

# ARCHAEOLOGICAL DESK BASED ASSESSMENT

1-5 & 8 Plough Lane, Teddington TW11 9BN

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Teddington TW11 9BN  
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## ARCHAEOLOGICAL DESK BASED ASSESSMENT

### Quality Management

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## EXECUTIVE SUMMARY

- The site of 1-5 & 8 Plough Lane, Teddington within the London Borough of Richmond upon Thames has been assessed for its below ground archaeological potential.
- The proposed development will not impact on any designated archaeological assets.
- The site is located within a locally designated Archaeological Priority Area that is defined around the historic core of Teddington. This assessment has identified a low/low-moderate archaeological potential for Early Medieval, Medieval and Post Medieval remains associated with backland activity to the south of properties on the High Street.
- 19th Century development on the site is likely to have had a moderate negative archaeological impact across the site.
- Development proposals are limited in scale and match the footprint of the existing buildings.
- Therefore, given the generally limited archaeological potential of the site, combined with the limited extent of the proposals, it is suggested that the proposed development would be unlikely to have either a significant or widespread below ground archaeological impact.
- It is suggested that no further archaeological work is necessary in this instance and that this assessment is sufficient to support a planning application at the site.

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# 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been researched and prepared by Sally Dicks of RPS Heritage on behalf of Everett Property Consultants.
- 1.2 The subject of this assessment, also known as the study site, is 1-5 & 8 Plough Lane, Teddington. The site is approximately 110sqm in extent and is centred at TQ 16221 71078 (Fig. 1) within the London Borough of Richmond upon Thames.
- 1.3 The site is located within an Archaeological Priority Area for 'Teddington', as defined locally by the London Borough of Richmond upon Thames.
- 1.4 Accordingly, as required by Policy LP7 of the Richmond Local Plan (2018), Everett Property Consultants have commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.5 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists January 2017), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.6 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER), and other sources, and includes the results of a comprehensive map regression exercise.
- 1.7 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

## 2 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 most recently revised in June 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 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 a contribution towards 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 identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, 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 designated under the relevant legislation.
- 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 of a heritage asset* 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 publicly 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

### London Plan

- 2.14 The relevant Strategic Development Plan framework is provided by the London Plan - the Spatial Development Strategy for London, Consolidated with Alterations Since 2011 (March 2016). There were no changes to Policy 7.8 Heritage Assets and Archaeology; slight amendments were made to the wording of Policy 7.10 World Heritage Study sites, cross referencing this policy with the Supplementary Planning Guidance document for the setting of World Heritage Study sites prepared in 2012. Minor Alterations to the London Plan (MALP), published 14 March 2016, which was consolidated with the Further Alterations to the London Plan (FALP adopted March 2015), concern housing standards and parking, with no alteration to heritage policies. The MALP is hereafter referred to as the 'London Plan'.
- 2.15 Policy in the London Plan relevant to archaeology at the study site includes the following:

#### **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. 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.**

**Policy 7.9 Heritage-led Regeneration**

**Strategic**

- A. Regeneration schemes should identify and make use of heritage assets and reinforce the qualities that make them significant so they can help stimulate environmental, economic and community regeneration. This includes buildings, landscape features, views, blue ribbon network and public realm.**

**Planning Decisions**

- B. The significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.**

- 2.16 The emerging draft new London Plan is at an advanced stage with the Examination in Public complete, the Inspector's report issued on behalf of the Secretary of State and the Mayor's response to that with the publication of The London Plan Intend to Publish (December 2019) version issued to the Secretary of State. Chapter 7 'Heritage and Culture' contains relevant draft policies HC1 to HC7. Of particular relevance to archaeological sites within Greater London are draft policies HC1 and HC2 as follows:

### **Policy HC1 Heritage conservation and growth**

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant 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, and interpretation of, 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 conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.**
- C. 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 avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.**
- D. 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.**
- E. 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.**

### **Policy HC2 World Heritage Sites**

- A. Boroughs with World Heritage Sites, and those that are neighbours to authorities with World Heritage Sites, should include policies in their Development Plans that conserve, promote, actively protect and interpret the Outstanding Universal Value of World Heritage**

Sites, which includes the authenticity and integrity of their attributes and their management.

- B. Development proposals in World Heritage Sites and their settings, including any buffer zones, should conserve, promote and enhance their Outstanding Universal Value, including the authenticity, integrity and significance of their attributes, and support their management and protection. In particular, they should not compromise the ability to appreciate their Outstanding Universal Value, or the authenticity and integrity of their attributes.
- C. Development Proposals with the potential to affect World Heritage Sites or their settings should be supported by Heritage Impact Assessments. Where development proposals may contribute to a cumulative impact on a World Heritage Site or its setting, this should be clearly illustrated and assessed in the Heritage Impact Assessment.
- D. Up-to-date World Heritage Site Management Plans should be used to inform the plan-making process, and when considering planning applications, appropriate weight should be given to implementing the provisions of the World Heritage Site Management Plan.

## London Borough of Richmond upon Thames

2.17 The site is located within the London Borough of Richmond, which adopted its Local Plan on 3<sup>rd</sup> 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 relevant designated heritage assets, as defined above and as shown on Figure 2, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 2.19 The application site lies within an Archaeological Priority Area (APA) identified for the local plan (London Borough of Richmond upon Thames APA No.5: Teddington; DLO33457).
- 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 GEOLOGY AND TOPOGRAPHY

### Geology

- 3.1 The solid geology of the London area is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).
- 3.2 Further detail is provided by the British Geological Survey (BGS Online 2020), which shows the underlying geology at the study site as London Clay Formation (Clay, Silt & Sand), overlain by Kempton Park river terrace gravels (Sand & Gravel). Kempton Park Gravels have been categorised as part of the Devensian Stage, the last glacial stage of the British Pleistocene epoch (Gibbard 1994: 90).
- 3.3 No site specific borehole data is currently available for the study site, however the above geology is confirmed by a nearby borehole at 41 High Street to the north, which records a geological sequence comprising topsoil over Kempton Park Gravels, over London Clay.

### Topography

- 3.4 The natural topography of the site is generally level at c.10m Above Ordnance Datum (AOD).
- 3.5 The River Thames lies c.630m east of the site and loops to the south around Hampton Wick and Hampton Court Palace.

## 4 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 -	2,500 BC
Bronze Age (including Chalcolithic)	2,500 -	800 BC
Iron Age	800 -	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 study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 750m radius of the study site (Fig. 2), 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 late 19<sup>th</sup> Century onwards until the present day.
- 4.3 The map regression exercise has demonstrated that the study site was developed with the existing outbuildings by the early 20<sup>th</sup> Century.
- 4.4 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

### Previous Archaeological Investigations nearby

- 4.5 An archaeological monitoring was undertaken at No. 70 High Street immediately north of the study site. Three test pits were monitored prior to the construction of the new building. Archaeological deposits, consisting of Post Medieval garden soils, were recorded in section in the test pits. Natural ground was observed at 1.2m below ground level (c 8.7m AOD), and the highest survival of archaeological deposits occurred at c 9.2m AOD (0.5m below ground level) (ELO7408).

## Early Prehistoric – Palaeolithic & Mesolithic

- 4.6 No certain evidence for Palaeolithic or Mesolithic activity has been identified within the nearby area to the study site. The presence of Palaeolithic material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. The occurrence of *in-situ* palaeoliths in the underlying river Kempton Park terrace gravels is typically rare (BGS 1996: 130; Gibbard 1994:90).
- 4.7 Therefore, based on the paucity of evidence within the nearby area, it is unlikely that any significant remains dating to the Palaeolithic or Mesolithic periods would be present underlying the site and a generally low archaeological potential for these periods can be identified.

## Later Prehistoric – Neolithic, Bronze Age & Iron Age

- 4.8 The HER records the discovery of three flint implements of Neolithic date found at an unknown location within the TQ1671 kilometre square (MLO18942), and two findspots close to the river, c.650m northeast of the application site: a leaf-shaped arrowhead (MLO18953), and seven axes from Stony Deep, thought to be possible Post Medieval forgeries (MLO13467). A hoard of five Neolithic flint axes was found in 1883 at a depth of 0.6m during house building at Avenue Road, c.500m south of the site (MLO19115).
- 4.9 A Bronze Age burial mound (*tumulus*) stood on the north side of Sandy Lane, c.670m south of the site, until it was partially destroyed by road widening in 1835 and finally demolished as a result of railway construction in the 1860s (MLO19097). Excavations on the mound in the mid-19<sup>th</sup> Century recorded the discovery of cremated bones and pottery sherds at the base of the sand-built mound (MLO48462, MLO48464), together with a bronze dagger (MLO48463), a flint axe and flint scatter (MLO48360), and a secondary inhumation burial (MLO48465).
- 4.10 A number of likely Bronze Age flints were found in a slot which was excavated into brickearth deposits down to the natural gravels during archaeological evaluation at the site of Forbes House c.500m south west of the study site (HER Ref: ELO8261, TQ 17578 71900). It was confirmed that the brickearth deposits within which the flints had been recovered had been severely disturbed from the 17<sup>th</sup> Century onwards, and therefore that the flintwork was residual in nature (HER Ref: MLO63603-4, TQ 1756 7196).
- 4.11 Further findspots of flint of indeterminate (albeit prehistoric) date have been recorded both within the TQ1671 kilometre square (MLO18963), close to the river (MLO18957), and within a c.500m radius of the application site (MLO19031, MLO19051, MLO61192 & MLO64274).
- 4.12 A series of archaeological monitoring, evaluation and excavation programmes within the grounds of Bushy House, on the site of the former National Physical Laboratories, close to the edge of Bushy Park, c.890m southwest of the site, (ELO149, ELO159, ELO2499, ELO7050 and ELO17427) revealed evidence for a Late Bronze Age-Early Iron Age settlement site (MLO73529).
- 4.13 Based on the available evidence and in particular the limited evidence within the vicinity of the study site, a low potential is identified for the later prehistoric period.

## Roman

- 4.14 The study site lies c. 19km south-west of the Roman city of London (*Londinium*). The nearest major Roman roads to the study site are at Brentford 5km to the north (Margary 1955).
- 4.15 The only evidence for Roman activity within the study area derives from the discovery of two very abraded sherds of Romano-British coarse pottery within the fill of a natural hollow during an archaeological evaluation at Udney Park Road, c.175m southeast of the study site (MLO61193).

- 4.16 Based on current evidence, the archaeological potential for evidence dating to the Roman period at the study site is considered to be low.

### Anglo-Saxon/Early Medieval

- 4.17 The Teddington place-name derives from the Old English personal name '*Tudda*' and '*tūn*' meaning 'Tuda's farmstead'. The settlement is named as '*Tudingtune*' in a document of c.1000.
- 4.18 An early Anglo-Saxon settlement was identified and partially excavated in 1950 in a gravel pit on the floodplain on the opposite (east) bank of the Thames at Ham, just south of Teddington Lock. The excavations identified a sunken-floored building ('*grubenhous*') associated with unbaked clay loom weights, pottery and animal bone.
- 4.19 The existence of this settlement, c1.2km east of the application site, suggests that a contemporary settlement may also have existed at Teddington (MLO72100).
- 4.20 The manor of Teddington originally belonged to the Benedictine house at Staines and was acquired shortly before the Norman Conquest by Westminster Abbey. The Domesday Survey of 1066 documents Teddington as a separate entity but incorporated within the manor of Hampton.
- 4.21 The location of the Early Medieval settlement at Teddington is unknown. Judging by the later (medieval) settlement pattern (see 4.45 below) it is probable that it may have lain closer to the river at the east end of the current High Street in the vicinity of the parish church of St. Mary. The possibility that the Early Medieval core may have extended further west, within the study site, is reflected in the designation of the land flanking Teddington High Street, extending from the River Thames westwards as far as the modern A360 (Church Road) c.450m west of the study site, as an Archaeological Priority Area (DLO33457).
- 4.22 It is possible that the study site lay on the western periphery of the Early Medieval settlement at Teddington, and consequently there is a low/low-moderate potential for encountering traces of Early Medieval activity within the study site.

### Medieval

- 4.23 The settlement mapped on either side of the High Street in the middle of the 18<sup>th</sup> Century by John Rocque (not reproduced here), is believed to have had its origins as a Medieval village, with houses dispersed on both sides of the main street, and the communal village open fields to the north ('North Field') and south ('Teddington Common Field'). The current Church and Park Roads mark the eastern edge of the former Teddington Common, part of the extensive Hounslow Heath, which bounded the western edge of the village and its fields.
- 4.24 The manor of Teddington remained a holding of Westminster Abbey from the late Saxon period until the middle of the 16<sup>th</sup> Century. In c.1100 it was recorded as a 'berewick' (detached portion of land) belonging to Staines (MLO72101). The Medieval focus of the village was a chapel which was first documented in c.1217-18 and presumed to have lain on the site of the present church of St. Mary, on the north side of Ferry Road at the east end of the village, 300m east of the study site. The fabric of the extant building is Post Medieval, although in 1816 the fabric of the chancel (since rebuilt) was attributed to the late 14<sup>th</sup> Century (MLO19040). A manor house at Teddington was also recorded in the 13<sup>th</sup> Century; it lay adjacent to the church, on the west side of Twickenham Road (MLO72102). The principal north-south road through Teddington from Isleworth to Kingston, ran parallel with the riverbank (now the A310 Twickenham-Manor-Kingston Road) and bridged the river at Kingston by 1219. A weir close to the current Teddington Lock was documented by 1345.



- 4.25 Bushy Park was first created as a deer park in 1491 by Giles d'Aubrey, who enclosed 162ha of farmland in the southern part of the present park, known as 'Middle Park' (MLO102806).
- 4.26 The application site lies at the west end of the main street of the village mapped in the middle of the 18th Century. It is probable that this Post Medieval settlement pattern reflects the layout of the Medieval village of Teddington and consequently there is a moderate potential for encountering traces of Medieval activity within the study site.

### **Post Medieval & Modern (including map regression exercise)**

- 4.27 Post Medieval and modern entries included on the GLHER relate principally to buildings and sites of former buildings which have no direct relevance to the archaeological potential of the application site. They are therefore not discussed further here.
- 4.28 Teddington remained essentially rural in character until Henry VIII's dissolution of the monasteries and the subsequent sale of church property to lay owners in the middle of the 16th Century.
- 4.29 Archaeological monitoring of 3 test pits at No. 70 High Street recorded a Post Medieval garden soils, suggesting that the site remained undeveloped during this period (ELO7408).
- 4.30 The earliest large-scale map to show the study site, by John Rocque, published in 1746 (not reproduced here), shows main street was flanked by dispersed houses, with garden plots at the rear. The site lay within undeveloped land to the south of properties off the High Street. The land is likely to have been occupied by orchards or market gardens.
- 4.31 The 1804 Ordnance Surveyor's Drawing by William Stanley (not reproduced here) shows the village fields immediately following enclosure (1800). The portion of the map covering the application site is indistinct, and it is unclear whether there was a building on the road frontage; the orchard at the rear was unchanged from John Rocque's map.
- 4.32 By 1865 two buildings, possibly stables, had been built immediately west of the study site. A property boundary projecting east from the outbuildings bisects the study site (see Figure 3).
- 4.33 Little changes to the layout of the study site between 1865 and 1898 (see Figure 4).
- 4.34 By the late 20<sup>th</sup> Century the buildings immediately west of the study site had been demolished, extensions had been built to the rear of properties off the High Street and new residential streets had been laid out within the surrounding area (see Figure 5: 1914 OS). The study site is shown comprising a line of buildings to the south of Plough Lane.
- 4.35 With the exception of the demolition of a small brick-built structure (possibly a coal store and the construction of four garages, little changes to the layout of the study site between 1914 and the present day (see Figure 5-9).
- 4.36 The 19<sup>th</sup> Century buildings on the site were probably used for storage and/or stables, with the door for the hayloft evident at the first-floor level (see Plates 1-4). The rear elevation appears to have been incorporated into an earlier boundary wall (possibly the one marking the property boundary on the 1865-1874 Ordnance Survey) (see Plate 3).
- 4.37 In view of the results of monitoring immediately north-west (No. 70 High Street), a low/low-moderate potential is identified for Post Medieval remains of archaeological or historical interest within the site. The four buildings located within the study site are of modern heritage interest.

## Assessment of Significance

- 4.38 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.
- 4.39 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within, or within the vicinity of, the study site.
- 4.40 The study site is located within a locally defined Archaeological Priority Area which is associated with the historic core of ‘Teddington’.
- 4.41 There are no non-designated archaeological assets recorded on the study site in the GLHER.
- 4.42 Based on current evidence, a generally low/low-moderate archaeological potential has been identified for the Early Medieval, Medieval, Post Medieval period within the study site. A low potential is identified for all other periods. The heritage interest of the Modern period is associated with the existing buildings.
- 4.43 Any remains, should they occur on the study site, would in the context of the Secretary of State’s non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.
- 4.44 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Early Prehistoric (Palaeolithic & Mesolithic)	Low potential, Low (Local) Significance;
Later Prehistoric (Neolithic, Bronze Age & Iron Age)	Low potential, Low (Local) Significance;
Roman	Low potential, Low (Local) Significance;
Anglo-Saxon/Early Medieval & Medieval	Low/Low-Moderate potential (most likely that any remains present would comprise stray finds and/or evidence for gardening and land division), Low (Local) Significance;
Post Medieval	Low/Low-Moderate potential (likely to be associated with garden activity to the rear of properties off the High Street), likely to be of Low (Local) Significance;
Modern	The heritage interest of the Modern period is associated with the existing buildings, Low (Local) Significance.

## **5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS**

### **Site Conditions**

- 5.1 The study site currently comprises four 19<sup>th</sup> Century buildings, three modern garages and a wall (Fig. 11 & Plates 1-4) .
- 5.2 The construction of these buildings will have caused a moderate negative below ground archaeological impact.
- 5.3 Horticultural activity on the site may have caused a moderate negative below ground archaeological impact.

### **Proposed Development**

- 5.4 Development proposals comprise the demolition of the four 19<sup>th</sup> Century buildings, four garages and the construction of two residential dwellings (see Figure 12). The eastern half of the study site has been subject to two planning applications approved at appeal (Planning Ref. 17/3001 and Planning Ref. 17/3003).

### **Review of Potential Development Impacts on Archaeological Assets**

- 5.5 The proposed development will not impact on any designated archaeological assets.
- 5.6 Whilst the site is located within a locally defined Archaeological Priority Area, this assessment has identified a generally low/low-moderate archaeological potential for archaeological evidence dating to the Early Medieval, Medieval and Post-Medieval period.
- 5.7 Past development is likely to have had a moderate negative archaeological impact across the site.
- 5.8 Development proposals are limited in scale, with the footprint of the proposed buildings matching the footprint of the existing buildings.
- 5.9 Therefore, given the generally limited archaeological potential of the site, combined with the limited extent of the proposals, it is suggested that the proposed development would be unlikely to have either a significant or widespread below ground archaeological impact.

## 6 SUMMARY AND CONCLUSIONS

- 6.1 The site at 1-5 & 8 Plough Lane, Teddington within the London Borough of Richmond upon Thames is under consideration for redevelopment.
- 6.2 In of relevant designated heritage assets, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 6.3 In terms of relevant local designations, the study site lies within an Archaeological Priority Area for 'Teddington' as defined by the London Borough of Richmond upon Thames. This APA is described as an area of possible Medieval settlement.
- 6.4 Given the study site's location within an Archaeological Priority Area as defined by the London Borough of Richmond upon Thames, Policy LP7 of the Richmond Local Plan (2018) requires an archaeological desk based assessment be submitted to support a planning application. Therefore, in accordance with relevant government planning policy and guidance, this assessment has been undertaken to clarify the below ground archaeological potential of the study area.
- 6.5 Based on current evidence, a generally low/low-moderate archaeological potential has been identified for the Early Medieval, Medieval and Post Medieval periods within the study site. The heritage interest of the Modern period is associated with the existing buildings.
- 6.6 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Early Prehistoric (Palaeolithic & Mesolithic)	Low potential, Low (Local) Significance;
Later Prehistoric (Neolithic, Bronze Age & Iron Age)	Low potential, Low (Local) Significance;
Roman	Low potential, Low (Local) Significance;
Anglo-Saxon/Early Medieval & Medieval	Low/Low-Moderate potential (most likely that any remains present would comprise stray finds and/or evidence for gardening and land division), Low (Local) Significance;
Post Medieval	Low/Low-Moderate potential (likely to be associated with gardening and land division to the rear of properties along the High Street), likely to be of Low (Local) Significance;
Modern	The heritage interest of the Modern period is associated with the existing buildings, Low (Local) Significance.

- 6.7 However, past development at the site is likely to have had a moderate negative archaeological impact across the site, in particular due to the construction of the 19<sup>th</sup> Century buildings within the site.
- 6.8 Development proposals are limited in scale and match the footprint of the existing building in plan form.
- 6.9 Therefore, given the generally limited archaeological potential of the site, combined with the limited extent of the proposals, it is suggested that the proposed development would be unlikely to have either a significant or widespread below ground archaeological impact.
- 6.10 It is suggested that no further archaeological work is necessary in this instance and that this assessment is sufficient to support a planning application at the site.

## Sources Consulted

### General

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Greater London Historic Environment Record  
London Metropolitan Archive  
Richmond Local Archives  
The National Archive

### Internet

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Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>  
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## Cartographic

1754 Rocque Map of Middlesex

1793 Lindley & Crosley Map of Surrey

1823 C&J Greenwood Map of Surrey

1842 Ham Tithe Map

1869 Ordnance Survey (1:2500)

1888 Bacon Map of London & Surrounds

1896 Ordnance Survey (1:2500)

1913 Ordnance Survey (1:2500)

1933 Ordnance Survey (1:2500)

1945 Aerial Photograph

1959 Ordnance Survey (1:1250)

1960 Ordnance Survey (1:2500)

1970 Ordnance Survey (1:2500)

1971 Ordnance Survey (1:2500)

1976 Ordnance Survey (1:1250)

1977 Photograph (LMA)

1984 Photograph (Richmond Local Archive)

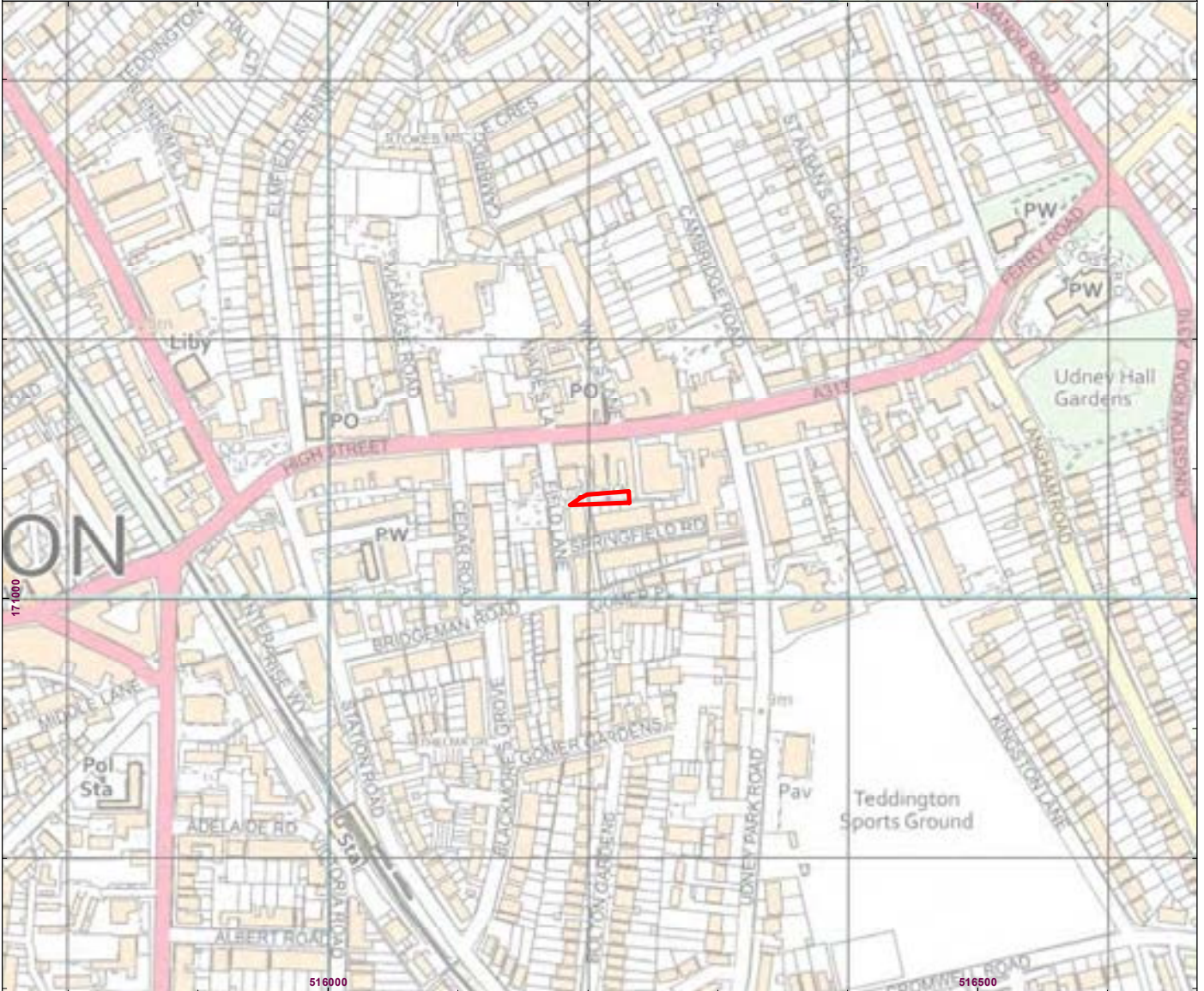
1991 Ordnance Survey (1:1250)

2003 Ordnance Survey (1:1250)

2006 Google Earth Image

2013 Google Earth Image

2019 Google Earth Image



 Site Boundary



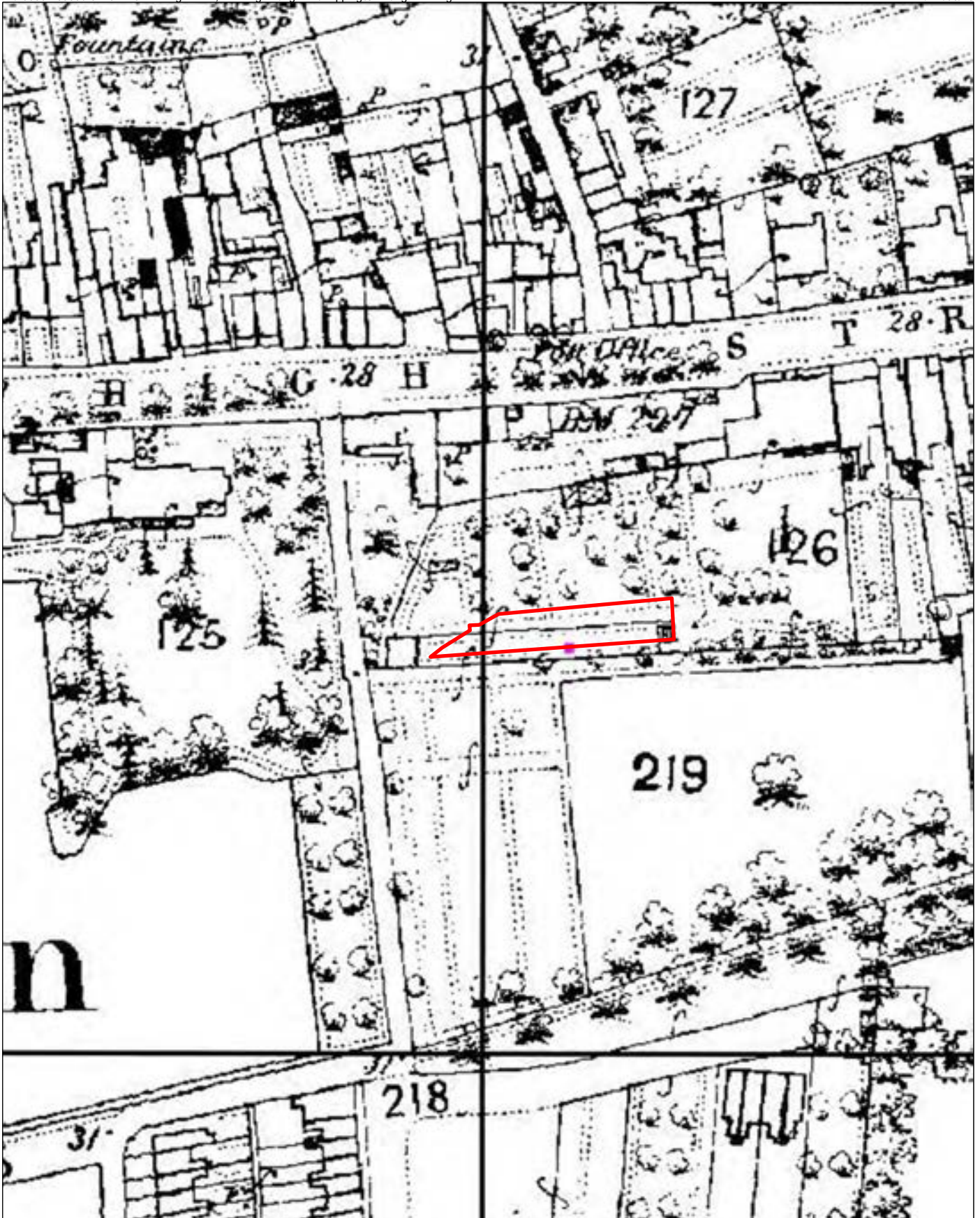
0 100m  
Scale at A4: 1:5,000



Figure 1  
Site Location







 Site Boundary

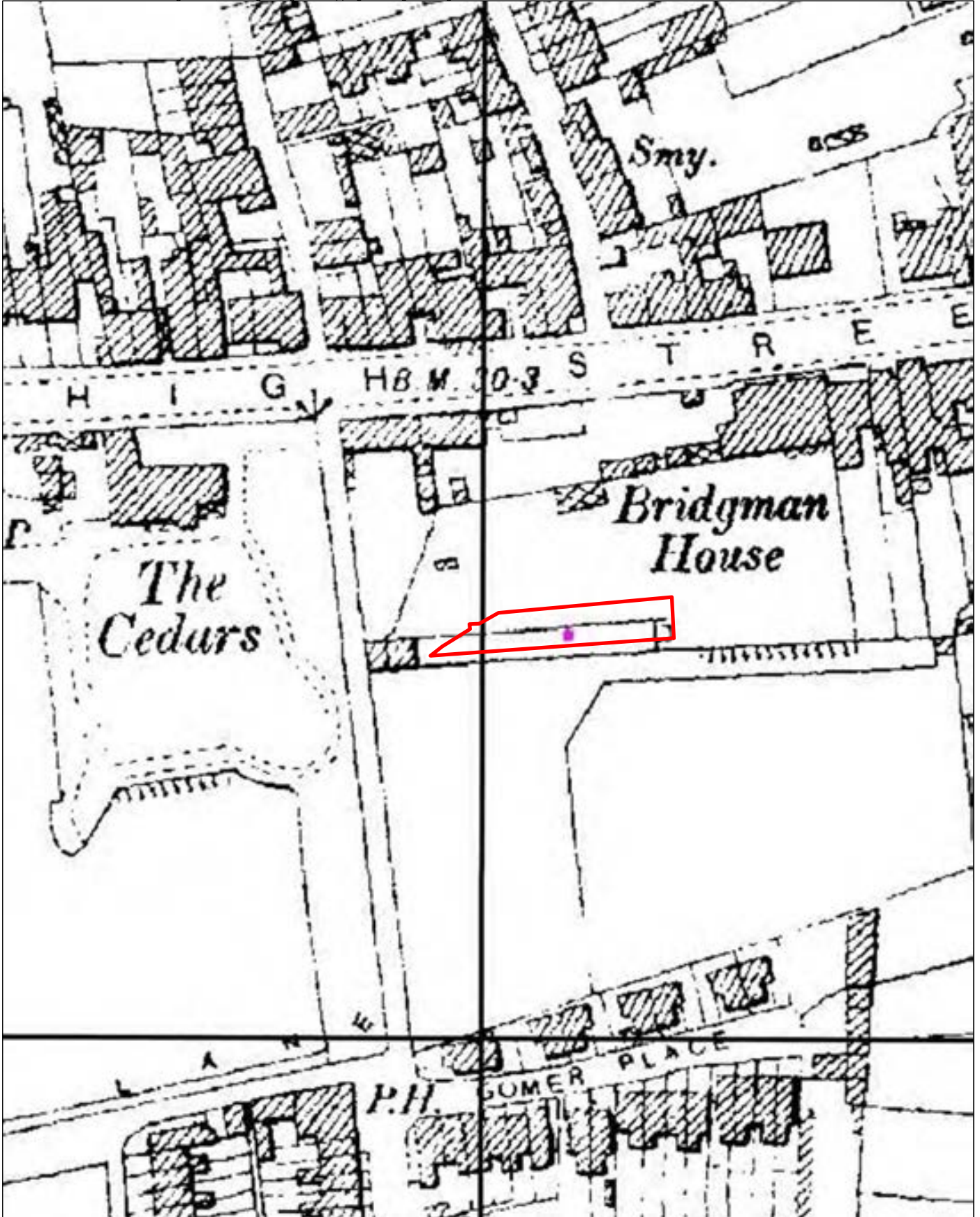


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Scale at A4: 1:1,000



Figure 3

1865-1874 Ordnance Survey Map



 Site Boundary

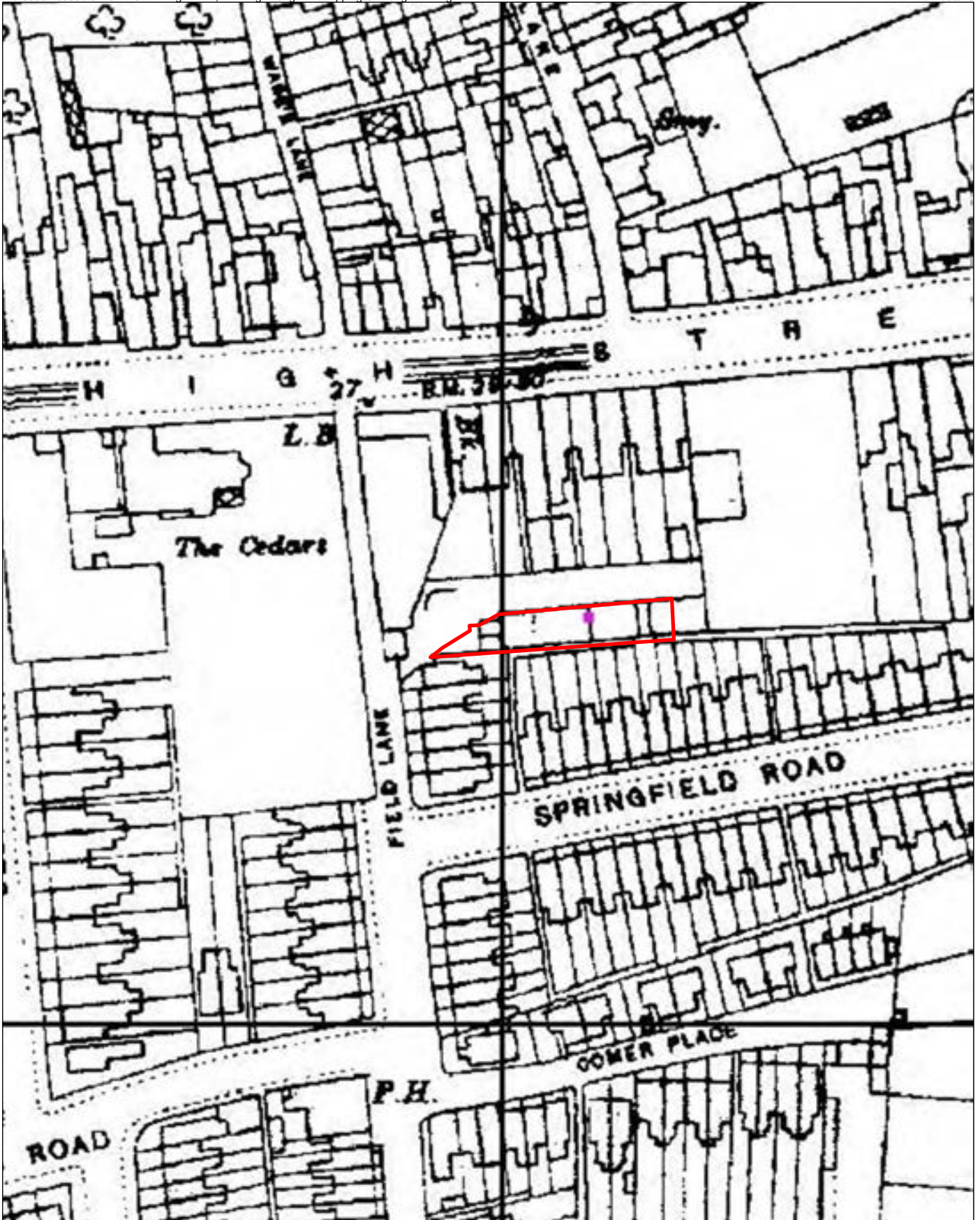


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Scale at A4: 1:1,000



Figure 4

1896 Ordnance Survey Map



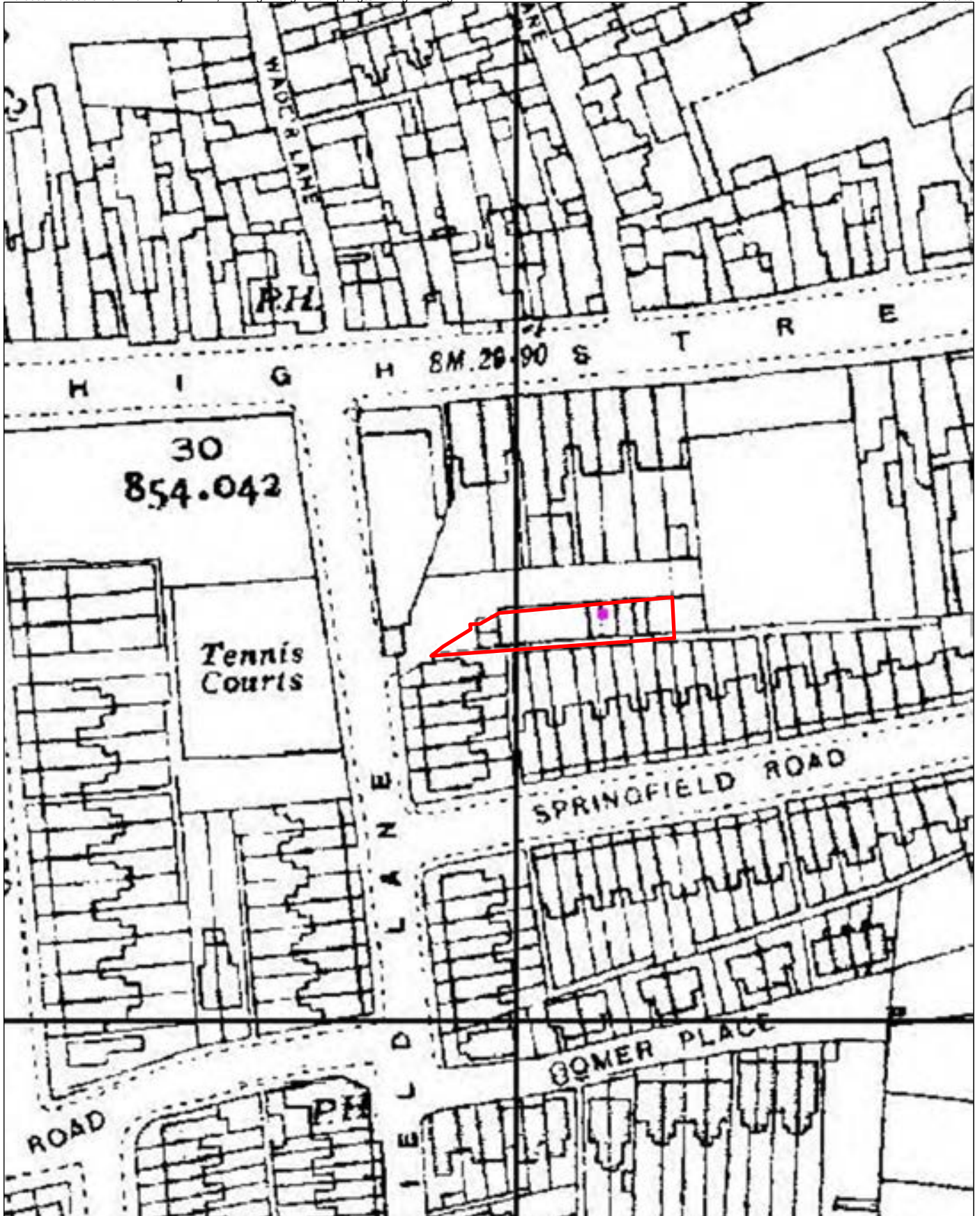
 Site Boundary



0 10 20m  
Scale at A4: 1:1,000



Figure 5  
1915 Ordnance Survey Map



 Site Boundary



0 10 20m  
Scale at A4: 1:1,000



Figure 6

1934 Ordnance Survey Map



 Site Boundary

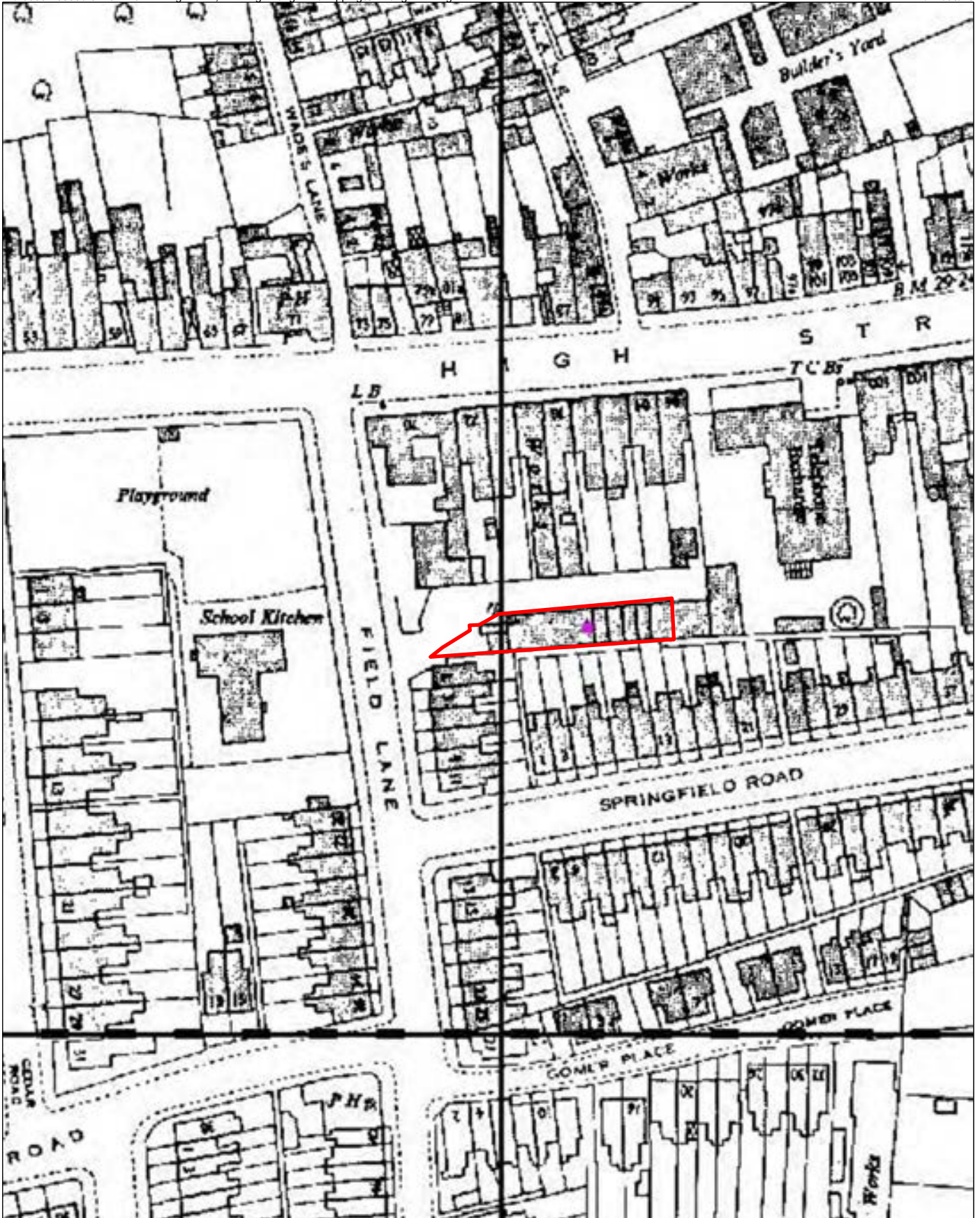


0 10 20m  
Scale at A4: 1:1,000



Figure 7

1959 Ordnance Survey Map



 Site Boundary

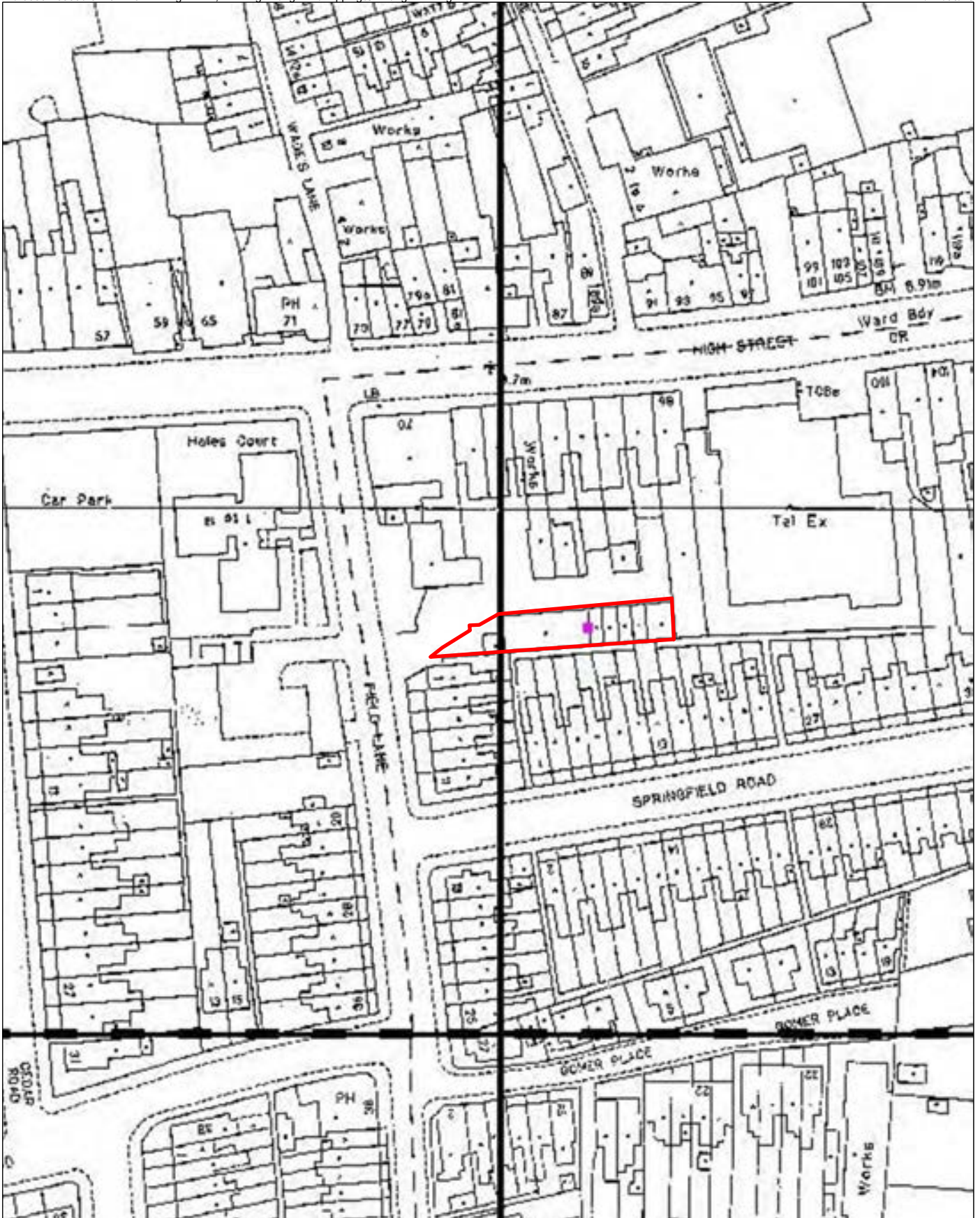


0 10 20m  
Scale at A4: 1:1,000



Figure 8

1960-1962 Ordnance Survey Map



 Site Boundary



0 10 20m  
Scale at A4: 1:1,000



Figure 9

1991 Ordnance Survey Map



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Site Boundary



Not to Scale  
Illustrative Only



Figure 10  
Site as Existing (Plans and Elevations)

 Site Boundary



Area Schedule (GIA) Plot 1		
Name	Area	Area Sqft
Plot 1 FF	33.9 m <sup>2</sup>	365 ft <sup>2</sup>
Plot 1 GF	51.5 m <sup>2</sup>	555 ft <sup>2</sup>
<b>Total</b>	<b>85.4 m<sup>2</sup></b>	<b>919 ft<sup>2</sup></b>

Plot 1: 72.14sqm above 2.3m ceiling height = 84.5%

 Area with ceiling above 2.3m



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proj no 19-165	date 08/03/21	dwg no. 202	revision
		author BR	

Revision	Notes	Issued by	Date


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Figure 11  
Proposed development (Plans and Elevations)

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Plate 1: View looking south at western part of the site



Plate 2: View looking east at the western part of the site



Plate 3: View looking west along Plough Lane



Plate 4: View looking north towards the rear of properties on the site via a footpath



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