

# Elleray Hall and North Lane Car Park, Richmond upon Thames: Archaeological Desk Based Assessment

*AOC Project Number: 25405*

*October 2020*

*(updated May 2021)*



ARCHAEOLOGY

| HERITAGE

| CONSERVATION

# Elleray Hall and North Lane Car Park, Richmond upon Thames

## Archaeological Desk Based Assessment

---

<b>On Behalf of:</b>	<b>Project Management Office Housing Regeneration Richmond &amp; Wandsworth Council</b>
<b>National Grid Reference (NGR):</b>	<b>TQ 15715 70848 and TQ 15676 70885 (centre)</b>
<b>AOC Project No:</b>	<b>25503</b>
<b>Prepared by:</b>	<b>Philip Wright</b>
<b>Illustration by:</b>	<b>Philip Wright</b>
<b>Date of Report:</b>	<b>October 2020 (Updated May 2021)</b>

**This document has been prepared in accordance with AOC standard operating procedures.**

<b>Author: Philip Wright</b>	<b>Date: October 2020</b>
<b>Approved by: Victoria Oleksy</b>	<b>Date: October 2020</b>
<b>Draft/Final Report Stage: Draft</b>	<b>Date: October 2020</b>

**Enquiries to:** AOC Archaeology Group  
Edgefield Industrial Estate  
Edgefield Road  
Loanhead  
EH20 9SY

Tel. 0131 440 3593  
Fax. 0131 440 3422  
e-mail. [admin@aocarchaeology.com](mailto:admin@aocarchaeology.com)

## Contents

### List of Figures

### List of Plates

### List of appendices

	<b>Page</b>
<b>1 NON-TECHNICAL SUMMARY .....</b>	<b>1</b>
<b>2 INTRODUCTION .....</b>	<b>1</b>
2.1 Proposed Development Site.....	1
2.2 Topographical & Geological Conditions .....	1
2.3 Development proposal .....	1
2.4 Government and local planning policies and guidance .....	1
2.5 Planning considerations pertaining to the site .....	2
2.6 Limitations of Scope.....	3
<b>3 OBJECTIVES .....</b>	<b>3</b>
<b>4 METHODOLOGY .....</b>	<b>3</b>
4.1 Standards.....	3
4.2 Data sources.....	4
4.3 Report structure .....	4
<b>5 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE.....</b>	<b>4</b>
5.1 Prehistoric and Roman (8000 BC-AD 410) .....	4
5.2 Early Historic and Medieval (AD 410-1540) .....	5
5.3 Post-medieval (AD 1540-1900).....	5
5.4 Modern (AD post 1900).....	6
5.5 Site Walkover.....	7
<b>6 CONCLUSION AND MITIGATION.....</b>	<b>8</b>
6.1 Direct impacts .....	8
<b>7 REFERENCES .....</b>	<b>9</b>
7.1 Bibliographic References .....	9
7.2 Cartographic References .....	10

## List of Figures

- Figure 1: Site location map
- Figure 2: Heritage assets within 500m of the Site
- Figure 3: Extract from map by Rocque, 1746
- Figure 4: Extract from Plan of the Parish of Teddington, 1800
- Figure 5: Extract from map by Ordnance Survey, 1869
- Figure 6: Extract from sale catalogue plan of Elleray House, 1872
- Figure 7: Extract from map by Ordnance Survey, 1896
- Figure 8: Extract from map by Ordnance Survey, 1920
- Figure 9: Extract from map by Ordnance Survey, 1938
- Figure 10: Extract from map by Ordnance Survey, 1975

## List of Plates

- Plate 1: c.1870 photograph of James' Farm, Middle Lane (reproduced from Richmond Local Studies Library and Archives: LCF/20523)
- Plate 2: Northeast facing view towards the northern part of the Site from North Lane
- Plate 3: East facing view of the northern part of the Site
- Plate 4: Detail to show ramp in the northern part of the Site
- Plate 5: North facing view of the northern part of the Site
- Plate 6: Detail of cable trench disturbance in the northern part of the Site
- Plate 7: Northwest facing view towards the northern part of the Site from Middle Lane
- Plate 8: East facing view towards the southern part of the Site from Middle Lane
- Plate 9: Southwest facing view of Elleray Hall
- Plate 10: Southeast facing view towards Elleray Hall
- Plate 11: South facing view of paved courtyard to the rear of Elleray Hall
- Plate 12: Northeast facing view of gardens to the west and south of Elleray Hall

## List of appendices

- Appendix 1: Site Gazetteer

## 1 NON-TECHNICAL SUMMARY

- 1.1 AOC Archaeology Group was commissioned by Richmond Borough Council to undertake an Archaeological Desk Based Assessment with regard to a proposed development at Elleray Hall and North Lane Car Park (East). The proposed development site lies within the local authority administrative area of the London Borough of Richmond upon Thames. The proposed development would involve demolition of present structures within the Site and the construction of a new community centre together with a residential development of 16 affordable apartments.
- 1.2 The assessment has identified a Low to Moderate potential for prehistoric remains to be encountered within the Site, given the presence of apparent ritual activity in the Neolithic period and late prehistoric agricultural activity overlying the Kempton Park Gravel within the Study Area to the south of the Site. A lack of Roman remains recorded within 500m of the Site, however, appears to suggest a Low potential for the presence of remains of this date.
- 1.3 The Site is likely to have been located within common agricultural land to the west of the main focus of settlement at Teddington in the medieval period; consequently, the potential for substantial medieval remains to survive within the Site is considered to be Low.
- 1.4 There is considered a High potential for post-medieval remains dating from at least the 18<sup>th</sup> century to be present within the Site, which are documented by cartographic and documentary sources. These are likely to including: evidence for post-medieval houses and agricultural structures in the northern part of the Site; and houses with gardens in the southern part of the Site. It is likely that any such remains will have been substantially truncated by later modern development in at least areas of the Site. There is similarly considered a High potential for modern remains associated with 20<sup>th</sup> century structures known to have existed within the Site.
- 1.5 Elleray Hall was constructed in the southern part of the Site in 1911. The hall was initially a parish hall connected with St. Peter and St. Paul's Church and has been a well-used community centre since the 1950s (Elleray Hall Social Centre n.d).
- 1.6 National planning policies and planning guidance contained within the National Planning Policy Framework (MHLG February 2019) and its accompanying Planning Practice Guide (MHLG 2014), as well as local planning policies contained within the London Borough of Richmond upon Thames' Local Plan (2018) outlined in Section 2.4 of this report, require a mitigation response that is designed to take cognisance of the possible impacts upon heritage assets by a proposed development and avoid, minimise or offset any such impacts as appropriate.
- 1.7 The Greater London Archaeological Advisory Service (GLAAS) were consulted about the proposed development in April 2021. Given the archaeological potential of the Site, GLAAS have indicated that they are likely recommend a two-stage archaeology condition, with the first stage comprising an archaeological evaluation to determine the nature and extent of archaeological remains present within the Site prior to development.
- 1.8 GLAAS also stated that a Level 1 photographic survey of the Elleray Hall, including the interior, should be undertaken (if possible) in association with the people who use the community centre. GLAAS further stated that the archaeological work should include an element of social history research on the hall and its uses over time. It was also noted that it may be possible to involve the uses of the hall in the archaeological fieldwork or to have a site open day. Any such requirement as a condition of planning consent would be determined by the Greater London Archaeological Advisory Service (GLAAS) as archaeological advisors to the London Borough of Richmond upon Thames.

## 2 INTRODUCTION

### 2.1 Proposed Development Site

2.1.1 The proposed development site, hereafter referred to as 'the Site', consists of two irregular areas separated by Middle Lane, Teddington (Figure 1). The southern part of the Site centred on NGR: TQ 15715 70848 consists of the present 20<sup>th</sup> century Ellera Hall social centre and its surrounding grounds. The northern part of the Site centred on NGR: TQ 15676 70885 comprises a car park accessed from North Lane and the site of a demolished depot building.

### 2.2 Topographical & Geological Conditions

2.2.1 The British Geological Survey GeoIndex (BGS 2020) records the bedrock on the Site as part of the London Clay Formation. The London Clay Formation was formed 56 to 48 million years ago, during the Palaeogene Period in a local environment dominated by deep seas. The Kempton Park Gravel Member forms a superficial deposit overlying this bedrock; this was formed up to 2 million years ago in the Quaternary Period in an environment dominated by rivers.

2.2.2 The nearest recorded borehole to the Site, TQ17SE181, approximately 200m to the northeast of the Site was bored on the 16<sup>th</sup> December 1978. Made Ground was recorded to a depth of 0.60m below ground level (bgl) with very dense brown clayey sand and gravel recorded below this to a depth of 1.20m bgl. This overlay Kempton Park Gravel to a depth of 4m bgl overlying London Clay.

2.2.3 The Site is located at approximately 10m AOD.

### 2.3 Development proposal

2.3.1 The proposed development would involve the demolition of structures presently within the Site and the construction of a new community centre, in the northern part of the Site, together with a residential development of 16 affordable apartments (12 x 1B/2P, 4 x 2B/3P), in the southern part of the Site.

### 2.4 Government and local planning policies and guidance

#### 2.4.1 **National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (NPPF) was updated by the Ministry of Housing Communities and Local Government (MHCLG) on the 19th February 2019. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for development can be produced and assessed. Chapter 16 of the document is concerned with 'Conserving and enhancing the historic environment'. It identifies heritage assets as 'an irreplaceable resource' and notes that 'they should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (MHCLG 2019, Para 184).

2.4.2 Where designated assets are concerned great weight should be given to the asset's conservation. The more important the asset the greater the weight should be. Any harm to or loss of significance should require '*clear and convincing justification. Substantial harm to or loss of:*

- *grade II listed building or grade II registered parks or gardens should be exceptional;*
- *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'* (MHCLG 2019, Para 194).

2.4.3 With regard to proposals that are predicted to lead to substantial harm or the total loss of significance to a designated asset, Paragraph 195 states that '*local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss*'. Where '*a development proposal will lead to less than substantial harm to the*

significance of a designated asset’ Paragraph 196 states that *‘this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’* (MHCLG 2019).

- 2.4.4 Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 197 states that *‘In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’* (MHCLG 2019).
- 2.4.5 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to *‘record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible’* (MHCLG 2019, Para 199).
- 2.4.6 **Planning Practice Guidance**  
The DCLG published Planning Practice Guidance online in 2014, and the guidance pertaining to the historic environment was last updated in July 2019. The Guidance notes that *‘conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings to as yet undiscovered, undesignated buried remains of archaeological interest’*.
- 2.4.7 With regard to the proposed development the most relevant guidance in the PPG relates to non-designated heritage assets. The NPPF and the PPG identify two categories of non-designated sites of archaeological interest:
- *‘Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets’* (PPG citing National Planning Policy ‘Framework Paragraph 139); and
  - *‘Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first’* (PPG).

**Local Planning Policy – London Borough of Richmond upon Thames**

- 2.4.8 The London Borough of Richmond upon Thames’ planning policy is contained within the Local Plan adopted in July 2018. The following policies from the Local Plan regarding the historic environment are relevant to the proposed development:

*‘Policy LP3: Designated Heritage Assets*

*A. The Council will...*

- 8. Protect and enhance the borough’s registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.*

*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.*

**2.5 Planning considerations pertaining to the site**

- 2.5.1 The Local Planning Authorities are advised on all archaeological matters by the Greater London Archaeological Advisory Service (GLAAS). Any requirement for archaeological work either preceding or during development will be determined by the GLAAS acting as advisors to the London Borough of Richmond upon Thames on archaeological matters.

2.5.2 No World Heritage Sites, Scheduled Monuments or Registered Battlefields are located within the 500m Study Area. The northern boundary of the Grade I Registered Park or Garden of Bushy Park (**Site 1**) is located approximately 320m south of the Site at the nearest point. The Grade II\* Listed mansion Bushy House (**Site 4**) is located within the northern part of the park. A further 11 Grade II Listed Buildings are located within the 500m Study Area (**Sites 5 to 19**).

2.5.3 Bushy Park (**Site 1**) is also designated as a Conservation Area and there are a further four Conservation Areas within the 500m Study Area. PPG (2014) defines a Conservation Area as:

“an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

2.5.4 There are two Archaeological Priority Areas (APA) with the 500m Study Area; Bushy Park APA (**Site 2**) is located approximately 300m to the southwest of the Site at the nearest point and Teddington APA (**Site 3**) is located approximately 50m to the east of the Site at the nearest point.

## 2.6 Limitations of Scope

2.6.1 This assessment is based upon data obtained from publicly accessible archives as described in the *Data Sources* in Section 4.2. Heritage assets within 500m of the Site were identified. Data from the Greater London Historic Environment Record was obtained in October 2020. The information presented in the gazetteer regarding known heritage assets is current to this date.

2.6.2 It should be noted that the report has been prepared under the express instructions and solely for the use of Richmond Borough Council and their partners. All the work carried out in this report is based upon AOC Archaeology Group’s professional knowledge and understanding of current (October 2020) and relevant United Kingdom standards and codes, technology and legislation.

2.6.3 Changes in these areas may occur in the future and cause changes to the conclusions, advice or recommendations given. AOC Archaeology Group does not accept responsibility for advising Richmond Borough Council or associated parties of the facts or implications of any such changes in the future.

## 3 OBJECTIVES

3.1 The main objective of this assessment is to identify the cultural heritage value of the site proposed for development at Ellera Hall and North Lane Car Park, Teddington. The evidence presented and the conclusions offered will provide a comprehensive basis for further discussion and decisions regarding heritage constraints on the future development of the Site and for the formulation of a further mitigation strategy, should this be required. This will be done by examining a variety of evidence for upstanding and buried remains of heritage interest including World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas and non-designated heritage assets within 500m of Site.

## 4 METHODOLOGY

### 4.1 Standards

4.1.1 The scope of this assessment meets the requirements of current planning regulations set out in Planning Policy Guidance (2014); National Planning Policy Framework (February 2019) the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; and local planning policy.

4.1.2 AOC Archaeology Group conforms to the standards of professional conduct outlined in the Chartered Institute for Archaeologists' (CIfA) Code of Conduct, the CIfA Standard and guidance for commissioning work or providing



consultancy advice on archaeology and the historic environment, the ClfA Standards and Guidance for Historic Environment Desk Based Assessments, Field Evaluations and other relevant guidance.

4.1.3 AOC Archaeology Group is a Registered Organisation of the ClfA. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards and skills development.

4.1.4 AOC is ISO 9001:2015 accredited, in recognition of the Company's Quality Management System.

## 4.2 Data sources

4.2.1 The following data sources were consulted during preparation of this desk-based assessment:

- Greater London Historic Environment Record:  
For Historic Environment Record data (Report Number 15846);
- National Heritage List for England;  
For designated Heritage Asset data;
- National Map Library (National Library of Scotland, Causewayside, Edinburgh):  
For old Ordnance Survey maps (1<sup>st</sup> & 2<sup>nd</sup> Edition, small- and large-scale) and pre-Ordnance Survey historical maps.
- Richmond Local Studies Library and Archives :  
For historic maps and documents relating to the Site.

## 4.3 Report structure

4.3.1 Each heritage asset referred to in the text is listed in the Gazetteer in Appendix 1. Each has been assigned a 'Site No.' unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, HER number, protective designation, and other descriptive information, as derived from the consulted sources.

4.3.2 Each heritage asset referred to in the text is plotted on Figure 2 at the end of the report, using the assigned **Site Nos.** The Site is shown outlined in red.

4.3.3 All previously recorded heritage assets located within a 500m radius of the Site have been included in the assessment. The aim of this is to identify the potential for impacts upon known heritage assets and to help predict whether any similar hitherto unknown archaeological remains may survive within the Site.

4.3.4 All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed amongst the *References* in Section 7.

## 5 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

### 5.1 Prehistoric and Roman (8000 BC-AD 410)

5.1.1 Several prehistoric finds recorded by the GLHER within the within the Study Area are imprecisely located to the general area of Teddington, these include: the findspot of a Mesolithic antler hammer (**Site 28**); three Neolithic flints listed in the British Museum Sturge Collection (**Site 26**); and the findspot of a Bronze Age spear head (**Site 25**). Some of these may conceivably have been recovered from the Thames at Teddington, around 1km from the Site. The earliest evidence for prehistoric activity more reliably located within the Study Area is a hoard of five Neolithic flint axes (**Site 20**), which were uncovered in 1893 during housebuilding approximately 400m to the southeast of the Site near Clarence Road.

- 5.1.2 Two phases of archaeological evaluation (**Sites 36 and 37**) at the National Physical Laboratories, have revealed evidence for late Bronze Age to early Iron Age settlement on an area of slightly higher ground around 400m to the southwest of the Site. Features uncovered included several small pits and post-holes, some of which were sealed by brickearth and contained late Bronze Age to early Iron Age pottery (**Site 25**). A ditch or gully with several stake holes at its base was interpreted as a possible field boundary. A single sherd of grog-tempered Iron Age pottery (**Site 24**) was also recovered from an unstratified context at the same site. The site of a Bronze Age barrow is known to have been located to the north of the park wall of Bushy Park on Sandy Lane, outside the Study Area to the southeast (Royal Parks 2014, 44). No remains relating to the Roman period are recorded within Study Area by the GLHER.
- 5.1.3 Although much of the prehistoric activity recorded within the Study Area is imprecisely located, the presence of apparent ritual activity within the Thames floodplain in the Neolithic period (**Site 20**) and late prehistoric agricultural activity overlying the Kempton Park Gravel to the south of the Site (**Site 25**) suggests a Low to Moderate potential for further prehistoric remains to be encountered within the Site. The lack of Roman remains recorded within 500m of the Site suggests a Low potential for the presence of remains of this date.

## 5.2 Early Historic and Medieval (AD 410-1540)

- 5.2.1 Settlement at Teddington (**Site 3**) is thought to date to the early medieval period; the place name is Saxon in origin, meaning *'Tudas Farm'* (**Site 29**). Until the 13<sup>th</sup> century it formed part of the parish of Staines (Reynolds 1962), which is recorded in the Domesday Survey of 1086 as a large settlement held by Westminster Abbey (Powell-Smith n.d). The first direct evidence for a settlement at Teddington is recorded in AD1100, when it was known as Berewick of Staines (VCH 1962; **Site 30**). The medieval settlement of Teddington is likely to have developed around the Church of St Mary and manor house (**Site 31**), located closer to the river to the northeast of the Site. To the south of the Site, the royal deer park of Bushy Park (**Sites 1 and 2**) has its origins in the late 15<sup>th</sup> century, when the enclosure of parkland was begun by Giles d'Aubrey.
- 5.2.2 The Site appears to have been located to the southwest the focus of the settlement at Teddington and to the north of the enclosed parkland of Bushy Park in the medieval period. It is likely that the Site would have been located within common agricultural land throughout the medieval period and consequently the potential for remains of this date to survive within the Site is considered Low.

## 5.3 Post-medieval (AD 1540-1900)

- 5.3.1 Early pre-Ordnance Survey maps of the Site, such as Bleau's map of 1646 (not illustrated), depict Teddington to the north of the enclosed parkland around Hampton Court, although provide little further detail. Rocque's map of 1746 (Figure 3) depicts the Site at the western edge of the village of Teddington, with Middle Lane legible as a trackway leading away from the settlement towards undeveloped land to the west. It is possible that Middle Lane originated as a trackway across the common before it became a road (Ching 2000, 3).
- 5.3.2 Teddington was enclosed in 1800; the Tithe Commissioner's map of the Parish of Teddington of the same year (Figure 4) represents the earliest detailed mapping of the Site. By this time Middle Lane can be seen to terminate to the west at the newly established North Lane. Middle Lane was described as a minor branch road in the section of the 1800 Enclosure Award that described the roads in Teddington (Ching 1983, 27). At the time of the Award, the southern part of the Site was owned by the lord of the manor and was occupied by two conjoined houses with gardens that were occupied by Robert Cornish and Mary (his wife), and Edward Groom (transcribed Ching 2000, 5). The northern part of the Site was held by Sam Redford and can be seen to have contained several structures in 1800 that were described as a *'house, hovels and garden'* (Ibid.). The description may suggest that some of the structures occupied by Sam Redford's tenants within the northern part of the Site were in poor repair; it is the only reference to *'hovels'* within the Enclosure Award of Teddington (Ching 2000, 15).
- 5.3.3 The first edition Ordnance Survey map of 1869 (Figure 5) depicts some changes to the structures in the northern part of the Site; perhaps the *'hovels'* recorded by the 1800 Enclosure Award had been demolished earlier in the 19<sup>th</sup> century. The area surrounding the Site appears to have remained relatively rural in character, although

several further houses had been constructed since 1800, perhaps partly spurred by the arrival of the railway to Teddington. Notable amongst these is the large villa to the northeast of the Site, annotated as 'Elleray', from which the present road and hall get their names.

- 5.3.4 The northern part of the Site was a farm in the 19<sup>th</sup> century, occupied by William James in the 1860s (Ching 2000, 47). A photograph dated to c.1870 of James' Farm is held at the Richmond Local Studies Library and Archives (LCF/20523); the photograph shows a farmyard surrounded by several single-storey timber farm buildings with pantile roofs in the northern part of the Site (Plate 1). It is possible that the large building in the background of the photograph with ornate chimney pots is the villa known as Elleray. The 1881 census return shows that James' Farm was occupied by 'William James, 72 - cowkeeper, also two nieces' (transcribed by Ching 2000, 48).
- 5.3.4 A plan accompanying an 1872 sale catalogue for Elleray (Figure 6) depicts structures in both parts of the Site in detail; several structures were clustered in the southeast corner of the northern part of the Site (James' Farm), and two small outbuildings are plotted for the first time in the southeast corner of the gardens within the southern part of the Site. To the northeast of the Site, Elleray Villa is shown surrounded by grounds and accessed by a carriage drive from Broad Street, to the north of the house. The 1872 sale catalogue describes the villa as a residence 'built in the cottage style [...] with stabling, coach house, outbuildings, gardens, orchard, and lands' (Richmond Archives: LM/1382).
- 5.3.5 The 1896 Ordnance Survey map (Figure 7) shows that the villa known as Elleray did not survive until the end of the 19<sup>th</sup> century. The map shows that the house had been demolished to make way for Elleray Road, which was built along the line of the former carriage drive of the house and appears to have been under construction at the end of the 19<sup>th</sup> century. The 1896 map also shows that all of the structures associated with James' Farm had been demolished at the same time, although these had been replaced by a north-south aligned structure built along the western boundary of the Site, which survived well into the 20<sup>th</sup> century.
- 5.3.6 The GLHER records a few post-medieval remains within the wider Study Area, comprising: a Victorian house and garden with a well (Sites 21 to 23), which were excavated in 1992 around 100m to the east of the Site; and unspecified post-medieval archaeological deposits (Site 43) encountered during a watching brief at the National Physical Laboratories, approximately 400m to the southwest of the Site.
- 5.3.7 Given the former presence of post-medieval structures within both the northern and southern parts of the Site, there is considered a High potential for post-medieval remains to be encountered within the Site. These may include: evidence for former 'hovels', a house, and agricultural structures associated with James' farm in the northern part of the Site; and evidence for the post-medieval houses and gardens that occupied the southern part of the Site<sup>1</sup>.

## 5.4 Modern (AD post 1900)

- 5.4.1 The southern part of the Site changed substantially in the early part of the 20<sup>th</sup> century with the construction of Elleray Hall in 1911, which was initially a parish hall connected with St. Peter and St. Paul's Church (Elleray Hall Social Centre n.d). The Ordnance Survey 1920 map depicts the hall in the southern part of the Site with a smaller outbuilding to its southwest (Figure 8). By the time of the 1938 Ordnance Survey map (Figure 9), this small

---

<sup>1</sup> In common with the rest of Teddington, it should be noted that owing to the very comprehensive research of P Ching, it is possible to trace details relating the ownership of the land within the Site both before and after the Enclosure of Teddington in 1800, for which no attempt has been made here. Both *Teddington in 1800 – The Year of the Enclosure*, published by Twickenham Local History Society (Ching 1983) and an unpublished manuscript *The History of Middle Lane, Teddington* (Ching 2000), held by Richmond Local Studies Library and Archives, provide details of the occupants and owners of land within the Site from a wide range of sources including the Enclosure Award, rate books, directories, and census returns.

structure in the southern part of the Site had disappeared and two large structures had been built along the south and east boundaries of the north part of the Site. The northern part of the Site is known to have been used as a depot throughout much of the 20<sup>th</sup> century, before these buildings too were demolished at some point between 1947 and 1950 (Ordnance Survey 1947; 1950 – both not illustrated). The late 19<sup>th</sup> century building in the western part endured into the late 20<sup>th</sup> century (Ordnance Survey, 1975 - Figure 10) and was only relatively recently demolished; this is thought to have represented the last remaining element of James' Farm (The Teddington Society 2014) .

- 5.4.2 There is considered a High potential for modern remains associated with these 20<sup>th</sup> century structures to be encountered within the Site.

## 5.5 Site Walkover

- 5.5.1 A walkover survey of the Site was conducted on the 22<sup>nd</sup> October 2020 to assess the current ground conditions and potential for heritage constraints within the Site.
- 5.5.2 The majority of northern part of the Site is currently in use as the North Lane (East) car park (Plate 1), with a smaller area in the northwest corner of the Site presently separated from the carpark by hoarding (to which no access was available). (Plates 2, 3, and 5). The eastern part of the car park is built up above the level of the western part of the car park and is accessed by a ramp (Plate 4). The carpark is entirely paved and surrounded by street lighting, with evidence for disturbance caused by associated cable trenches evident throughout the carpark (Plate 6). A concrete retaining wall separates the northern part of the Site from Middle Lane, which is accessed from the southeast corner of the car park by a set of concrete steps (Plate 7).
- 5.5.3 Middle Lane connects the northern part of the Site to the southern part of the Site (Plate 8), which is presently occupied by the 1911 Elleray Hall (Plate 9). The hall is surrounded by a paved parking area to its northwest (Plate 10) and gardens to its rear (Plates 11 and 12).
- 5.5.4 No archaeological artefacts or features were observed during the site visit.

## 6 CONCLUSION AND MITIGATION

### 6.1 Direct impacts

- 6.1.1 Potential impacts on known or unknown buried archaeological remains which may survive within the Site relate to the possibility of disturbing, removing or destroying *in situ* remains and artefacts during demolition and groundbreaking works (including excavation, construction and other works) associated with the proposed development.
- 6.1.2 The assessment has identified a Low to Moderate potential for prehistoric remains to be encountered within the Site, given the presence of apparent ritual activity in the Neolithic period and late prehistoric agricultural activity overlying the Kempton Park Gravel within the Study Area. The lack of Roman remains recorded within 500m of the Site, however, suggests a Low potential for the presence of remains of this date.
- 6.1.4 The Site is likely to have been located within common agricultural land to the west of the main focus of settlement at Teddington in the medieval period; consequently, the potential for substantial medieval remains to survive within the Site is considered to be Low.
- 6.1.3 Documentary and cartographic evidence show that there is a High potential for post-medieval remains, including evidence for post-medieval houses and agricultural structures in the northern part of the Site, and houses and gardens in the southern part of the Site, although these may have been substantially truncated by later modern development in places. There is similarly a High potential for modern remains associated with the 20<sup>th</sup> century development within the Site.
- 6.1.4 National planning policies and planning guidance contained within the National Planning Policy Framework (MHLG February 2019) and its accompanying Planning Practice Guide (MHLG 2014), as well as local planning policies contained within as well as local planning policies the London Borough of Richmond upon Thames' Local Plan (2018) outlined in Section 2.4 of this report, require a mitigation response that is designed to take cognisance of the possible impacts upon heritage assets by a proposed development and avoid, minimise or offset any such impacts as appropriate.
- 6.1.5 The Greater London Archaeological Advisory Service (GLAAS) were consulted about the proposed development in April 2021. Given the archaeological potential of the Site, GLAAS have indicated that they are likely recommend a two-stage archaeology condition, with the first stage comprising an archaeological evaluation to determine the nature and extent of archaeological remains present within the Site prior to development.
- 6.1.6 GLAAS also stated that a Level 1 photographic survey of the Ellera Hall, including the interior, should be undertaken (if possible) in association with the people who use the community centre. GLAAS further stated that the archaeological work should include an element of social history research on the hall and its uses over time. It was also noted that it may be possible to involve the uses of the hall in the archaeological fieldwork or to have a site open day. Any such requirement as a condition of planning consent would be determined by the Greater London Archaeological Advisory Service (GLAAS) as archaeological advisors to the London Borough of Richmond upon Thames.

## 7 REFERENCES

### 7.1 Bibliographic References

BGS, 2020, Geology of Britain Viewer. Available: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed 10 July 2020].

Ching, P. 1983. Teddington in 1800 – The Year of the Enclosure (Twickenham Local History Society)

Ching, P. 2000. The History of Middle Lane, Teddington (unpublished manuscript held at Richmond Local Studies Library and Archives)

CifA, 2014a, Chartered Institute for Archaeologists' (CifA) Code of Conduct  
<https://www.archaeologists.net/sites/default/files/CodesofConduct.pdf>  
(Accessed 21st March 2019)

CifA, 2014b, Standard and guidance for Commissioning Work or Providing Consultancy Advice on the Historic Environment, The Chartered Institute for Archaeologists  
[http://www.archaeologists.net/sites/default/files/CifAS&GCommissioning\\_1.pdf](http://www.archaeologists.net/sites/default/files/CifAS&GCommissioning_1.pdf)  
(Accessed 21st March 2019)

CifA, 2017, Standard and guidance for historic environment desk-based assessment, The Chartered Institute for Archaeologists  
[http://www.archaeologists.net/sites/default/files/CifAS%26GDBA\\_3.pdf](http://www.archaeologists.net/sites/default/files/CifAS%26GDBA_3.pdf)  
(Accessed 21st March 2019)

Elleray Hall Social Centre. N.d. Potted History (website). Available at <https://www.ellerayhall.org/who-we-are/potted-history/#:~:text=Built%20in%201911%2C%20Elleray%20Hall,was%20made%20available%20to%20them.>  
(accessed October 2020)

Ministry of Housing, Communities & Local Government, July 2018 (Updated 19th February 2019), National Planning Policy Framework  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Ministry of Housing, Communities & Local Government, 2018, National Planning Practice Guide,  
<http://planningguidance.planningportal.gov.uk/blog/guidance/>

Historic England 2015, Historic England Advice in Planning Note 3: The Setting of Heritage Assets  
<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets>

HMSO, 1979, Ancient Monuments and Archaeological Areas Act.  
Accessed at: [http://www.legislation.gov.uk/ukpga/1979/46/pdfs/ukpga\\_19790046\\_en.pdf](http://www.legislation.gov.uk/ukpga/1979/46/pdfs/ukpga_19790046_en.pdf)

HMSO, 1990, Planning (Listed Buildings and Conservation Areas) Act  
Accessed at: <http://www.legislation.gov.uk/ukpga/1990/9/contents>

London Borough of Richmond upon Thames, *Buildings of Townscape Merit Register*  
Accessed at [http://www.richmond.gov.uk/media/4095/btm\\_register11\\_14.pdf](http://www.richmond.gov.uk/media/4095/btm_register11_14.pdf) Accessed 10 July 2020

London Borough of Richmond upon Thames, *Supplementary Planning Document: Buildings of Townscape Merit* (Adopted May 2015)  
[http://www.richmond.gov.uk/media/7621/buildings\\_of\\_townscape\\_merit\\_spd.pdf](http://www.richmond.gov.uk/media/7621/buildings_of_townscape_merit_spd.pdf)  
Accessed 10 July 2020

London Borough of Richmond upon Thames, *Local Plan* (Adopted April July 2018)

Powell-Smith, A. n.d. Open Domesday (website). Available at: <https://opendomesday.org/place/TQ0371/staines/> (accessed October 2020)

Royal Parks, 2014. Bush Park Management Plan Draft: 2014 – 2024. Available at: [https://www.royalparks.org.uk/data/assets/pdf\\_file/0003/41763/bushy-park-management-plan.pdf](https://www.royalparks.org.uk/data/assets/pdf_file/0003/41763/bushy-park-management-plan.pdf) (accessed October 2020)

Victoria County History (VCH). 1962. 'Teddington: Introduction', in *A History of the County of Middlesex: Volume 3, Shepperton, Staines, Stanwell, Sunbury, Teddington, Heston and Isleworth, Twickenham, Cowley, Cranford, West Drayton, Greenford, Hanwell, Harefield and Harlington*, ed. Susan Reynolds (London, 1962), pp. 66-69. British History Online <http://www.british-history.ac.uk/vch/middx/vol3/pp66-69> [accessed 26 October 2020]

## 7.2 Cartographic References

Blaue, 1646. *Middle-Sexia*

Rocque, J. 1746. Plan of London and Ten Miles Around

Rocque, J. 1754. *Carte topographique de le comté de Middlesex, 3*

Rocque, J. 1762. A plan of London

Ordnance Survey, 1869 to 1872. Six-inch. Middlesex XXV (includes: East Molesey; Sunbury; Twickenham St Mary the Virgin; Walton upon Thames; West Molesey.) Surveyed: 1864 to 1870 Published: 1869 to 1872

Ordnance Survey, 1894 to 1896. Six-inch. London XIII.NE (includes: Ham; Twickenham St Mary the Virgin.) Revised: 1893 to 1894 Published: 1894 to 1896

Ordnance Survey, 1899. Six-inch. Surrey VI.SE (includes: Ham; Kingston upon Thames; Twickenham St Mary the Virgin.) Revised: 1893 to 1895 Published: 1899

Ordnance Survey, 1920. Six-inch. Surrey VI.SE (includes: Ham; Kingston upon Thames; Twickenham St Mary the Virgin.) Revised: 1911 to 1912 Published: 1920

Ordnance Survey, 1932. Six-inch. Middlesex XXV.NE (includes: Ham; Twickenham St Mary the Virgin.) Revised: 1912 to 1913 Published: 1932

Ordnance Survey, 1935. Six-inch. Surrey VI.SE (includes: Ham; Kingston upon Thames; Twickenham St Mary the Virgin.) Revised: 1932 to 1933 Published: 1935

Ordnance Survey, 1938. Six-inch. Middlesex XXV.NE (includes: Ham; Twickenham St Mary the Virgin.) Revised: 1934 Published: 1938

Ordnance Survey, 1947. Six-inch. Middlesex XXV.NE (includes: Ham; Twickenham St Mary the Virgin.) Revised: 1938 Published: 1947

Ordnance Survey, 1950. 1:1,250. TQ1570NE - A (includes: Twickenham St Mary the Virgin)

Ordnance Survey, 1959. 1:1,250. TQ1570NE - A (includes: Twickenham St Mary the Virgin)

Ordnance Survey, 1966. 1:10,000. TQ17SE - A (includes: Coombe; Ham; Heston and Isleworth; Kingston upon Thames; Mortlake; North Sheen; Petersham; Richmond; Twickenham St Mary the Virgin) Surveyed / Revised: 1958 to 1965 Published: 1966

Ordnance Survey, 1975. 1:10,000





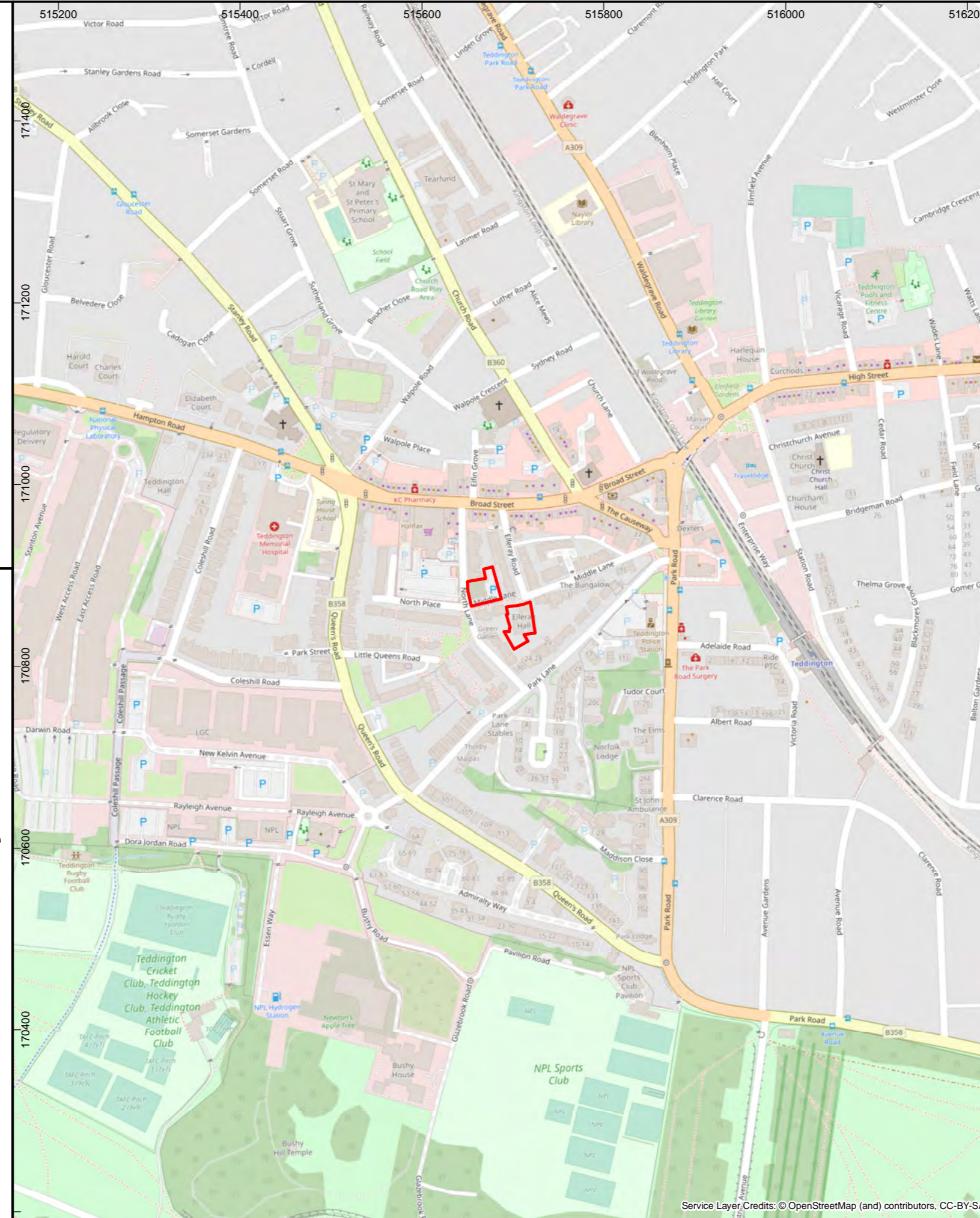
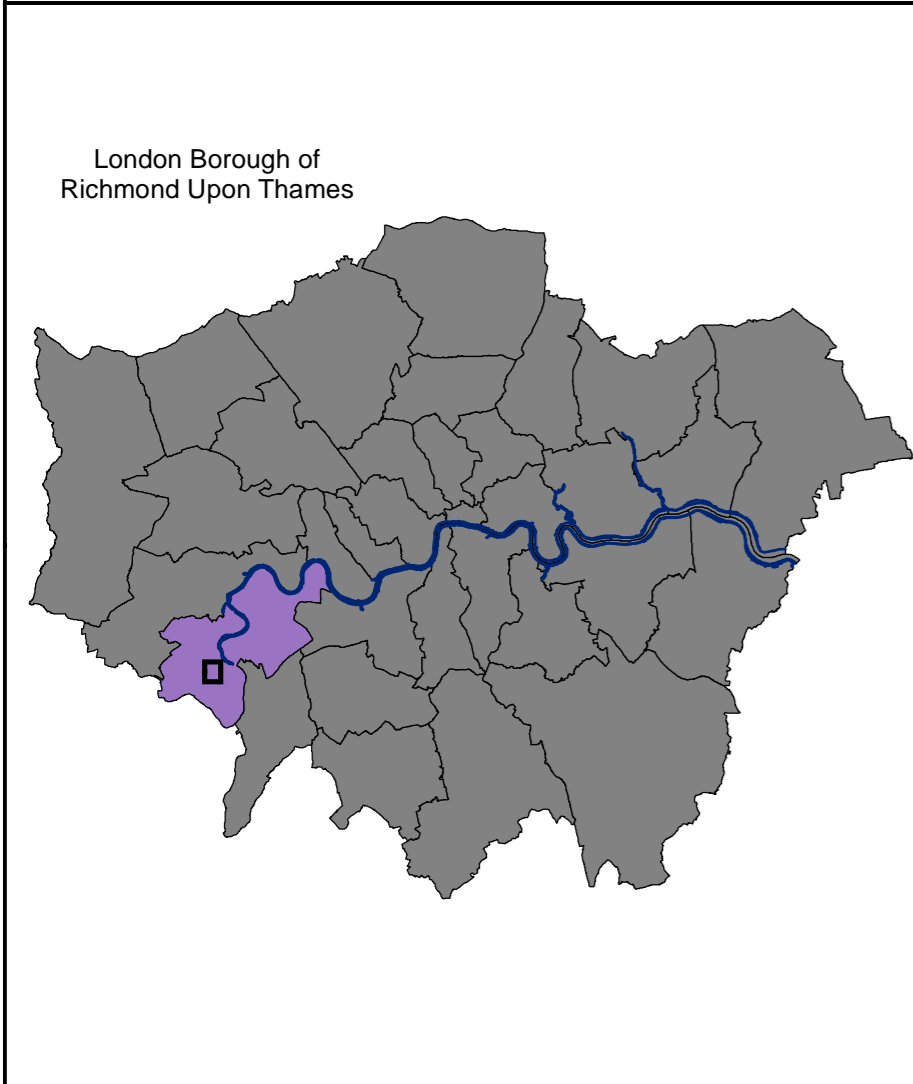


Figure	1
Site Location Plan	
Legend <span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px;"></span> Site Boundary	
FOR Programme Management Office Serving Richmond and Wandsworth Councils Civic Centre, 44 York Street Twickenham, Middlesex, TW1 3BZ	
Drawn/checked:	PW/SO
DWG no:	01/25503/DBA/01/01
AOC Project No.:	25279
 (C) AOC Archaeology Group 2020	
SYSTEM Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936	
SCALE 1:5,000 @ A3	
Service Layer Credits: © OpenStreetMap (and) contributors, CC-BY-SA	

Heritage Assets within 500m of the Site

Legend

- Site Boundary
- 500m Study Area
- Registered Park & Garden (RPG)
- ▲ Listed Building - Grade II\*
- ▲ Listed Building - Grade II
- Non-designated asset
- Event
- Archaeological Priority Area (APA)
- RPG area
- APA area
- Conservation Area

FOR  
 Programme Management Office  
 Serving Richmond and Wandsworth Councils  
 Civic Centre,  
 44 York Street  
 Twickenham,  
 Middlesex,  
 TW1 3BZ

Drawn/checked:	PW/SO
DWG no:	01/25503/DBA/02/02
AOC Project No.:	25503

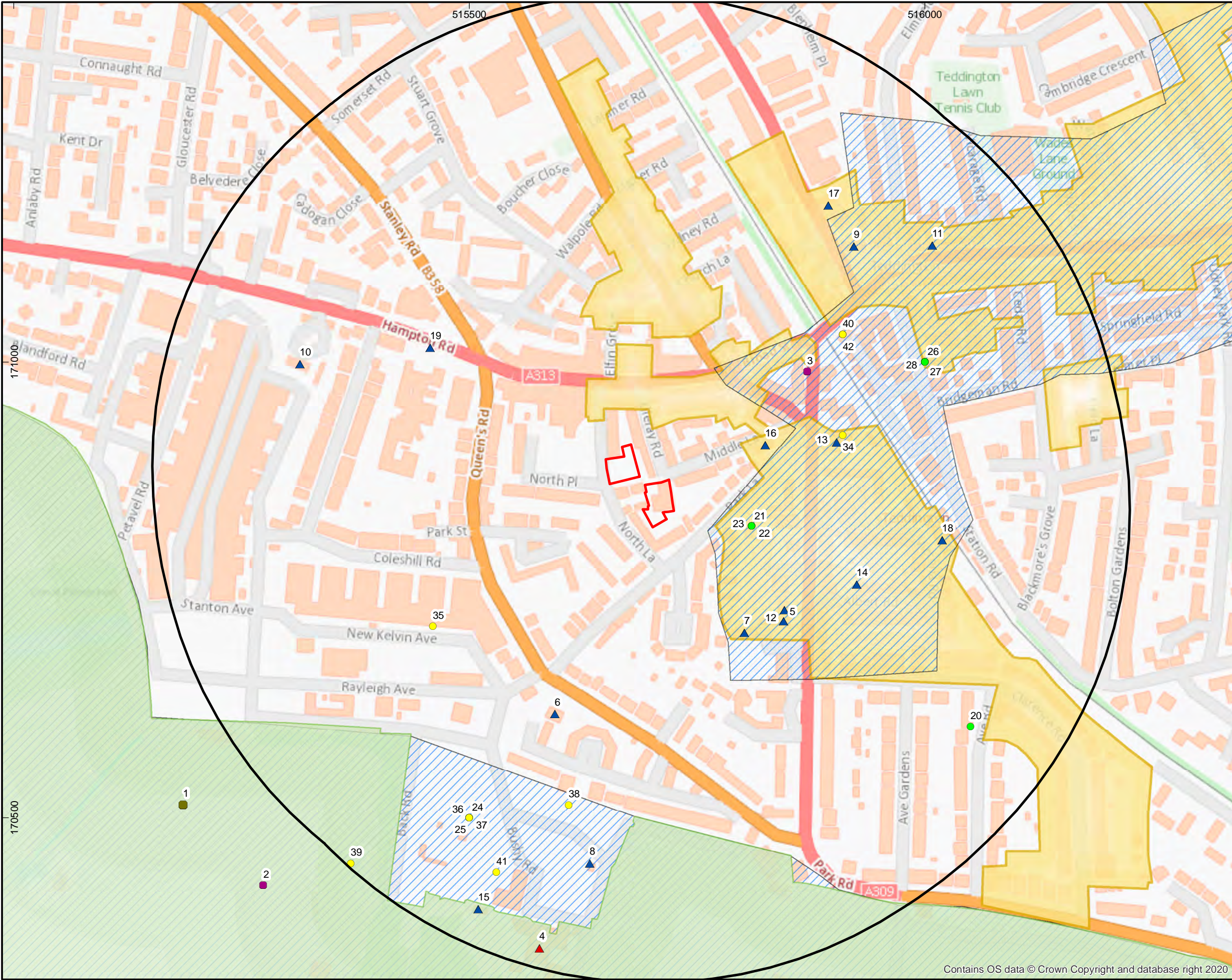


(C) AOC Archaeology Group 2020



SYSTEM  
 Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSGB 1936

SCALE  
 1:4,000 @ A3



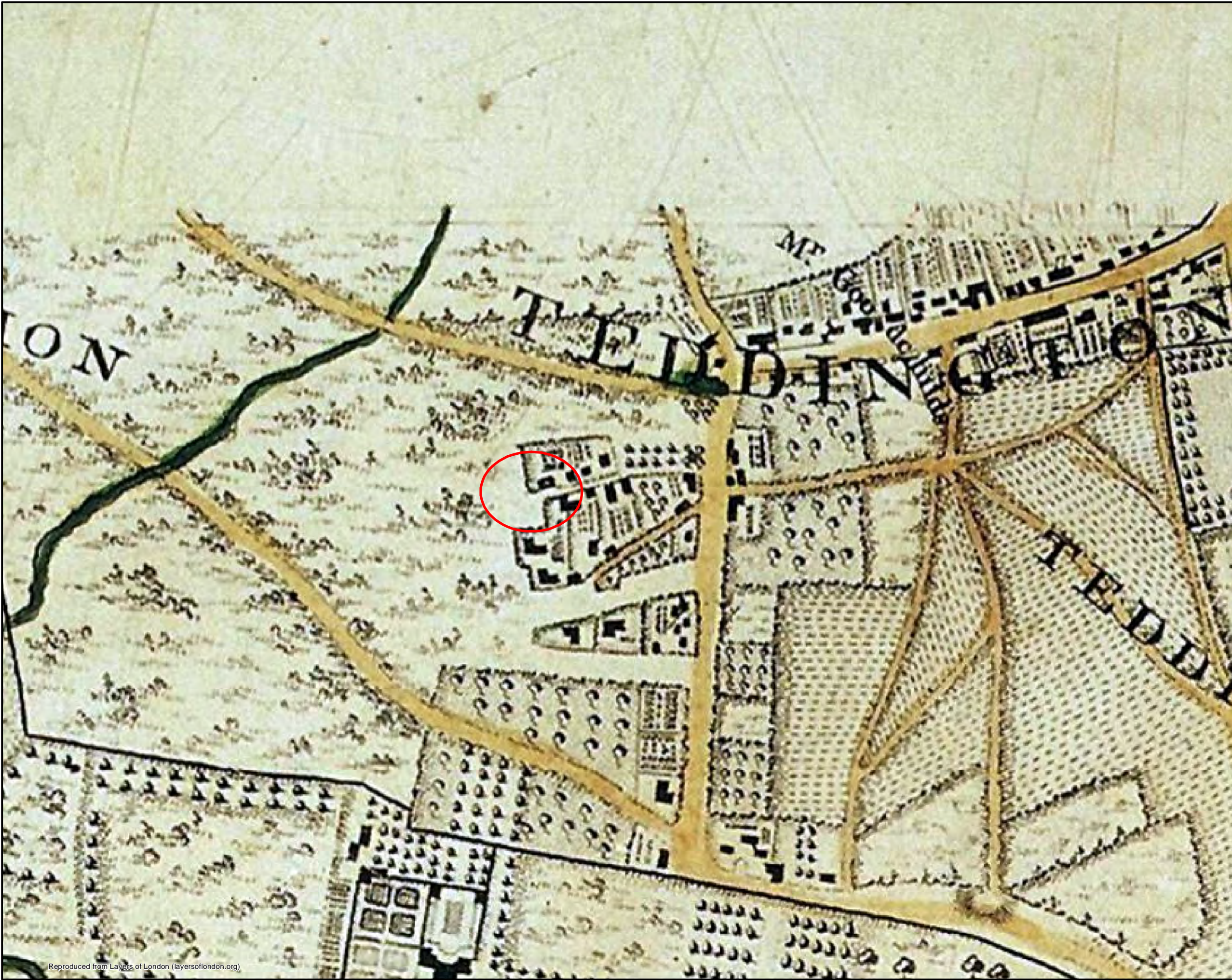


Figure 3

Extract from map by Rocque, 1746

Legend  
□ Approximate Site Location

FOR  
Programme Management Office  
Serving Richmond and Wandsworth Councils  
Civic Centre,  
44 York Street  
Twickenham,  
Middlesex,  
TW1 3BZ

Drawn/checked:	PW/VO
DWG no:	01/25503/DBA/03/01
AOC Project No.:	25503



(C) AOC Archaeology Group 2020



SYSTEM  
Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE  
NOT TO SCALE

C:\Users\Philip.Wright\Desktop\Elleray Hall\_WFB\Graphics\GIS\Draft figures\AOC25503\_EHR\_DBA\_Fig3\_20201030.mxd



Figure 4

Extract from Plan of the Parish of Teddington, 1800

Legend  
 Site Boundary

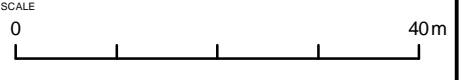
FOR  
 Programme Management Office  
 Serving Richmond and Wandsworth Councils  
 Civic Centre,  
 44 York Street  
 Twickenham,  
 Middlesex,  
 TW1 3BZ

Drawn/checked:	PW/VO
DWG no:	01/25503/DBA/03/01
AOC Project No.:	25503



SYSTEM  
 Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSGB 1936

SCALE 1:750 @ A3



C:\Users\Philip.Wright\Desktop\Elleray Hall WFB\Graphics\GIS\Draft figures\AOC25503\_EHR\_DBA\_Fig4\_20201030.mxd



Figure

5

Extract from map by  
Ordnance Survey, 1869

Legend

□ Site Boundary

FOR  
Programme Management Office  
Serving Richmond and Wandsworth Councils  
Civic Centre,  
44 York Street  
Twickenham,  
Middlesex,  
TW1 3BZ

Drawn/checked:	PW/VO
DWG no:	01/25503/DBA/04/01
AOC Project No.:	25503



(C) AOC Archaeology Group 2020



SYSTEM  
Coordinate System: British National Grid  
Projection: Transverse Mercator  
Datum: OSGB 1936

SCALE  
1:1,000 @ A3



C:\Users\Philip.Wright\Desktop\Elleray Hall WFB\Graphics\GIS\Draft figures\AOC25503\_EHR\_DBA\_Fig5\_20201030.mxd

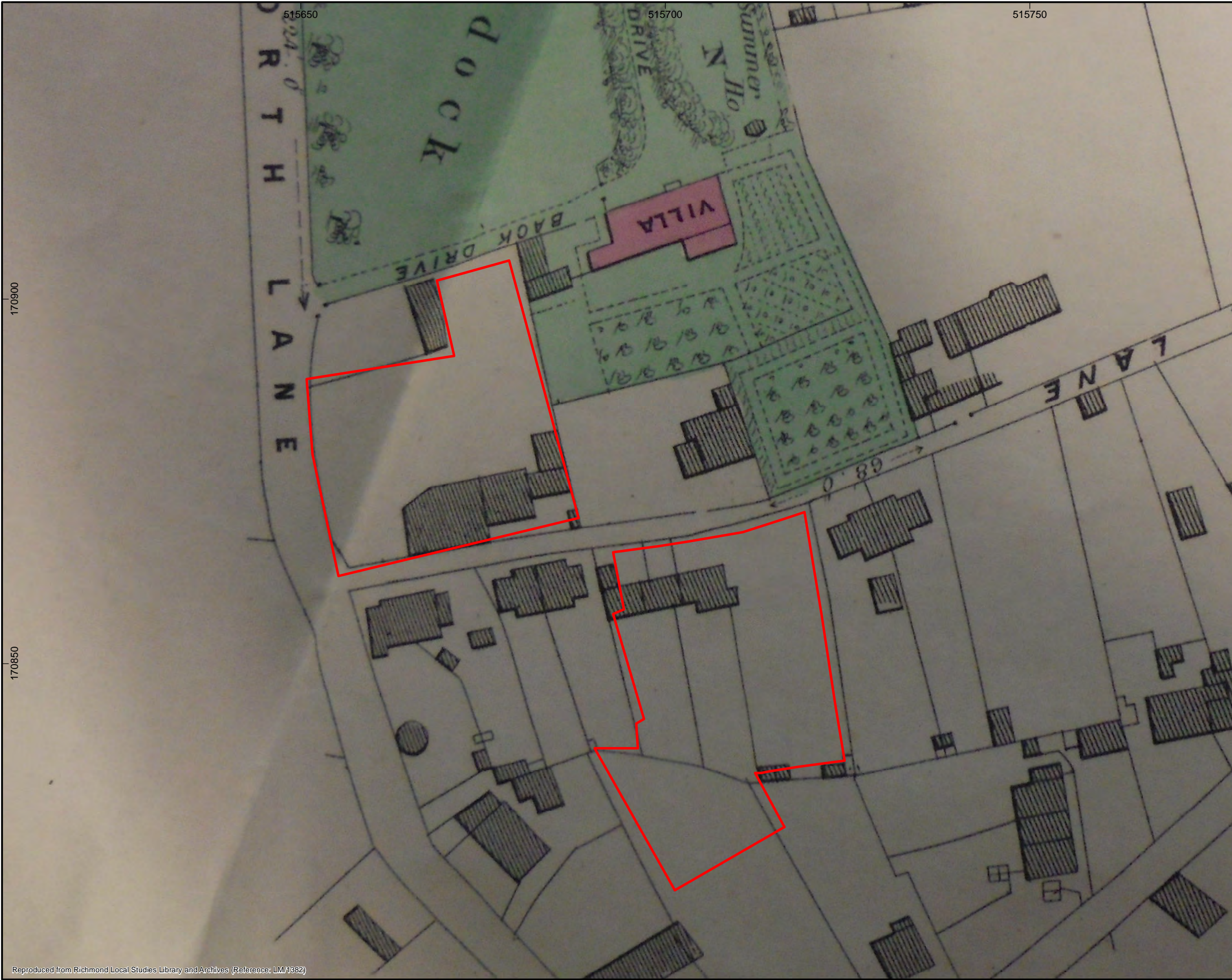


Figure 6

Extract from sale catalogue plan of Ellera House, 1872

Legend  
 Site Boundary

FOR  
 Programme Management Office  
 Serving Richmond and Wandsworth Councils  
 Civic Centre,  
 44 York Street  
 Twickenham,  
 Middlesex,  
 TW1 3BZ

Drawn/checked:	PW/VO
DWG no:	01/25503/DBA/05/01
AOC Project No.:	25503

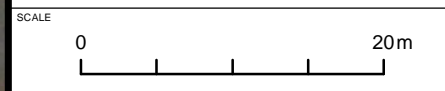


(C) AOC Archaeology Group 2020



SYSTEM  
 Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSGB 1936

SCALE 1:500 @ A3



C:\Users\Philip.Wright\Desktop\Ellera Hall WFB\Graphics\GIS\Draft figures\AOC25503\_EHR\_DBA\_Fig6\_20201030.mxd

170900

170850



Figure 7

Extract from map by Ordnance Survey, 1896

Legend  
□ Site Boundary

FOR  
 Programme Management Office  
 Serving Richmond and Wandsworth Councils  
 Civic Centre,  
 44 York Street  
 Twickenham,  
 Middlesex,  
 TW1 3BZ

Drawn/checked:	PW/VO
DWG no:	01/25503/DBA/06/01
AOC Project No.:	25503



(C) AOC Archaeology Group 2020



SYSTEM  
 Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSGB 1936

SCALE 1:1,000 @ A3



C:\Users\Philip.Wright\Desktop\Elleray Hall WFB\Graphics\GIS\Draft figures\AOC25503\_EHR\_DBA\_Fig7\_20201030.mxd

171000

170900

170800

15600

51500

515800



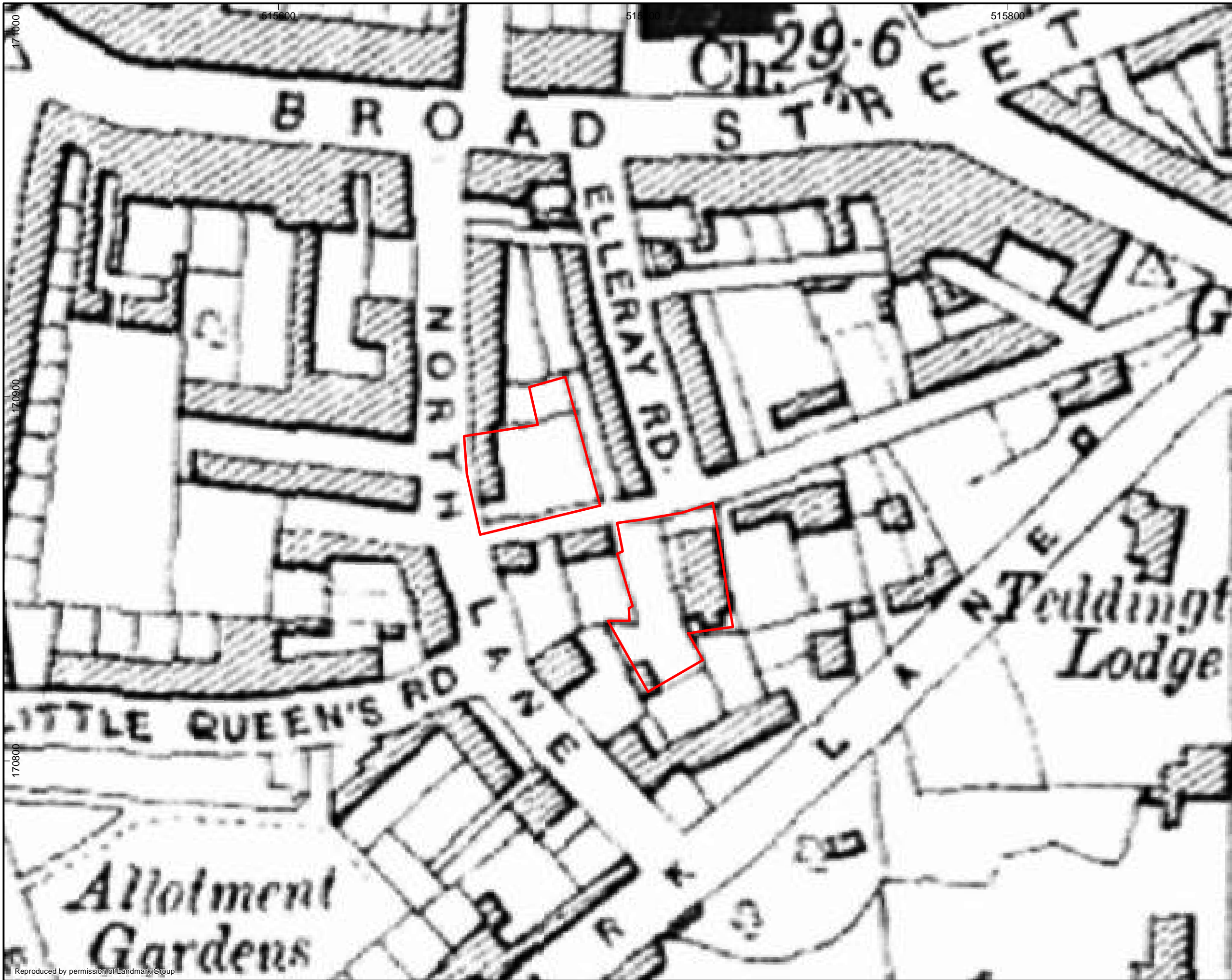


Figure 8

Extract from map by Ordnance Survey, 1920

Legend  
 Site Boundary

FOR  
 Programme Management Office  
 Serving Richmond and Wandsworth Councils  
 Civic Centre,  
 44 York Street  
 Twickenham,  
 Middlesex,  
 TW1 3BZ

Drawn/checked:	PW/VO
DWG no:	01/25503/DBA/08/01
AOC Project No.:	25503



(C) AOC Archaeology Group 2020



SYSTEM  
 Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSGB 1936

SCALE 1:1,000 @ A3



C:\Users\Philip.Wright\Desktop\Elleray Hall WFB\Graphics\GIS\Draft figures\AOC25503\_EHR\_DBA\_Fig8\_20201030.mxd

Reproduced by permission of Landmark Group



Figure 9

Extract from map by Ordnance Survey, 1938

Legend  
□ Site Boundary

FOR  
 Programme Management Office  
 Serving Richmond and Wandsworth Councils  
 Civic Centre,  
 44 York Street  
 Twickenham,  
 Middlesex,  
 TW1 3BZ

Drawn/checked:	PW/VO
DWG no:	01/25503/DBA/09/01
AOC Project No.:	25503



(C) AOC Archaeology Group 2020



SYSTEM  
 Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSGB 1936

SCALE 1:1,000 @ A3



C:\Users\Philip.Wright\Desktop\Elleray Hall WFB\Graphics\GIS\Draft figures\AOC25503\_EHR\_DBA\_Fig9\_20201030.mxd



Extract from map by Ordnance Survey, 1975

Legend  
□ Site Boundary

FOR  
 Programme Management Office  
 Serving Richmond and Wandsworth Councils  
 Civic Centre,  
 44 York Street  
 Twickenham,  
 Middlesex,  
 TW1 3BZ

Drawn/checked:	PW/VO
DWG no:	01/25503/DBA/10/01
AOC Project No.:	25503



(C) AOC Archaeology Group 2020



SYSTEM  
 Coordinate System: British National Grid  
 Projection: Transverse Mercator  
 Datum: OSGB 1936

SCALE 1:1,000 @ A3

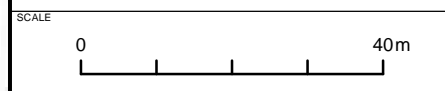




Plate 1: c.1870 photograph of James' Farm Middle Lane Teddington (reproduced from Richmond Local Studies Library and Archives: LCF/20523)



Plate 2: Northeast facing view towards the northern part of the Site from North Lane



Plate 3: East facing view of the northern part of the Site



Plate 4: Detail to show ramp in the northern part of the Site



Plate 5: North facing view of the northern part of the Site



Plate 6: Detail of cable trench disturbance in the northern part of the Site



Plate 7: Northwest facing view towards the northern part of the Site from Middle Lane



Plate 8: East facing view towards the southern part of the Site from Middle Lane



Plate 9: Southwest facing view of Elleray Hall



Plate 10: Southeast facing view towards Elleray Hall





Plate 11: South facing view of paved courtyard to the rear of Elleray Hall



Plate 12: Northeast facing view of gardens to the west and south of Elleray Hall

# **Elleray Hall and North Lane Car Park, Richmond upon Thames: Archaeological Desk Based Assessment**

## **Appendix 1: Site Gazetteer**

---

<b>Site Number</b>	1
<b>Site Name</b>	Bushy Park
<b>Type of Site</b>	Park and Garden
<b>NHLE Number</b>	1000281
<b>HER Number</b>	
<b>Status</b>	Registered Park and Garden - Grade I
<b>Easting</b>	515186
<b>Northing</b>	170514
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	A royal deer park with C15 origins enlarged by subsequent monarchs and improved by, among others, George London and Henry Wise.

#### HISTORIC DEVELOPMENT

The history of the site as a deer park began in 1491 when Giles d'Aubrey enclosed 162ha of arable farmland in the area of Middle Park. By 1504 Cardinal Wolsey, while involved at Hampton Court, enclosed as one three separate areas of ploughed farmland: Bushy Park, Middle Park, and Hare Warren. He also enclosed the Home Park of Hampton Court Palace. When Hampton Court became the property of Henry VIII in 1529 the enclosed parkland formed his deer park there. In 1629 James I added a further 68ha (Court Field) into Bushy Park on the Hampton side and enclosed it with a wall. In the mid C17 a tributary of the River Colne was diverted through Bushy Park and new ponds were made.

In 1709 the first Lord Halifax, one of William III's most eminent financiers, became Keeper of Bushy Park and moved into Lower Lodge and in 1713 he added the keepership of Middle Park and Hare Warren. It was at this time that the distinction between the three parks broke down and the whole area north of Hampton Court Road became known as Bushy Park.

In 1771 Prince William, Duke of Clarence lived as the Ranger in Bushy House and in order to supplement his small income he worked on a programme of woodland clearance, the cleared land being let to tenant farmers. During the reign of Queen Victoria Chestnut Sunday celebrations were held every spring; the tradition ceased during the Second World War but was resumed in 1976. In 1900 the National Physical Laboratory was established in the grounds of Bushy House where it has remained.

Bushy Park was used in both world wars: the Canadians used Upper Lodge as the King's Canadian Hospital in the First World War; and troops from the USA used an area mainly to the east of the Chestnut Avenue as a base camp, Camp Griffith. In 1944 General Eisenhower moved the Supreme Headquarters Allied Expeditionary Forces to Bushy Park.

Bushy Park continues (1997) to be a royal park, managed by the Royal Parks Agency as a public open space with c 4000 free-standing trees, c 40ha of open and enclosed woodland, and a current deer population of c 325.

#### DESCRIPTION

**LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING** Bushy Park is located in outer south-west London c 200m north of Hampton Court Palace. It is bounded to the north-east by Sandy Lane (B358), to the south and south-west by Hampton Court Road, and to the west by High Street, Hampton Wick (A311) and residential developments in the vicinity of Garrick's Villa (qv). The northern boundary is provided by numerous residential developments to the south and south-west of Hampton Road.

---

The 450ha of parkland is situated on flat, low-lying ground forming part of the Thames flood plain. There are eleven royal lodges in the park, including those associated with Upper Lodge (listed grade II) and Bushy House (listed grade II). The boundary walls (parts listed grade II) are dated variously to the C16, C17, and C19. Ancient oaks from the C16 survive along the perimeter at Hampton Hill to the north-west.

**ENTRANCES AND APPROACHES** The main entrance is from Hampton Court Road to the south, through Hampton Court Gate and past Hampton Court Gate Lodge (listed grade II). The public road leads around a circular basin, in the middle of which stands the Diana Fountain (listed grade II), and continues in a straight line for 1km along the Chestnut Avenue to Teddington Gate (Teddington Lodge designed by Decimus Burton 1827), and Park Road to the north. Made as part of Sir Christopher Wren's uncompleted scheme for a new entrance to Hampton Court, the road runs down the centre of an avenue developed from a lime avenue planted c 1622 by James I. The Chestnut Avenue, now (1997) made up from four outer rows of limes and two inner rows of chestnuts, was replanted under the direction of George London (c 1640-1714) and Henry Wise (1653-1738) between 1689 and 1699. Having been gradually renewed since that time, extensive repairs were necessary after the storms of 1987 and 1990. The Diana Fountain (which represents Arethusa and not Diana) was moved from the Privy Garden at Hampton Court Palace to the C17 circular basin in 1713. Additional gates provide mainly pedestrian access to the park: Hampton Wick Gate, Sandy Lane Gate, and Church Grove Gate from the east, Duke's Head Passage Gate from the west, Coleshill Road Gate to the north, and Hampton Hill New Gate, Gravel Pit Gate, and Blandford Road Gate from the north-west.

**PRINCIPAL BUILDING** The brick-built Lower Lodge, now called Bushy House (listed grade II\*), is situated to the north of the site, to the west of the Chestnut Avenue. The mansion, built in the late C17 for Charles II, was extended for the occupation of William IV before and after his accession. The original house consists of a square centre block with a low square pavilion at each corner linked to the main front by a curved screen wall and passage.

Bushy House stands in its own grounds with a garden building, the early C19 Doric rotunda, to the south-west (listed grade II) and an early C19 Orangery (listed grade II) to the west. Guns Lodge (listed grade II), designed by Decimus Burton in 1827, stands in the entrance.

Since 1900 the National Physical Laboratory has been housed in the grounds; its Director is currently (1997) accommodated in the mansion, with the basement and ground floor used as a laboratory.

**PARK** The park is divided by the north/south route of the Chestnut Avenue. The land to the east is divided from north-east to south-west by a branch of the Longford River. In 1638-9 Charles I had a tributary of the River Colne diverted through Bushy Park to make the Longford River and during the Commonwealth period water from the southern part of the river was redirected to feed the new Heron and Leg of Mutton Ponds. There are scattered clumps of trees, small plantations, and areas of grassland. Much of the bracken in the park is concentrated in this area and provides cover for the deer. Three main paths cut across the area. A path from south of the Diana Fountain runs east along the north boundary of a children's playground, the C18 Royal Paddocks, and the south boundary of the Cricket Ground before terminating in front of Church Grove Gate. A second path leads north-east, with the Oval Plantation to the east, passing between the Heron and Leg-of-Mutton Ponds before linking up with the third path, Cobbler's Walk, which runs 2.8km west from Hampton Wick Gate, across the Chestnut Avenue, to Duke's Head Passage. Cobbler's Walk got its name after an incident in c 1752 when the second Earl of Halifax closed a public right of way which ran through the park from Hampton Wick to Kingston. When threatened with court action by a local cobbler the Earl reopened the path which has since been known as Cobbler's Walk. The C19 Half Moon Plantation and Hawthorn Cottage (listed grade II) lie to the south of Cobbler's Walk, and the C19 Warren Plantation with the C20 USAAF memorial, to the north.

The larger part of the park which lies to the west of the Chestnut Avenue is divided by a number of features. These include the C17 east/west Lime Avenue which extends west from the Diana Fountain for 1km, terminating at the White Lodge (listed grade II) and, to the north of the Lime Avenue, the 24ha Waterhouse Woodland Garden, created 1948-9 from a c 1925 wooded walk which consisted of two early C19 plantations, the Queens River, and a branch of

the Longford River which runs to the north.

In the northern part of the area Cobbler's Walk divides, the southern path leading across open parkland to link with the Duke's Head Passage path across the Longford River via the Iron Bridge, through Brewhouse Fields, before terminating at Duke's Head Passage Gate. The northern spur, Upper Lodge Road, leads past the grounds of Bushy House and continues north-west, with the Round Plantation to the south and Barton's Cottage to the north, before terminating at the C18 Upper Lodge (listed grade II). The second Earl Halifax created elaborate water gardens in the grounds of Upper Lodge. Water was taken from the Longford River through a series of pools and canals to the east, west, and south of the house (Rocque 1746). Only part of this feature survives today ( two pools in the grounds of Upper Lodge and the water in Canal Plantation. The water gardens and Upper Lodge were vacated by the Ministry of Defence in the late C20 and are now (1997) managed by a Trust who have plans to restore the water features. Paths from the four gates to the north-west of the site converge, across parkland, on the north-east corner of Upper Lodge

**OTHER LAND** The 100 acre (c 41ha) farm at the Stockyard to the south-west of Bushy Park was in recent times used as the maintenance depot for the park and is now (1997) the Bushy Park Environment Centre. The Centre, in conjunction with the Holly Lodge Centre at Richmond Park (qv), aims to provide a facility from which open-air activities of all kinds can be enjoyed. The area contains a number of mostly Victorian farm buildings, paddocks, and White Lodge (listed grade II). The Stockyard, part of which was taken into Bushy Park by James I, is bordered to the west by a brick wall and to the east by the Longford River. The remains of Garrick's Mound (qv Garrick's Villa), which were incorporated into Bushy Park in the early C20, survive in a paddock to the north-west of the area. The west end of Duke's Head Passage crosses the northern part of the farm and provides public access to the main part of Bushy Park to the east.

To the north of the Stockyard are the Brewhouse Fields, managed (1997) as a wildlife conservation area; and the Brewhouse (listed grade II), once part of Lord Halifax's estate at Upper Lodge and now used as a store for the holders of the adjacent allotments.

The privately maintained Hampton Swimming Pool is situated on the western boundary, north of Duke's Head Passage.

#### REFERENCES

B Cherry and N Pevsner, *The Buildings of England: London 2 South* (1983), pp 500, 536 *Bushy Park, A Guide*, (The Royal Parks 1983)

Royal Parks Historical Survey: *Hampton Court and Bushy Park*, (Travers Morgan Planning 1982) *Draft Management Plan*, (Land Use Consultants 1995) [Note: the last two items contain extensive bibliographies and copies of historical maps.]

Maps J Rocque, *Plan of the Cities of London and Westminster and Borough of Southwark and the country near ten miles around*, surveyed 1741-5, published 1746

OS 25" to 1 mile: 1st edition published 1864 2nd edition published 1896

Description written: June 1997 Register Inspector: LCH Edited: November 2001

Description from: <https://historicengland.org.uk/listing/the-list/list-entry/1000281>

(co-ordinates indicative only)

---

<b>Site Number</b>	2
<b>Site Name</b>	Bushy Park APA
<b>Type of Site</b>	APA

---

---

**NHLE Number****HER Number** DLO33452**Status** Archaeological Priority Area**Easting** 515274**Northing** 170426**Parish****Council** Richmond upon Thames (London Borough)**Description** Royal deer park with late 15th Century origins enlarged by Cardinal Wolsey subsequent monarchs. Largely Kempton Park gravel formation over London Clay.

Centred TQ 1588 6993 (3372m by 2243m)

(co-ordinates indicative only)

---

**Site Number** 3**Site Name** Teddington APA**Type of Site** APA**NHLE Number****HER Number** DLO33457**Status** Archaeological Priority Area**Easting** 515871**Northing** 170990**Parish****Council** Richmond upon Thames (London Borough)**Description** Early Medieval settlement. Kempton Park gravel formation, alluvium next to the river, over London Clay.

Centred TQ 1626 7113 (997m by 967m)

(co-ordinates indicative only)

---

**Site Number** 4**Site Name** BUSHY HOUSE**Type of Site** Listed Building - Grade II\***NHLE Number** 1080870**HER Number****Status** Listed Building - Grade II\***Easting** 515577**Northing** 170357**Parish****Council** Richmond upon Thames (London Borough)

## Description

### 1. 5028 BUSHY PARK

Bushy House TQ 1570 19/12 2.9.52

II\*

2. Present mansion built for Lord Halifax in reign of George II on site of earlier building. Home for 36 years of William IV both as Duke of Clarence and also after his accession. Various alterations and additions of his date. Now house of the Director of the National Physical Laboratory, with basement and ground floor used as laboratories. Stands in its own grounds of 7 acres. The original house consists of a square centre block with a lower square pavilion at each corner linked to the main front by a curved screen wall and passage. All in brown brick, red dressings. The early C19 alterations and additions are in stock brick and the whole house was re-sashed at this date. Centre block: 3-storeys and basement. Seven windows on all fronts, bands between storeys and small cornice below top floor. Parapet with stone capping. Old greenish slate roof. Pavilions: One-storey, 3 round-headed windows (many blank) with stone archivolt and key blocks, eaves cornice. Slate roof with lead hips with little urn finials. East (Main Entrance) Front: 3-window centre slightly recessed. Central stone porch with fluted and reeded Ionic columns with enriched caps, and swags carved in the round between the volutes, enriched entablature and cornice. Original wrought iron railings to steps. Round-headed window on either side of porch. Early C19 one-storey buildings built into the curve of screen walls and against pavilions, 4 windows to sides and semi-circular bays at ends. South (Garden) Front: Overlooking Bushy Park. Windows 1-5-1 with central round-headed window on first floor. Windows at either end of facade blocked (when extra chimneys inserted in early C19). Ground floor stuccoed and windows altered to French under lead-roofed iron verandah across front with central projecting porch at head of double flight of steps. Windows on top floor modern casements. Curved passages to pavilions with round-headed windows. The pavilions themselves have stone Tuscan porches filled in with brick work and with round-headed windows, on the sides facing each other. On the ends they are stuccoed with tall square-headed windows under lead hooded iron verandahs across the front. West Front (also on Garden): As east front (q.v.) with early C19 buildings in angles of screen walls and pavilions. Early C19 Tuscan porch with 3 columns grouped at the corners. North Front: Masked by early C19 stock brick additions - notably a wing built out in centre. These are 3-storey but much lower; 3 windows each side with plain modillion cornice and slate roof. Central stock of coupled arches. Wooden porte cochere. This part contained the later kitchen and service quarters. Facing across what was once the coach yard are some other early C19 buildings formerly the stables. Interior: Mainly of early C19 and later and very plain. Little of the original decoration remains beyond 2 staircases and some panelling and carved doors and shutters, and the fireplace and woodwork of the hall. Many of the rooms are now lined with dis-tempered paper over canvas apparently covering the earlier panelling. There is one small octagonal room, "The Little Library", lined with early C19 grained yellow and black bookcases with "Gothic" wire grilles.

Listing NGR: TQ1557770357

---

Site Number	5
Site Name	OLD MANOR COTTAGE
Type of Site	Listed Building - Grade II
NHLE Number	1065366
HER Number	
Status	Listed Building - Grade II
Easting	515845
Northing	170716
Parish	

---

---

<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	1. 5028 PARK ROAD (west side) Teddington  No 24 - Old Manor Cottage TQ 1570 19/9  II  2. C18. Two storeys, 3 windows, colour-washed brick. Parapeted front with cornice. Modern casement windows.  Listing NGR: TQ1584570716

---

<b>Site Number</b>	6
<b>Site Name</b>	NORTH LODGE TO THE NATIONAL PHYSICAL LABORATORY
<b>Type of Site</b>	Listed Building - Grade II
<b>NHLE Number</b>	1080874
<b>HER Number</b>	
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	515594
<b>Northing</b>	170614
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	1. 5028 BUSHY PARK  North Lodge to the National Physical Laboratory TQ 1570 19/11  II  2. Just inside main gates of N.P.L. Early C19, 2-storey, 3-window, double bowed, front. Yellow cement covered, slate roof. Central porch with Ionic columns in antis.  Listing NGR: TQ1559470614

---

<b>Site Number</b>	7
<b>Site Name</b>	NORFOLK LODGE AND STABLE BLOCK TO NORTH EAST
<b>Type of Site</b>	Listed Building - Grade II
<b>NHLE Number</b>	1180645
<b>HER Number</b>	
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	515802
<b>Northing</b>	170703
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	1. 5028 PARK ROAD (west side) Teddington

---



No 26 - Norfolk Lodge and stable block to north-east of No 26 TQ 1570 19/8 22.2.82

II

2. C18. Two storeys and attic. Four windows wide. Front rendered. Slate roof with 2 dormers. Later extensions at each end.

Listing NGR: TQ1580270703

---

<b>Site Number</b>	8
<b>Site Name</b>	CLOCK HOUSE
<b>Type of Site</b>	Listed Building - Grade II
<b>NHLE Number</b>	1191657
<b>HER Number</b>	
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	515632
<b>Northing</b>	170450
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	1. 5028 BUSHY PARK  Clock House TQ 1570 19/17  II GV  2. Circa 1700. Brown brick, red dressings. Single storey plus dormers (pedimented, 2 to north and 2 facing south). Slate hipped roof, topped by central clock turret with vertical weatherboarding and octagonal lantern with lead ogee dome above. Timber moulded cornice to eaves. Square headed windows to north and south now sashed. Segmental headed windows to east, of 2 lights each with timber mullion and casements. Interior modernised. Recently renovated, and partly rebuilt.  Listing NGR: TQ1563270450

---

<b>Site Number</b>	9
<b>Site Name</b>	ELMFIELD HOUSE, AND GARDEN WALL
<b>Type of Site</b>	Listed Building - Grade II
<b>NHLE Number</b>	1193774
<b>HER Number</b>	
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	515922
<b>Northing</b>	171127
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	1. 5028 HIGH STREET Teddington

---

Elmfield House, and garden wall TQ 1571 18/4 2.9.52

II

2. C18 house now Borough Council Offices. Brown brick, red dressings. Three storeys, 2½:1;2½ window front with centre slightly projecting and ½ window panel at either end. Brick parapet, and small brick cornice above each floor. C18 windows in moulded frame. Later Greek Doric porch in centre of front. Left side shows late C17 or early C18 work in plum brick and has 2-storey wing of this date with ground floor (partly modern) built out flush with front. Back elevation as front, but with half window inserted on either side of centre, which has an enlarged round-headed window on first floor and round I window on second floor. Later splayed bay on right. There is a late C17-early C18 plain brick garden wall running back to right of the street front. One room contains painted plasterwork of late C17 or C18.

Listing NGR: TQ1592271127

---

<b>Site Number</b>	10
<b>Site Name</b>	TEDDINGTON HALL
<b>Type of Site</b>	Listed Building - Grade II
<b>NHLE Number</b>	1253934
<b>HER Number</b>	
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	515314
<b>Northing</b>	170998
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	1. HAMPTON ROAD 5028 Teddington Hall

TQ 1570 19/18 TQ 1571 18/18 10.3.81

II

2. Mid C19 2 storey house. Symmetrical 5-bay front in Tudor Gothic style with a later 1-bay extension to the right. Red brick with stucco dressings and quoins. Slate roof behind a crenellated parapet with corner pinnacles. Small stacks and ornamental terracotta pots. The parapet is taken up into an ogival gable over the central bay. Central doorway with stuccoed, crenellated porch with corner pinnacles approached up a flight of steps with a pair of stucco eagles on the front ends of the side dwarf walls. At 1st floor level the centre bay is framed by pilaster strips and contains a stucco aedicule within which is a figure of a knight in armour. The windows are mullioned and transomed with cusped heads and carved label stops. The outer bays have, on the ground floor, stuccoed canted bay windows with crenellated parapets.

Listing NGR: TQ1531470998

---

<b>Site Number</b>	11
<b>Site Name</b>	LLOYDS BANK
<b>Type of Site</b>	Listed Building - Grade II
<b>NHLE Number</b>	1286019

---

---

**HER Number****Status** Listed Building - Grade II**Easting** 516008**Northing** 171128**Parish****Council** Richmond upon Thames (London Borough)**Description** 1. 5028 HIGH STREET (north side) Teddington

No 23. Lloyds Bank TQ 1671 23/26

II

2. 1929, by A Randall Wells. Portland stone, strikingly original design, double-height street front concave with projecting semi-circular domed entrance porch with round-headed doorway. Round-headed window to left and right. "Lloyds Bank" in bold sans serif applied metal lettering above porch. Crowning cornice, Banking hall with hemispherical domed ceiling, circular rooflights.

Listing NGR: TQ1600871128

---

**Site Number** 12**Site Name** THE ELMS**Type of Site** Listed Building - Grade II**NHLE Number** 1357754**HER Number****Status** Listed Building - Grade II**Easting** 515846**Northing** 170728**Parish****Council** Richmond upon Thames (London Borough)**Description** 1. 5028 PARK ROAD (west side) Teddington

No 22 - The Elms TQ 1570 19/7 2.9.52

II

2. Early to mid C18, 2 storeys, 5 windows wide. Red brick with paler dressings. Central doorway with hood. Doric doorcase of circa 1720. Parapet. Cornice. Flush framed sash windows with glazing bars.

Listing NGR: TQ1584670728

---

**Site Number** 13**Site Name** CLARENCE HOTEL**Type of Site** Listed Building - Grade II**NHLE Number** 1357755

---

**HER Number****Status** Listed Building - Grade II**Easting** 515903**Northing** 170912**Parish****Council** Richmond upon Thames (London Borough)**Description** 1. 5028 PARK ROAD (east side) Teddington

Clarence Hotel TQ 1570 19/6

II

2. Mid C19, 2-storey large public house. Nine bays wide (2:5:2). Centre bays stand forward and have higher first floor. Stock brick with stucco dressings. Entablatures at first floor and parapet level. Centre bay door and window openings have elaborately enriched dressings.

Listing NGR: TQ1590570905

---

**Site Number** 14**Site Name** ALMA COTTAGE**Type of Site** Listed Building - Grade II**NHLE Number** 1358053**HER Number****Status** Listed Building - Grade II**Easting** 515925**Northing** 170756**Parish****Council** Richmond upon Thames (London Borough)**Description** 1. 5028 ALBERT ROAD

No 5 TQ 1570 19/10 9.7.73 (Alma Cottage)

II

2. Mid C19. Small detached villa. Two storeys. Two windows wide. Stucco with slate hipped roof and eaves. Moulded architraves to windows with bracketed cornices to ground floor. Full height pilasters at either corner.

Listing NGR: TQ1592570756

---

**Site Number** 15**Site Name** CONSERVATORY TO BUSHY HOUSE**Type of Site** Listed Building - Grade II**NHLE Number** 1358058**HER Number**

---

<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	515510
<b>Northing</b>	170400
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	<p>1. 5028 BUSHY PARK</p> <p>Conservatory to Bushy House TQ 1570 19/16</p> <p>II</p> <p>2. Early C19. Timber and glass with wrought iron truss roof. Single storeyed, glazed to south-east and west against brown brick wall to north. Seven bays long, 3 bays deep. Freestanding, fluted, timber columns with waterleaf capitals. Rich entablature above. Frieze has glazed metopes with fretwork triglyphs set forward. Bead and reel motif above metopes. Fretwork cornice to deep bracketed eaves. Pitched roof covered with overlapping glazing, supported by scrolled iron trusses.</p> <p>Listing NGR: TQ1551070400</p>

---

<b>Site Number</b>	16
<b>Site Name</b>	ADELAIDE HOUSE CLARENCE HOUSE
<b>Type of Site</b>	Listed Building - Grade II
<b>NHLE Number</b>	1391771
<b>HER Number</b>	
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	515825
<b>Northing</b>	170909
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	<p>22/0/10188 PARK ROAD 22-SEP-06 14 AND 16</p> <p>II Pair of semi-detached houses of different build. Early-mid C19. No 14 may be a remodelling of an earlier house of 1728. No 16 is thought to have been built in 1835. C19 extensions to rear. Rear elevations altered late C19.</p> <p>MATERIALS: Stock brick in Flemish bond, façades and return to No 14 stuccoed. Extensions to rear in red brick. Late C19 tile-hanging to rear second-floor elevations. Slate roofs. No 14 (Clarence House) PLAN: Three storeys and two bays. Plan of main house rectangular, comprising entrance hall with stair to rear, front and back room to each floor. EXTERIOR: Shallow porch to left bay carried on pair of Doric columns. Mid C19 Gothic door with glazed panels. Large curved bay window with three sashes divided by pilasters. Moulded architraves to windows. Six-over-six pane sashes. Sun Insurance plaque on first floor. Parapet with moulded cornice. Hipped roof. Later windows on ground and first floor of side elevation. Rear elevation has tripartite sash windows. INTERIOR: The ground floor front room has a curved corner on return to rear hall. The hall and first-floor landing have plaster modillion cornice. The stair rises, in two separate flights, and has slender turned newels, stick balusters and mahogany handrail. The interior retains early-mid C19 joinery, including door and window architraves, shutters, skirtings, with some later C19 and C20 replacements. There is very little visible evidence of early C18 fabric, although a section of full-height panelling in the second-</p>

---

floor rear room may be of this period.

No 16 (Adelaide House) PLAN: Three storeys and three bays. The plan comprises a rectangular frontage block with rear wing on N side forming L-plan. Frontage block comprises off-centre entrance hall with one room to either side, and with stair to the rear. The rear wing appears originally to have been two storeys, with a second floor added in C19. There is a two storey extension to rear of this wing, with a further single storey range extending to W. EXTERIOR: The porch is placed slightly off-centre to right, with pilasters and side windows with margin-light sashes. Six-panel door. Moulded architraves to windows. Six-over-six pane sashes. Hipped roof behind parapet with moulded cornice. Rear elevation: Ground and first-floor windows to the main house are blocked. Second-floor stair landing has sash window with coloured margin lights. The late C19 windows to the second floor are raised above parapet level. C20 brick toilet extension in angle of house and rear wing. INTERIOR: Doors to ground-floor rooms, and entrance, of main house have reeded architraves with corner rosettes. Plaster modillion cornice to hall and first-floor landing. The dog-leg stair with winder to turn has slender turned newels (that to ground floor replaced), stick balusters and mahogany handrail. The interior retains much early-mid C19 joinery, including six-panelled doors, door and window architraves, some plaster cornices and ground and first floor, shutters, skirtings, and chimneypieces, some with original grates. Later C19 cornice to upper floor S room; that to N room modified.

HISTORY: The houses occupy the site of a pair of cottages, possibly of C17 or earlier date. No 14 is thought to have been built on the site of the northern cottage in 1728. In 1834 the cottage to the south was sold, and a new house built on the site the following year, believed to be No 16 Park Road. It is possible that the remodelling of No 14 took place c1842, when the two properties were in one ownership.

SUMMARY OF IMPORTANCE: Of special interest as pair of early-mid C19 neo-classical houses which retain their essential plan form, staircases and a number of original features. No 14 may contain earlier fabric from an C18 house. They are important survivals of the elegant houses built throughout the Georgian period when Teddington, like neighbouring Twickenham and Richmond, was an affluent, semi-rural retreat from London.

SOURCES: Teddington Society History Research Group, The Houses in Teddington, 1800 to 2000 AD, 1999, pp 15-16.

---

<b>Site Number</b>	17
<b>Site Name</b>	TEDDINGTON LIBRARY
<b>Type of Site</b>	Listed Building - Grade II
<b>NHLE Number</b>	1396400
<b>HER Number</b>	
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	515894
<b>Northing</b>	171172
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	22/0/10209 WALDEGRAVE ROAD 07-JAN-11 Teddington Library

II Public library, dated 1906, by HA Cheers, in Edwardian Baroque manner. Funded by Andrew Carnegie and inscribed 'Carnegie Library'.

MATERIALS: the façade is built of red brick with Portland stone and gauged brick dressings, the flanks and rear are of stock brick; roofs are of slate.

---

**PLAN:** The library has a one and a half storey frontage with a symmetrical façade, the bays arranged 1:3:1. The entrance lobby opens onto the main library, through an Ionic screen. The library is single storey and top-lit. An open, three-bay screen leads to the former newspaper library, set at right angles to the street, which is both top-lit and lit by paired sashes in the south wall. French windows lead to the garden to the rear. This room formerly connected to the reference library overlooking the street. To the left of the main library, a round-arched opening gives onto a rectangular room beneath a glazed dome. This room opens onto a front room similar to the reference room opposite it. Flanking the entrance are WCs. Attached to the left is the librarian's accommodation.

**EXTERIOR:** the library has a symmetrical façade comprising a pedimented entrance, flanked by forward bays. The entrance is set behind a screen of paired Ionic columns with pronounced rectangular blocks, and cherubic heads carved in the capitals. The bases of the pairs of piers have inscribed granite foundation stones. The pediment is enriched with a cartouche inscribed Carnegie Library. Above the entrance, the central bay has full dormer sash windows. The central window has a segmental pediment, the smaller flanking sashes have triangular pediments. Dominating the roofline is a bell turret or fleche with a splayed copper dome, flanked by tall brick stacks. Each flanking bay is of one and a half storeys beneath an enriched shaped gable, that to the right dated 1906. Each has a canted ground-floor window bay and a broken (ie open at the apex), segmental-pedimented first floor window. The transoms of the ground floor windows stand forward from the sashes. Upper floor windows are small-paned sashes with heavy glazing bars. Some upper lights on the ground floor windows have leaded panes with armorial glass. The round-arched entrance, has a moulded stone architrave with pronounced quoins, within a gauged brick arch. Heavy panelled doors lead to a lobby lined in green glazed tiles and with a terrazzo floor with a central crest. The inner doors are of lighter panelling and have glazed upper panes with moulded aprons. Doors have original door furniture. Attached to the left is the librarian's flat, which has a first floor canted oriel window.

**INTERIOR:** the three-bay Ionic screen of polished stone columns on tall bases opens onto the main library which is top-lit, with a richly decorated ceiling and panelled dado. Deep curved ceiling ribs are supported on brackets, each carved with a badge, most inscribed with the name of an author. Clockwise from the left of the entrance these are: Lytton, Plato, Longfellow, Homer, Bede, Milton, Dickens and Byron. The ceiling is of flat, glazed panels enriched with green coloured glass, beneath a pitched glazed roof. An open, three-bay screen of square-based battered piers separates this room from the former newspaper library, arranged in five bays, 1:3:1. It is also top-lit, beneath a segmental, glazed roof and is similarly decorated to the main library, with a moulded, coved, frieze and cartouches inscribed with authors' names. Clockwise from the left of the entrance these are: Chaucer, Gray, Scott, Pope, Bunyan, Burns, Bacon and Shakespeare. The external south wall has paired sashes, while a glazed bay window, with upper leaded lights enriched with swags of green coloured glass, overlooks the garden. To the left of the main library, a round-arched opening gives onto a rectangular room beneath a glazed dome. The drum has enriched panels and the roof has leaded glazing, with coloured glass panels. The room opens onto a front room which, like the opposite reference room, has a lighter moulded ceiling and dado; windows have moulded shafts and leaded panes to the upper lights. The tiled WC to the right of the entrance has a Doulton wash basin and cistern.

The internal layout of the library has been altered and shelving has been replaced. A bronze memorial wall plaque to author RD Blackmore (1825-1900), who lived in Teddington, commemorates the centenary of his birth. Other fittings include a regulator clock, and a detached bronze bust of Noel Coward, who was born nearby, by Avril Vellacot.

**HISTORY:** Teddington Memorial Library opened in 1906 to serve the expanding suburb. 'Free libraries' were built in large numbers in the later C19, and the turn of the century, often as part of a municipal group and often in Baroque manner. In reality libraries were expensive to build and stock and benefactors such as Andrew Carnegie (1835-1919), a Scottish born iron and steel magnate, were pivotal to their success. Continuing the philanthropic library building scheme which Henry Tate had initiated, many suburban libraries were built with Carnegie funding, Twickenham library, for example, in the following year.

In 1890 most libraries would have had an entrance hall, a large reading room for newspapers, another large room for the reference library and a smaller space for the lending library which

had to be linked to the book store. A scheme emerged in which a two or three storey frontage might contain a ladies' library, magazine room or children's library, with larger and often top-lit rooms behind, housing the news room, reference section and bookstore. A copy of a plan of the interior of Teddington Library, dated 1906 describes a comparable, and early, if not original, layout, with a central adult library, newspaper room to the right, and flanking the entrance, a magazine room and reference library. The library is of particular note for the inscribed plaster cartouches, which decorate the two main reading rooms, which encouraged the diligent reader and are an insight into Edwardian literary tastes. The adjoining librarian's flat is typical of libraries built from c1900.

Early photographs show the library behind a parapet wall and railings which have since been removed.

HA Cheers (1853-1914), who lived in Twickenham from 1884, was an accomplished architect who specialised in public building. East Ham Town Hall, designed with Joseph Smith, has been described as 'the supreme example of the power and confidence of the Edwardian local authority'. His work included the Guildhall, Oswestry (1893) and the Library, Kingston upon Hull (1894), both Grade II, Newnham Council Offices (East Ham Town Hall), 1901-3, (Grade II\*) and East Ham Technical College of 1903-4 (Grade II).

SOURCES: Cherry, B, and Pevsner, N, Buildings of England, London 2: South, (1983) 78, 535  
Henry Cheers, <http://www.twickenham-museum.org.uk/detail.asp?contentID=338> accessed 30 July 2010 'Pre-1940 Public Libraries in London', English Heritage, internal report (June 1992, updated July 1994)

REASONS FOR DESIGNATION: Teddington Carnegie Library, 1906, by HA Cheers (1853-1914) is designated at Grade II for the following principal reasons: \* Architectural interest: this handsome Edwardian Baroque façade, in good quality materials, is an example of the civic pride associated with public libraries \* Internal decoration: a comparably rich interior has a series of cartouches inscribed with the names of authors which give an insight into Edwardian literary tastes \* Historic interest: A Carnegie library, funded by philanthropic industrialist Sir Andrew Carnegie (1835-1919), to serve the expanding suburb

---

<b>Site Number</b>	18
<b>Site Name</b>	Teddington Railway Station
<b>Type of Site</b>	Listed Building - Grade II
<b>NHLE Number</b>	1410351
<b>HER Number</b>	
<b>Status</b>	Listed Building - Grade II
<b>Easting</b>	516019
<b>Northing</b>	170805
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	Summary Railway station. Built in 1863 by the London and South Western Railway (LSWR). Later additions on the eastern platform and rebuilding of the footbridge in the 1930s.

#### Reasons for Designation

Teddington Railway Station, an Italianate style station built in 1863, is listed at Grade II for the following principal reasons: \* Architectural interest: as the earliest surviving example of a series of stations built in a similar 'house style' by the London and South Western Railway (LSWR). The well proportioned Italianate elevations are complemented by good brickwork and detailing; \* Historic interest: as a survival of Britain's first suburban railway network on a



mainline railway, created by the LSWR to provide commuter services to London's expanding western suburbs; \* Intactness: the station has undergone relatively little external alteration.

#### History

Teddington Station was built in 1863 by the London and South Western Railway (LSWR) on its branch line from Twickenham to Kingston. The company opened its line between London and Southampton in stages between 1838 and 1840, later extending as far west as Padstow in Cornwall by 1899. Various London branch lines were constructed in the south-west of the capital, creating the first main-line suburban commuter network in Britain. The architect of the station is unknown but it is one of a series of very similar stations which were built by the company in the 1860s. Their Italianate style continues the tradition of the 1840s LSWR stations by Sir William Tite (1798-1873), who designed most of the company's early stations including the terminus at Southampton.

The station was altered in the 1930s with the replacement of the original footbridge, platform canopies and platform buildings. More recently the interior of the booking hall has been modernised.

#### Details

**MATERIALS:** yellow stock brick laid in Flemish bond with stucco dressings; slate roof; timber sash windows.

**EXTERIOR:** the station building is two-storeys high with single-storey wings, stuccoed quoins, window surrounds and a wide string course to the front (south-west) elevation. The shallow hipped-roof has a deep bracketed eaves cornice and six prominent chimney stacks.

The front elevation is of seven-bays with the central three-bays breaking forward slightly. This projection has stucco rustication to the ground floor and a round-arched entrance and flanking windows below a wooden canopy with a timber valance. All other windows have square-headed moulded surrounds: those on the ground floor have eared surrounds, whilst those to the upper floor have bracketed sills. There is an additional entrance, to the station office, in the northernmost bay, which has a plank door and glazed transom. The platform elevation is a simpler version of the main frontage. The south-west return to the single-storey wing has an entrance with a later timber porch. The wings have three narrow, recessed arched windows to the front and rear elevations (those of the platform elevation of the south-east wing are hidden by a modern advertising hoarding). The north-west wing has a flat roof with a low stucco parapet, whereas that to the south-east has a later glazed pitched roof raised on a louvered timber clerestory.

The platform has a full length ridge-and-furrow canopy with cast-iron or steel girder supports and Warren truss which indicate, along with the absence of a valance, that it is a replacement, probably in the 1930s, since other similar stations have flat canopies.

The footbridge to the north-west of the station building, and buildings on the east platform, are not of special interest.

**INTERIOR:** the booking hall retains its original arched ticket windows and a deep moulded cornice but has otherwise been modernised, although the kiosk opening is probably in its original position. The upper floor was not inspected.

---

<b>Site Number</b>	19
<b>Site Name</b>	Teddington War Memorial
<b>Type of Site</b>	Listed Building - Grade II
<b>NHLE Number</b>	1444660
<b>HER Number</b>	
<b>Status</b>	Listed Building - Grade II

---

**Easting** 515457

**Northing** 171016

**Parish**

**Council** Richmond upon Thames (London Borough)

**Description** Summary  
First World War memorial with later additional Second World War inscriptions. Architect Mr Francis W Doyle Jones. Memorial in the form of a tall cenotaph, unveiled in 1921.

#### Reasons for Designation

Teddington war memorial is listed at Grade II for the following principal reasons:

\* Historic interest: as an eloquent witness to the tragic impact of world events on the local community, and the sacrifices they made in the conflicts of the C20;

\* Design: as an attractive and imposing cenotaph war memorial.

#### History

The aftermath of the World Wars saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across the country. This was the result of both the huge impact on communities of the loss of three quarters of a million British lives, and also the official policy of not repatriating the dead which meant that the memorials provided the main focus of the grief felt at this great loss.

One such memorial was raised in Teddington, as a permanent testament to the sacrifices made by the members of the local community.

The memorial was designed by the architect Francis W Doyle Jones. It was unveiled 8 January 1921, shortly before the opening of the adjacent Teddington Memorial Hospital, of which the memorial is located at the front. The hospital was also created as a memorial to lives lost in the First World War. An additional inscription was added to the cenotaph after the Second World War.

#### Details

First World War memorial with later additional Second World War inscriptions. Architect Mr Francis W Doyle Jones. Unveiled 1921.

**MATERIALS:** Portland stone

**DESCRIPTION:** tall cenotaph, the upper section of the front face bearing a sword and laurel wreath relief; below this is the inscription: 'OUR / GLORIOUS / DEAD'. The rest of the face, and the other three sides of the cenotaph, are inscribed with the names of the fallen arranged by year. The lower back face includes the inscription: 'LIVE YE FOR ENGLAND / WE FOR ENGLAND DIED'.

The cenotaph rests on a plinth, the front face states: '1939-1945 / AND TO RECORD THE GRATITUDE OF THEIR / FELLOW TOWNSMEN TO THOSE FROM TEDDINGTON / WHO GAVE THEIR LIVES FOR OUR FREEDOM AND SAFETY / WHETHER IN THE FIGHTING SERVICES / OR ON THE HOME FRONT / WE WILL REMEMBER THEM'. This rests on a two-step platform.

This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 5 June 2017.

#### Sources

##### Websites

War Memorials Online, accessed 5 June 2017 from <https://www.warmemorialsonline.org.uk/memorial/84656>

War Memorials Register, accessed 5 June 2017 from <http://www.iwm.org.uk/memorials/item/memorial/39849>

---

<b>Site Number</b>	20
<b>Site Name</b>	CLARENCE RD
<b>Type of Site</b>	FINDSPOT (Neolithic - 4000 BC to 2201 BC)
<b>NHLE Number</b>	
<b>HER Number</b>	MLO1911
<b>Status</b>	Non-designated asset
<b>Easting</b>	516050
<b>Northing</b>	170600
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	<p>HOARD OF 5 FLINT AXES FOUND DURING HOUSE BUILDING IN 1883, 2FT BENEATH SURFACE, APPARENTLY DELIBERATELY BURIED,ARRANGED EDGEWAYS IN A ROW WHICH MEASUREDC 18IN IN LENGTH</p> <p>EVANS J, ANCIENT STONE IMPLEMENTS OF GREAT BRITAIN (Article in monograph). SLO34352.</p> <p>COPLEY GJ, ARCHAEOLOGY OF SOUTH EAST ENGLAND (Article in monograph). SLO34353.</p> <p>Ordnance Survey, Ordnance Survey Card Index, TQ 17 SE 3 (Ordnance Survey Archaeological Record Card). SLO31865.</p> <p>ANON, PROCEEDINGS JANUARY 24TH 1884 (Article in monograph). SLO34354.</p> <p>South West London Archaeological Unit, SMR CARD (Unpublished document). SLO34351.</p> <p>Vulliamy, C. E., 1930, The Archaeology of Middlesex and London, PP 72; 300 (Monograph). SLO420.</p> <p>COLLINS D ET AL, 1976, The archaeology of the London area: current knowledge and problems (Monograph). SLO14667.</p>

---

<b>Site Number</b>	21
<b>Site Name</b>	Park Lane/Park Road, Teddington {19th century garden}
<b>Type of Site</b>	GARDEN (Georgian to Victorian - 1801 AD to 1900 AD)
<b>NHLE Number</b>	
<b>HER Number</b>	MLO59094
<b>Status</b>	Non-designated asset
<b>Easting</b>	515810
<b>Northing</b>	170820
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	<p>An evaluation by OAU in April 1992 (site code TPS92) revealed Victorian garden soils and linear features possibly associated with the kind of structure or partitions within the garden. See also the evidence of Victorian house (MLO59094, MLO59093).</p>

---

Excavation archive: Oxford Archaeology. LAND ADJACENT TO TEDDINGTON POLICE STATION.  
GLSMR recording form: Oxford Archaeology. LAND ADJACENT TO TEDDINGTON POLICE STATION.

---

<b>Site Number</b>	22
<b>Site Name</b>	Park Lane/Park Road, Teddington {Victorian house}
<b>Type of Site</b>	HOUSE (Georgian to Victorian - 1801 AD to 1900 AD) Demolished
<b>NHLE Number</b>	
<b>HER Number</b>	MLO59091
<b>Status</b>	Non-designated asset
<b>Easting</b>	515810
<b>Northing</b>	170820
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)

**Description** An evaluation by OAU in April 1992 (site code TPS92) found structural evidence of Victorian house on east side of site associated with a well (MLO59093) and Victorian garden soil and features (MLO59094). Site archive deposited with MOL on 11/11/94.

Excavation archive: Oxford Archaeology. LAND ADJACENT TO TEDDINGTON POLICE STATION.  
GLSMR recording form: Oxford Archaeology. LAND ADJACENT TO TEDDINGTON POLICE STATION.

---

<b>Site Number</b>	23
<b>Site Name</b>	Park Lane/Park Road, Teddington {19th century well}
<b>Type of Site</b>	WELL (Georgian to Victorian - 1801 AD to 1900 AD)
<b>NHLE Number</b>	
<b>HER Number</b>	MLO59093
<b>Status</b>	Non-designated asset
<b>Easting</b>	515810
<b>Northing</b>	170820
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)

**Description** An evaluation by OAU in April 1992 (site code TPS92) found a well associated with evidence of a Victorian house (MLO59091) and garden (MLO59094).

Excavation archive: Oxford Archaeology. LAND ADJACENT TO TEDDINGTON POLICE STATION.  
GLSMR recording form: Oxford Archaeology. LAND ADJACENT TO TEDDINGTON POLICE STATION.  
Archaeological

---

---

<b>Site Number</b>	24
<b>Site Name</b>	Queens Road, [National Physical Laboratories], Teddington {Belgic style pottery sherd}
<b>Type of Site</b>	FINDSPOT (Late Iron Age - 100 BC to 42 AD)
<b>NHLE Number</b>	
<b>HER Number</b>	MLO77279
<b>Status</b>	Non-designated asset
<b>Easting</b>	515500
<b>Northing</b>	170500
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	<p>This single sherd of 'Belgic' -style Iron Age pottery was grog-tempered ware. The sherd is relatively fresh and may either be intrusive or from a contemporary context. There are no definitive formal/decorative characteristics, therefore the broad date supplied. This was recovered from an unstratified context and may result from manure scatter or similar activity suggesting nearby settlement during this period.</p> <p>Pre-Construct Archaeology, 1998, Archaeological Evaluation and Excavation at the National Physical Laboratories, Teddington (Unpublished document). SLO72816.</p>

---

<b>Site Number</b>	25
<b>Site Name</b>	Queens Road, [National Physical Laboratories], Teddington {Bronze Age/Iron Age Settlement}
<b>Type of Site</b>	FIELD BOUNDARY (Late Bronze Age to Early Iron Age - 1200 BC to 301 BC) OCCUPATION SITE (La
<b>NHLE Number</b>	
<b>HER Number</b>	MLO73529
<b>Status</b>	Non-designated asset
<b>Easting</b>	515500
<b>Northing</b>	170500
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	<p>Evidence of Late Bronze Age/Early Iron Age settlement was found during an excavation and evaluation at the National Physical Laboratories, Teddington, by Pre-Construct Archaeology in 1998. A cluster of five small pits or postholes were visible prior to the removal of the previous context. These measured between c 0.35m and 0.5m in diameter and up to 0.26m deep in a semi-circular formation. Two of these pits produced a quantity of flint tempered pottery in their fills. These also contained a relatively high content of charcoal although this did not actually suggest in situ burning. The pits were cut into the fill of a large shallow pit. Other fills produced pottery of a similar date, Late Bronze Age/Early Iron Age.</p> <p>Several pits were excavated in the western area of the site, some of which were natural tree holes or root activity. Two of the pits appeared to have a more regular shape and were interpreted as archaeologically significant. One pit produced a microlith although the other flints recovered suggest that this Mesolithic find is residual. After removing the brickearth deposit it was found that more pits existed. Two inter-cutting pits yielded Late Bronze Age/Early Iron Age pottery and one fill contained a substantial amount of burnt flint and charcoal although the absence of fire debris or residue on the sides of the pit again suggests that burning did not occur in situ. Another pit, exposed before the brickearth was removed was, after the deposit was taken out, reinterpreted as being part of the ditch found later on.</p>

---

A small ditch c 0.5m wide and 0.17m deep formed a semi circular shape c 2m in diameter although only two sherds of pottery were recovered along with several flint flakes. It had steep sides and a rounded base. A mottled grey sand/silt fill appeared to seal six stake holes. This feature was then cut by a N-S linear ditch or gully that was recorded across the entire site. This features' fill contained flints and another sherd of Late Bronze Age/Early Iron Age pottery. Several stake holes were found in the base of the cut. This may represent a field boundary. (1-2)

<1> Pre-Construct Archaeology, 1998, Archaeological Evaluation and Excavation at the National Physical Laboratories, Teddington (Unpublished document). SLO72816.

<2> Pre-Construct Archaeology, 1998, Archaeological Evaluation and Excavation at the National Physical Laboratories, Teddington (GLSMR recording form). SLO72815.

---

<b>Site Number</b>	26
<b>Site Name</b>	TEDDINGTON
<b>Type of Site</b>	FINDSPOT (Neolithic - 4000 BC to 2201 BC)
<b>NHLE Number</b>	
<b>HER Number</b>	MLO1894
<b>Status</b>	Non-designated asset
<b>Easting</b>	516000
<b>Northing</b>	171000
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	3 FLINTS LISTED IN BM STURGE COLLECTION  Article in monograph: SMITH RA. THE STURGE COLLECTION. P 126.  Unpublished document: South West London Archaeological Unit. SMR CARD. C73 (RICHMOND).

---

<b>Site Number</b>	27
<b>Site Name</b>	TEDDINGTON
<b>Type of Site</b>	FINDSPOT (Early Bronze Age to Late Bronze Age - 2600 BC to 701 BC)
<b>NHLE Number</b>	
<b>HER Number</b>	MLO1896
<b>Status</b>	Non-designated asset
<b>Easting</b>	516000
<b>Northing</b>	171000
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	BRONZE SPEARHEAD (Artifact). SLO33747.  South West London Archaeological Unit, SMR CARD (Unpublished document). SLO33746.  GREENWELL W & BREWIS WP, THE BRONZE SPEARHEAD IN GREAT BRITAIN & IRELAND

---

(Article in monograph). SLO33748.

---

<b>Site Number</b>	28
<b>Site Name</b>	TEDDINGTON
<b>Type of Site</b>	FINDSPOT (Mesolithic - 10000 BC to 4001 BC) FINDSPOT (Neolithic - 4000 BC to 2201 BC)
<b>NHLE Number</b>	
<b>HER Number</b>	MLO1901
<b>Status</b>	Non-designated asset
<b>Easting</b>	516000
<b>Northing</b>	171000
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	<p>STAGS HORN HAMMER WITH GEOMETRICALLY FACETTED LATTICE PATTERN, MESOLITHIC ORLATER, ORNAMENTED AT THE THICKER END OF THE BURR AND AT OPPOSITE END.</p> <p>LACAILLE AD, ARTICLE &amp; ILLUSTRATION (Article in monograph). SLO33924. Victoria County History, MIDDLESEX (Article in monograph). SLO33925.</p> <p>South West London Archaeological Unit, SMR CARD (Unpublished document). SLO33921.</p> <p>SMITH RA, SPECIMENS FROM THE LAYTON COLLECTION (Article in monograph). SLO33922.</p> <p>STAGS HORN HAMMER (FACETTED PATTERN) (Artifact). SLO33926. Lawrence, G.F., 1929, Antiquities from the Middle Thames (Article in serial). SLO5130.</p>

---

<b>Site Number</b>	29
<b>Site Name</b>	Twickenham Road (28), Teddington
<b>Type of Site</b>	SETTLEMENT (Early Medieval/Dark Age to Medieval - 410 AD? to 1539 AD?)
<b>NHLE Number</b>	
<b>HER Number</b>	MLO7210
<b>Status</b>	Non-designated asset
<b>Easting</b>	516000
<b>Northing</b>	171000
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	<p>Desktop assessment of Twickenham Rd undertaken by LPE, 1995. The place name "Teddington" is Saxon in origin meaning "Tudas Farm". The presence of an early Saxon settlement at Ham (SMR 023259) suggests that a contemporary settlement might occur at Teddington.</p> <p>Lawson-Price Environmental, 1995, An Archaeological Desk Based Assessment of Land at Toughs Boat Yard, 28 Twickenham Road, Teddington (Unpublished document). SLO70678.</p>

---

---

<b>Site Number</b>	30
<b>Site Name</b>	Twickenham Road (28), Teddington
<b>Type of Site</b>	SETTLEMENT (Medieval - 1066 AD to 1539 AD)
<b>NHLE Number</b>	
<b>HER Number</b>	MLO7210
<b>Status</b>	Non-designated asset
<b>Easting</b>	516000
<b>Northing</b>	171000
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	<p>Desktop assessment of Twickenham Rd undertaken by LPE, 1995. A settlement is known to have existed at Teddington since at least AD1100 when it was recorded as Berewick of Staines (VCH for Middlesex, Vol III). The medieval settlement probably centred around the church of St Mary's.</p> <p>Victoria County History, MIDDLESEX (Article in monograph). SLO70679.</p> <p>ROCQUE, TEN MILES AROUND LONDON (Published map/plan). SLO72025.</p> <p>WEINREB &amp; HIBBERT, THE LONDON ENCYCLOPEDIA (Article in monograph). SLO72026.</p> <p>Lawson-Price Environmental, 1995, An Archaeological Desk Based Assessment of Land at Toughs Boat Yard, 28 Twickenham Road, Teddington (Unpublished document). SLO70678</p>

---

<b>Site Number</b>	31
<b>Site Name</b>	Twickenham Road (28), Teddington
<b>Type of Site</b>	MANOR HOUSE (Medieval - 1066 AD to 1539 AD)
<b>NHLE Number</b>	
<b>HER Number</b>	MLO7210
<b>Status</b>	Non-designated asset
<b>Easting</b>	516000
<b>Northing</b>	171000
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	<p>Desktop assessment of Twickenham Rd undertaken by LPE, 1995. By the 13th century there was a manor house at Teddington. Teddington is known to have belonged to Westminster Abbey in the later 13th century when the church of St Mary is first recorded.</p> <p>Unpublished document: Lawson-Price Environmental. 1995. An Archaeological Desk Based Assessment of Land at Toughs Boat Yard, 28 Twickenham Road, Teddington.</p>

---

<b>Site Number</b>	32
<b>Site Name</b>	Hampton Court and Bushy Park, Richmond: Desk based assessment
<b>Type of Site</b>	DESK BASED ASSESSMENT

---



---

**NHLE Number****HER Number** ELO10509**Status** Event**Easting** 515921**Northing** 169125**Parish****Council** Richmond upon Thames (London Borough)**Description** In August 1982 Travers Morgan undertook a desk based assessment/ historical survey into Hampton Court and Bushy park.

Unpublished document: Travers Morgan. 1982. Royal Parks Historical Survey, Hampton Court and Bushy Park.

---

**Site Number** 33**Site Name** Hampton Court and Bushy Park, Richmond: Field survey**Type of Site** DESK BASED ASSESSMENT**NHLE Number****HER Number** ELO10511**Status** Event**Easting** 515945**Northing** 169125**Parish****Council** Richmond upon Thames (London Borough)**Description** In 1982 Travers Morgan undertook a field survey on Hampton Court and Busy Park.

Unpublished document: Travers Morgan. 1982. Royal Parks Historical Survey, Hampton Court and Bushy Park.

---

**Site Number** 34**Site Name** Park Road [The Clarence Hotel] Teddington Greater London: Desk based assessment**Type of Site** DESK BASED ASSESSMENT**NHLE Number****HER Number** ELO10601**Status** Event**Easting** 515910**Northing** 170920**Parish****Council** Richmond upon Thames (London Borough)**Description** In August 1999 CgMs Consulting compiled an archaeological desk based assessment of The Clarence Hotel.

It was concluded that there was a low potential for archaeological remains of all periods apart from the Neolithic and Bronze Age. During these periods the site lay within a developed agricultural landscape and traces of land division and agrarian practices may survive along with evidence for activity or settlement.

Unpublished document: CgMs Consulting. 1999. Archaeological Desk Based Assessment: The Clarence Hotel, Park Road, Teddington, Middlesex.

---

<b>Site Number</b>	35
<b>Site Name</b>	Queens Road [Bushy House (Former National Physical Laboratories)]: Teddington Greater Lond
<b>Type of Site</b>	DESK BASED ASSESSMENT
<b>NHLE Number</b>	
<b>HER Number</b>	ELO1469
<b>Status</b>	Event
<b>Easting</b>	515460
<b>Northing</b>	170710
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	In December 1997 CgMs Consulting compiled an archaeological desk based assessment of land at the National Physical Laboratory.

It was concluded that there was a low archaeological potential for all past periods except for the Neolithic and Bronze Age. During these periods the site was close to a focus for ritual and funerary activity and was within a developed agricultural landscape. There may also be some evidence for post-medieval boundaries and park pales, agricultural activity and gravel quarrying.

Unpublished document: CgMs Consulting. 2001. Proposal for an Archaeological Field Evaluation: Land at Bushy House (Former National Physical Laboratories), Teddington

---

<b>Site Number</b>	36
<b>Site Name</b>	Queens Road, [National Physical Laboratories], Teddington: Evaluation and Excavation
<b>Type of Site</b>	OPEN AREA EXCAVATION TRIAL TRENCH
<b>NHLE Number</b>	
<b>HER Number</b>	ELO149
<b>Status</b>	Event
<b>Easting</b>	515500
<b>Northing</b>	170500
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	An archaeological evaluation and excavation was carried out at the National Physical Laboratories, Teddington, between March and August 1998. The work was commissioned by CGMS Ltd on behalf of Laing Homes and Laser (Teddington II) Laboratories in advance of the redevelopment of part of the site. Two phases of evaluation and a subsequent excavation were undertaken by Pre-construct Archaeology. The first phase of evaluation in seven trenches

---

revealed truncated natural deposits and modern garden features. The second phase of six trenches produced Bronze Age pottery from several pits cut through the brickearth. One of the trenches (10) was enlarged to form a small open area excavation. A ditch and a gully with stake-holes at the base were also assigned to the Late Bronze Age/Early Iron Age. There was also one pottery sherd of the Late Iron Age. The later features comprised modern building footings.

Unpublished document: CgMs Consulting. 2001. Proposal for an Archaeological Field Evaluation: Land at Bushy House (Former National Physical Laboratories), Teddington

---

<b>Site Number</b>	37
<b>Site Name</b>	National Physical Laboratories, Teddington
<b>Type of Site</b>	EXCAVATION OPEN AREA EXCAVATION
<b>NHLE Number</b>	
<b>HER Number</b>	ELO159
<b>Status</b>	Event
<b>Easting</b>	515500
<b>Northing</b>	170500
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	Archaeological evaluation and excavation undertaken at the National Physical Laboratories, Teddington in two phases. Phase one revealed natural deposits and modern garden features. Phase two produced Bronze Age pottery and evidence of late Bronze Age or early Iron Age features.  Unpublished document: CgMs Consulting. 2001. Proposal for an Archaeological Field Evaluation: Land at Bushy House (Former National Physical Laboratories), Teddington.  Unpublished document: Pre-Construct Archaeology. 1998. Archaeological evaluation and excavation at the National Physical Laboratories, Teddington.

---

<b>Site Number</b>	38
<b>Site Name</b>	Bushy House [Former National Physical Laboratories] Bushey Road London Borough of Richmond
<b>Type of Site</b>	TRIAL TRENCH
<b>NHLE Number</b>	
<b>HER Number</b>	ELO17427
<b>Status</b>	Event
<b>Easting</b>	515609
<b>Northing</b>	170514
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	An archaeological evaluation comprising two machine excavated trenches was conducted on land at Bushy House, site of the Former National Physical Laboratories, Borough of Richmond, by Pre-Construct Archaeology in June 2004.  Trench 1 measured 1.80m x 5.50m and Trench 2 measured 1.80m x 10.00m.

---

In Trench 1 natural gravels were reached at 1.40m below ground level (7.34m OD) and have been heavily truncated.

In Trench 2 deposits were undisturbed at the eastern end of the trench. Natural brickearth was revealed at 8.00m OD

No archaeological remains were revealed in either trench.

Digital Report: Pre-Construct Archaeology. 2004. Bushy House, former National Physical Laboratories, Richmond Upon Thames: Archaeological Evaluation.

---

<b>Site Number</b>	39
<b>Site Name</b>	Bushy Park [Teddington Cricket Club] Teddington TW11: Desk Based Assessment
<b>Type of Site</b>	DESK BASED ASSESSMENT
<b>NHLE Number</b>	
<b>HER Number</b>	ELO17997
<b>Status</b>	Event
<b>Easting</b>	515370
<b>Northing</b>	170450
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	<p>CgMs Consulting compiled a desk based assessment about Teddington Cricket Club in April 2016.</p> <p>It was concluded that the site has a moderate to high potential for archaeological remains dating to the Bronze Age and Iron Age and limited potential for all other periods. There may be evidence of the post-medieval demarcation of the deer park and evidence of agricultural/horticultural production dating to the mid 19th century and Second World War.</p> <p>Medieval agriculture may have had a negative impact on below ground archaeological deposits. Furthermore the construction of sports facilities in the 20th century will have had a moderate widespread negative impact on below ground archaeology.</p> <p>Digital Report: CgMs Consulting. 2016. Teddington Cricket Club Bushy Park Teddington London Archaeological Desk Based Assessment.</p> <p>Page</p>

---

<b>Site Number</b>	40
<b>Site Name</b>	High Street (No.2) [Informer House], Teddington: Desk Based Assessment
<b>Type of Site</b>	DESK BASED ASSESSMENT
<b>NHLE Number</b>	
<b>HER Number</b>	ELO18002
<b>Status</b>	Event
<b>Easting</b>	515910
<b>Northing</b>	171030

---

---

**Parish****Council**

Richmond upon Thames (London Borough)

**Description**

Heritage Collective prepared a heritage statement in connection with Informer House, which is proposed for redevelopment, in June 2016.

The current building is an early 1980s two storey office building with an undercroft for cars at basement level. The site is close to the west end of High Street (Teddington) Conservation Area and Park Road (Teddington) Conservation Area.

It was concluded that the size of the proposed development is appropriate for the setting and will improve the architectural offering of the townscape.

Digital Report: Heritage Collective. 2016. Heritage Statement Informer House Teddington

---

**Site Number**

41

**Site Name**

Bushy Road [National Physical Laboratory] London TW11 London Borough of Richmond upon T

**Type of Site**

TRIAL TRENCH

**NHLE Number****HER Number**

ELO18518

**Status**

Event

**Easting**

515530

**Northing**

170440

**Parish****Council**

Richmond upon Thames (London Borough)

**Description**

Museum of London Archaeology (MOLA) conducted an archaeological evaluation at the National Physical Laboratory in May 2017.

Three evaluation trenches were excavated (c. 15m by 1.8m) to a depth of approx. 1.2m. The trenches were excavated by machine and monitored by a MOLA supervisor.

In Trench 1 the natural was a friable mid orange-brown silty sand with frequent flinty gravel and was located at 1.20m below the present ground surface. The natural was then overlain by make up deposits of dark grey-brown sandy silt. These were then overlain by garden soil.

In Trench 2 the natural comprised a friable light yellow-orange clayey sand and was located at approx. 1.10m below current ground level. This was overlain by a make up layer. A pit had been cut into the make up layer to a depth of 1.40m below current ground surface and a dark deposit had been dumped within. This was overlain by a garden soil.

In Trench 3 the natural comprised light yellow-orange sandy clay with gravel and was located at a depth of 1m below present ground surface. This was overlain by a mixed layer of redeposited natural sand and clay, which contained fragments of modern brick and concrete. This was overlain by a garden soil.

No evidence of activity dating from before the modern period was revealed and similar stratigraphic sequence was found to be present across the site. As the natural substrate was consistently encountered at a depth of c.1.20m, which may indicate the the whole area was reduced in the early 20th century.

Digital Report: Museum of London Archaeology. 2017. National Physical Laboratory, Bushy Road, Teddington, London, TW11: Report on an archaeological evaluation.

---

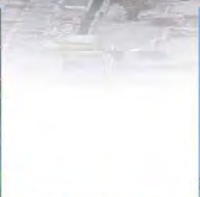
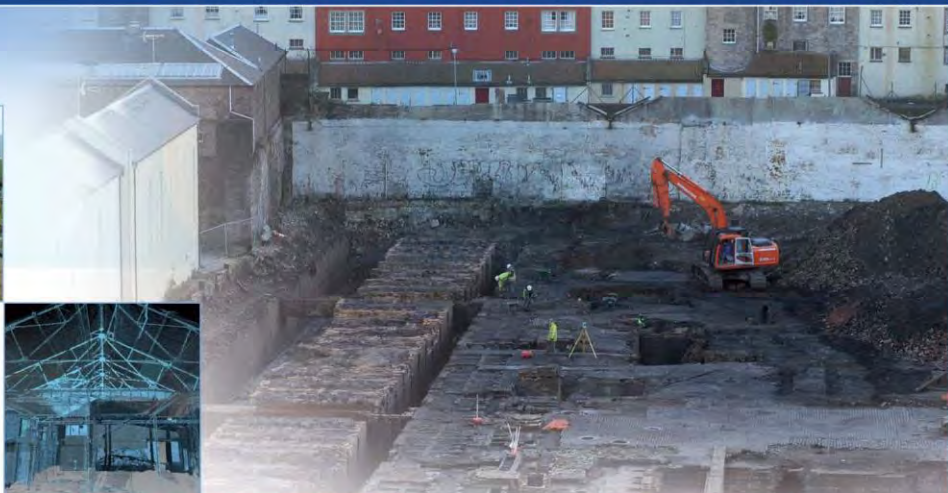
---

<b>Site Number</b>	42
<b>Site Name</b>	High Street (No.2) [Informer House], Teddington, London Borough of Richmond, TW11 8EB: Arc
<b>Type of Site</b>	DESK BASED ASSESSMENT
<b>NHLE Number</b>	
<b>HER Number</b>	ELO18771
<b>Status</b>	Event
<b>Easting</b>	515910
<b>Northing</b>	171030
<b>Parish</b>	
<b>Council</b>	Richmond upon Thames (London Borough)
<b>Description</b>	<p>In December 2017 Archaeology Collective compiled an archaeological desk based assessment of Informer House.</p> <p>It was concluded that there was a medium potential for early medieval and medieval archaeological remains on the site and a low potential for archaeological remains of other periods. However the construction of the existing building and the use of the site as a merchant's yard may have had a negative impact on the survival of archaeological remains.</p> <p>Digital Report: Archaeology Collective. 2017. Informer House, 2 High Street, Teddington, London Borough of Richmond, TW11 8EB: Archaeological Desk Based Assessment.</p>

---

<b>Site Number</b>	43
<b>Site Name</b>	Bushy Road, [National Physical Laboratories], Teddington: Watching brie
<b>Type of Site</b>	WATCHING BRIEF
<b>NHLE Number</b>	
<b>HER Number</b>	ELO7050
<b>Status</b>	
<b>Easting</b>	5155170
<b>Northing</b>	1704290
<b>Parish</b>	
<b>Council</b>	
<b>Description</b>	<p>A watching brief was maintained by Pre-Construct Archaeology on behalf of CgMs Consulting during August 2006 in the excavation of a new service trench across a garden area at The National Physical Laboratory, Teddington. The trench was about 67m long by 1m wide, and excavated to 1m below the current ground surface. Post Medieval archaeological deposits were found in the trench.</p> <p>Unpublished document: CgMs Consulting. 2006. An archaeological watching brief: land at the National Physical Laboratories, Teddington.</p>

---



**AOC Archaeology Group**, Edgefield Industrial Estate, Edgefield Road, Loanhead EH20 9SY  
tel: 0131 555 4425 | fax: 0131 555 4426 | e-mail: [edinburgh@aacarchaeology.com](mailto:edinburgh@aacarchaeology.com)

[www.aocarchaeology.com](http://www.aocarchaeology.com)