Post Medieval and Modern garden features or material relating to the construction of present or previous buildings will be found within the Study Site. If present, such evidence is most likely to be of negligible significance.

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 Presently the Study Site consists of a number of modern buildings and landscaping. These include numbers 13 and 19-33 Lower Teddington Road, and 12-14 Station Road, otherwise known as Orione House. The construction of the present buildings is likely to have resulted in truncation of any archaeological features present. Numbers 13 and 19-29 Lower Teddington Road all have basements, which will have had a severe impact on any archaeological features present. Orione House does not currently have a basement but represents the redevelopment of a previously developed site so cumulative impacts can be anticipated.

Proposed Development

- 5.2 The proposed development consists of the demolition of Orione House, alterations and reconfigurations of other buildings, and landscaping.
- 5.3 Orione House, currently a care home, will be demolished as part of this scheme, and a new independent senior living extra care home will be constructed. The building will have four floors and a basement and will contain twenty eight one and two bed apartments and thirty car parking spaces. Twenty two of these car park spaces will be in the basement of the new building. A ramp will be constructed at the northern edge of the Study Site to provide access to this basement (Fig. 17).
- 5.4 Number 13 Lower Teddington Road is due to undergo substantial reconfiguration. However, despite internal alterations, no expansion of the present building is proposed (Fig. 18).
- 5.5 Numbers 19 and 21 Lower Teddington Road are due to undergo modernisation, with the layout of the present flats undergoing reconfiguration. However, despite internal alterations, no expansion of the present building is proposed (Fig. 18).
- 5.6 Numbers 23 and 25 Lower Teddington Road are due to undergo modernisation and reconfiguration throughout. Furthermore to the rear of western part of the building, a small extension is proposed. This extension consists of the addition of ground floor living space and kitchen. No other ground floor or basement extensions are proposed for this building (Fig. 18).

- 5.7 Number 27 Lower Teddington Street is also due to undergo significant internal reconfiguration and modernisation. The stairwell which leads from the ground floor to the basement is due to be removed, but no extensions are proposed for the basement or ground floors (Fig. 19).
- 5.8 Number 29 Lower Teddington Street is also due to undergo significant internal reconfiguration and modernisation. A new stairwell is also due to be constructed on the western side of the building and will lead externally from the ground floor down to the basement. No other extensions to this building are proposed (Fig. 19).
- 5.9 Numbers 31 and 33 Lower Teddington Road are not due to undergo any alterations as part of the proposed development.

Review of Potential Development Impacts on Designated Non-Designated Archaeological Assets

- 5.10 In terms of designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within, or in close proximity to the Study Site.
- 5.11 The Study Site is located within the Hampton Wick Archaeological Priority Area, as designated by the London Borough of Richmond Upon Thames.
- 5.12 The alterations to 13 and 19-33 Lower Teddington Road and proposed landscaping across the site are expected to have a negligible archaeological impact. The demolition and reconstruction of Orione House, including the construction of a basement, is likely to have a localised archaeological impact. Figure 20 shows the area of the Study Site which is most likely to require further archaeological investigation prior to redevelopment of the site.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The study site has been assessed for its below ground archaeological potential.
- 6.2 In terms of designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within, or in close proximity to the Study Site. The Study Site is located within the Hampton Wick Archaeological Priority Area, as designated by the London Borough of Richmond Upon Thames.
- 6.3 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Significance:
Prehistoric	The Study Site has a moderate archaeological potential for Neolithic and Iron Age features and finds of local to regional importance.
Roman	Due to the discovery of Roman pottery at 11 Lower Teddington Road and other finds dating to the Roman period within the Study Area, the Study Site is considered to have a moderate potential for archaeological finds or features dating to the Roman period. If present, such evidence is most likely to be of local significance.
Anglo-Saxon	Due to the scarcity of finds dating to the Anglo Saxon period within the Study Area, the Study Site is considered to have a low potential for archaeological finds or features dating to the Anglo Saxon period. If present, such evidence is most likely to be of local significance.
Medieval	During this period the Study Site lay in agricultural land and a low archaeological potential is identified.
Post Medieval and Modern	It is considered likely that traces of Post Medieval and Modern garden features or material relating to the construction of present or previous buildings will be found within the Study Site. If present, such evidence is most likely to be of negligible significance.

- 6.4 It is anticipated that due to the location of the Study Site within the Hampton Wick Archaeological Priority Area and the number of archaeological finds and features recorded within the Study Area the Local Authority are likely to recommend that further archaeological mitigation measures are required.
- 6.5 The alterations to 13 and 19-33 Lower Teddington Road and proposed landscaping across the site are expected to have a negligible archaeological impact. The demolition and reconstruction of Orione House, including the construction of a basement, is likely to have a localised archaeological impact. Figure 20 shows the area of the Study Site which is most likely to require further archaeological investigation prior to redevelopment of the site.
- 6.6 All such archaeological mitigation measures could follow planning consent secured by an appropriately worded archaeological planning condition.

SOURCES CONSULTED

1. General

British Library
Greater London Historic Environment Record
Richmond Record Office
The National Archive

2. Internet

British Geological Survey –
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
British History Online – <http://www.british-history.ac.uk/>
Domesday Online – <http://www.domesdaybook.co.uk/>
Historic England: The National Heritage List for England –
<http://www.historicengland.org.uk/listing/the-list/>
Portable Antiquities Scheme – www.finds.org.uk

3. Bibliographic

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk based assessment 2014, revised 2017

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised July 2018)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* 2010

Historic England *Archaeological Priority Area Guidelines* July 2016 unpublished document

Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)

Historic England Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

Mills, A. D., *A Dictionary of London Place Names* (Oxford University Press, 2010)

4. Cartographic

1754 Rocque Map of Middlesex

1786 Cary Map of Kingston

1793 Lindely and Crosley

1804 OSD

1828 Hampton Enclosure

1865 Ordnance Survey

1896 Ordnance Survey

1913 Ordnance Survey

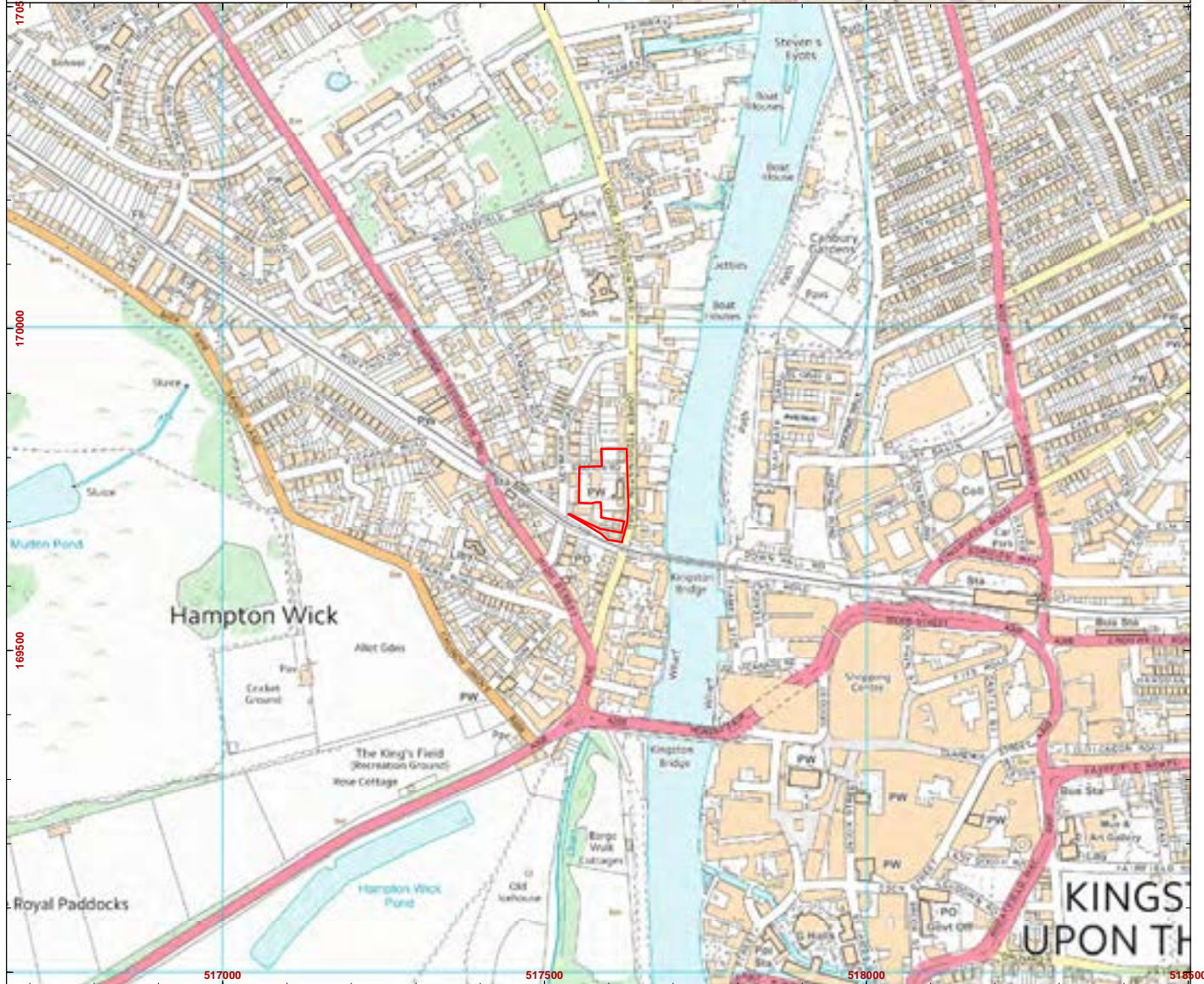
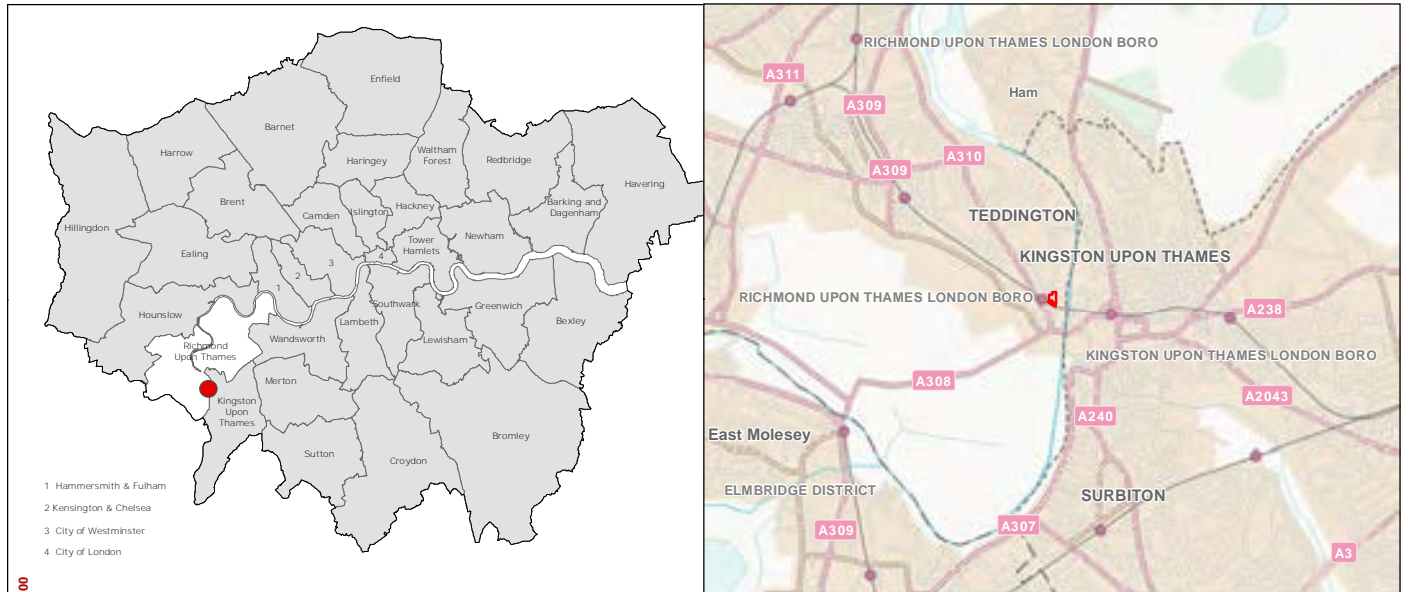
1915 Ordnance Survey


1934 Ordnance Survey

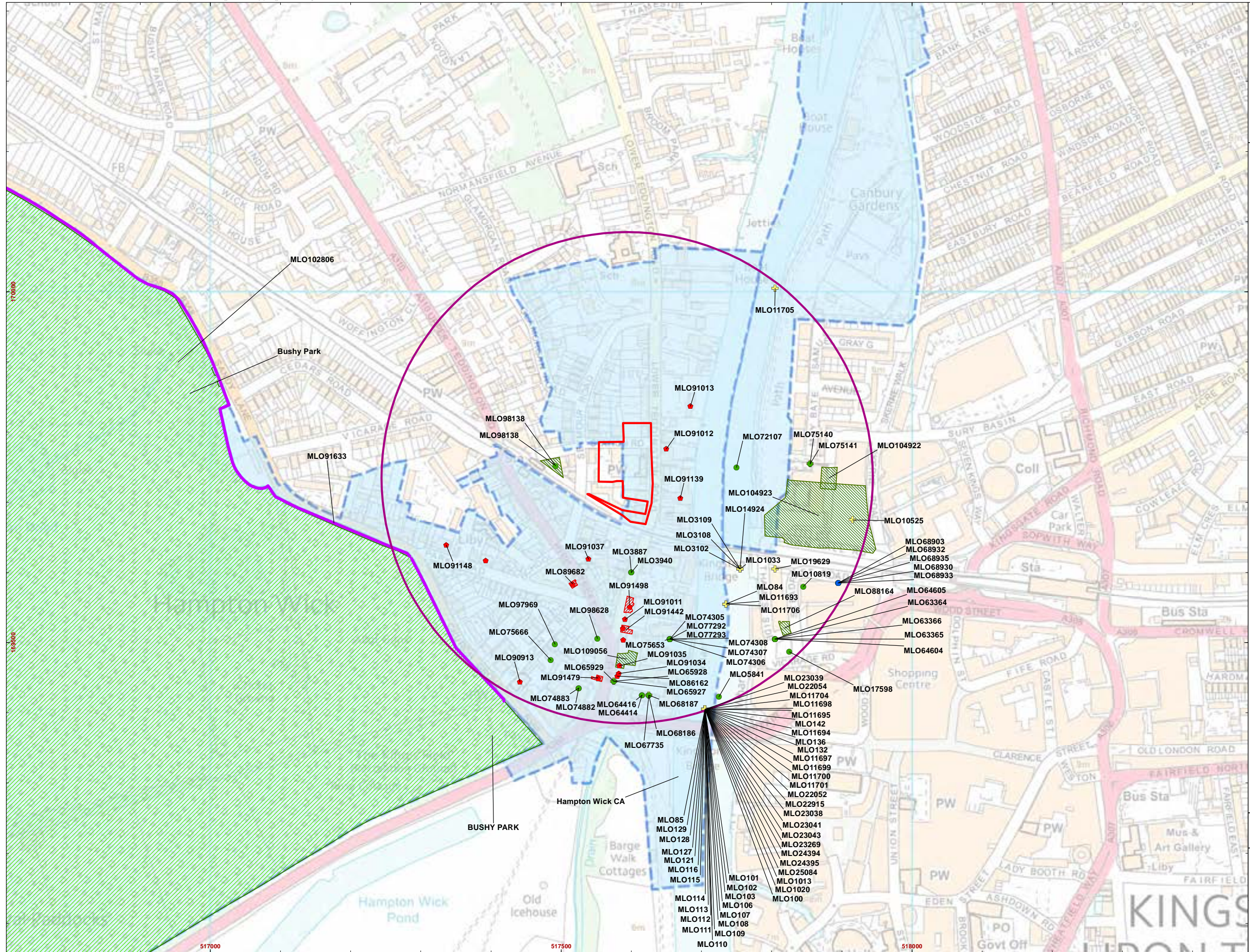
1965 Ordnance Survey

1969 Ordnance Survey

1995 Ordnance Survey



<p> Site Boundary</p>	<p></p>		<p>Scale at A4: 1:10,000</p> <p></p> <p>Figure 1: Site Location</p>
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- Site Boundary
- Search Radius 350m

Designated Assets:

- Listed Buildings
- Conservation Areas
- Parks & Gardens

Non-Designated Assets:

HER Record (point)

- Find Spot
- Marine
- Monument

HER Record (polyline)

- Listed Building

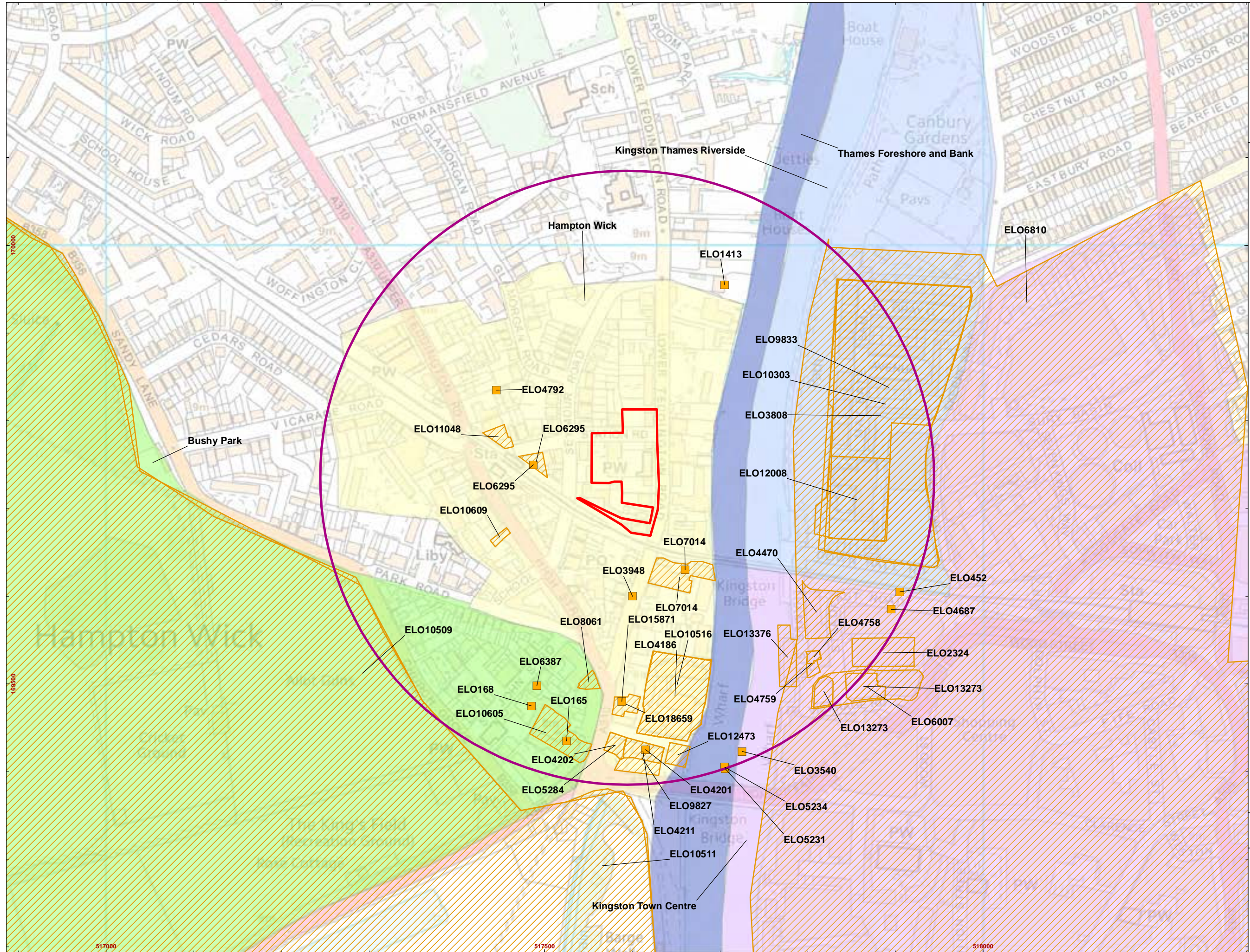
HER Record (polygon)

- Listed Building
- Monument
- Park



Scale at A3: 1:5,000
0 150m

Figure 2a:
HER Designated and Non-Designated Assets Data Plot (Data from GLHER)

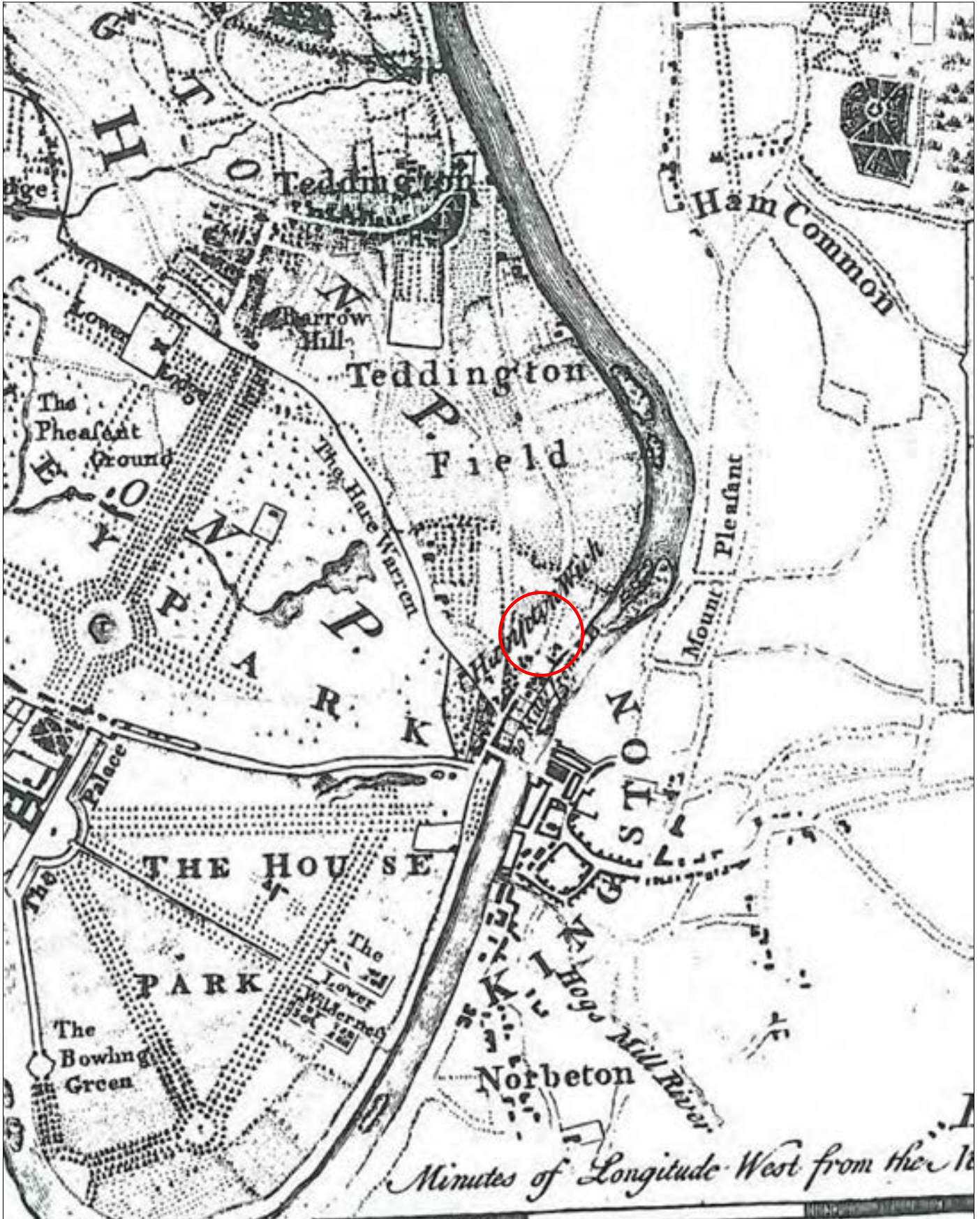


- Site Boundary
- Search Radius 350m
- Previous Archaeological Work:**
- Event Record (point)
- Event Record (polygon)
- Archaeological Priority Area**
- Bushy Park (DLO33452)
- Hampton Wick (DLO33456)
- Kingston Thames Riverside (DLO38392)
- Kingston Town Centre (DLO35715)
- Thames Foreshore and Bank (DLO33481)



Scale at A3: 1:4,000
0 125m

Figure 2b:
HER Events Data Plot
(Data from GLHER)




 Site Location (approximate)



Not to scale:
illustrative only

Figure 3:
1754 Rocque




 Site Location (approximate)



Not to scale:
illustrative only

Figure 4:
1786 Carey Map of Kingston



 Site Location (approximate)



Not to scale:
illustrative only

Figure 5:
1793 Lindely and Crosley

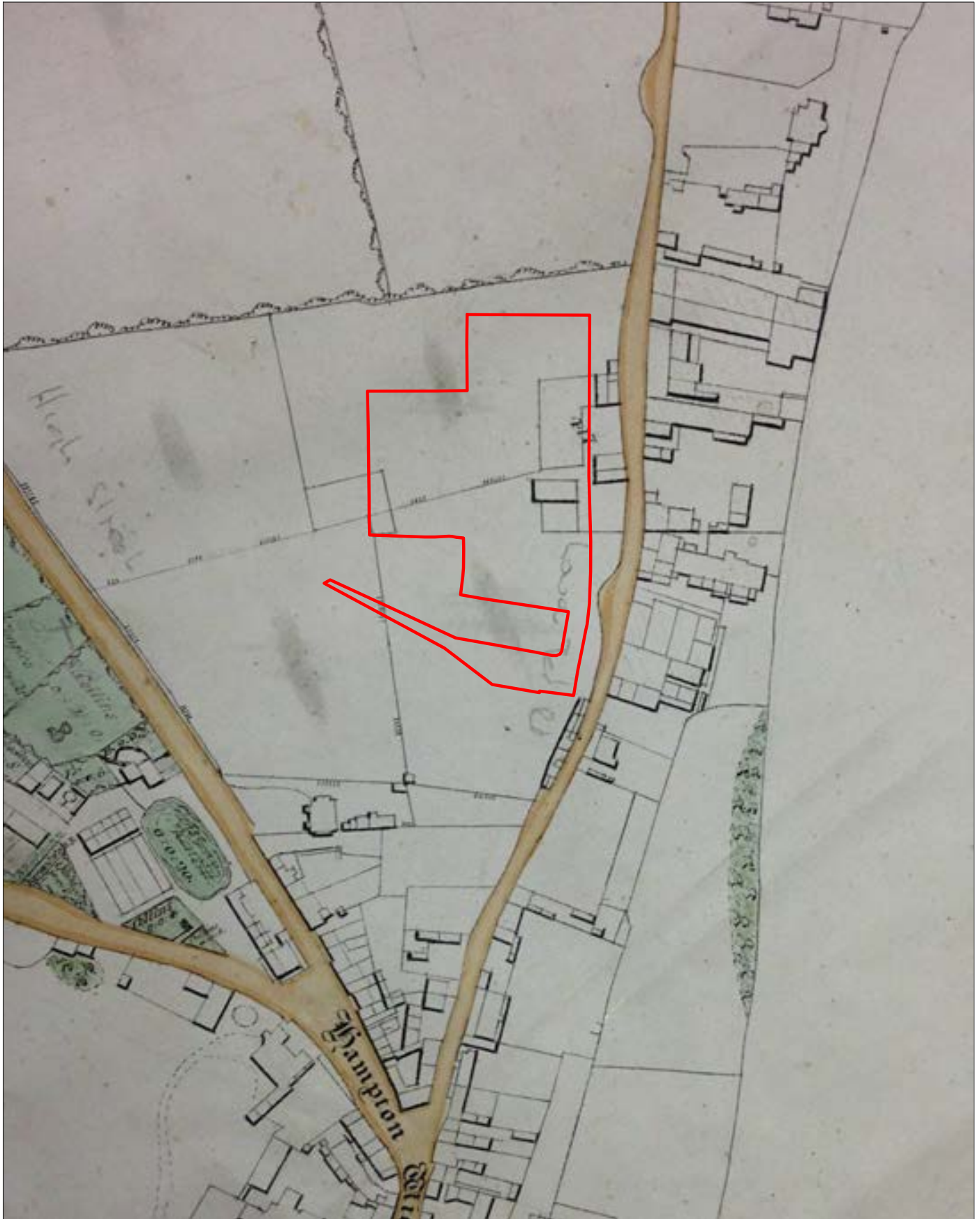


 Site Boundary



0 250 m
1:10,000 at A4

Figure 6:
1804 Ordnance Survey
Drawing

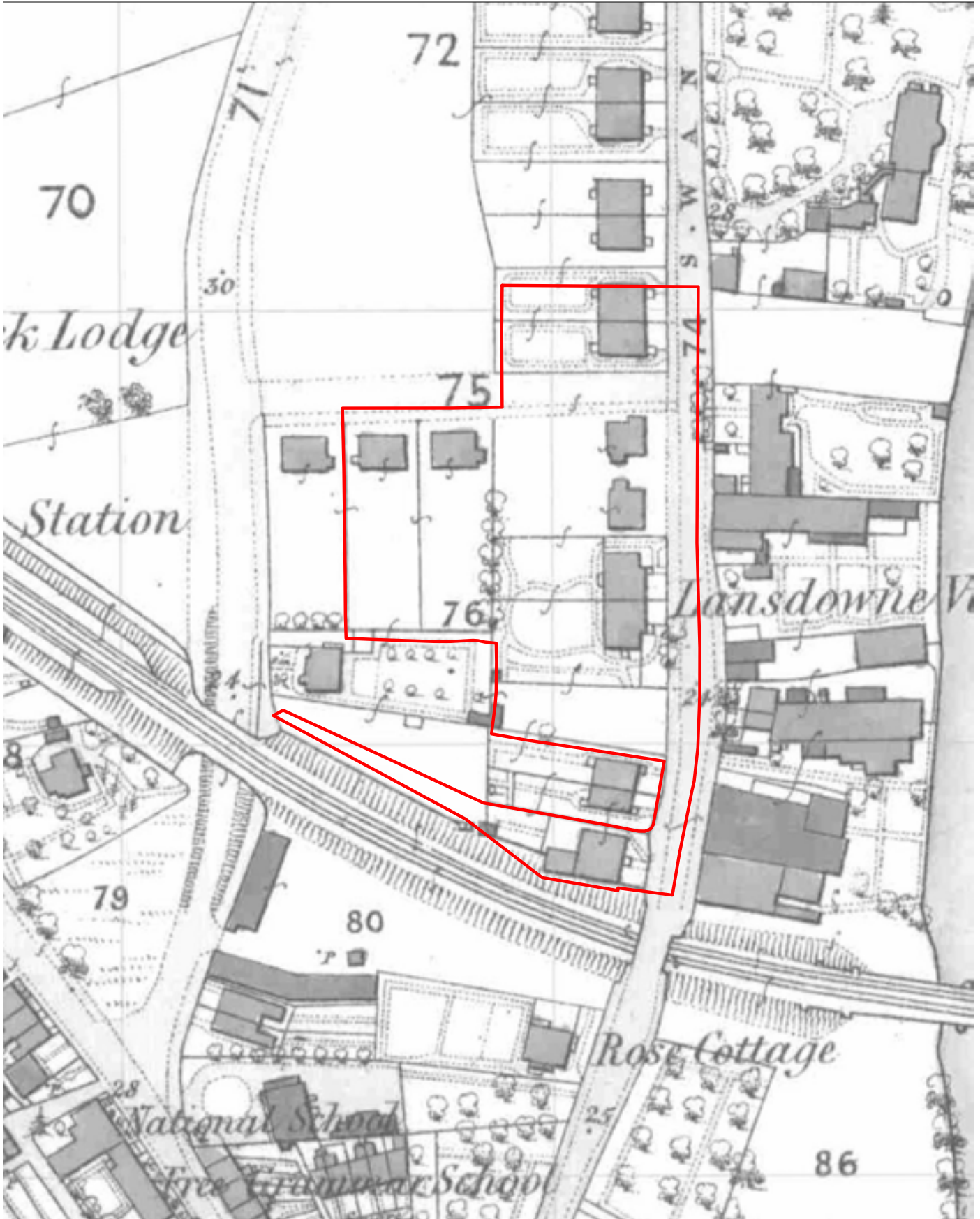


 Site Boundary



0 50 m
1:2,000 at A4

Figure 7:
1828 Hampton Enclosure

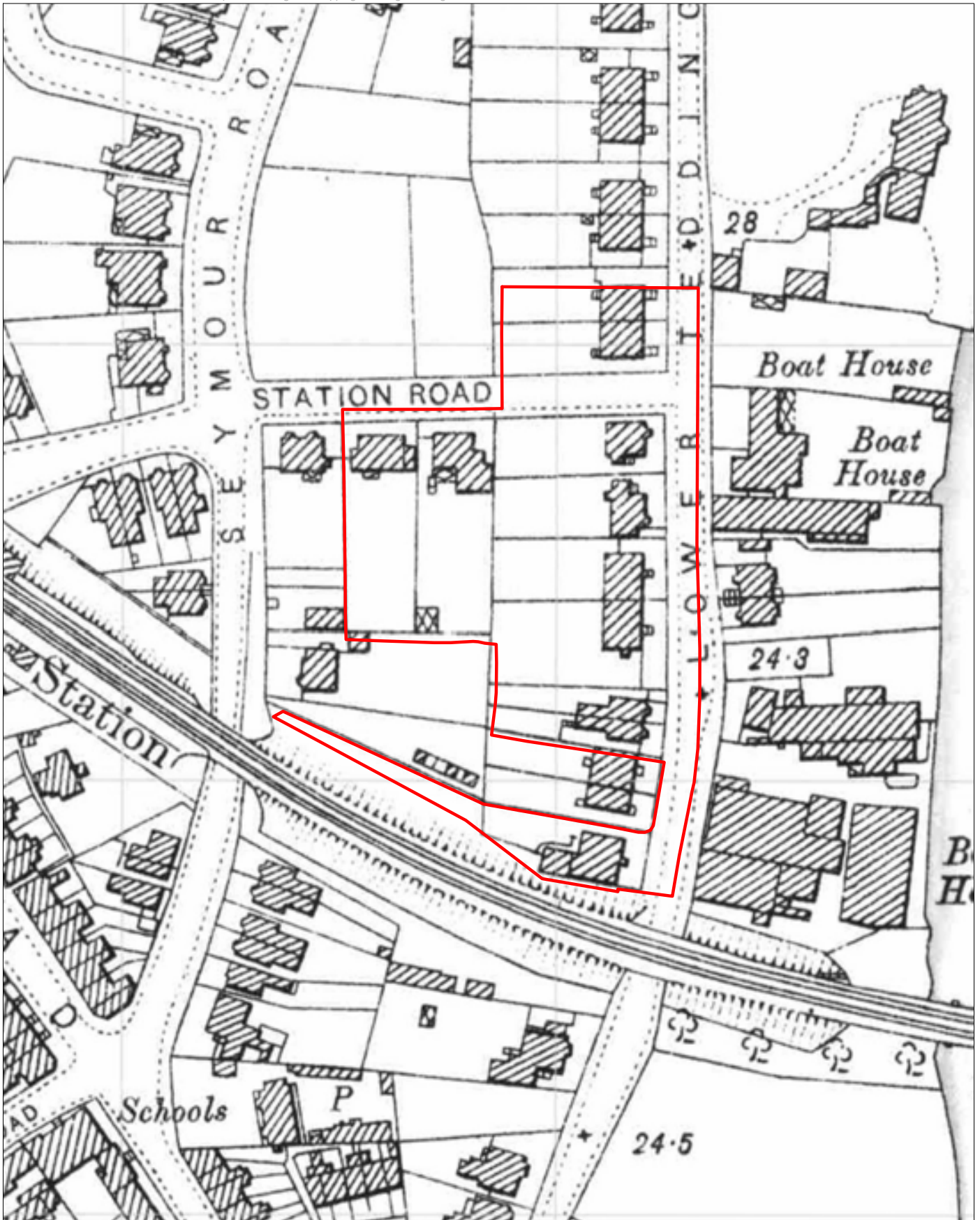


 Site Boundary



0 20 m
1:1,250 at A4

Figure 8:
1865 Ordnance Survey

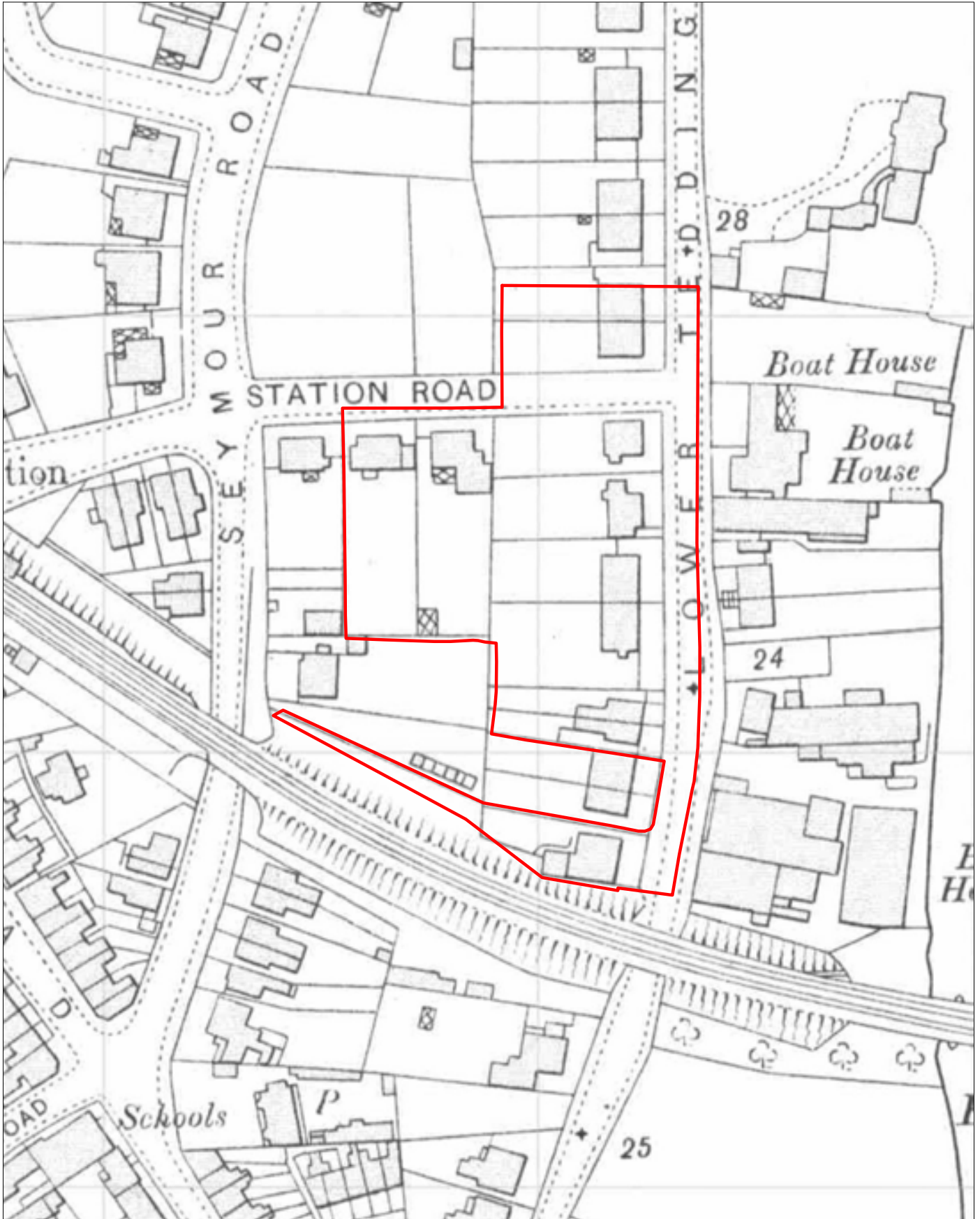


 Site Boundary



0 20 m
1:1,250 at A4

Figure 9:
1896 Ordnance Survey

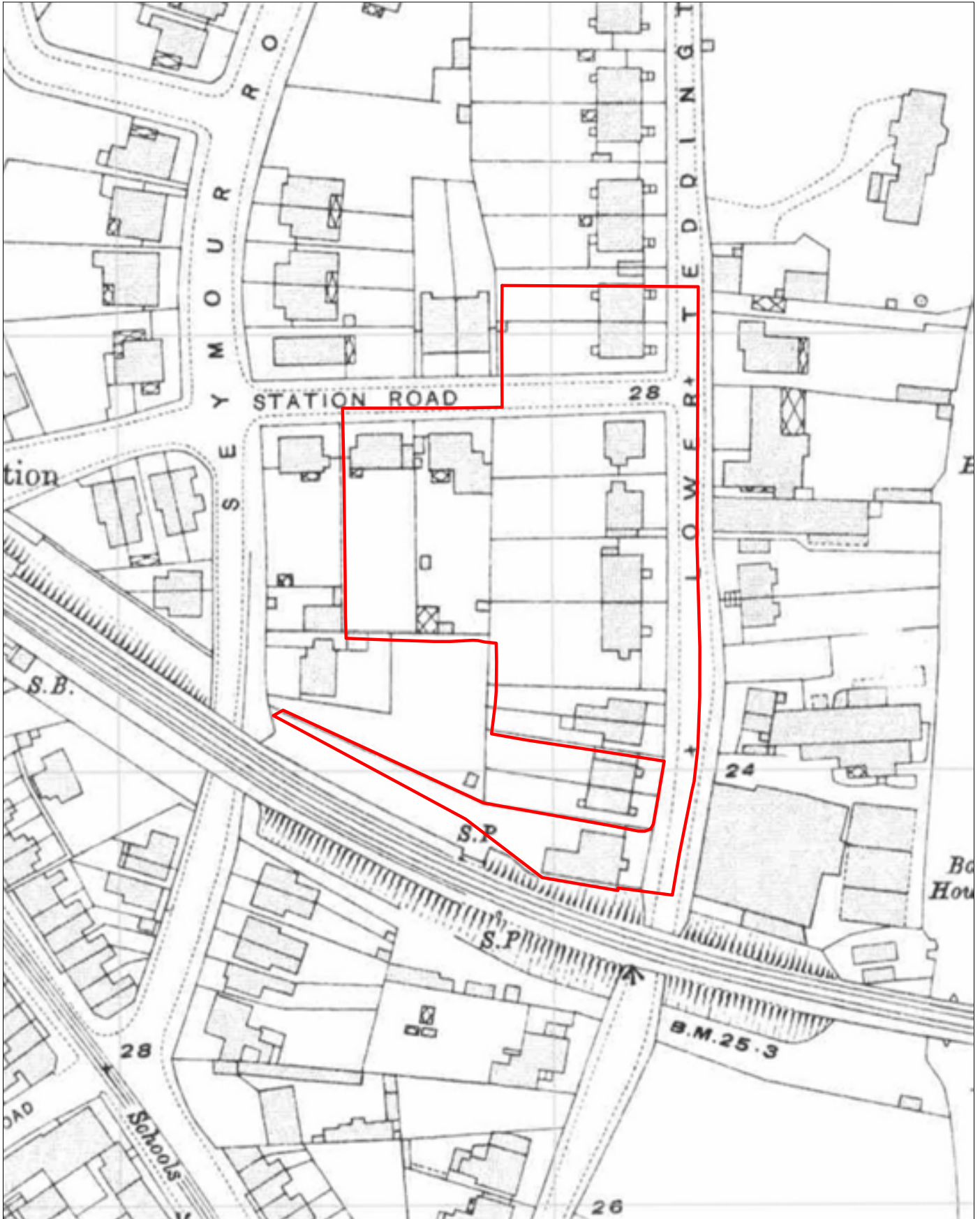


 Site Boundary



0 20 m
1:1,250 at A4

Figure 10:
1913 Ordnance Survey

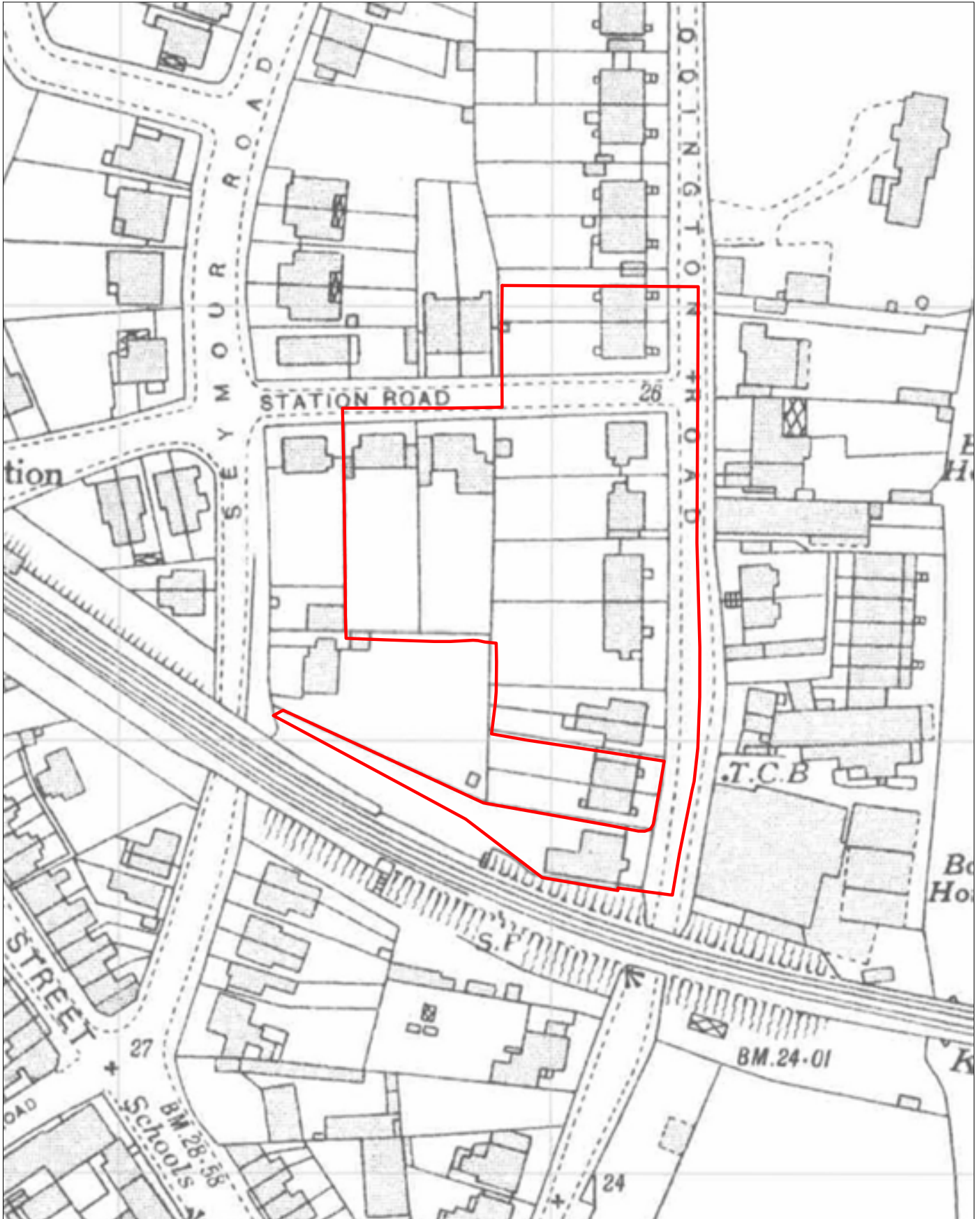


 Site Boundary



0 20 m
1:1,250 at A4

Figure 11:
1915 Ordnance Survey

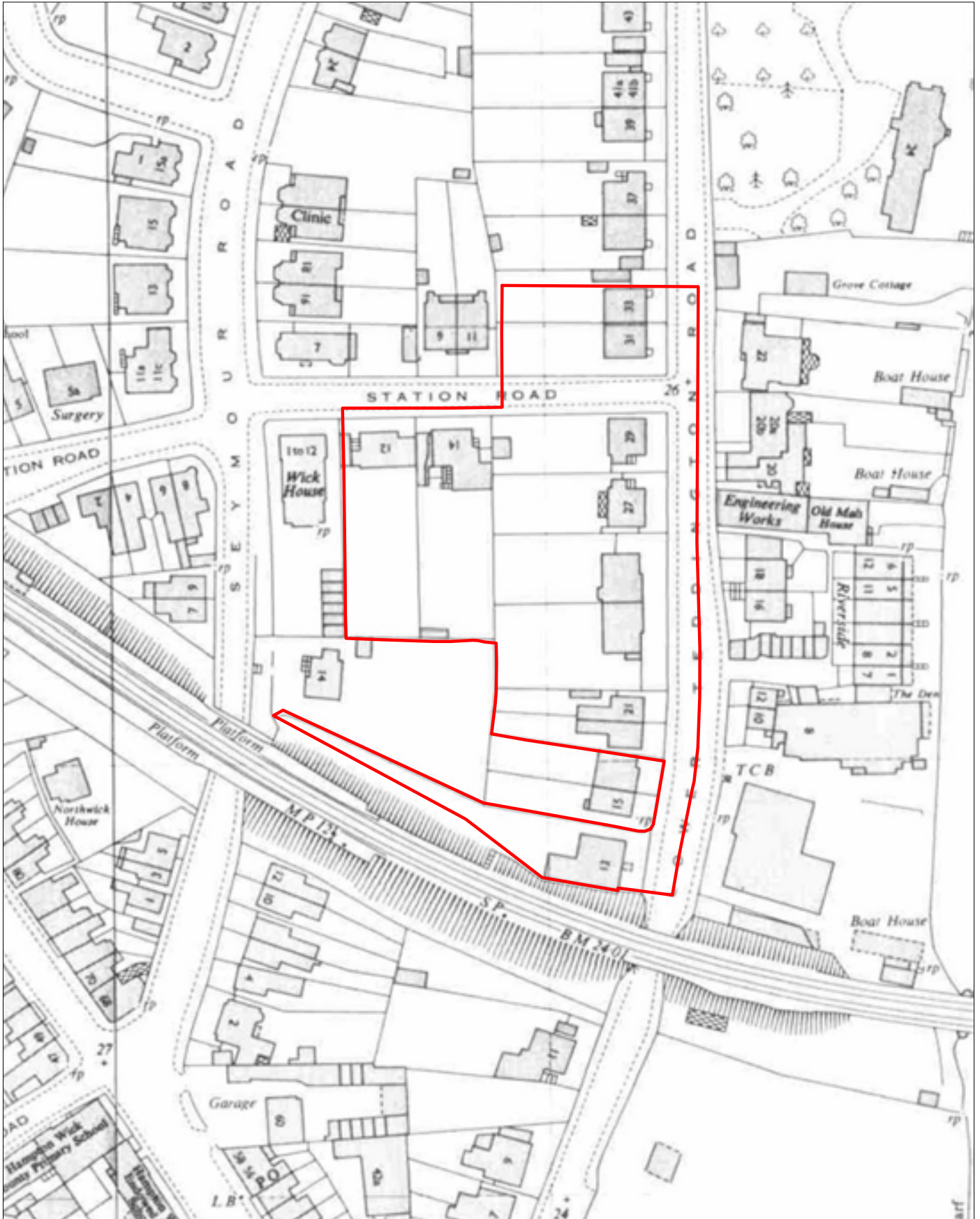


 Site Boundary



0 20 m
1:1,250 at A4

Figure 12:
1934 Ordnance Survey

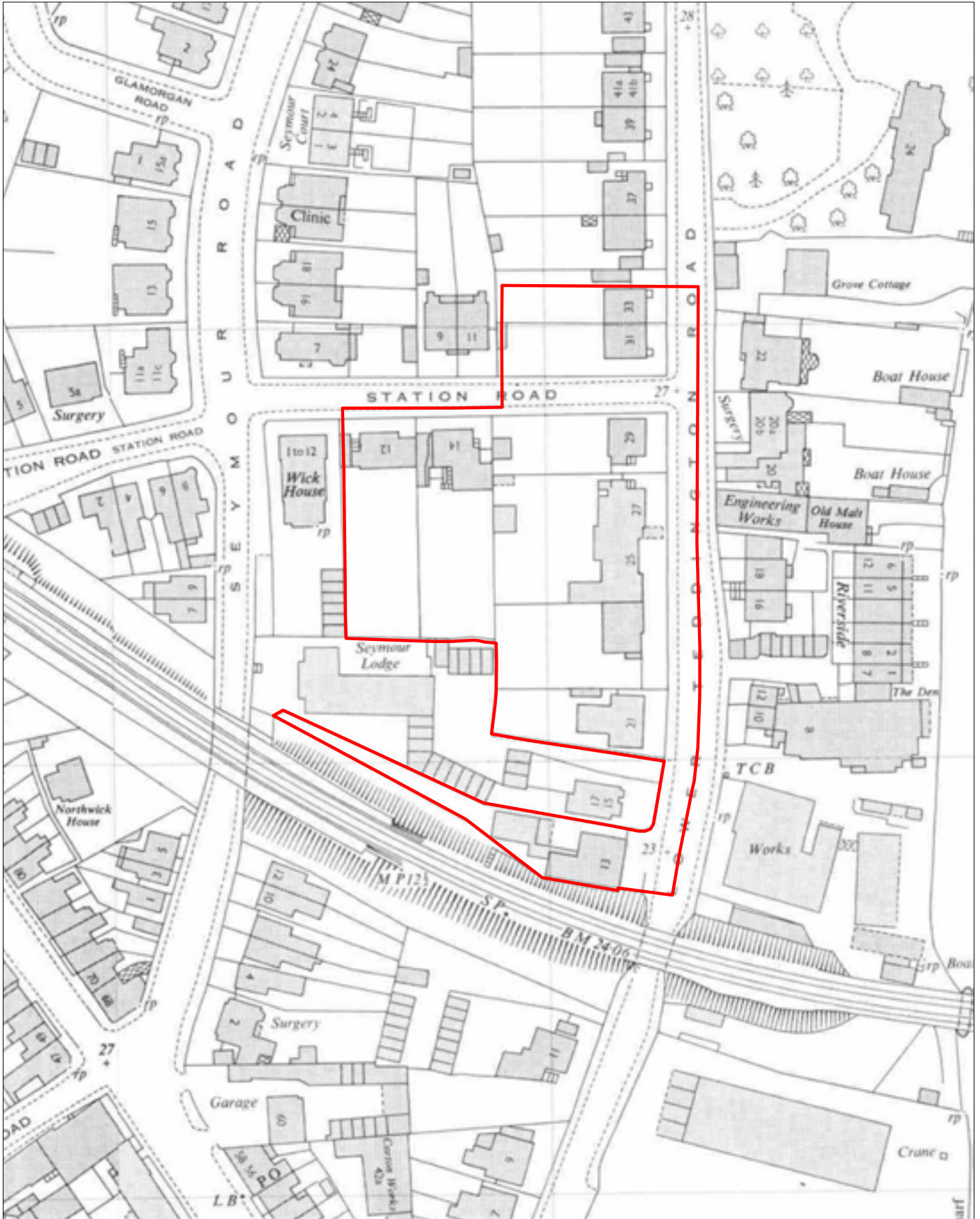


 Site Boundary



0 20 m
1:1,250 at A4

Figure 13:
1965 Ordnance Survey

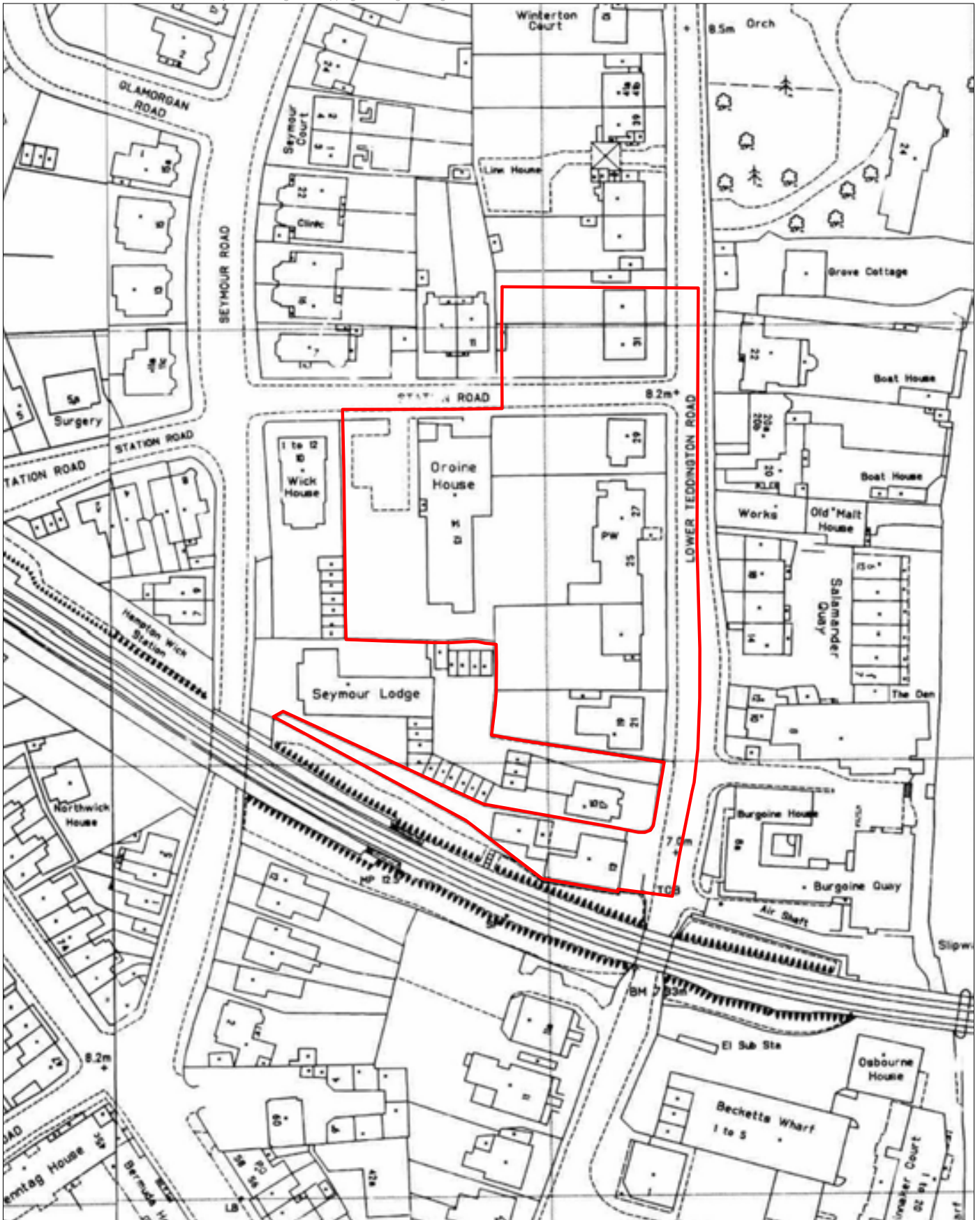


 Site Boundary



0 20 m
1:1,250 at A4

Figure 14:
1969 Ordnance Survey



 Site Boundary



0 20 m
1:1,250 at A4

Figure 15:
1995 Ordnance Survey

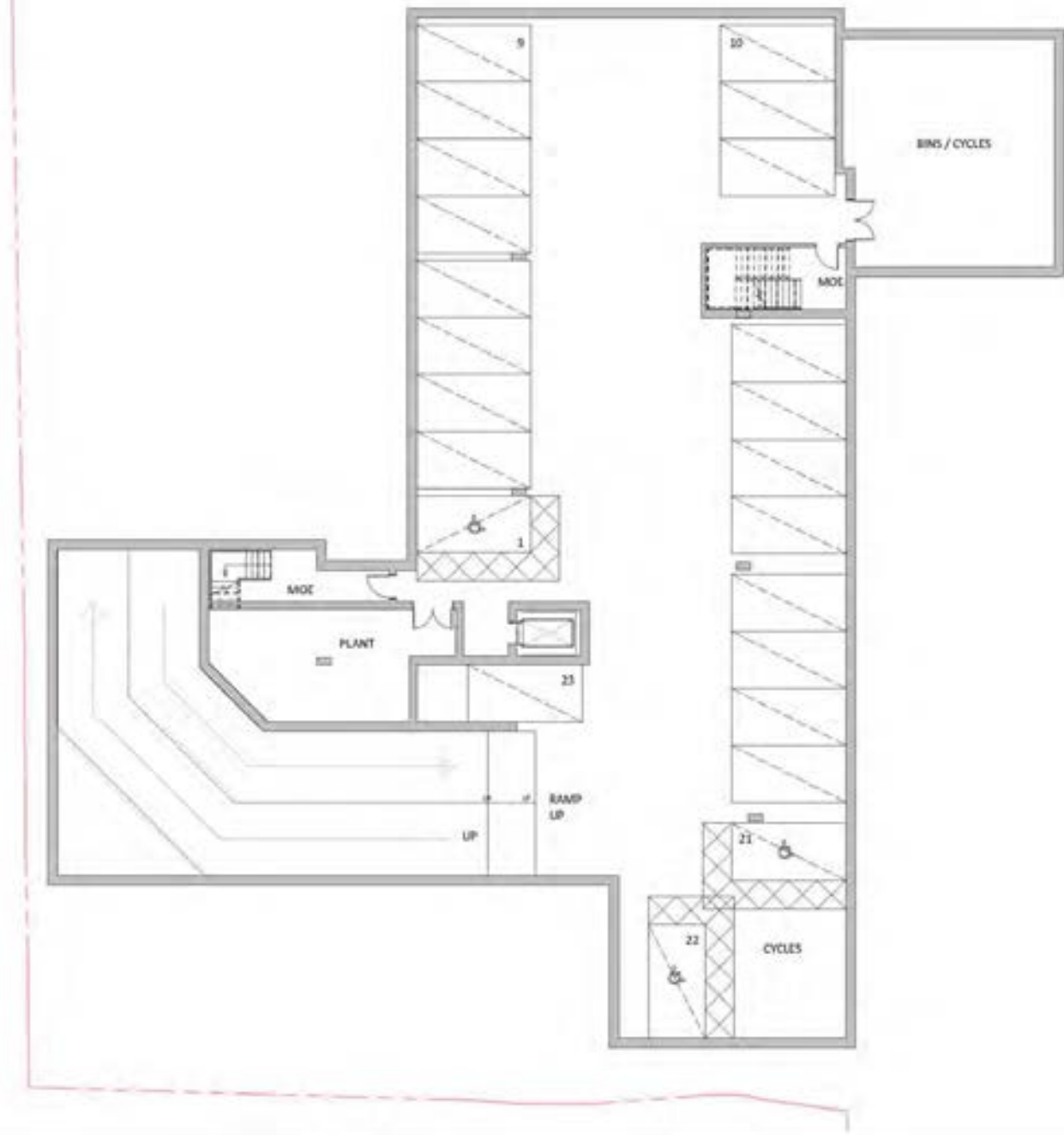


 Site Boundary



0 20 m
1:1,250 at A4

Figure 16:
2018 Aerial Photo

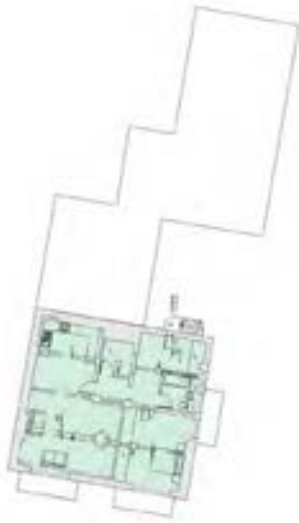


Not to Scale:
Illustrative Only

Figure 17:
Proposed Basement Plan:
New Build (Orione House)

NO.13 PROPOSED FLOOR PLANS

Not to scale



Basement - Proposed

NO.19/21 FLOOR PLANS

Not to scale



Basement - Proposed

NO.23-25 FLOOR PLANS

Not to scale



Proposed Basement



Basement - Existing



Basement - Existing



Existing Basement



Not to Scale:
Illustrative Only

Figure 18:
Current and Proposed
Basements: No.13, 19, 21 &
23-25

NO.27 & LINK FLOOR PLANS

Not to scale



Proposed Basement



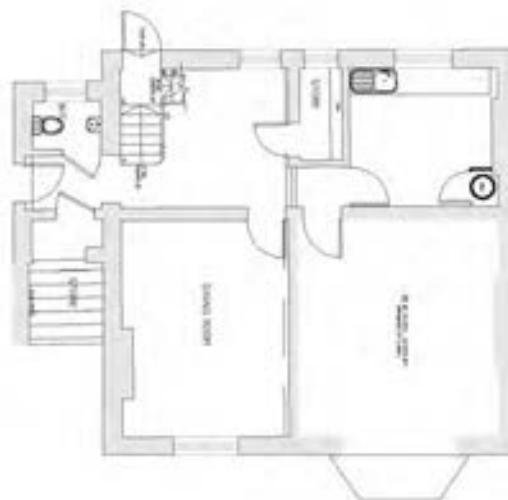
Existing Basement

NO.29 FLOOR PLANS

Not to scale



Proposed Basement



Existing Basement



Not to Scale:
Illustrative Only

Figure 19:
Current and Proposed
Basements: No.27 & 29



- Site Boundary
- Area proposed for further archaeological investigation



0 20 m

1:750 at A4

Figure 20:
Redevelopment Proposals

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