

Sheldon House, Teddington, Historic Environment Desk Based Assessment

AOC Project Number: 26301

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ARCHAEOLOGY

HERITAGE

CONSERVATION

Sheldon House, Teddington: Historic Environment Desk Based Assessment

On Behalf of:	RHP Develop 8 Waldegrave Road Teddington Middlesex TW11 8GT
National Grid Reference (NGR):	TQ 16265 70625 (centred)
AOC Project No:	26301
Prepared by:	Sam Williamson, Phil Wright
Illustration by:	Sam Williamson
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This document has been prepared in accordance with AOC standard operating procedures.

Author: Sam Williamson	Date: June 2022
Approved by: Vicky Oleksy	Date: June 2022
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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

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1 NON-TECHNICAL SUMMARY

- 1.1 AOC Archaeology Group was commissioned by RHP Develop to undertake a Historic Environment Desk Based Assessment for a proposed development at Sheldon House, Cromwell Road, Teddington.
- 1.2 The Site is not located within an Archaeological Priority Area or a Conservation Area, but it is noted that several exist in the wider area. Cromwell Road and Fairfax Road, the two principal roads relating to the Site, were established towards the end of the 19th century and the overall character of the streets is one of well-built Victorian homes, interspersed with modern development. The Archaeological Priority Areas that fall within the bounds of the 500m Study Area include Bushy Park to the south, a Royal Park favoured by Henry VIII, and Teddington to the north, the suspected early Medieval core of the town. Several Conservation Areas are located to the north, west and south of the Site.
- 1.3 This assessment has determined that there is a Low to Medium potential for prehistoric remains to be encountered within the Site given the relatively high density of prehistoric remains encountered within the 500m Study Area. Although such finds are rare, potential prehistoric remains could include Pleistocene remains within the Kempton Park Gravel deposits present underlying the Site. The potential for Roman remains is considered Low.
- 1.4 The Site is likely to have been situated in undeveloped agricultural land throughout the Medieval period, set away from the Medieval core of Teddington. As such, the potential for substantial Medieval remains to be encountered within the Site is considered Low.
- 1.5 Historic maps show that the Site was located in fields until the late 19th century, when it was developed with the insertion of two primary roads—Cromwell Road and Fairfax Road—along which were established a number of fine late Victorian homes. By 1873 the Site was home to Elm Lodge, a large building that was demolished in the 1960s in advance of the present day Sheldon House. Some original Victorian features remain upstanding within the property, comprising parts of the boundary walls to the east and west, as well as the established woodland. Sheldon House is constructed almost over the footprint of the original Elm Lodge, but it is uncertain to what extent the foundations of the original building will have been removed prior to construction. As such, it is considered the potential for encountering post-medieval features within the Site is Medium to High. Such remains would relate to Elm Lodge and the small structures noted on the west side of the Site through the various decades of historic mapping. The remains could also include any previously unrecorded garden or landscape features.
- 1.6 Depending on the depth of the archaeological horizon, ground works within the Site could be considered to have the potential to have a high impact on any buried archaeological deposits that *may* be present. In accordance with national and local planning policies on heritage, it is advised that prior to development, an intrusive archaeological evaluation of the Site may be required. In addition to this, a historic building record may be required in order to record the surviving portions of suspected 19th century boundary walls present on the Site. If significant archaeological remains were encountered, then further archaeological fieldwork, post-excavation analysis and reporting, including publication, may also be required. Any such requirements will be determined by the Greater London Archaeological Advisory Service (GLAAS) acting as archaeological advisor to Richmond upon Thames Council on archaeological matters.
- 1.7 Settings assessments undertaken at the designated assets within the Study Area indicate the Proposed Development would not affect them, and as such there would be no harm to designated heritage assets.

2 INTRODUCTION

2.1 Proposed Development Site

- 2.1.1 The Proposed Development site, hereafter referred to as “the Site”, is situated at Sheldon House, Cromwell Road, Teddington, centred at National Grid Reference (NGR) TQ 16265 70625. The Site boundary is kite-shaped and occupies a corner plot at the junction of Cromwell Road and Fairfax Road, with housing to the west and southwest of the property boundary, Fairfax Road to the east and Cromwell Road to the north.
- 2.1.2 The Site currently comprises a 1960s seven-storey apartment tower with associated garages and parking areas, and gardens with mature trees on the southwest side.

2.2 Topographical and Geological Conditions

- 2.2.1 The British Geological Survey GeoIndex (BGS 2022) records the bedrock within the Site as the London Clay Formation – Clay and Silt. This sedimentary bedrock was formed approximately 56 to 48 million years ago in the Palaeogene Period in a local environment dominated by deep seas.
- 2.2.2 The BGS records that the London Clay is overlain by superficial deposits of Kempton Park Gravel. This comprises a gravelly sand and sandy gravel with subsidiary clay, peat and silt lenses, formed during the Devensian Stage of the Quaternary Period. The Kempton Park Gravels are one of the youngest Middle Thames Gravel Terraces, with radiocarbon dates obtained from molluscs indicating a date range from c 50–35 000 BP (Juby 2011, 293). A number of significant faunal remains from species including reindeer, auroch and indeterminate bovinds, saiga antelope, giant deer and rhinoceros have been identified in underlying gravels including Kempton Park Gravels in Twickenham, 3.6km to the north of the Site (ibid, 343).
- 2.2.3 The nearest borehole to the Site that the BGS records is TQ17SE10. This borehole, situated 200m to the northwest of the Site, records topsoil to a depth of 1' 2"/0.36m Below Ground Level (BGL), over loam to a depth of 4' 9"/1.45m BGL, over layers of orange sands extending to the end of the bore, a depth of 11' 10"/3.6m BGL. These sands represent the Kempton Park Gravels which the BGS records as generally being of an average thickness of 6m.
- 2.2.4 The Site is situated at 11m Above Ordnance Datum.

2.3 Development proposal

- 2.3.1 RHP Develop commissioned AOC Archaeology Group to undertake an Historic Environment Desk Based Assessment with regard to a proposed development at Sheldon House, Teddington. The current proposal is for the demolition of the existing building within the Site and the construction of a new six-storey residential building with associated infrastructure.

2.4 Government and local planning policies and guidance

- 2.4.1 The revised National Planning Policy Framework (NPPF) was published by the Ministry of Housing Communities and Local Government (MHCLG) on 24th of July 2018 and updated on the 20th of July 2021. 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, 2021, Para 189).

- 2.4.2 Where heritage assets will be affected by development proposals, *'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'* (MHCLG, 2021, Para 194).
- 2.4.3 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 that is predicted to result from either a direct impact upon a designated heritage asset or a change to its setting should require *'clear and convincing justification. Substantial harm to or loss of:*
- *grade II listed buildings, 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, 2021, Para 200).
- 2.4.4 With regard to proposals that are predicted to lead to substantial harm to or the total loss of significance to a designated asset, Paragraph 201 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'* (MHCLG 2021, Para 201). Where *'a development proposal will lead to less than substantial harm to the significance of a designated asset'* Paragraph 202 states that *'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'* (MHCLG, 2021, Para 202).
- 2.4.5 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, 2021a, Paragraph 203).
- 2.4.6 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.'* (MCHCLG, 2021a, Paragraph 205).
- 2.4.7 The setting of a heritage asset is defined in the NPPF Glossary as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'* This is relevant too in relation to the definition of 'Significance (for heritage policy)': *'Significance derives not only from a heritage asset's physical presence, but also from its setting.'* (MCHCLG, 2021a, Annex 2: Glossary).

Planning Practice Guidance (PPG) (2014; historic environment section updated 2019)

- 2.4.8 Planning Practice Guidance (PPG) was published in April 2014. PPG was updated on the 24th of June 2021, though PPG sections on the Historic Environment were last updated on the 23rd of July 2019, to expand upon the NPPF. Section 18a of the guidance is concerned with *'Conserving and Enhancing the Historic Environment'*. 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 in everyday use and as yet undiscovered, undesignated buried remains of archaeological interest.'

- 2.4.9 When considering whether a proposal would cause substantial harm to a designated asset the Practice Guidance observes that:

'Substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm. Paragraph: 001 Reference ID: 18a-018-20190723' (MHCLG, 2021b, Historic Environment section updated July 2019).

- 2.4.10 The Guidance further clarifies that heritage assets can be indirectly affected by development by way of effects on their settings, and outlines the importance of settings assessments:

'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals. Paragraph: 007 Reference ID: 18a-007-20190723' (MHCLG, 2021b, Historic Environment section updated July 2019).

'Applicants are expected to describe in their application the significance of any heritage assets affected, including any contribution made by their setting (National Planning Policy Framework paragraph 189). In doing so, applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance.' Paragraph: 009 Reference ID: 18a-009-20190723.' (MHCLG, 2021b, Historic Environment section updated July 2019).

London Plan (March 2021)

- 2.4.11 The new London Plan was published in March 2021 and the following policies are relevant to the Proposed Development:

'Policy HC1 Heritage conservation and growth

A) Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of the heritage assets, landscapes and archaeology within their area.

B) Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:

1) setting out a clear vision that recognises and embeds the role of heritage in place-making

- 2) *utilising the heritage significance of a site or area in the planning and design process*
- 3) *integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place*
- 4) *delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.*

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

D) Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

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

Local Planning Policy – London Borough of Richmond upon Thames

- 2.4.12 The Site lies within the administrative area of the London Borough of Richmond upon Thames. On the 3rd of March 2020 the Council adopted the two matters that were subject to legal challenges within the Local Plan. Therefore, the adopted Local Plan comprises the Interim version of the Plan) adopted July 2018 and, an update of March 2020.

Local Plan 2018 (Interim Version)

- 2.4.13 The following policies from the Local Plan 2018 are relevant to the Proposed Development:

'Policy LP 3 Designated Heritage Asset

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

... 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.

... E. Outline planning applications will not be accepted in Conservation Areas. The Council's Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans, will be used as a basis for assessing development proposals within, or where it would affect the setting of, Conservation Areas, together with other policy guidance, such as Village Planning Guidance SPDs.'

'Policy LP 4 Non-Designated Heritage Asset

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

Applicants will be required to:

- 1. retain the character of Buildings of Townscape Merit, war memorials and any other non-designated heritage assets;*
- 2. submit a Heritage Statement to assess the potential harm to, or loss of, the significance of the non-designated heritage asset, including from both direct and indirect effects;*
- 3. describe the significance of the non-designated heritage asset affected, including any contribution made by their setting; the extent of the relevant setting will be proportionate to the significance of the asset. Appropriate expertise should be used to assess a non-designated heritage asset; and*
- 4. retain or restore the structures, features and materials of the asset, which contribute to its architectural integrity and historic interest.'*

'Policy LP 7 Archaeology

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

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

Village Plan – Hampton Wick and Teddington (June 2017)

2.4.14 The Village Planning Guidance Supplementary Planning Document (SPD) for Hampton Wick and Teddington aims to *'define, maintain and enhance the character of Hampton Wick and Teddington and to provide guidance in this regard... By identifying key features of the villages, the SPD clarifies the most important aspects and features that contribute to local character to guide those seeking to make changes to their properties or to develop new properties in the area, as well as being a material consideration in determining planning applications.'*

2.4.15 The Site falls within the defined Character Area of Sandy Lane and Surrounds (Character Area 13). This describes the general character of the area and while the Site is not mentioned specifically, the assessment acknowledges the following regarding Fairfax Road:

'Fairfax Road, a main route through the character area, is lined with semi-detached and detached houses becoming larger in size towards the north end of the street. This road and the substantial detached houses were laid out by 1896; the age of housing is predominantly late-Victorian but there are some plots of modern houses. It is noticeable that the modern buildings tend to have larger boundary walls and gates which appear slightly incongruous.'

2.5 Planning considerations pertaining to the Site

2.5.1 The local planning authority of the London Borough of Richmond upon Thames, is advised on archaeological matters by the Greater London Archaeological Advisory Service (GLAAS). Any requirement for archaeological work either preceding or during development would be determined by GLAAS as advisor to the London Borough of Richmond upon Thames Council on archaeological matters.

2.5.2 No World Heritage Sites, Scheduled Monuments, or Registered Battlefields are located within the Site or the 500m Study Area. No designated heritage assets are located within the Site.

- 2.5.3 There are 11 Listed Buildings located within the 500m Study Area, all of which are Grade II listed. There is one Grade I Registered Park and Garden (Bushy Park) within the Study Area. Although the Site is not located within them, there are five Conservation Areas and two Archaeological Priority Areas surrounding the Site.
- 2.5.4 The Site is located south of the Teddington Archaeological Priority Area which covers the formative early Medieval settlement of Teddington (Asset 30). The settlement had established itself closer to the Thames River than the present-day town. To the south of the Site is the extensive Bushy Park Archaeological Priority Area (Asset 29). This park was established towards the end of the 15th century and was closely associated with Hampton Court, which is located further to the south. The Site, itself, remained undeveloped until the late 19th century when, in a short few decades, the southern portion of Teddington sprung up in a network of new roads and buildings, growing up around the newly instated Kingston railway line. Of these new buildings, Sheldon House's precursor, Elm Lodge, was established on the Site. It remained until the 1960s before being replaced by the present Sheldon House.

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. All known heritage assets within 500m of the Site were identified. Data from GLAAS was obtained in May 2022 (GLHER- Report No. 17082). Information on designated assets was downloaded from HE's GIS portal in May 2022. The information presented in the gazetteer regarding known heritage assets is current to this date.
- 2.6.2 The List of Locally Listed Buildings from London Borough of Richmond Upon Thames is not available in map form or in a useable format for conversion into GIS applications (the List comprises a PDF document of over 8 500 items with position information provided only in the form of an address and post code (Richmond Upon Thames 2022)). A manual search of the List was carried out in an attempt to include Locally Listed Buildings for consideration within the immediate Study Area by searching for listings relating to the principal roads surrounding the Site: Fairfax Road, Cromwell Road, Harrowdene Gardens, Clarence Road, and Udney Park Road.
- 2.6.3 It should be noted that the report has been prepared under the express instructions and solely for the use of RHP Develop and their partners. All the work carried out in this report is based upon AOC Archaeology Group's professional knowledge and understanding of current (June 2022) and relevant United Kingdom standards and codes, technology and legislation.
- 2.6.4 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 RHP Develop 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 Sheldon House, 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 this Site. This will be done by examining a variety of evidence for upstanding and buried remains of heritage interest including designated and non-designated heritage assets within 500m of the 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 Practice Guidance (2014, updated July 2021, Historic Environment section updated July 2019); National Planning

Policy Framework (June 2021); 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 (2021), the CIfA Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment (2020a), the CIfA Standards and Guidance for Historic Environment Desk Based Assessments, Field Evaluations and other relevant (CIfA) guidance (2020b).
- 4.1.3 AOC Archaeology Group is a Registered Organisation of the CIfA. 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 (GLHER- Report No. 17082): for Historic Environment Record;
- National Heritage List for England: for designated Heritage Asset data;
- National Map Library (National Library of Scotland, Causewayside, Edinburgh): for old Ordnance Survey maps (1st & 2nd 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,
- The Richmond Upon Thames List of Locally Listed Buildings, and;
- Other in-house and online resources.

4.3 Assessment Criteria

- 4.3.1 The assessment aims to identify the known and likely archaeological potential of the Site and the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix 2.
- 4.3.2 The criteria for assessing archaeological potential are expressed in this report as ranging between the scales of High, Medium, Low and Uncertain, criteria for which are also noted in Appendix 2.
- 4.3.3 Levels of importance in the report are expressed as ranging between the scales of High, Medium, Low, Negligible and Unknown. The importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important and therefore of High importance. For assets where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.
- 4.3.4 The likely magnitude of the impact of the Proposed Development works is determined by identifying the degree of change from the Proposed Development upon the 'baseline' conditions of the Site and the heritage resource

identified in the assessment. This impact can be either adverse (negative) or beneficial (positive) and is ranked according to the scale of major, moderate, minor, and negligible.

4.4 Report structure

- 4.4.1 Each heritage asset referred to in the text is listed in the Gazetteer in Appendix 1. Each has been assigned an 'Asset 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.
- 4.4.2 Each heritage asset referred to in the text is plotted on Figure 2 at the end of the report, using the assigned Asset numbers. The Site is shown outlined in red.
- 4.4.3 All heritage assets located within a 500m radius of the Site have been included in the assessment, with the exception of Locally Listed Buildings that fell outwith the previously identified street addresses. The aim of this is to identify the potential for direct impacts upon known archaeological remains and to help predict whether any similar hitherto unknown archaeological remains may survive within the Site. Consideration has also been given to potential impacts upon the setting of designated heritage asset within the Study Area. No designated heritage assets are located within the Site. No World Heritage Sites, Scheduled Monuments or Registered Battlefields are located within the Site or the 500m Study Area. One Grade I Registered Park is located within the Study Area. Eleven Grade II Listed Buildings are located within the Study Area and thirteen Locally Listed Buildings have been included in the report. Two Archaeological Priority Areas and five Conservation Areas exist within the Study Area, however the Site is not situated within any of them. Twenty-seven non-designated assets have been identified within the Study Area.
- 4.4.4 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 BASELINE

5.1 Prehistoric (pre AD43) and Roman (AD43 to AD410)

- 5.1.1 There are no finds or features dating to the prehistoric or Roman periods within the Site.
- 5.1.2 The Site is situated in a relatively flat area within a distinctive meander of the Thames. The underlying geology, comprising the Kempton Park Gravel sands and gravels, forms a gravel terrace at the edge of the Thames and radiocarbon dating of mollusc material has returned 50–30 000 BP dates, indicating a Middle Devensian origin (Juby 2011, 293). While no Palaeolithic archaeology has been identified within the Study Area, faunal remains have been recovered from Kempton Park Gravels in the wider Thames area (Juby 2011).
- 5.1.3 An incise-decorated piece of antler, possibly Mesolithic in date, was recovered north of the Site (Asset 19). The grid reference is given as a six-figure reference and thus the depicted location c450m to the north of the Site may not be wholly accurate. A hoard of flint axes was identified 180m west of the Site (Asset 1). A small number of prehistoric flints were recovered 130m east of the Site during an evaluation (Asset 7). A single flint core was found during an archaeological evaluation 370m to the north northeast of the Site (Asset 25).
- 5.1.4 A tumuli (Asset 10) is depicted on the 1958 Ordnance Survey map (Figure 9), situated on the north side of Bushy Park. While this is only depicted on historic mapping after the draining of the small lake on the south side of the Kingston railway line (occurring sometime between 1948-1958), the barrow had been known about previously and was used as a natural boundary for Bushy Park by Henry VIII (Twickenham Museum, 2022). The barrow was partially excavated in the 1830s and fully excavated in 1854 (ibid). The excavations revealed a Bronze Age barrow (Asset 10) with a number of associated finds that included a flint scatter (Asset 11), a Bronze Age bronze

ogival dagger (Asset 16), an adult inhumation (Asset 14), and two cremations (Assets 12 & 13), the latter of which was found in association with a Deverel-Rimbury bucket urn.

- 5.1.5 An additional Bronze Age find of a bronze spearhead is also recorded (Asset 18) from the general area. The grid reference is given as a six-figure reference and thus the depicted location c450m to the north of the Site may not be wholly accurate, however it does indicate Bronze Age activity was occurring in the area beyond the recorded barrow site.
- 5.1.6 Roman remains are not well-represented in the area. Two Romano-British ceramic sherds (Asset 28) were recovered during an archaeological evaluation c370m north of the Site. The material was derived from a natural hollow and not connected to archaeological features, but still suggests Romano-British activity within the area, perhaps disturbed by later ploughing activity.
- 5.1.7 There are a number of prehistoric remains within the Study Area and of particular note is the Sandy Lane Bronze Age barrow (Asset 10) with its associated burials and artefacts to the south of the Site. The additional prehistoric remains have appeared predominantly as isolated finds and do not appear to be well-dated, however they do indicate likely multi-period activity dating back to the Mesolithic. The potential for prehistoric remains within the Site is considered Low to Medium. Roman remains are very poorly represented within the Study Area, and the potential for remains of this date to be present on Site is considered Low.

5.2 Early Medieval and Medieval (AD 410-1540)

- 5.2.1 There are no finds or features dating to the early Medieval or Medieval periods within the Site.
- 5.2.2 Etymologically, the name Teddington is Saxon and derives from ‘the town or farm of Tudda’s people’ (The Teddington Society, 2022). Teddington fell within the hundred of Hounslow but is not listed within the Domesday Survey of 1086, instead being incorporated within Hampton (Twickenham Museum). The area had been under the control of the Earl Aelfgar in the time of King Edward, but after the Norman conquest was allocated to Walter de Saint-Valery (ibid). A Medieval manor house was established sometime in the 13th century (Asset 23), and the Medieval settlement likely grew up around this and the church of St Mary to the northwest, beside the Thames, expanding westwards and southwards as time went by. Asset 45, a Listed Building on the High Street, retains 16th century elements in its construction, and comprises the only known building with extant structural Medieval remains within the Study Area.
- 5.2.3 Bushy Park (Asset 2) is a Grade I Registered Park, and Royal Park, situated 280m southwest of the Site. The Park was created in the late 15th century and shortly after fell under the purview of Cardinal Wolsey, who was establishing his seat at Hampton Court Palace (The Royal Parks 2022). When Henry VIII came into possession of it in the early 16th century, he transformed the Park into a deer park and today the Park boasts a herd of over 300 fallow and red deer. Deliberate management of the Park’s resources, including the protection of young trees from grazing deer by using thorn bushes, led to the name ‘Bushie’ being established (ibid). Although depicted much later, Blaeu’s map of 1662 (Figure 3) depicts both Bushy Park and Hampton Park as comprising fine woodland. Much of the embellishment to Bushy Park, in the form of extensive landscaping, occurred in the subsequent centuries.
- 5.2.4 A small bronze dagger (Asset 24), possibly of 15th century origin, was discovered as a stray find c200m north of the Site. An archaeological evaluation (Asset 36) 120m east of the Site produced tiles that were possibly Medieval in date.
- 5.2.5 The Site is likely to have been situated in undeveloped agricultural land throughout the Medieval period, set away from the Medieval core of Teddington which was located further north. As such, the potential for substantial Medieval remains to be encountered within the Site is considered Low.

5.3 Post-medieval (AD 1540-1900)

- 5.3.1 The Site, as will be discussed, was first developed as a property towards the end of the 19th century. The original building is no longer extant; however the walkover survey (Section 5.6) identified surviving elements of the original boundary walls, and noted trees present in the south part of the Site that likely formed part of the original garden.
- 5.3.2 Blaeu's 1662 map illustrates Bushy and Hampton parks, with Teddington identified to the north as a settlement, though without any detail (Figure 3). The Site would have been situated within the space between these, likely comprising agricultural fields. Roque's map of 1746 (Figure 4) depicts the area in detail and indicates the Site likely fell on or beside a track leading from Teddington to Bushy Park through agricultural and pastoral fields. Bushy Park is shown in detail with well-laid out decorative grounds surrounding the new Lower Lodge, beyond the Study Area to the southwest. It can be seen to encompass fine avenues of trees along the routes of access. The boundary walls on the northeast extent of Bushy Park date to the late 18th century and are also Listed (Asset 46). Stanley's map of 1804 (not illustrated) shows a similar scene of open fields between Bushy Park and Teddington, although the track is no longer depicted. There are a number of Listed Buildings that date to the 18th and 19th century on the west and north periphery of the Study Area, forming the earlier expansion of the town.
- 5.3.3 The 1868 Ordnance Survey map (Figure 5) shows the Kingston railway line running to the south of the Site, with fields to the east, west and north. North of the Site is Gomer House, a fine mid-19th century building with large formal grounds that comprised gardens and orchards, the entirety owned by R D Blackmore (Richmond Upon Thames Council 2016). The railway line was introduced in 1863 (Richmond and Twickenham Times 2012), and Blackmore successfully opposed a compulsory purchase initiative of his land by the railway, perhaps inadvertently preserving the integrity of the Site itself (ibid). The railway station (Asset 51) was constructed nearby, and west of the railway line the 1868 map depicts a number of new buildings. Gomer House was demolished in the 1940s (ibid).
- 5.3.4 By 1896-8 (Figures 6 & 7) there was a marked change to the Site and its surrounds. Fairfax Road and Cromwell Road had been established and a number of houses had been constructed along these, including many which survive today as Locally Listed Buildings (Assets 57-65, 66-68). The Site's property boundaries had been established and within them is shown Elm Lodge, the original building on the Site. The house was first listed in the Teddington Almanac and Directory of 1873 under the ownership of Henry Witten, although it is thought that it represents a building under construction at the time of the 1871 census return (Ching 2008a, 9). Henry Witten is listed as the owner of Elm Lodge until his death in 1914¹.
- 5.3.5 The 1881 census return for Fairfax Road contains the following information about the household:
- 'Elm Lodge – Head: Henry Witten, widower aged 42, former civil servant, 3 daughters aged 10 to 15, youngest born in Teddington, 1 son aged 8. Florence Witten aged 31, a relation, no occupation, 3 domestic servants'* (from Ching 2008b, 8).
- 5.3.6 Ten years later the 1891 census return for Cromwell Road lists the following information:

¹ In common with many other houses in Teddington, Ching (2008a; 2008b) has compiled a comprehensive list of ownership of the house from numerous sources including directories and census returns. The house has been variously recorded on Cromwell Road and Fairfax Road.

'Elm Lodge – Head: Henry Witten, widower aged 52, retd Government Clerk, 3 daughters & sister-in-law. Cook, parlour maid & house maid' (from Ching 2008b, 11).

- 5.3.7 Henry Witten's obituary records that he was a former civil servant who started his career in the War Office. He was elected to the Local Board in 1881 and later served as a chairman on the District Council until his death. He was also involved in various charitable causes, including as a member of the building committee of St Alban's Church (presumably in Holborn). His relation Florence Witten had managed the house following the death of his wife in 1872. Florence Witten was also known for her charitable works in connection with St Alban's Church (Richmond Archives, 1914).
- 5.3.8 Archaeologically there has not been much of significance uncovered from this period if the extant buildings are not considered. An 18th century ditch and post hole (Assets 8 & 9) were identified during an archaeological evaluation 100m to the southeast, and an old garden soil horizon (Asset 3) was identified 470m to the north.
- 5.3.9 There is considered to be a Medium to High potential for encountering post-medieval archaeological remains within the Site relating to Elm Lodge. These could include foundations of the main building, the small structure noted on the west boundary of the property, the various garden walls, and any other additional structural elements relating to the property.

5.4 Modern (AD post 1900)

- 5.4.1 The construction of a new wall in the garden to the west of Elm Lodge is evident by 1913 (Figure 8), replacing a previous wall that had met a small ancillary structure on the property's west boundary. Henry Witten died at Elm Lodge in 1914 at the age of 75 (Richmond Archives, 1914). It is thought that the house had been split into apartments in the 1930s. By the time of the 1932 Street Directory the house was known as 6 Cromwell Road and recorded under the occupation of two people. Four names are listed by the end of the 1930s (Ching 2008b, 19). The 1958 Ordnance Survey map records the house as No 8 Cromwell Road, and shows the removal of the ancillary structure and the internal garden wall (Ching 2008b, 20; Figure 9).
- 5.4.2 The 1870s Elm Lodge (later 6 Cromwell Road and 8 Cromwell Road) was demolished in the 1960s and replaced by the present Sheldon House. A pamphlet commemorating the opening of the building on the 1st August 1968 records that construction had been completed between the 1st March 1967 and the 24th June 1968 (Richmond Archives, 1968). The sole upstanding surviving remnants of the Lodge appear to be the incomplete sections of brick boundary wall that survive along the internal east and west parts of the Site.
- 5.4.3 Modern heritage assets within the wider Study Area comprise a WWI memorial (Asset 28) and Camp Griffiss (Asset 15), a former WWII air base. The war memorial (Asset 28) comprises a sports pavilion erected in 1922, with a later school extension constructed in 1966, 360m to the north of the Site. Camp Griffiss (Asset 15) was situated within Bushy Park. This was in use between 1942-45 by the United States Army Air Force (USAAF), then by the Royal Air Force until 1952, and finally by American service men and women as a school until its demolition in the 1960s. While the infrastructure on the site included both temporary and permanent buildings, it was removed in its entirety above ground and there are no visible remains of the camp today. Four memorials are included in this Asset and comprise the Supreme Headquarters of the Allied Expeditionary Forces (SHAEF) Monument, the SHAEF Gate, the USAAF Monument, and the Berlin Airlift Plaque which is attached to the USAAF Monument. Further details are included in the description of Asset 15 in the Gazetteer, Appendix 1.
- 5.4.4 While much of the Site's original building was likely removed during the demolition and construction works to facilitate the present-day Sheldon House, there are some surviving elements relating to the Lodge property and it is possible that not all the foundations for the Lodge were removed. The potential for substantial previously unrecorded modern remains to be encountered within the Site is considered Low.

5.5 Previous Work

- 5.5.1 The GLHER does not record details of any previous archaeological work within the Site, although several archaeological investigations have been conducted within the Study Area.
- 5.5.2 One modern archaeological evaluation has occurred within 250m of the Site (Asset 36). This evaluation was carried out in 1993, 130m east of the Site, and produced prehistoric flints (Asset 7), an 18th century ditch (Asset 8), and an 18th century post-hole (Asset 9), and possibly Medieval tiles.
- 5.5.3 The archaeological evaluation of the Bronze Age barrow (Asset 10), 230m to the south, was carried out in the mid-19th century and uncovered various artefacts and burials as described in Section 5.1.4.
- 5.5.2 Details of other previous archaeological investigations ('Events') within 500m of the Site are included in the Site Gazetteer in Appendix 1 at the end of this report and plotted on Figure 2.

5.6 Walkover Survey

- 5.6.1 A walkover survey of the Site and surrounding area was conducted on the 7th of June 2022. The purpose of the survey was to assess current conditions and the potential for heritage constraints within the Site, in addition to assessing the potential impacts of the Proposed Development on the settings of surrounding designated heritage assets. Conditions were dry and bright at the time of the visit.
- 5.6.2 The Site occupies a triangular plot of land at the junction of Fairfax and Cromwell Road and is occupied by the seven-storey Sheldon House, completed in 1968 (Plate 1). Sheldon house is surrounded by a paved and landscaped parking area on its northern side (Plates 3 and 4) and by a smaller area of paving on its southern side (Plate 4). The grounds to the south of the house comprise a level area of grass extending to the railway, with several tall trees (Plate 5 and 6).
- 5.6.3 Many of the trees throughout the Site represent specimens that are likely to have been associated with the grounds of the previous building Elm Lodge (built 1871), which appear to have been carefully preserved during the redevelopment of the Site in the 1960s. Apart from the trees, other vestigial elements of its former grounds are represented by three lengths of late-19th century brick wall, which are preserved at the edges of the Site.
- 5.6.4 Incomplete sections of the late-19th century brick boundary wall survive along parts of the west (Plate 7) and east (Plates 8 and 9) boundaries of the Site. These have been replaced by modern walls fronting Fairfax and Cromwell Roads along the north boundary of the Site (Plate 10). The earlier walls are constructed of yellow stocks with regular recessed panels and rounded brick buttresses.
- 5.6.5 Two individual brick arches (Plates 11 and 12) and one pair of arches (Plate 13) are inserted into the base of the eastern section of boundary wall at irregular intervals. Their function is unclear, but it is possible that they have been designed to accommodate the growth of trees underneath the wall, some of which are no longer present. The wall has nonetheless been damaged by the growth of one tree immediately outside the Site to the east (Plate 13).
- 5.6.6 A section of closed-panel fencing along some of the east boundary of the Site (Plate 14) separates the east section boundary wall from another smaller section of late-19th century wall, near to the south corner of the Site (Plate 15). This section of wall differs from the other walls and is constructed of plain brickwork, which suggests that it may have been the internal face of a small ancillary structure recorded by the 1893 Ordnance Survey town plan (Figure 6). The wall has a segmental brick arch in its base at the northern end (Plate 16).
- 5.6.7 Apart from trees and walls/structures associated with the grounds of the 1870s Elm Lodge, no further remains were observed within the Site. It is possible that the construction of Sheldon House in the 1960s would have

removed or truncated earlier remains within at least part of the Site, although the level of any such disturbance cannot be assessed by a walkover survey.

6 CONCLUSION

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 groundbreaking works (including excavation, construction and other works) associated with the Proposed Development.

6.1.2 This assessment has established that the Site has the following archaeological potential:

- A Low to Medium potential for prehistoric remains.
- A Low potential for Roman remains.
- A Low potential for Medieval remains
- A Medium to High potential for post-medieval remains, particularly those relating to the 19th century Elm Lodge building.
- A Low potential for modern remains.

6.2 Settings Impact

6.2.1 Site visits have indicated that the Proposed Development would not be visible from any of the surrounding designated heritage assets. As such, the Proposed Development is anticipated to cause no harm to their settings in terms of the NPPF. Given that the Proposed Development will be less tall than the present Sheldon House and given that it will replace a late-20th century building that is already incongruous to the adjacent pair of late-19th century villas at 4 and 6 Cromwell Road (Assets 66 & 68), the Proposed Development is not considered to substantially alter the overall character and setting of the immediate area.

6.3 Mitigation

6.3.1 National planning policies and planning guidance contained within the National Planning Policy Framework (MHCLG) (published on 24th July 2018, updated on the 20th of July 2021) and its accompanying Planning Practice Guide (MHCLG, June 2021, Historic Environment section updated July 2019), as well as local planning policies contained within the London Plan (2021) and the Borough of Richmond upon Thames Local Plan Interim Version (2018, updated 2020) 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.

6.2.2 Depending on the depth of the archaeological horizon, ground works within the Site, could be considered to have the potential to have a high magnitude impact upon any buried archaeological deposits that *may* be present, particularly given the potential for prehistoric, including possibly paleoenvironmental, deposits and post-medieval remains. In accordance with national and local planning policies on heritage, it is advised that prior to development, that the London Borough of Richmond Upon Thames Council as advised by GLAAS, may require an archaeological investigation by non-intrusive and/or intrusive means to further investigate potential remains. If significant archaeological remains were encountered, then further archaeological fieldwork, post-excavation analysis and reporting, including publication may also be required. Any such requirement will be determined by GLAAS acting as archaeological advisor to the London Borough of Richmond upon Thames Council on archaeological matters.

6.2.3 The late-19th century walls that form part of the boundary of the Site (together with several specimen trees) represent the last upstanding elements of the grounds of the former 1870s Elm Lodge, which occupied the Site

prior to the construction of Sheldon House. Given their historic interest, it is recommended that they are preserved and if necessary repaired as part of the Proposed Development. Should these be affected by the development, either through demolition or through being completely obscured/covered by the new development, the local planning authority may impose a minimal historic building survey condition (such as a basic photographic survey tied into a site plan) to mitigate any loss of historic fabric and ensure preservation by record.

- 6.2.4 Given that the Proposed Development is anticipated to cause no harm to the settings of surrounding designated heritage assets, no further mitigation is considered necessary, with the assumption that detailed design considerations and materials used would be sympathetic to the surrounding area. The requirement for any further mitigation would, however, be the decision of the Local Planning Authority.

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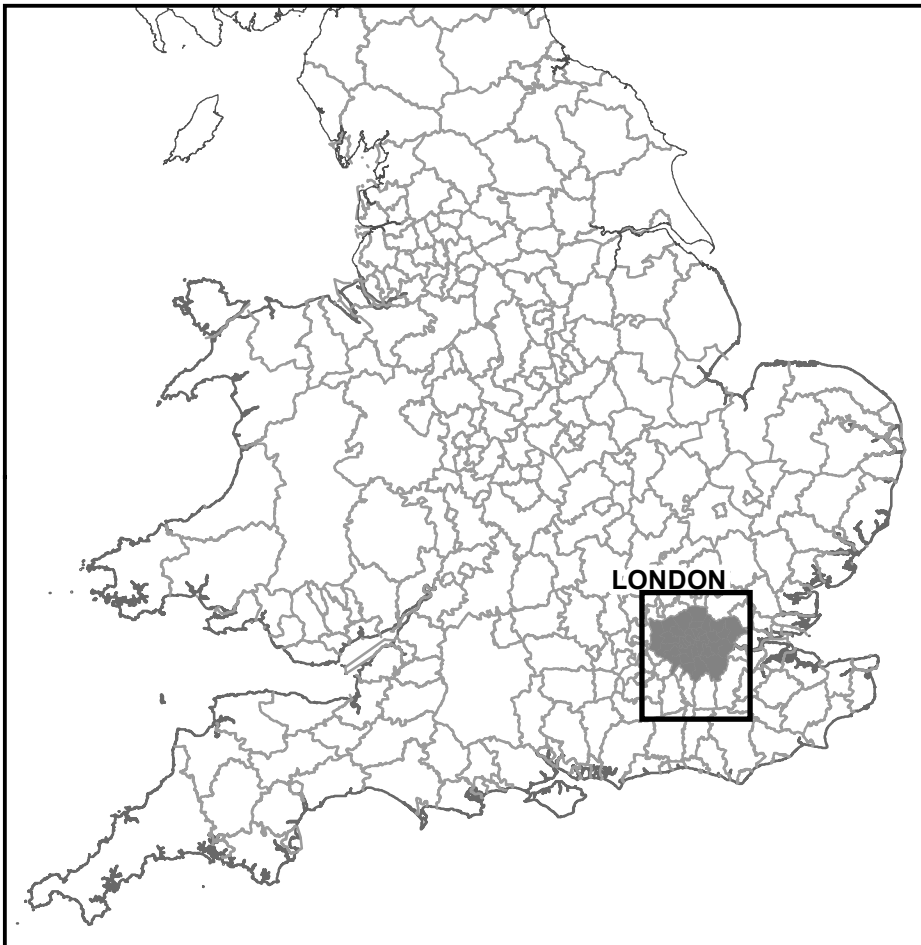
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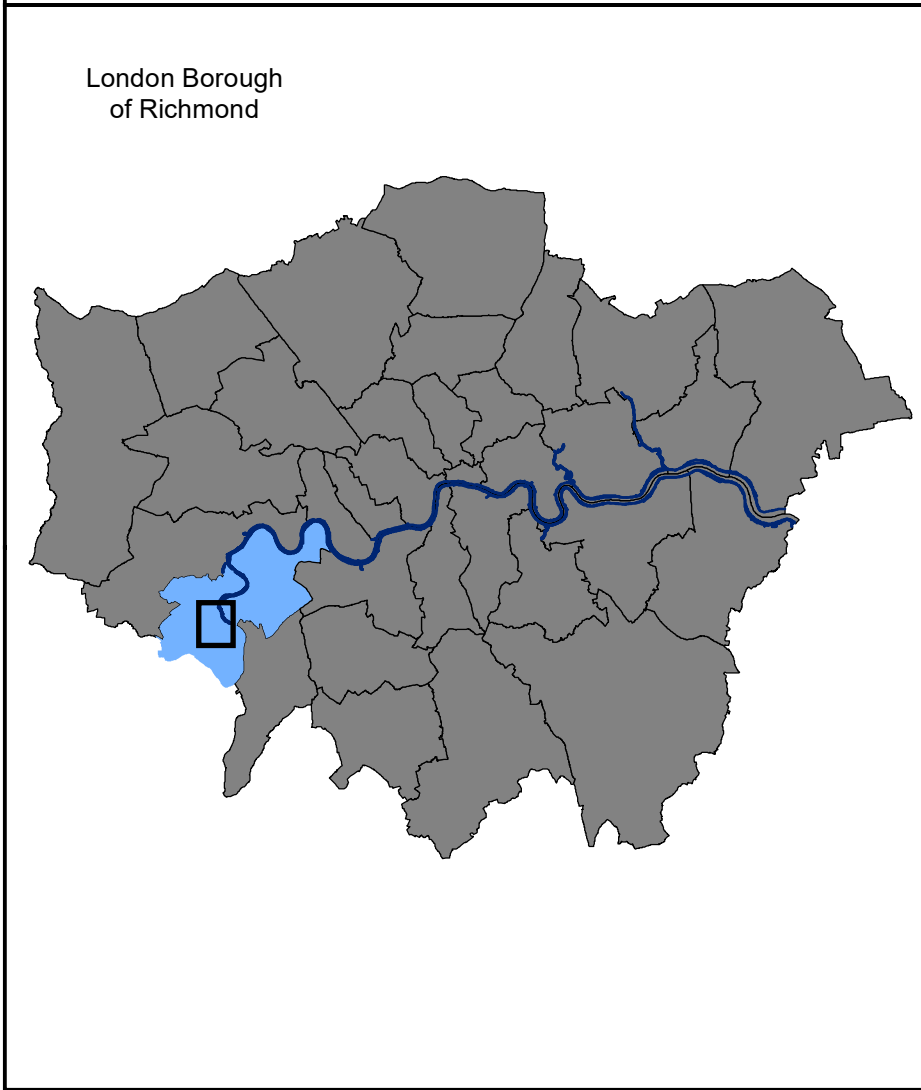
Sheldon House, Teddington

Historic Environment Desk Based Assessment

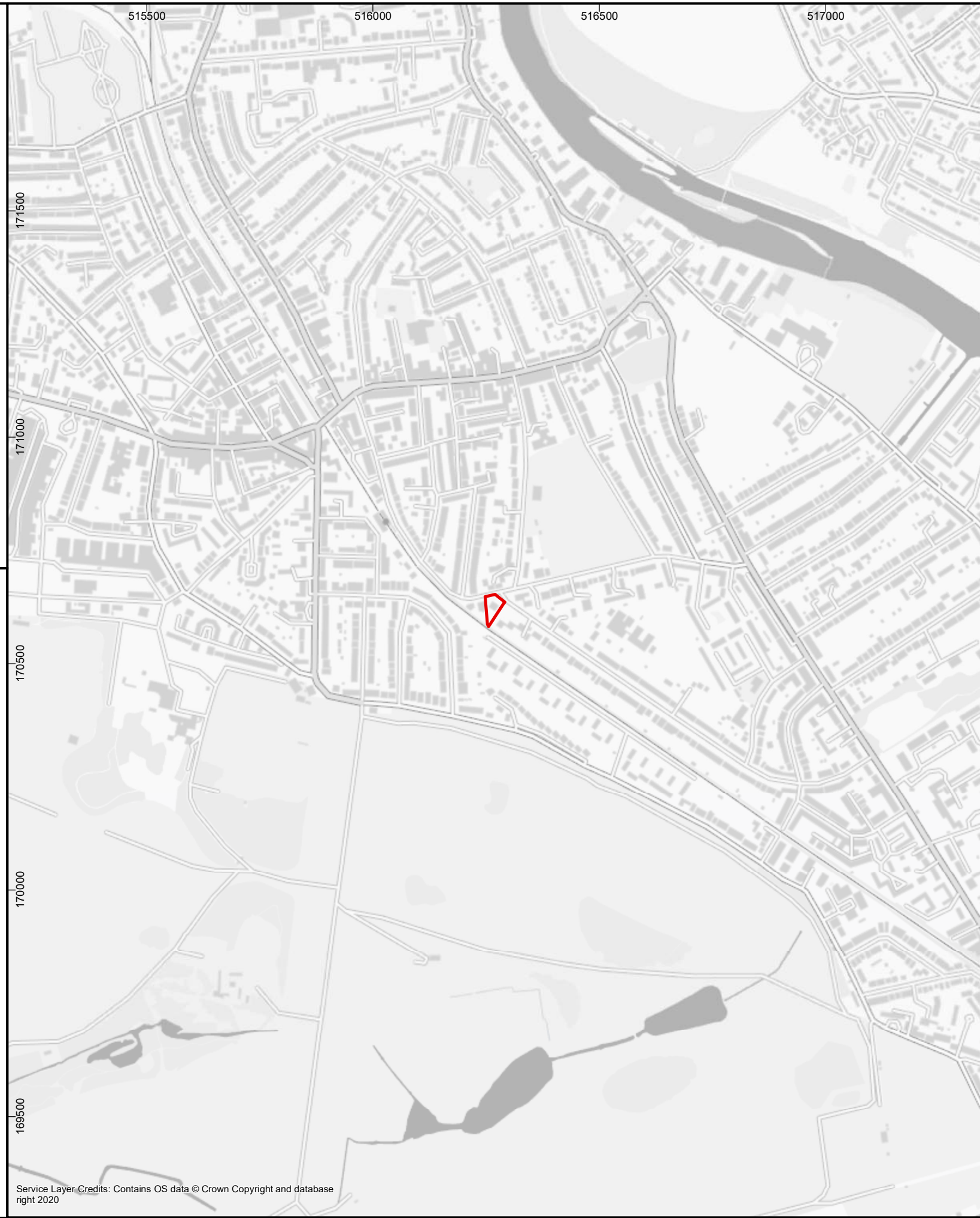
Appendix 1: Site Gazetteer



LONDON



London Borough of Richmond



Service Layer Credits: Contains OS data © Crown Copyright and database right 2020

1

Site Location Map

Legend
Site Boundary

FOR
RHP DEVELOP
8 WALDEGRAVE ROAD
TEDDINGTON
MIDDLESEX
TW11 8GT

Drawn/checked:	LB/SO
DWG no:	01/26301/DBA/01/01
AOC Project No.:	26301

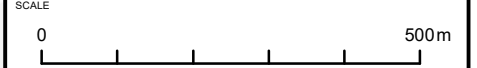


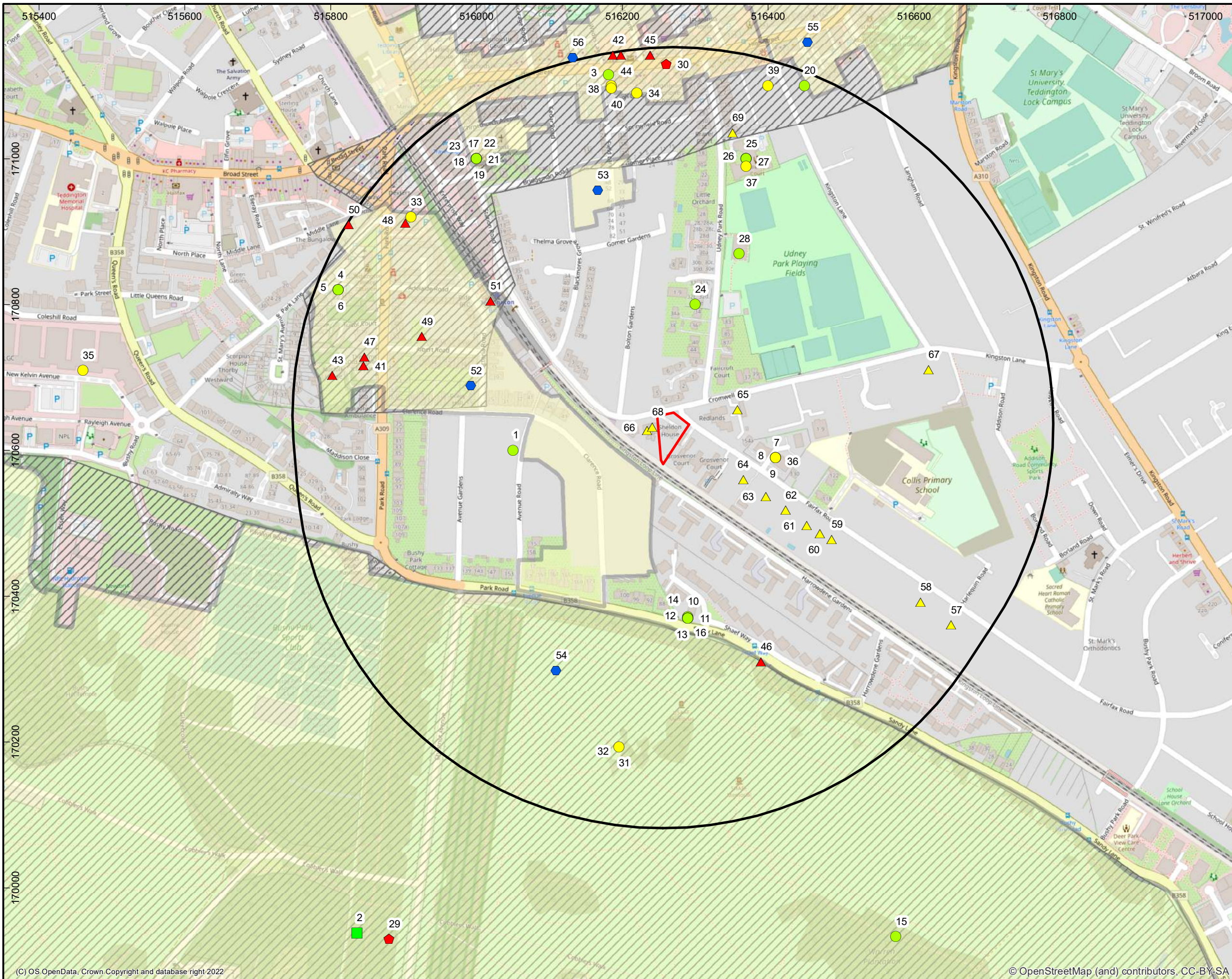
(C) AOC Archaeology Group 2022



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

SCALE
1:10,000 @ A3





Heritage Assets and the 500m Study Area

Legend

- Development Boundary
- 500m Study Area
- ▲ Listed Building - Grade II
- Registered Park or Garden - Grade I
- ▲ Locally Listed Building
- Conservation Area
- ◆ Archaeological Priority Area
- Non-designated heritage asset
- Event
- Archaeological Priority Area extent
- Conservation Area extent

FOR
RHP DEVELOP
8 WALDEGRAVE ROAD
TEDDINGTON
MIDDLESEX
TW11 8GT

Drawn/checked:	SW/SO
DWG no:	01/26301/DBA/02/01
AOC Project No.:	26301

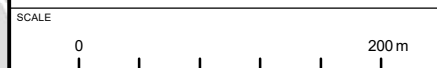


(C) AOC Archaeology Group 2022



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

SCALE
1:5,000 @ A3






Figure

3

Extract from a map by Blaeu, 1646

Legend

 Approximate Site Location

FOR

RHP DEVELOP
8 WALDEGRAVE ROAD
TEDDINGTON
MIDDLESEX
TW11 8GT

Drawn/checked:	SW/VO
DWG no:	01/26301/DBA/03/01
AOC Project No.:	26301



(C) AOC Archaeology Group 2022




NOT TO SCALE



Figure 4

Extract from a map by Roque, 1746

Legend

 Approximate Site Location

FOR
RHP DEVELOP
8 WALDEGRAVE ROAD
TEDDINGTON
MIDDLESEX
TW11 8GT

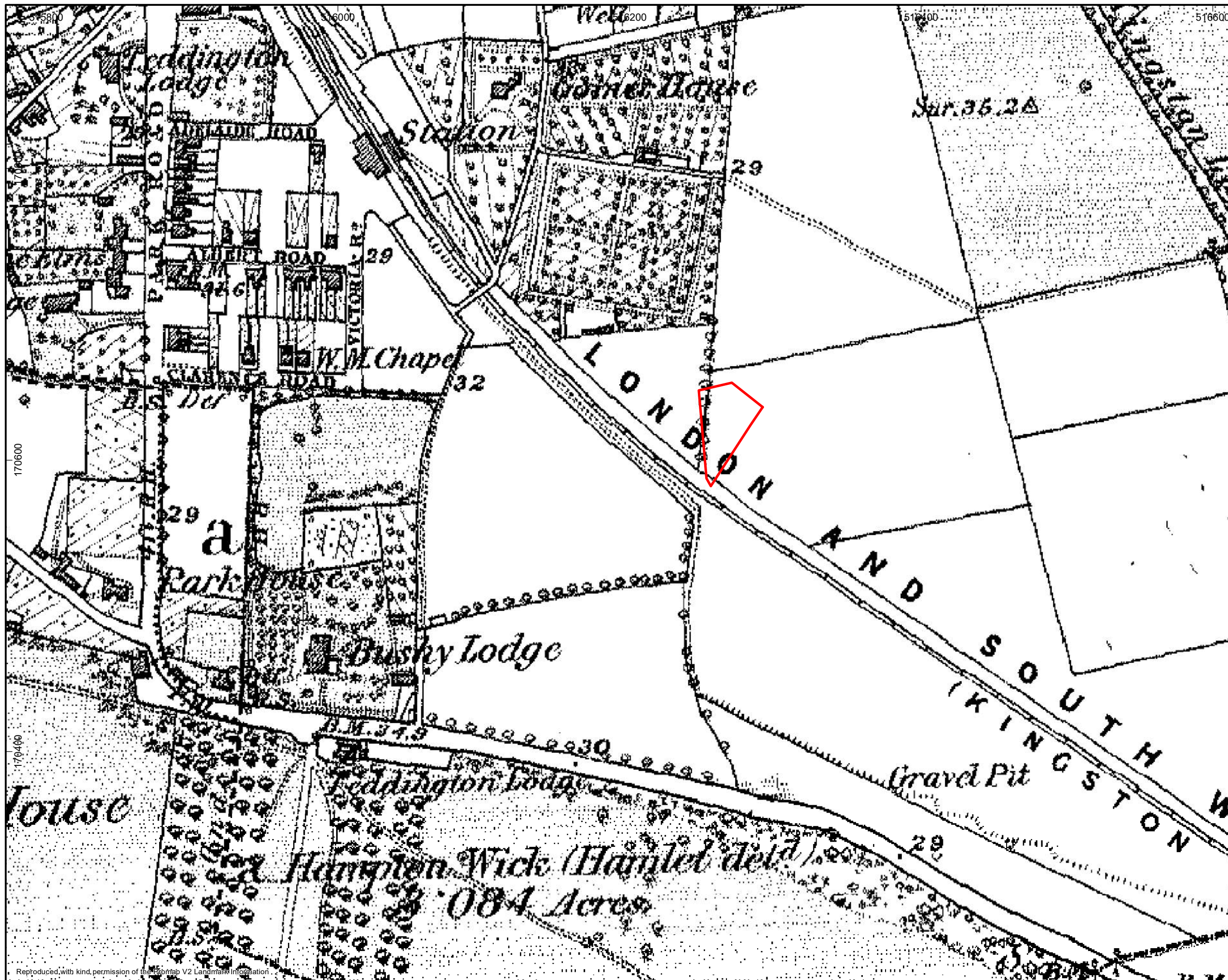
Drawn/checked:	SW/SO
DWG no:	01/26301/DBA/04/01
AOC Project No.:	26301



(C) AOC Archaeology Group 2022



NOT TO SCALE



Extract from Ordnance Survey map, 1869 to 1872

Legend
 Site Boundary

FOR
 RHP DEVELOP
 8 WALDEGRAVE ROAD
 TEDDINGTON
 MIDDLESEX
 TW11 8GT

Drawn/checked:	SW/SO
DWG no:	01/26301/DBA/05/01
AOC Project No.:	26301

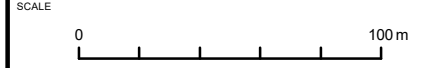


(C) AOC Archaeology Group 2022

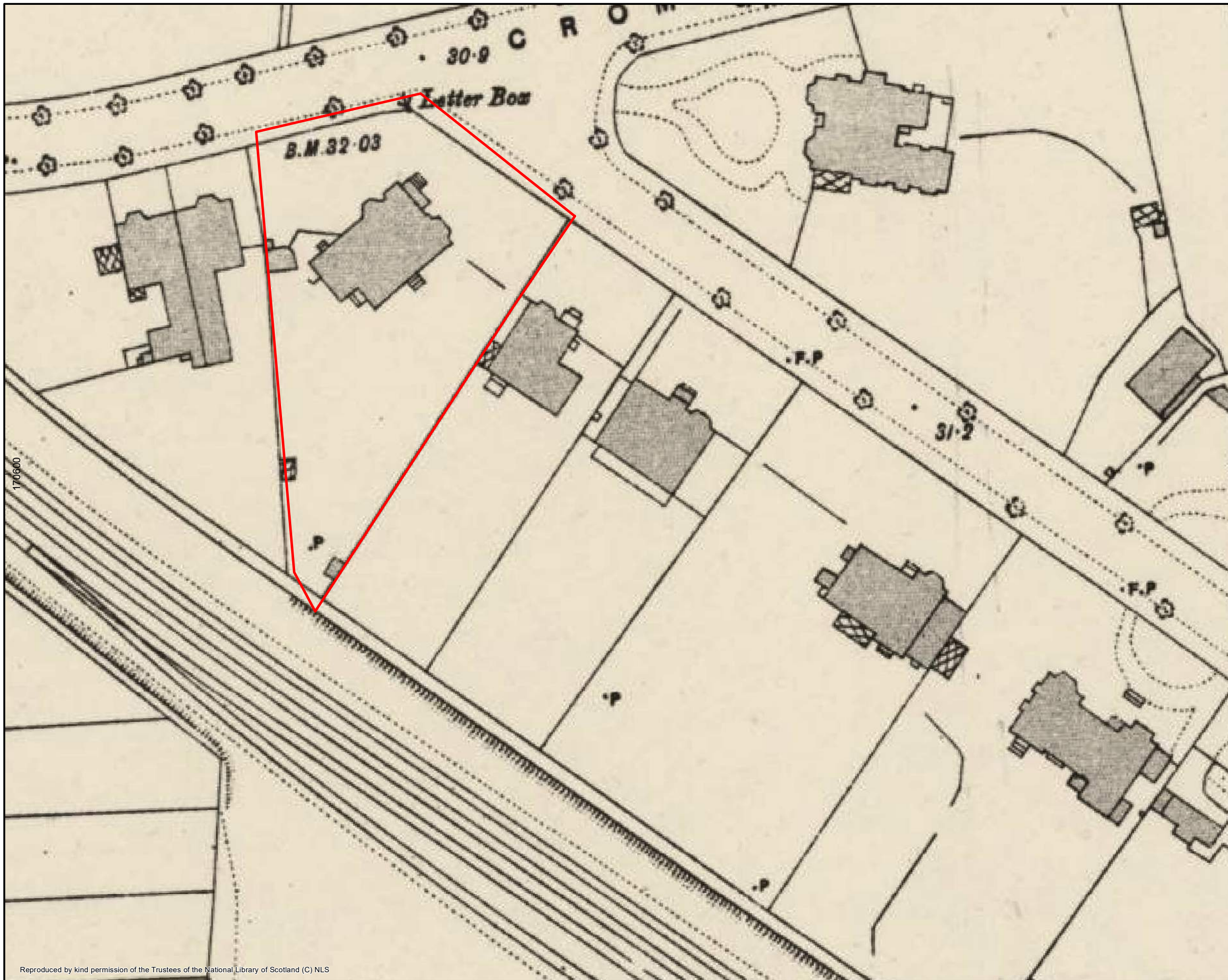


SYSTEM
 Coordinate System: British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936

SCALE 1:2,500 @ A3



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Figure

6

Extract from Ordnance Survey map, 1896

Legend

 Site Boundary

FOR
RHP DEVELOP
8 WALDEGRAVE ROAD
TEDDINGTON
MIDDLESEX
TW11 8GT

Drawn/checked:	SW/SO
DWG no:	01/26301/DBA/06/01
AOC Project No.:	26301

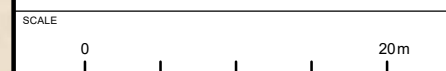


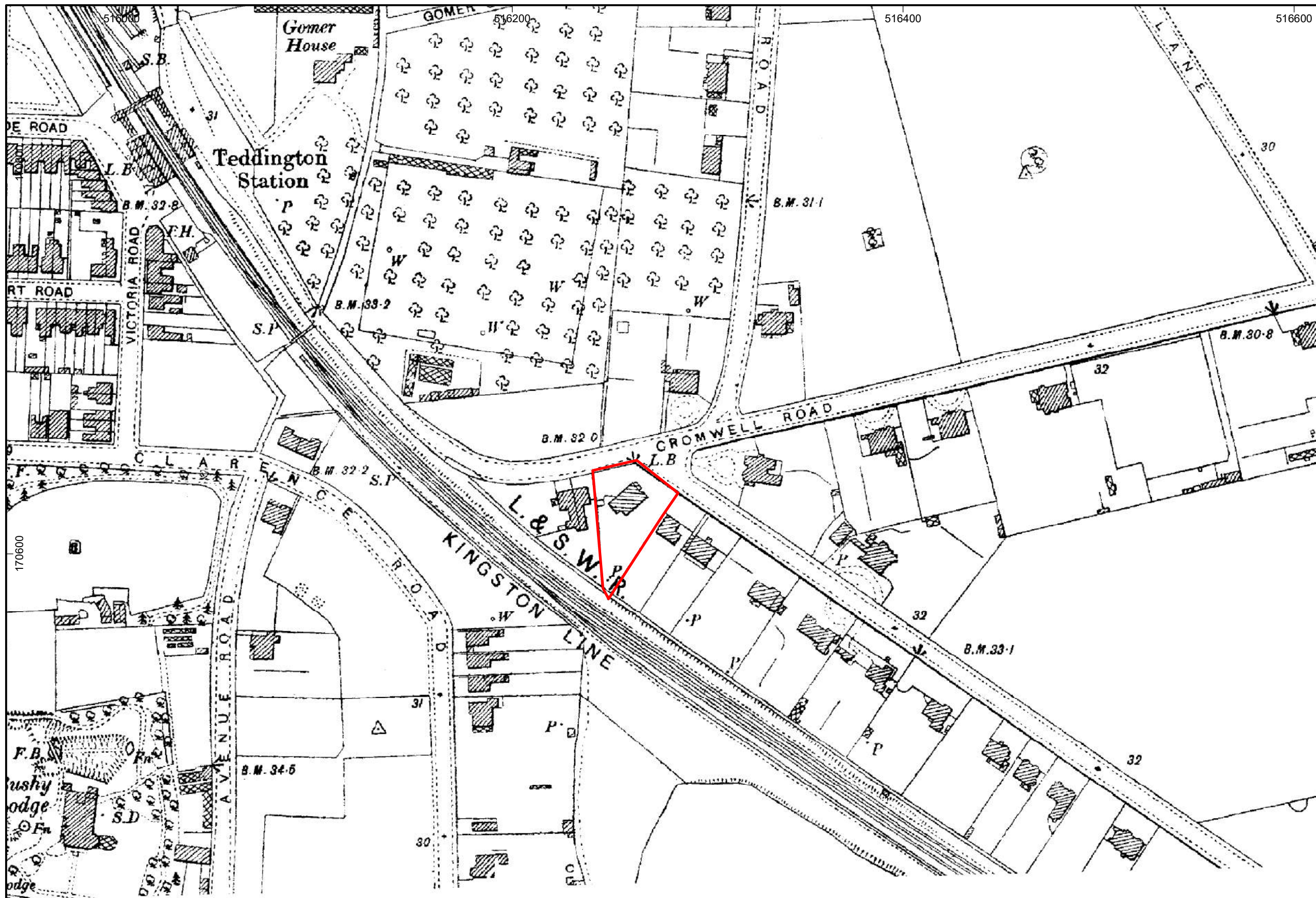
(C) AOC Archaeology Group 2022



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

SCALE 1:500 @ A3





Figure

7

Extract from Ordnance Survey map, 1898

Legend

Site Boundary

FOR
RHP DEVELOP
8 WALDEGRAVE ROAD
TEDDINGTON
MIDDLESEX
TW11 8GT

Drawn/checked:	SW/SO
DWG no:	01/26301/DBA/07/01
AOC Project No.:	26301



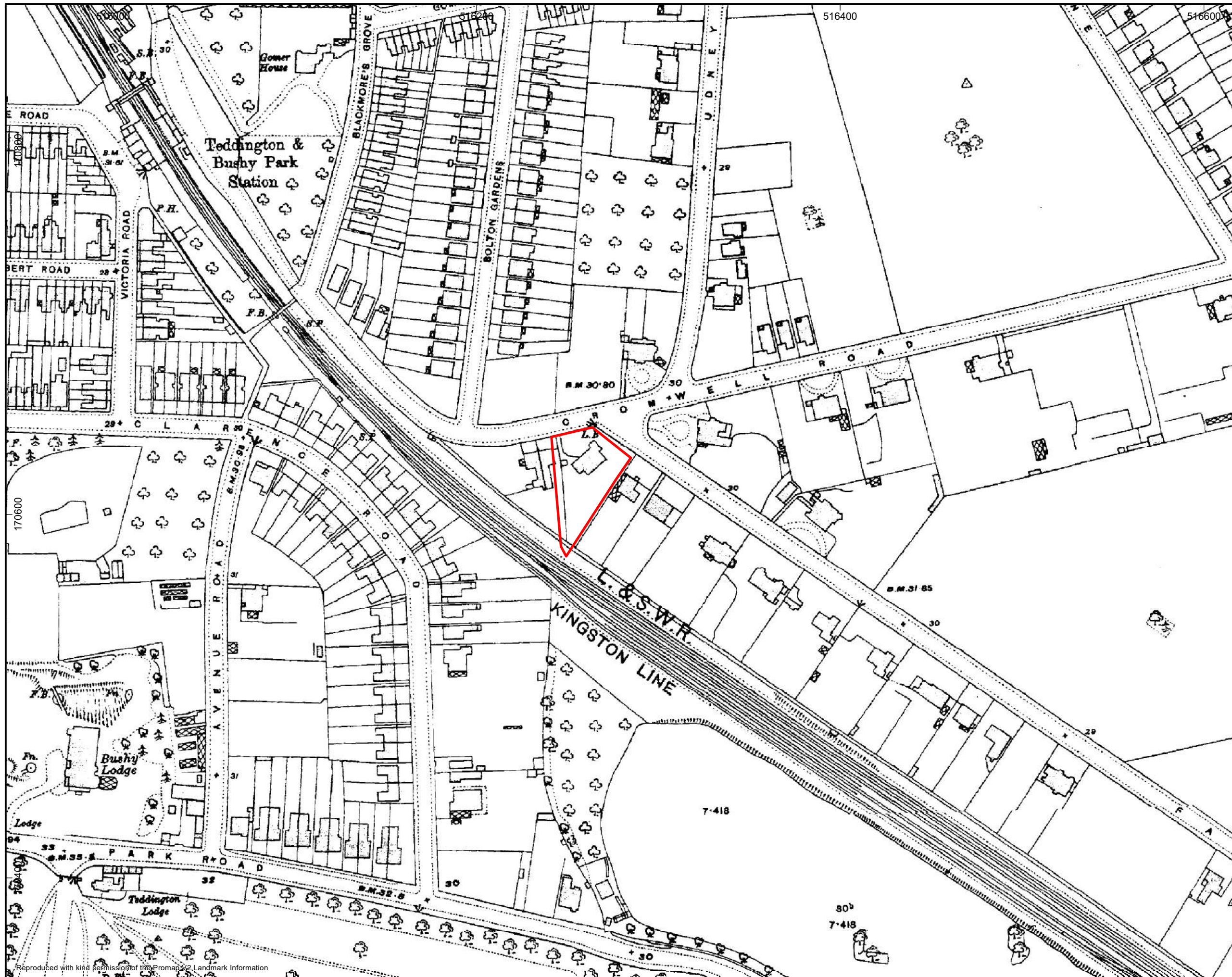
(C) AOC Archaeology Group 2022



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

SCALE
1:2,000 @ A3





Figure

8

Extract from Ordnance Survey map, 1913

Legend

 Site Boundary

FOR

RHP DEVELOP
8 WALDEGRAVE ROAD
TEDDINGTON
MIDDLESEX
TW11 8GT

Drawn/checked:	SW/SO
DWG no:	01/26301/DBA/08/01
AOC Project No.:	26301



(C) AOC Archaeology Group 2022



SYSTEM

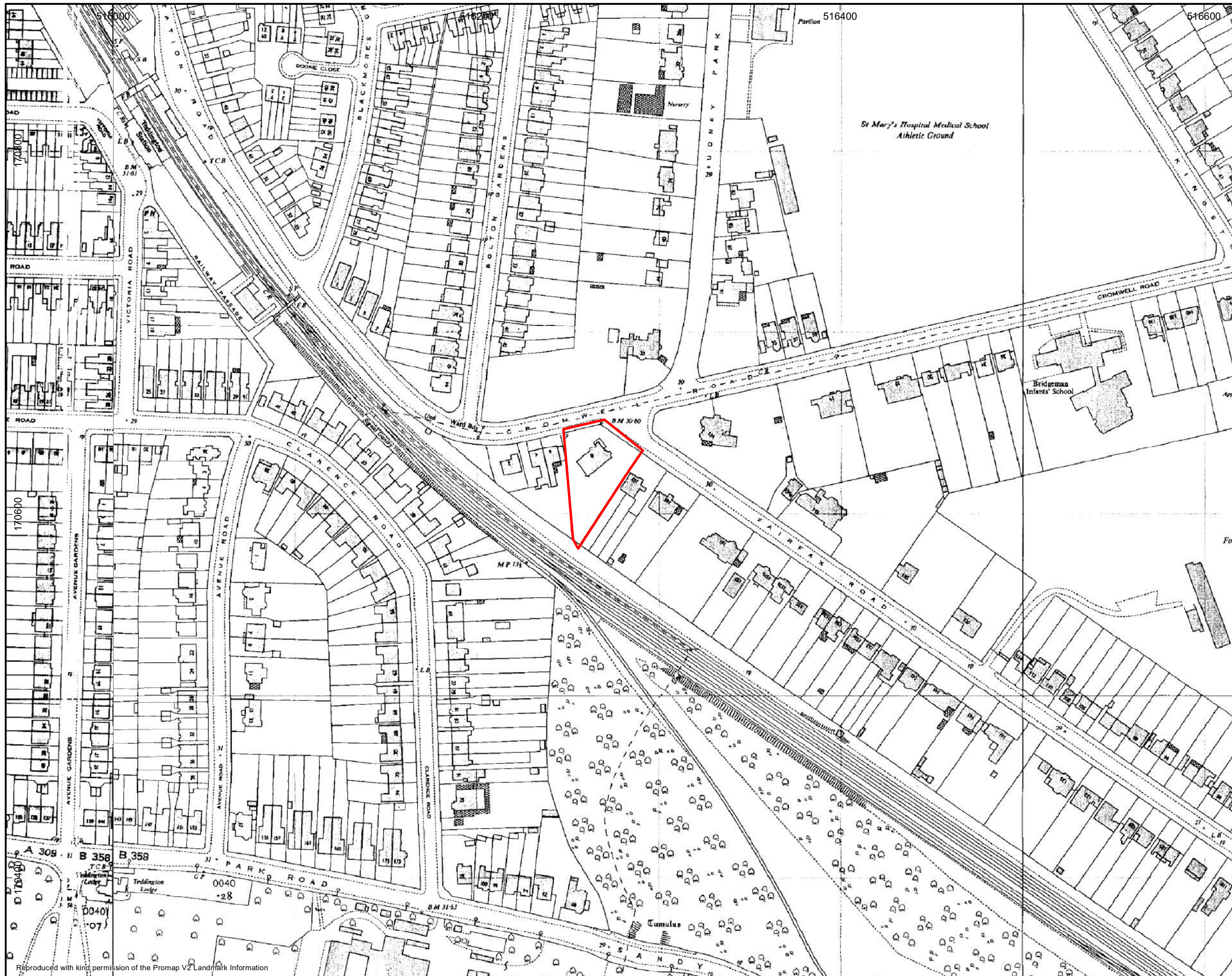
Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

SCALE

1:2,000 @ A3

SCALE





Figure

9

Extract from Ordnance Survey map, 1958

Legend

Site Boundary

RHP DEVELOP
8 WALDEGRAVE ROAD
TEDDINGTON
MIDDLESEX
TW11 8GT

Drawn/checked:	SW/SO
DWG no:	01/26301/DBA/09/01
AOC Project No.:	26301



(C) AOC Archaeology Group 2022



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

SCALE
1:2,000 @ A3





Plate 1: Southwest-facing view towards Sheldon House from the corner of Cromwell Road and Fairfax Road



Plate 2: Northwest-facing view of grounds on the north side of Sheldon House



Plate 3: Northeast-facing view of grounds on the north side of Sheldon House



Plate 4: North-facing view of paving at the rear of Sheldon House



Plate 5: South-facing view of grounds on the south side of Sheldon House



Plate 6: North-facing view of grounds on the south side of Sheldon House



Plate 7: Northwest-facing view of the 19th century boundary wall along the west boundary of the Site



Plate 8: Northeast-facing view of the 19th century boundary wall along the east boundary of the Site



Plate 9: South-facing view of the 19th century boundary wall along the east boundary of the Site

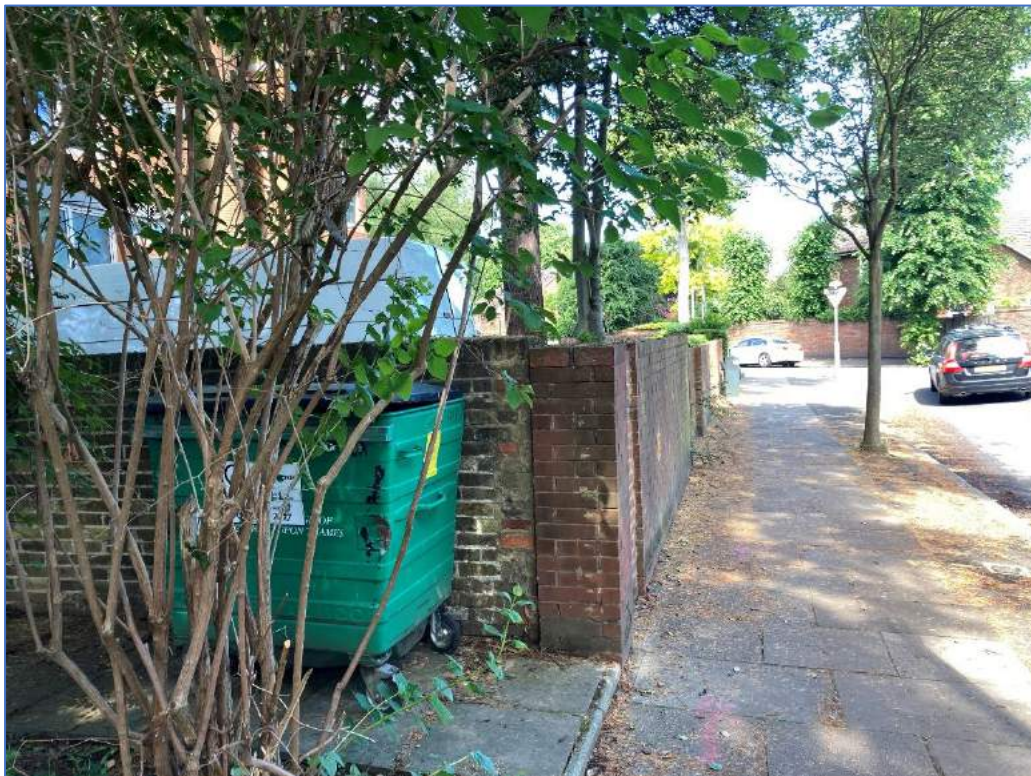


Plate 10: Northwest-facing view of the 19th century boundary wall abutting 20th century wall at the northeast corner of the Site



Plate 11: South-facing detail of archway at the base of the 19th century boundary wall along the east boundary of the Site



Plate 12: Southeast-facing detail of archway at the base of the 19th century boundary wall along the east boundary of the Site



Plate 13: Southeast-facing detail of pair of archways at the base of the 19th century boundary wall along the east boundary of the Site



Plate 14: Southeast-facing view of fencing along the east boundary of the Site between two lengths of 19th century walls



Plate 15: Southeast-facing view of boundary wall / remains of structure near the south end of the eastern boundary of the Site



Plate 16: Southeast-facing detail of segmental arch at base of boundary wall / remains of structure near the south end of the eastern boundary of the Site

Asset Number	1
Site Name	Clarence Rd
Type of Site	FINDSPOT
Listing No./NRHE Number	
HER Number	021061/00/00 - MLO19115
Status	Non-designated heritage asset
Easting	516050
Northing	170600
Parish	
Council	RICHMOND UPON THAMES
Description	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.

Asset Number	2
Site Name	Hampton Court Road/High Street/Sandy Lane
Type of Site	Registered Park or Garden - Grade I
Listing No./NRHE Number	1000281;GD1208
HER Number	MLO102806; DLO33452; DLO32832
Status	Registered Park or Garden - Grade I
Easting	515836
Northing	169938
Parish	
Council	RICHMOND UPON THAMES
Description	Centred TQ 15836 69938 (3273m by 2236m) Areas of deer park, woodland, farmland, water and gardens developed from 1500 onwards. Many of the boundaries are enclosed by walls. Within the Park are part of the Longford River, created in 1638-9, Upper Lodge and Lower Lodge (now Bushy House) and the Diana Fountain. DEER PARK (Tudor to 21st Century - 1491 AD to 2050 AD) Evidence BOTANICAL FEATURE ROYAL PARK (Tudor to 21st Century - 1491 AD to 2050 AD) Evidence BOTANICAL FEATURE PLANTATION (Victorian to 21st Century - 1900 AD to 2050 AD) Evidence BOTANICAL FEATURE SWIMMING POOL (Early 20th Century to 21st Century - 1901 AD to 2050 AD) Evidence BOTANICAL FEATURE WOODLAND GARDEN (Mid 20th Century to 21st Century - 1948 AD to 2050 AD) Evidence BOTANICAL FEATURE CHILDRENS PLAYGROUND (Mid 20th Century to 21st Century - 1950 AD to 2050 AD) Evidence EXTANT BUILDING CRICKET PITCH (Mid 20th Century to 21st Century - 1950 AD to 2050 AD) Evidence BOTANICAL FEATURE (Former Type) MILITARY CAMP (First World War to Second World War - 1914 AD to 1945 AD) Evidence DOCUMENTARY EVIDENCE

Bushy Park, Teddington, is a Royal Park and was developed from 1500 onwards. Approximately 800 hectares known as Middle Park were emparked followed by Hare Warren in 1514, Old Park in 1537 and Court Field in 1620. Part of the Longford River, a diverted tributary of the River Colne, enters the Park at Pantile Bridge in the north west. Within the park are Upper Lodge and Bushy House formerly known as Lower Lodge. Main avenues of Bushy Park first planted 1689-99. Chestnut Avenue with chestnuts and outer rows of lime extends north from the Lion Gates of Hampton Court Palace as far as Teddington Lodge. The avenue is interrupted 400m north of by the Diana Fountain; a circular basin with central pedestal and a statue representing Arethusa with attendant figures. Lime avenues extend west of the Diana Fountain. Since the sixteenth century water features, woodland, park and farmland within the park have been developed including the Woodland Garden and Waterhouse Plantation in 1949.(1)

The Upper Lodge Water Gardens and Brewhouse were restored and are now open to the public and comprise a Baroque style collection of pools, cascades, basins and a canal. Built by the 1st Earl of Halifax as a private recreational garden in 1710, the Water Gardens had a variety of uses in the twentieth century. These were as a hospital for Canadian troops during World War I, then as swimming pools as part of an open air school for East End Boys with respiratory diseases. The site was used as United States barracks during World War II, before being taken over by the Ministry of Defence, playing a significant role in the development of Cold War defence technology. The site then fell into disrepair and remained closed. (2)

Description from record MLO59244:

A royal deer park with 15th century 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 16th century, C17, and C19. Ancient oaks from the 16th century 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 southwest 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.

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Asset Number	3
Site Name	High Street (No. 70 and Rowan House) {Post Medieval
Type of Site	GARDEN SOIL
Listing No./NRHE Number	
HER Number	MLO98636
Status	Non-designated heritage asset
Easting	516181
Northing	171115
Parish	
Council	RICHMOND UPON THAMES
Description	GARDEN SOIL ((between) Post Medieval - 1540 AD to 1900 AD) Evidence SUB SURFACE DEPOSIT FLO10510 TOBACCO PIPE (1) (Stuart to Georgian - 1700 AD to 1800 AD) CERAMIC FLO10511 WINE BOTTLE (Unknown) (Post Medieval - 1540 AD to 1900 AD) GLASS The Post Medieval finds included a clay pipe and wine bottle of glass. (1)

Asset Number	4
Site Name	Park Lane/Park Road, Teddington {19th century
Type of Site	GARDEN

Listing No./NRHE Number**HER Number** MLO59094**Status** Non-designated heritage asset**Easting** 515810**Northing** 170820**Parish****Council** RICHMOND UPON THAMES**Description** Centred TQ 1581 7082 (90m by 40m)

GARDEN (Georgian to Victorian - 1801 AD to 1900 AD)
Evidence SUB SURFACE DEPOSIT

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).

Asset Number 5**Site Name** Park Lane/Park Road, Teddington {Victorian house}**Type of Site** HOUSE**Listing No./NRHE Number****HER Number** MLO59091**Status** Non-designated heritage asset**Easting** 515810**Northing** 170820**Parish****Council** RICHMOND UPON THAMES**Description** Centred TQ 1581 7082 (90m by 40m)

HOUSE (Georgian to Victorian - 1801 AD to 1900 AD)
Evidence DEMOLISHED BUILDING

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.

Asset Number 6**Site Name** Park Lane/Park Road, Teddington {19th century**Type of Site** WELL**Listing No./NRHE Number****HER Number** MLO59093**Status** Non-designated heritage asset**Easting** 515810

Northing	170820
Parish	
Council	RICHMOND UPON THAMES
Description	Centred TQ 1581 7082 (90m by 40m) WELL (Georgian to Victorian - 1801 AD to 1900 AD) Evidence STRUCTURE An evaluation by OAU in April 1992 (site code TPS92) found a well associated with evidence of a Victorian house (MLO59091) and garden (MLO59094).

Asset Number	7
Site Name	ROSEBANK
Type of Site	FINDSPOT
Listing No./NRHE Number	
HER Number	021943/00/00 - MLO64274
Status	Non-designated heritage asset
Easting	516410
Northing	170590
Parish	
Council	RICHMOND UPON THAMES
Description	FINDSPOT (Prehistoric - 500000 BC to 42 AD) Evaluation by B. Sloane for Museum of London Archaeology Service, May 1993; site code RFR93. Several small prehistoric flints were recovered from the interface between natural clays and sands and a soil horizon. Periods recorded under same site code: post-mediaeval (021944-5).

Asset Number	8
Site Name	ROSEBANK
Type of Site	DITCH
Listing No./NRHE Number	
HER Number	021944/00/00 - MLO64276
Status	Non-designated heritage asset
Easting	516410
Northing	170590
Parish	
Council	RICHMOND UPON THAMES
Description	DITCH (Post Medieval - 1540 AD to 1900 AD) Evaluation by B. Sloane for Museum of London Archaeology Service, May 1993; site code RFR93. A soil horizon overlying natural clays and sands was cut by a ditch dated to the 18th century. Periods recorded under same site code: prehistoric (021943), post-mediaeval (021944-

5).

Asset Number	9
Site Name	ROSEBANK
Type of Site	POST HOLE
Listing No./NRHE Number	
HER Number	021945/00/00 - MLO64278
Status	Non-designated heritage asset
Easting	516410
Northing	170590
Parish	
Council	RICHMOND UPON THAMES
Description	POST HOLE (Post Medieval - 1540 AD to 1900 AD)

Evaluation by B. Sloane for Museum of London Archaeology Service, May 1993; site code RFR93. A soil horizon overlying natural clays and sands was cut by a posthole dated to the late 18th-19th century. Periods recorded under same site code: prehistoric (021943), post-mediaeval (021944-5).

Asset Number	10
Site Name	SANDY LA
Type of Site	ROUND BARROW
Listing No./NRHE Number	
HER Number	020991/00/00 - MLO19097
Status	Non-designated heritage asset
Easting	516290
Northing	170370
Parish	
Council	RICHMOND UPON THAMES
Description	ROUND BARROW (Early Bronze Age to Late Bronze Age - 2600 BC to 701 BC)

EARLY BRONZE AGE ROUND BARROW STOOD BY SANDY LANE. PART DESTROYED BY ROADWIDENING IN 1835. REMAINING SECTION MEASURING 12FT IN HEIGHT, 52.5FT NORTHSOUTH, 96FT EAST-WEST, EXCAVATED BY JK AKERMAN FOR SUAS IN 1854. WHOLE BARROW UNIFORMLY COMPOSED OF SAND "REMARKABLY FREE FROM FLINTS OR STONES, NOR WASTHE MASS OF CALCINED BONES (THE ORIGINAL INTERMENT) PROTECTED BY ANY HEAP DIFFERING FROM THE REST OF THE MOUND", THOUGH TRACES OF COMBUSTION WEREDISCOVERED SEVERAL FEET AROUND THE CREMATION.

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Asset Number	11
Site Name	SANDY LA
Type of Site	FINDSPOT
Listing No./NRHE Number	
HER Number	020991/03/00 - MLO48360
Status	Non-designated heritage asset
Easting	516290
Northing	170370
Parish	
Council	RICHMOND UPON THAMES
Description	FINDSPOT (Early Bronze Age to Late Bronze Age - 2600 BC to 701 BC)
	A FLINT SCATTER ON THE FLOOR OF GRAVE AROUND PRIMARY INTERRMENT (02090101).AKERMAN CONSIDERS THEY "PROBABLY SERVED THE PURPOSES OF KNIVES". A "FLINT HATCHET-HEAD" WAS ALSO FOUND ELSEWHERE WITHIN THE MOUND.
	Sources
	Same as Site 10

Asset Number	12
Site Name	SANDY LA
Type of Site	CREMATION
Listing No./NRHE Number	

HER Number	020991/01/00 - MLO48462
Status	Non-designated heritage asset
Easting	516290
Northing	170370
Parish	
Council	RICHMOND UPON THAMES
Description	CREMATION (Early Bronze Age to Late Bronze Age - 2600 BC to 701 BC) HEAP OF CALCINED BONES FOUND AS ORIGINAL INTERMENT WITHIN ROUND BARROW. NO TRACES OF AN URN OBSERVED.
Sources	Same as Site 10

Asset Number	13
Site Name	SANDY LA
Type of Site	CREMATION
Listing No./NRHE Number	
HER Number	020991/04/00 - MLO48464
Status	Non-designated heritage asset
Easting	516290
Northing	170370
Parish	
Council	RICHMOND UPON THAMES
Description	SECONDARY INTERMENT OF CALCINED HUMAN BONES ASSOCIATED WITH FRAGMENTS OF ANURN, PROBABLY DEVEREL-RIMBURY, FOUND 4FT BELOW APEX OF ROUND BARROW.
Sources	Same as Site 10

Asset Number	14
Site Name	SANDY LA
Type of Site	HUMAN REMAINS
Listing No./NRHE Number	
HER Number	020991/05/00 - MLO48465
Status	Non-designated heritage asset
Easting	516290
Northing	170370
Parish	
Council	RICHMOND UPON THAMES

Description	<p>HUMAN REMAINS (Unknown date) INHUMATION (Unknown date)</p> <p>HUMAN REMAINS (Early Bronze Age to Late Bronze Age - 2600 BC to 701 BC) INHUMATION (Early Bronze Age to Late Bronze Age - 2600 BC to 701 BC)</p> <p>FURTHER EXCAVATION ON ROUND BARROW (BY MR BRIDGER) REVEALED THE BONES OF AN ADULT BURIED SUPERFICIALLY.</p> <p>Sources</p> <p>Same as Site 10</p>
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Asset Number	15
Site Name	Sandy Lane (South of), [Bushey Park], Teddington,
Type of Site	MILITARY HEADQUARTERS
Listing No./NRHE Number	
HER Number	MLO107572
Status	Non-designated heritage asset
Easting	516575
Northing	169933
Parish	
Council	RICHMOND UPON THAMES
Description	Centred TQ 16575 69933 (1074m by 917m) Dispersed

Second World War base, begun in 1942, initially as the headquarters for the United States Army Airforce (USAAF), and later chosen by General Eisenhower as the location for the Supreme Headquarters Allied Expeditionary Force (SHAEP) and for the planning of the invasion of Europe in 1944. It continued to be used by the Royal Air Force, and the United States Air Force after the war and closed in 1952. It was later used as a school, and all buildings were demolished in the early 1960s.

There are two memorials, one marking the site of the USAAF, and one for SHAEP. This memorial marks the location of General Eisenhower's office.

COMMEMORATIVE MONUMENT ((post) Second World War to Unknown - 1945 AD)
Evidence EXTANT STRUCTURE
Main Building Material BRONZE
Main Building Material PORTLAND STONE
COMMEMORATIVE MONUMENT ((post) Late 20th Century to Unknown - 1994 AD)
Main Building Material BRICK
Main Building Material BRONZE
Evidence EXTANT STRUCTURE
(Former Type) MILITARY HEADQUARTERS ((between) Second World War - 1942 AD to 1944 AD)
Evidence DOCUMENTARY EVIDENCE
Evidence DESTROYED MONUMENT?
(Former Type) MILITARY AIRFIELD ((at some time) Second World War - 1942 AD? To 1945 AD)
Evidence DOCUMENTARY EVIDENCE
(Former Type) MILITARY CAMP ((between) Second World War to Mid 20th Century - 1942 AD to 1952 AD)
Evidence DOCUMENTARY EVIDENCE
Evidence DESTROYED MONUMENT
(Former Type) SCHOOL ((at some time) Mid 20th Century - 1952 AD? To 1963 AD?)

Evidence DOCUMENTARY EVIDENCE

Camp Griffiss (Codename WIDEWING) a Second World War base, begun in 1942, initially as the headquarters for the United States Army Air Force (USAAF), and named after Lieutenant Colonel Townsend Griffiss (1), until December 1944. It was later chosen by General Eisenhower as the location for the Supreme Headquarters Allied Expeditionary Force (SHAEF) and for the planning of the invasion of Europe in 1944.

After the war it continued to be used by the Royal Air Force, until 1948 and for the planning of the Berlin Airlift in 1949, and then the United States Air Force after until it closed in 1952. It was later used as a school for US service personnel, and all buildings were demolished in the early 1960s.

The site, delineated by Chestnut Avenue to the East, Sandy Lane to the north, and Cobblers walk to the south consisted of a mixture of permanent and temporary buildings. The main site was to the south of Sandy Lane, with a second camp to the east between Park Road and the Hampton Wick Cricket Club. A landing strip, serving the camp, lay in the south of Bushy Park, just to the north of the Royal Paddocks (centred on TQ1664069253). Some of the personnel were billeted in the Park at Upper Lodge [GLHER Monument Record MLO106574] and in huts under the trees either side of Chestnut Avenue.

Nothing remains of the base, above ground, but there are a number of memorials:

- a) The SHAEF Gate (TQ1640570300) to commemorate the 50th anniversary of the D-Day Landings, and marking the site of the original, much larger, entrance to the camp.
- B) USAAF Memorial (TQ1628170251) unveiled in August 1945 by Air Chief Marshall Sir Christopher L Courtney to commemorate United States 8th Air Force headquarters during the second world war. The memorial is a round bronze tablet set in a raised Portland stone base in a five star surround of stone, brick and tiles.
- C) Berlin Airlift Plaque, attached to the USAAF Memorial, unveiled in May 1999 by HRH the Prince of Wales to commemorate the 50th anniversary of the lifting of the blockade. The memorial is a bronze plaque with cut letters.
- D) SHAEF Monument (TQ1636170135 approximate). Unveiled to commemorate the 50th anniversary of the D-Day landings marking the location of General Eisenhower's office. The memorial is bronze on Portland stone and is in the form of a five pointed star with the SHAEF emblem in the middle.

Sources

The Friends of Bushy and Home Parks, Reminders of the Part Bushy Park Played in World War Two (Website).

SLO84393.

Mulvey, S., 2012, Townsend Griffiss, Forgotten Hero of World War II (Website). SLO84391.

Imperial War Museum, 2014, American Air Museum in Britain, 73 (Website). SLO84392.

Asset Number	16
Site Name	Sandy Lane, Teddington {Bronze Age bronze
Type of Site	FINDSPOT
Listing No./NRHE Number	
HER Number	020991/02/00 - MLO48463
Status	Non-designated heritage asset
Easting	516290
Northing	170370
Parish	

Council	RICHMOND UPON THAMES
Description	FINDSPOT (Early Bronze Age to Late Bronze Age - 2600 BC to 701 BC) OGIVAL DAGGER, TRIPLE BEADED MID-RIB, BRONZE. FOUND "IN THE VERY CENTRE" OF THE PRIMARY INTERNMENT OF ROUND BARROW. Sources Same as Site 10

Asset Number	17
Site Name	TEDDINGTON
Type of Site	FINDSPOT
Listing No./NRHE Number	
HER Number	020962/00/00 - MLO18942
Status	Non-designated heritage asset
Easting	516000
Northing	171000
Parish	
Council	RICHMOND UPON THAMES
Description	FINDSPOT (Neolithic - 4000 BC to 2201 BC) 3 FLINTS LISTED IN BM STURGE COLLECTION.

Asset Number	18
Site Name	TEDDINGTON
Type of Site	FINDSPOT
Listing No./NRHE Number	
HER Number	020997/00/00 - MLO18963
Status	Non-designated heritage asset
Easting	516000
Northing	171000
Parish	
Council	RICHMOND UPON THAMES
Description	FINDSPOT (Early Bronze Age to Late Bronze Age - 2600 BC to 701 BC) BRONZE SPEARHEAD.

Asset Number	19
Site Name	TEDDINGTON

Type of Site	FINDSPOT
Listing No./NRHE Number	
HER Number	021070/00/00 - MLO19013
Status	Non-designated heritage asset
Easting	516000
Northing	171000
Parish	
Council	RICHMOND UPON THAMES
Description	FINDSPOT (Mesolithic - 10000 BC to 4001 BC) FINDSPOT (Neolithic - 4000 BC to 2201 BC) STAGS HORN HAMMER WITH GEOMETRICALLY FACETTED LATTICE PATTERN, MESOLITHIC OR LATER, ORNAMENTED AT THE THICKER END OF THE BURR AND AT OPPOSITE END.

Asset Number	20
Site Name	The Royal Oak Public House, High Street,
Type of Site	WALL
Listing No./NRHE Number	
HER Number	MLO97974
Status	Non-designated heritage asset
Easting	516450
Northing	171100
Parish	
Council	RICHMOND UPON THAMES
Description	WALL (Stuart to Georgian - 1701 AD to 1800 AD) Excavations produced an 18th century foundation wall running north-south, thought to be a division wall between two properties. No other archaeological finds or features were encountered. It is likely that construction and demolition of the public house from 1730 to modern had a severe destructive effect on archaeological deposits. * Natural gravel was encountered between 8.45m - 8.67m OD *

Asset Number	21
Site Name	Twickenham Road (28), Teddington
Type of Site	SETTLEMENT
Listing No./NRHE Number	
HER Number	023256/00/00 - MLO72100
Status	Non-designated heritage asset
Easting	516000
Northing	171000
Parish	

Council	RICHMOND UPON THAMES
Description	SETTLEMENT (Early Medieval/Dark Age to Medieval - 410 AD? to 1539 AD?) 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. Sources Lawson-Price Environmental, 1995, An Archaeological Desk Based Assessment of Land at Toughs Boat Yard, 28
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Asset Number	22
Site Name	Twickenham Road (28), Teddington
Type of Site	SETTLEMENT
Listing No./NRHE Number	
HER Number	023257/00/00 - MLO72101
Status	Non-designated heritage asset
Easting	516000
Northing	171000
Parish	
Council	RICHMOND UPON THAMES
Description	SETTLEMENT (Medieval - 1066 AD to 1539 AD) 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. Sources Victoria County History, MIDDLESEX (Article in monograph). SLO70679. ROCQUE, TEN MILES AROUND LONDON (Published map/plan). SLO72025. WEINREB & HIBBERT, THE LONDON ENCYCLOPEDIA (Article in monograph). SLO72026. Lawson-Price Environmental, 1995, An Archaeological Desk Based Assessment of Land at Toughs Boat Yard, 28 Twickenham Road, Teddington (Unpublished document). SLO70678.
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Asset Number	23
Site Name	Twickenham Road (28), Teddington
Type of Site	MANOR HOUSE
Listing No./NRHE Number	
HER Number	023258/00/00 - MLO72102
Status	Non-designated heritage asset
Easting	516000

Northing 171000

Parish

Council RICHMOND UPON THAMES

Description MANOR HOUSE (Medieval - 1066 AD to 1539 AD)

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.

Sources

Lawson-Price Environmental, 1995, An Archaeological Desk Based Assessment of Land at Toughs Boat Yard, 28 Twickenham Road, Teddington (Unpublished document). SLO70678.

Asset Number 24

Site Name UDNEY PARK RD

Type of Site FINDSPOT

Listing No./NRHE Number

HER Number 021119/00/00 - MLO19131

Status Non-designated heritage asset

Easting 516300

Northing 170800

Parish

Council RICHMOND UPON THAMES

Description FINDSPOT (Medieval - 1066 AD to 1539 AD)

SURFACE FIND IN GARDEN, HILTLESS BRONZE "TOY DAGGER", 2 EDGED, QUILLIONS TWISTED TO MAKE AN S-SHAPE, PROMINENT CUSPED ECUSONS, POSSIBLY C15TH.

Asset Number 25

Site Name UDNEY PARK RD

Type of Site FINDSPOT

Listing No./NRHE Number

HER Number 021695/00/00 - MLO61192

Status Non-designated heritage asset

Easting 516370

Northing 171000

Parish

Council RICHMOND UPON THAMES

Description FINDSPOT (Prehistoric - 500000 BC to 42 AD)

Evaluation by V. Birbeck for WA, Dec 1994; site code UPR 94. The only evidence of prehistoric

settlement was a flint core, found associated with later pottery in a filled-in natural hollow. Periods recorded under same site code: prehistoric (021695); Roman (021696); post-med (021697).

Asset Number 26
Site Name UDNEY PARK RD
Type of Site FINDSPOT
Listing No./NRHE Number
HER Number 021696/00/00 - MLO61193
Status Non-designated heritage asset
Easting 516370
Northing 171000
Parish
Council RICHMOND UPON THAMES
Description FINDSPOT (Roman - 43 AD to 409 AD)

Evaluation by V. Birbeck for WA, Dec 1994; site code UPR 94. Two very abraded sherds of Romano-British coarseware were recovered from the lowest fill of a natural hollow. Periods recorded under same site code: prehistoric (021695); Roman (021696); post-med (021697).

Asset Number 27
Site Name UDNEY PARK RD
Type of Site FINDSPOT
Listing No./NRHE Number
HER Number 021697/00/00 - MLO61194
Status Non-designated heritage asset
Easting 516370
Northing 171000
Parish
Council RICHMOND UPON THAMES
Description FINDSPOT (Post Medieval - 1540 AD to 1900 AD)

Evaluation by V. Birbeck for WA, Dec 1994; site code UPR 94. Six sherds of post-med redware (and a clay pipe fragment) were found in a filled-in natural hollow. Periods recorded under same site code: prehistoric (021695); Roman (021696); postmed (021697).

Asset Number 28
Site Name Udney Park Road [Udney Park War Memorial] Teddington
Type of Site WAR MEMORIAL; SCHOOL ROOM
Listing No./NRHE Number

HER Number	MLO118715
Status	Non-designated heritage asset
Easting	516360
Northing	170870
Parish	
Council	RICHMOND UPON THAMES
Description	<p>Centred TQ 1636 7087 (23m by 32m) Area</p> <p>WAR MEMORIAL (Early 20th Century to 21st Century - 1901 AD to 2100 AD) Evidence EXTANT BUILDING Origin: Early 20th Century - 21st Century SCHOOLROOM (Early 20th Century to Unknown - 1922 AD) Evidence EXTANT BUILDING</p> <p>A sports pavilion opened as a war memorial for the Merchant Taylors School in 1922. It was designed by Charles Westcott Reeves and Stanley Philip Schooling. A pair of cast-iron hoppers either side of the loggia on the west side bear the date 1922. It was built in a Neo-Georgian style in red brick with hipped clay tile roofs and windows with metal casements in white timber surrounds. The original construction resulted in a three-storey building with in a U-shaped plan with a one and a half storey range between the two wings, creating a rectangular outline.</p> <p>A large rectangular two-storey extension was added to the north end and alterations to the original building occurred in 1966. The interior includes changing rooms in the south of the building, which replaced an original sitting room, in the north wing a large kitchen, which replaced an original kitchen and boiler room, and a bar replaced the office. Changes date to 1966. There is also a flat on the upper floor of the north wing and a central tea room which leads onto a veranda. The sports facilities were relocated by School and the wooden memorial panels were also removed.</p> <p>Sources</p> <p>Department for Culture, Media and Sport, Delisting and Listing Rejections (Unclassified). SLO31582.</p>

Asset Number	29
Site Name	Bushy Park
Type of Site	Archaeological Priority Area
Listing No./NRHE Number	
HER Number	DLO33452
Status	Archaeological Priority Area
Easting	515880
Northing	169930
Parish	
Council	RICHMOND UPON THAMES
Description	<p>Centred TQ 1588 6993 (3372m by 2243m) Area (Ha): 4,492,034.47</p> <p>Royal deer park with late 15th Century origins enlarged by Cardinal Wolsey subsequent monarchs. Largely Kempton Park gravel formation over London Clay.</p>

Asset Number	30
Site Name	Teddington
Type of Site	Archaeological Priority Area
Listing No./NRHE Number	
HER Number	DLO33457
Status	Archaeological Priority Area
Easting	516260
Northing	171130
Parish	
Council	RICHMOND UPON THAMES
Description	Centred TQ 1626 7113 (997m by 967m) Area (Ha 368,656.49) Early Medieval settlement. Kempton Park gravel formation, alluvium next to the river, over London Clay

Asset Number	31
Site Name	Hampton Court and Bushy Park, Richmond: Desk based
Type of Site	Desk Based Assessment
Listing No./NRHE Number	
HER Number	ELO10509
Status	Event
Easting	515921
Northing	169125
Parish	
Council	RICHMOND UPON THAMES
Description	Centred TQ 15921 69125 (3572m by 3863m) Area Dates: 01/08/1982 - 31/08/1982, at some time (1982) In August 1982 Travers Morgan undertook a desk based assessment/ historical survey into Hampton Court and Bushy park. Sources Unpublished document: Travers Morgan. 1982. Royal Parks Historical Survey, Hampton Court and Bushy Park.

Asset Number	32
Site Name	Hampton Court and Bushy Park, Richmond: Field survey
Type of Site	Desk Based Assessment
Listing No./NRHE Number	

HER Number	ELO10511
Status	Event
Easting	515945
Northing	169125
Parish	
Council	RICHMOND UPON THAMES
Description	Centred TQ 15945 69125 (3524m by 3863m) Area Dates: 01/08/1982 - 31/08/1982, at some time (1982) In 1982 Travers Morgan undertook a field survey on Hampton Court and Busy Park. Sources Unpublished document: Travers Morgan. 1982. Royal Parks Historical Survey, Hampton Court and Bushy Park.

Asset Number	33
Site Name	Park Road [The Clarence Hotel] Teddington Greater
Type of Site	Desk Based Assessment
Listing No./NRHE Number	
HER Number	ELO10601
Status	Event
Easting	515910
Northing	170920
Parish	
Council	RICHMOND UPON THAMES
Description	Centred TQ 1591 7092 (58m by 68m) Area Dates: 01/08/1999 - 31/08/1999, between (1999) 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. Sources Unpublished document: CgMs Consulting. 1999. Archaeological Desk Based Assessment: The Clarence Hotel, Park Road, Teddington, Middlesex.

Asset Number	34
Site Name	High Street (No 82) [Land to the rear] Teddington: Desk

Type of Site	Desk Based Assessment
Listing No./NRHE Number	
HER Number	ELO10686
Status	Event
Easting	516220
Northing	171090
Parish	
Council	RICHMOND UPON THAMES
Description	<p>Centred TQ 1622 7109 (7m by 16m) Area</p> <p>Dates: 01/02/2003 - 28/02/2003, between (2003)</p> <p>In February 2003 Oxford Archaeology compiled an archaeological desk based assessment of land to the rear of 82 The High Street.</p> <p>It was concluded that the site had potential for archaeological remains dating from the prehistoric to medieval periods. There is thought to be an uncertain potential for prehistoric and Roman archaeological remains, a low potential for early-medieval and post-medieval remains, and a low to moderate potential for medieval remains.</p> <p>No late post-medieval or modern developments are known to have occurred on the site so any archaeological deposits on the site have potential to be well preserved.</p> <p>Sources</p> <p>Unpublished document: Oxford Archaeology. 2003. Land to the Rear of 82 High Street, Teddington, London: Desktop Assessment.</p>

Asset Number	35
Site Name	Queens Road [Bushy House (Former National Physical
Type of Site	Desk Based Assessment
Listing No./NRHE Number	
HER Number	ELO1469
Status	Event
Easting	515460
Northing	170710
Parish	
Council	RICHMOND UPON THAMES
Description	<p>Centred TQ 1546 7071 (873m by 724m) Area</p> <p>Dates: 01/12/1997 - 31/12/1997, between (1997)</p> <p>In December 1997 CgMs Consulting compiled an archaeological desk based assessment of land at the National Physical Laboratory.</p> <p>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</p>

developed agricultural landscape. There may also be some evidence for post-medieval boundaries and park pales, agricultural activity and gravel quarrying.

Sources

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

Asset Number	36
Site Name	Fairfax Road [Rosebank] Teddington Greater London:
Type of Site	Evaluation
Listing No./NRHE Number	
HER Number	ELO4401
Status	Event
Easting	516410
Northing	170590
Parish	
Council	RICHMOND UPON THAMES
Description	Centred TQ 1641 7059 (95m by 72m) Area

Dates: 10/05/1993 - 11/05/1993, throughout (1993)

In May 1993 Museum of London Archaeology Service conducted an archaeological evaluation at Rosebank.

Three trenches were excavated, totalling an area of 56 square metres. Natural silty clay was revealed in a slot in trench 1. This was overlain by fine coarse orange sands at a depth of 8.75m OD. Occasional flints were recovered from an overlying natural or plough soil horizon, which also contained medieval or later roof tile and a modern flowerpot. A relatively modern ditch/trench was revealed cutting from west to east in Trench 2. This was backfilled no earlier than the 18th century. A posthole was also revealed in Trench 2. This was thought to have been filled at a similar date to the trench. Sealing these contexts was a mixture of building rubble and topsoil. Remains of a reinforced concrete structure were recorded and was backfilled with soils and building debris dating from the 20th century.

Sources

Article in monograph: Museum of London Archaeology Service. SUMMARY (IN FIELDWORK ROUND-UP). P 207.

Excavation archive: Museum of London Archaeology Service. EXCAVATION ARCHIVE. SITE CODE RFR93.

Unpublished document: Museum of London Archaeology Service. 1993. Rosebank, Fairfax Road, Teddington: An Archaeological Evaluation. SITE CODE RFR93.

Asset Number	37
Site Name	Udney Park Road [Former Tennis Courts] Teddington:
Type of Site	Evaluation

Listing No./NRHE Number**HER Number** ELO4780**Status** Event**Easting** 516370**Northing** 170990**Parish****Council** RICHMOND UPON THAMES**Description** Centred TQ 1637 7099 (80m by 88m) Area

Dates: 12/12/1994 - 13/12/1994, throughout (1994)

In December 1994 Wessex Archaeology conducted an archaeological evaluation on the site of former tennis courts on Udney Park Road.

Six trenches were excavated by machine and then hand cleaned. Natural sandy clay alluvial deposits, overlying Thames Terrace gravels were recorded at 8.36 to 8.62m OD.

It was found that the whole area had been levelled prior to the construction of the tennis courts. Despite this, the natural soil sequence appears to have survived across most of the site. No significant archaeological features were observed. A few pieces of Roman pottery, possible prehistoric flints, post-medieval pottery and a clay pipe fragment were recorded.

Sources

Excavation archive: Wessex Archaeology. 1994. Udney Park Road, Teddington: Archive for an Archaeological Evaluation.

Unpublished document: Wessex Archaeology. 1994. Udney Park Road, Teddington: Archaeological Evaluation. SITE CODE UPR 94: WA REF 38722.

Asset Number 38**Site Name** High Street (No 70), [Rowan House], Teddington: Desk**Type of Site** Desk Based Assessment**Listing No./NRHE Number****HER Number** ELO6077**Status** Event**Easting** 516185**Northing** 171100**Parish****Council** RICHMOND UPON THAMES**Description** TQ 16185 71100 (point)

Dates: 01/01/2005 - 31/01/2005, between (2005)

There is no description for this event.

Sources

Unpublished document: Museum of London Archaeology Service. 2005. 70 High Street and

Rowan House, Teddington, TW11: Archaeological Impact Assessment.

Asset Number	39
Site Name	High Street [Royal Oak Public House] Teddington: Desk
Type of Site	Desk Based Assessment
Listing No./NRHE Number	
HER Number	ELO6104
Status	Event
Easting	516400
Northing	171100
Parish	
Council	RICHMOND UPON THAMES
Description	Centred TQ 164 711 (58m by 83m) Area

Dates: 01/02/2005 - 28/02/2005, between (2005)

In February 2005 CgMs Consulting compiled an archaeological desk based assessment of the Royal Oak Public House.

It was concluded that the site had a low potential for prehistoric, Roman and Saxon archaeological remains, and a moderate to high potential for medieval and post-medieval remains. It was also suggested that the three phases of development on the site since the late 19th century had had a severe impact on any archaeological remains in the northern and central parts of the site.

Sources

Unpublished document: CgMs Consulting. 2005. Archaeological Desk Based Assessment: Royal Oak Public House, High Street, Teddington.

Asset Number	40
Site Name	High Street (No 70), [Rowan House], Teddington:
Type of Site	Watching Brief
Listing No./NRHE Number	
HER Number	ELO7408
Status	Event
Easting	516185
Northing	171097
Parish	
Council	RICHMOND UPON THAMES
Description	Centred TQ 16185 71097 (23m by 42m) Area

Dates: 02/07/2007 - 02/07/2007, throughout (2007)

A watching brief was maintained by the Museum of London Archaeology Service on behalf of

Chantry Estates during early July 2007. Three test pits were monitored prior to the construction of a new building.

Archaeological deposits, consisting of Post Medieval garden soils were recorded in each of the pits. The work followed a previous desk based assessment.

Natural was recorded at about 8.70m OD.

Sources

Unpublished document: Museum of London Archaeology Service. 2007. 70 High Street and Rowan House, Teddington, TW11, London borough of Richmond upon Thames: an archaeological watching brief report.

Excavation archive: Museum of London Archaeology Service. 2005. 70 High Street and Rowan House, Teddington, TW11, London borough of Richmond upon Thames: an archaeological watching brief report.

Asset Number	41
Site Name	OLD MANOR COTTAGE
Type of Site	Listed Building - Grade II
Listing No./NRHE Number	1065366
HER Number	
Status	Listed Building - Grade II
Easting	515845
Northing	170716
Parish	
Council	RICHMOND UPON THAMES
Description	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 From National Heritage List for England. From National Heritage List for England.

Asset Number	42
Site Name	79A AND 81A, HIGH STREET (See details for further address information)
Type of Site	Listed Building - Grade II
Listing No./NRHE Number	1065429
HER Number	
Status	Listed Building - Grade II
Easting	516187
Northing	171142

Parish	
Council	RICHMOND UPON THAMES
Description	1. 5028 HIGH STREET (north side) Teddington Nos 79 and 81 With 79a and 81a behind TQ 1671 23/1 30.10.73 II 2. C18 pair of 3 storeys and basement, each 2 windows wide. Brick with band centre to parapet. Front doors adjoining. Beside each is a modern single storey shop extension. From National Heritage List for England.

Asset Number	43
Site Name	NORFOLK LODGE AND STABLE BLOCK TO NORTH EAST
Type of Site	Listed Building - Grade II
Listing No./NRHE Number	1180645
HER Number	
Status	Listed Building - Grade II
Easting	515802
Northing	170703
Parish	
Council	RICHMOND UPON THAMES
Description	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. From National Heritage List for England.

Asset Number	44
Site Name	83 AND 85, HIGH STREET
Type of Site	Listed Building - Grade II
Listing No./NRHE Number	1193756
HER Number	
Status	Listed Building - Grade II
Easting	516198
Northing	171142
Parish	
Council	RICHMOND UPON THAMES

Description	HIGH STREET 83 and 85 High Street, Teddington 13.12.82 II No 83 is an C18 building of brick, painted and partly stuccoed, with red tiled and hipped roof. It is 2 storeys in height and 3-bays wide. Shop front, probably early Victorian, on ground floor, with wooden canopy across pavement. Further entrance to right. Sash windows with flush frames, except to right, which is a later recessed sash. No 85, of circa 1700* adjoins and lies behind No 83. Also 2 storeys, partly brick and partly weather-boarded, with double pitched hipped roof of tile and partly slate. One window wide, flush framed. Interiors not seen. *Royal Commission on Historical Monuments, Middlesex p.119. From National Heritage List for England.
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Asset Number	45
Site Name	93 AND 95, HIGH STREET
Type of Site	Listed Building - Grade II
Listing No./NRHE Number	1261256
HER Number	
Status	Listed Building - Grade II
Easting	516238
Northing	171142
Parish	
Council	RICHMOND UPON THAMES
Description	TEDDINGTON HIGH STREET 23/42 93 and 95 - II Shop and accommodation over, empty at time of survey. C16 timber framed building, extensively remodelled in late C17 or early C18 and refurbished in C19. Front stuccoed, rear partly painted brick, partly stock brick, partly weather-boarded with C20 tiled roof and 2 stock brick chimneystacks. No 93 is of 2 storeys and attics 2 windows, No 95 is 1 storey late C19 addition. No 93 has 2 flat roofed dormers and 2 casements to 1st floor. Ground floor has late C19 shopfront with wide fascia and pilasters. Rear elevation has C18 stock brick staircase tower with hipped roof set in catslide with weather boarded extension to left. Interior ground floor retains some C19 cupboards, shelving, late C19 fireplace surrounds, plank doors and kitchen range. C18 winder staircase. 1st floor has principal beams and attic tie beams of C16 date. 1st floor preserves a section of C18 wall frame with wattle and daub. Upper floors retain original floor boards and some boarded doors. C18 roof structures of through purlins with diagonal braces and collar beam superimposed on C16 wall frame. From National Heritage List for England.

Asset Number	46
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Site Name	BRICK BOUNDARY WALLS
Type of Site	Listed Building - Grade II
Listing No./NRHE Number	1286952
HER Number	
Status	Listed Building - Grade II
Easting	516390
Northing	170310
Parish	
Council	RICHMOND UPON THAMES
Description	<p>BUSHY PARK</p> <p>19/13 Brick boundary walls along Park Road and between NPL and ARL</p> <p>II GV</p> <p>Boundary walls. Built between 1734 and 1737 by the 2nd Earl of Halifax with some C19 alterations. Approximately 7 feet high of a mixture of brown and stock brick in English bond including some gate piers and diagonal buttresses. Along Park Road is an early C19 section in stock brick with plinth in black brick with 2 early C19 brick piers and there are 2 curved early C19 sections stock brick with iron railings above around the lodge to Bushy Park.</p> <p>Wall runs south-west along Queens Road, into Park Road terminating at Teddington Lodge.</p> <p>From National Heritage List for England.</p>

Asset Number	47
Site Name	THE ELMS
Type of Site	Listed Building - Grade II
Listing No./NRHE Number	1357754
HER Number	
Status	Listed Building - Grade II
Easting	515846
Northing	170728
Parish	
Council	RICHMOND UPON THAMES
Description	<p>1. 5028 PARK ROAD (west side) Teddington</p> <p>No 22 - The Elms TQ 1570 19/7 2.9.52</p> <p>II</p> <p>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.</p> <p>From National Heritage List for England.</p>

Asset Number	48
Site Name	CLARENCE HOTEL
Type of Site	Listed Building - Grade II
Listing No./NRHE Number	1357755
HER Number	
Status	Listed Building - Grade II
Easting	515903
Northing	170912
Parish	
Council	RICHMOND UPON THAMES
Description	<p>1. 5028 PARK ROAD (east side) Teddington</p> <p>Clarence Hotel TQ 1570 19/6</p> <p>II</p> <p>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.</p> <p>From National Heritage List for England.</p>

Asset Number	49
Site Name	ALMA COTTAGE
Type of Site	Listed Building - Grade II
Listing No./NRHE Number	1358053
HER Number	
Status	Listed Building - Grade II
Easting	515925
Northing	170756
Parish	
Council	RICHMOND UPON THAMES
Description	<p>1. 5028 ALBERT ROAD</p> <p>No 5 TQ 1570 19/10 9.7.73 (Alma Cottage)</p> <p>II</p> <p>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.</p> <p>From National Heritage List for England.</p>

Asset Number	50
Site Name	ADELAIDE HOUSE
Type of Site	Listed Building - Grade II
Listing No./NRHE Number	1391771
HER Number	
Status	Listed Building - Grade II
Easting	515825
Northing	170910
Parish	
Council	RICHMOND UPON THAMES
Description	<p>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.</p> <p>SOURCES Teddington Society History Research Group, The Houses in Teddington, 1800 to 2000 AD, 1999, pp 15-16.</p> <p>From National Heritage List for England.</p>

Asset Number	51
Site Name	Teddington Railway Station
Type of Site	Listed Building - Grade II
Listing No./NRHE Number	1410351
HER Number	
Status	Listed Building - Grade II
Easting	516019
Northing	170805
Parish	
Council	RICHMOND UPON THAMES
Description	<p>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.</p> <p>From National Heritage List for England.</p>

Asset Number	52
Site Name	Park Road (Teddington)
Type of Site	Conservation Area
Listing No./NRHE Number	
HER Number	

Status	Conservation Area
Easting	515992
Northing	170689
Parish	
Council	RICHMOND UPON THAMES
Description	Park Road (Teddington) Conservation Area 22

Park Road (Teddington) conservation area is located just to the south of Teddington centre. It is contained by the railway line to the east and Bushy Park to the south.

History and Development

The development of this area began in the 18th century with the building of large villas on the westside of Park Road, along this important route between the village of Teddington and Bushy Park. With the arrival of the railways in 1863 development of the area intensified with the laying out of new residential roads on the east side of Park Road around the Teddington Station. Suburban housing was developed between the station area and Bushy Park from the turn of the century onwards. Post war significant infill development has occurred along Park Road.

Character

Park Road (Teddington) conservation area can be divided into a number of distinct character areas, illustrating the phased development of the area. However the whole conservation area is united by its relationship to Park Road and the railway.

Park Road

The oldest part of the conservation area is defined by the straight and wide vista along the tree avenue of Park Road. The road is lined on the west side by substantial detached 18th century houses set in generous mature grounds with trees. These are impressive villas of two to three storeys of brick or render with shallow hipped slate roofs. Other large but more modern buildings, such as the grand Park Lodge Hotel, complete the scene. These buildings present important continuous front boundary walls to the road with important spaces between.

Around the Railway Station

This area is focused on the station and defined by a tightly packed cohesive grid of streets of mid to late Victorian houses, set behind small front gardens and consistent front boundary walls enclosing the street. They are generally modest in scale of two storeys, eclectic in style and mostly semi-detached or terraced in form. Materials are brick or stucco with slate roofs and chimneys. The distinctive The Cedars estate is a sympathetic 1958 Spanish development of 2 storey terraced tile hung houses set around a central green.

Clarence Road South

Towards Bushy Park is a distinctive group of later unspoilt 2 storey semi-detached houses set in substantial garden plots with well planted front gardens behind consistent front boundary walls to this curving tree avenue. The houses are of stock brick with red brick and terracotta detailing under slate roofs. Later fine Edwardian villas overlooking the park and interwar houses continue the pleasant suburban character of this part of the road.

Extract from:

London Borough Richmond Upon Thames: Park Road (Teddington) No. 22 Conservation Area Statement.

Asset Number	53
Site Name	Blackmore's Grove
Type of Site	Conservation Area
Listing No./NRHE Number	
HER Number	
Status	Conservation Area
Easting	516166
Northing	170957
Parish	
Council	RICHMOND UPON THAMES
Description	Blackmore's Grove Conservation Area 39

Blackmore's Grove conservation area is located to the south of Teddington centre, grouped around Blackmore's Grove and Field Lane.

E.History and Development

This group of houses was developed on former agricultural land from the mid 19th century onwards. They form some of the earliest built development in this area. These houses have been associated with the author of Lorna Doone R D Blackmore who owned the now demolished Gomer House to the southwest and the orchards and market gardens to the north. It is believed that the residents of the early houses may have worked on his estate. This group is now surrounded by later development.

Character

Blackmore's Grove conservation area is a small cohesive and historic group of tightly packed two storey terraced cottages and a few detached and semi detached houses. They are set in narrow plots with small front gardens contained by consistent front boundary walls and fences to the tree lined street. Architecturally the houses are simple in appearance of unpainted brick with timber sliding sash windows and a roofscape of pitched slate roofs either with parapet walls or projecting eaves. By contrast the key building of the Builder's Arms PH is more elaborate in style and decoration, as are the detached houses of no.33 Blackmore's Grove and no.27 Field Lane.

Extract from:

London Borough Richmond Upon Thames: Blackmore's Grove No. 39 Conservation Area Statement.

Asset Number	54
Site Name	Bushy Park
Type of Site	Conservation Area
Listing No./NRHE Number	
HER Number	

Status	Conservation Area
Easting	516109
Northing	170298
Parish	
Council	RICHMOND UPON THAMES
Description	Bushy Park Conservation Area 61

The conservation area is situated to the north of Hampton Court Palace to the south of Teddington. It adjoins a number of other conservation areas to the West, East and South.

History and Development

Bushy Park was enclosed by Henry VIII in 1537 for the purposes of deer coursing. It was partly remodelled in the late 17th and early 18th centuries. Character The conservation area consists of 44 hectares of well cared for historic parkland. It is listed as Grade I on English Heritage's Register of Historic Parks and Gardens, and contains an ancient monument (the Brew House c1710) the Longford River is of recognised archaeological importance. The park contains the Royal Paddocks. One of the main landscape features is Chestnut Avenue created by George London in 1698 under William III.

The Diana Fountain was moved there by Queen Anne in 1701. Its topography and historical importance combine to create its unique character. The grandeur of its open scale and formal avenues of mature trees reflect the park's other function informing the setting and approach to Hampton Court Palace. Otherwise open parkland is interspersed with interesting water features, such as the Diana Basin and Longford River, planned minor avenues of trees and woodland enclosures.

Views are an integral part of this landscape, often terminating in important buildings both inside and outside Bushy Park. The north/south and east/west vistas are identified in the UDP but other views are also important in terms of the setting of listed buildings in the park. The existence of trees beyond the boundary of the Park is important in contributing to a sense of the landscape continuing beyond its well-defined and historic boundaries. Trees are also important in screening wartime Ministry of Defence buildings.

The listed buildings in the Park belong to the 18th century and play an important role in contributing to its character as an historic park. Bushy House, built in the reign of George II, and Upper Lodge both retain vestiges of their former settings while the 18th century buildings along the southern boundary reflect historical development and provide a sense of enclosure, reinforced by the listed 16th century walls which provide a clear definition to the conservation area itself.

Extract from:

London Borough Richmond Upon Thames: Bushy Park No. 61 Conservation Area Statement.

Asset Number	55
Site Name	Teddington Lock
Type of Site	Conservation Area
Listing No./NRHE Number	
HER Number	
Status	Conservation Area

Easting	516454
Northing	171160
Parish	
Council	RICHMOND UPON THAMES
Description	Teddington Lock Conservation Area 27

Teddington Lock conservation area incorporates the historic centre of Teddington, midway between Twickenham and Hampton. It falls between the High Street to the West and the Surrey bank of the Thames to the East. It adjoins High Street (Teddington) (37) conservation area.

History and Development

The riverside village of Teddington dates from at least the Anglo-Saxon period. At its centre the

present St Mary's Church dates from the 16th century, largely rebuilt in the 18th century. During the 17th and 18th centuries the appealing riverside setting of this area and the nearby Royal Parkland attracted the wealthy to develop villas along Manor Road, Broom Road and the High Street, with the banks of the river utilised for water-borne commercial uses.

Teddington Lock and weir was constructed in 1812 to control the river and the present footbridge completed in 1888 to replace a former ferry. Teddington expanded West along the high street and riverside, accelerated by the coming of the railways in 1863 and industrial development on the riverside. In the late 20th Century to early 21st century, residential development including a number of modern larger scale apartment blocks North along the Thames has continued to the present day.

Character

Teddington Lock conservation area forms the distinctive historic core of Teddington.

Key landmarks are the contrasting pair of the modest brick St Mary's Parish Church and the exceptionally grand French Gothic stone St Alban's Church, which was left uncompleted in 1886. These buildings both enjoy a landscape setting with mature trees, including the important churchyard and Udney Park Gardens. The conservation area can be divided into two distinct character areas, although the whole conservation area is unified by its relationship to the river. The two churches and their landscape form both the bridge and the divide between these two areas, reinforced by the busy Twickenham and Kingston Road.

Riverside

Ferry Road retains its historic village character and provides the gateway to the Thames. Here a mix of modest two storey cottages and more substantial later Victorian semi-detached houses, behind small front gardens and boundary walls, and the distinctive timber clad boathouse at its terminus enclose the view North to the river. Along the riverside there is a busy collection of boathouses, moored boats, wharfage and slipways which create a rich panorama of riverside activity and make this a centre of navigation and tourism on the Thames. Today the introduction of apartment towers fronting the Thames has changed some of the character from water-borne commercial activities to a dense residential living environment and somewhat severs the relationship between the row of fine Georgian inspired Victorian terraces behind at 37-47 (odd) Twickenham Road however this linkage with the Thames and the terrace can still be appreciated.

Teddington Lock, the noisy weir and the suspension footbridge between the Middlesex bank, Swan Ait and Surrey bank are key landmark features, also allowing for wide views up and

down stream.

The remarkable natural tidal shingle beaches under the bridge are well used by fishermen. To the North the traditional working riverside scene meets larger scale blocks of flats overlooking the river. Here Manor Road Recreation Ground is an important area of open space and trees on the riverside, which provides wide views of the well, maintained lock scene. In contrast to the Middlesex bank, the Surrey bank has a rural character providing a treed background to the lock and its neat cottages. The towpath on this bank forms part of the Thames Path well used by walkers and cyclists.

Along Broom and Kingston Roads is a distinctive group of unspoilt early 20th century houses of roughcast render, mullioned stone window surrounds and hipped slate roofs. High Street The attractive listed group of Peg Woffington's Cottages and Oak Lodge mark the gateway to the high street and terminate the view West along Ferry Road from the riverside. They are modest two storey cottages dating from the 18th century, the earliest domestic buildings surviving in the conservation area, which in association with the parish church are so evocative of the original village character of Teddington.

To the West the high street has a more urban character of later Victorian and Edwardian buildings enclosing the street, which blends into the adjoining conservation area. On Twickenham Road is an exceptional and distinctive early 20th century group of large houses of roughcast render, stone dressings and hipped roofs, similar in character to its contemporary group on Broom and Kingston Roads, both perhaps inspired by the work of Voysey.

London Borough Richmond Upon Thames: Teddington Lock No. 27 Conservation Area Statement.

Asset Number	56
Site Name	High Street Teddington
Type of Site	Conservation Area
Listing No./NRHE Number	
HER Number	
Status	Conservation Area
Easting	516132
Northing	171139
Parish	
Council	RICHMOND UPON THAMES
Description	"High Street (Teddington) Conservation Area 37

High Street (Teddington) conservation area lies in the centre of Teddington midway between Twickenham and Hampton. It incorporates the length of the high street between the railway line to the West and Kingston Lane to the East and incorporates residential streets of Manor Road, Cambridge Road and Waldegrave Road. It adjoins Teddington Lock (27) conservation area to the East.

History and Development

Development of this area began in the Medieval period as Teddington village expanded from the riverside westwards. A number of 18th century houses still survive along this street dating from a time when it had become fashionable for the wealthy to build villas in this area so near to both the river and the Royal Parks. With the coming of the railway in 1863 development of the high street intensified, replacing or incorporating the existing 18th century buildings with the

new Victorian and Edwardian building. The redevelopment of the High Street also occurred in the surrounding residential streets with a large country estate called The Manor demolished and the estate developed for larger Edwardian dwellings (now Manor Road and Cambridge Road) during the early 20th Century.

Waldegrave Road which lies to the east is however different in that its origins are related to the industrial activity to the outskirts of Teddington village. The road is particularly important for its association with Alexander Barclay's Wax bleaching and candle making factory in 1800 which occupied at least 4 acres of land opposite 55-69 Waldegrave Road. It is probable that the terrace of 55-69 Waldegrave Road was also constructed around this time and may have had some association with the Wax Factory. Other former workshops still exist along Waldegrave Road which along with the workers cottages reflect the form and function of the western end of Teddington High Street. During the early 20th Century grand Edwardian shopping parades were built on the south side following the widening of the street in 1903 for a tramway. There has been some larger scale infill and redevelopment to the South and West in the later 20th century.

Character

High Street (Teddington) conservation area forms part of the varied busy commercial centre and good quality residential areas extending from the High Street of Teddington. It has a traditional high street character of mainly specialist shopping, importantly retaining an exceptional number of fine original shopfronts and some remarkable single storey shop units built on the frontage of older houses. This is a unifying feature of the area. There is a series of revealing views along the wide enclosed and gently curving street to the West and East, between the higher ground of the railway bridge and roundabout and downtown towards the riverside and the landmark St Alban's Church. The street is enclosed by an eclectic mix of predominately two storey traditional brick 18th century and later Victorian buildings on distinctively narrow plots to the North side, addressing the more imposing three storey Edwardian shopping parades, in well detailed red and yellow brick, to the South side. The variety of building forms, facades and roofscape here provides great interest and diversity to the street scene. Key buildings include the listed 18th century buildings of Elmfield House and nos. 79-85 and the exceptional "Modern" building of Lloyds Bank (no. 23) with its distinctive concave stone frontage. Larger apartment and office developments either side of Elmfield House (Harlequin House & Rutherford House) detract from the Conservation Area due their height and appearance, however their key locations mean that any redevelopment of these sites will have a bearing upon the character and appearance of the conservation area. Other earlier buildings along Waldegrave Road are the Meadow Cottages, and the Public House with the small terraces of dwellings (Nos. 13-21) and the historic warehouse building behind (No. 23) which evidence the historic form and function of this part of Teddington which once contained more industrial/ workshop uses.

Further east along Cambridge and Manor Roads are larger Villa style dwellings with only Nos. 15-27 (odd) Cambridge Road and Nos. 28 & 30 Manor Road still remain from this phase of early 19th century development. Manor Road and Cambridge Road are now infilled with good quality Edwardian semidetached housing which exhibits higher status than dwellings further west that were aimed at workers such as Waldegrave Road. In 1955, a larger dwelling at the corner of Manor Road and Cambridge Road was demolished to make way for Nos. 36-54 (even) Cambridge Road and Nos. 50-56 (Even) Manor Road. These buildings have the form and appearance of Span Housing, having been designed by renowned British Architect Eric Lyons, although are before the company Span Developments was created. The dwellings feature good architectural detailing adding further interest to the character of the area.

Watts Lane is also an interesting residential street extending from the High Street with a distinctive group of tightly packed modest terraced cottages enclosing this historic lane behind small front gardens and boundary walls. Glimpses up the narrow traditional streets from the High Street add further interest to the street scene.

Extract from:

London Borough Richmond Upon Thames: High Street Teddington Hill No. 38 Conservation Area Statement.

Asset Number 57
Site Name 111 Fairfax Road Teddington Middlesex TW11 9DA
Type of Site Locally Listed Building
Listing No./NRHE Number
HER Number 83/03415/BTM
Status Locally Listed Building
Easting 516651
Northing 170361
Parish
Council RICHMOND UPON THAMES
Description No description.

Asset Number 58
Site Name 119 Fairfax Road Teddington Middlesex TW11 9BU
Type of Site Locally Listed Building
Listing No./NRHE Number
HER Number 83/03416/BTM
Status Locally Listed Building
Easting 516609
Northing 170392
Parish
Council RICHMOND UPON THAMES
Description No description.

Point generated by AOC Archaeology.

Asset Number 59
Site Name 141 Fairfax Road Teddington Middlesex TW11 9BU
Type of Site Locally Listed Building
Listing No./NRHE Number
HER Number 83/03418/BTM
Status Locally Listed Building
Easting 516487
Northing 170478
Parish

Council RICHMOND UPON THAMES
Description No description.
Point generated by AOC Archaeology.

Asset Number 60
Site Name 143 Fairfax Road Teddington Middlesex TW11 9BU
Type of Site Locally Listed Building
Listing No./NRHE Number
HER Number 83/03419/BTM
Status Locally Listed Building
Easting 516471
Northing 170486
Parish
Council RICHMOND UPON THAMES
Description No description.
Point generated by AOC Archaeology.

Asset Number 61
Site Name 145 Fairfax Road Teddington Middlesex TW11 9BU
Type of Site Locally Listed Building
Listing No./NRHE Number
HER Number 83/03417/BTM
Status Locally Listed Building
Easting 516453
Northing 170497
Parish
Council RICHMOND UPON THAMES
Description No description.
Point generated by AOC Archaeology.

Asset Number 62
Site Name 149 Fairfax Road Teddington Middlesex TW11 9BU
Type of Site Locally Listed Building
Listing No./NRHE Number
HER Number 83/03344/BTM
Status Locally Listed Building

Easting 516424
Northing 170518
Parish
Council RICHMOND UPON THAMES
Description No description.
Point generated by AOC Archaeology.

Asset Number 63
Site Name 153 Fairfax Road Teddington Middlesex TW11 9BU
Type of Site Locally Listed Building
Listing No./NRHE Number
HER Number 83/03399/BTM
Status Locally Listed Building
Easting 516397
Northing 170537
Parish
Council RICHMOND UPON THAMES
Description No description.
Point generated by AOC Archaeology.

Asset Number 64
Site Name 157A Fairfax Road Teddington Middlesex TW11 9BU
Type of Site Locally Listed Building
Listing No./NRHE Number
HER Number 83/03400/BTM
Status Locally Listed Building
Easting 516366
Northing 170560
Parish
Council RICHMOND UPON THAMES
Description No description.
Point generated by AOC Archaeology.

Asset Number 65
Site Name 157B Fairfax Road Teddington Middlesex TW11 9BU
Type of Site Locally Listed Building

Listing No./NRHE Number

HER Number 83/03401/BTM

Status Locally Listed Building

Easting 516358

Northing 170656

Parish

Council RICHMOND UPON THAMES

Description No description.

Point generated by AOC Archaeology.

Asset Number 66

Site Name 4 Cromwell Road Teddington Middlesex TW11 9EH

Type of Site Locally Listed Building

Listing No./NRHE Number

HER Number 88/00698/BTM

Status Locally Listed Building

Easting 516234

Northing 170628

Parish

Council RICHMOND UPON THAMES

Description No description.

Point generated by AOC Archaeology.

Asset Number 67

Site Name 46 Cromwell Road Teddington TW11 9EN

Type of Site Locally Listed Building

Listing No./NRHE Number

HER Number 12/00006/BTM

Status Locally Listed Building

Easting 516620

Northing 170711

Parish

Council RICHMOND UPON THAMES

Description No description.

Point generated by AOC Archaeology.

Site Gazetteer



Asset Number	68
Site Name	6 Cromwell Road Teddington Middlesex TW11 9EH
Type of Site	Locally Listed Building
Listing No./NRHE Number	
HER Number	88/00697/BTM
Status	Locally Listed Building
Easting	516241
Northing	170632
Parish	
Council	RICHMOND UPON THAMES
Description	No description. Point generated by AOC Archaeology.

Asset Number	69
Site Name	Udney Park Pavilion Udney Park Road Teddington TW11 9BB
Type of Site	Locally Listed Building
Listing No./NRHE Number	
HER Number	21/00001/BTM
Status	Locally Listed Building
Easting	516351
Northing	171036
Parish	
Council	RICHMOND UPON THAMES
Description	No description. Point generated by AOC Archaeology.

Appendix 2: Assessment Scope & Criteria

Scope of the Assessment

This report details the results of an archaeological desk-based assessment and aims to identify and map the nature of the heritage resource within the Site and surrounding Study Area. Where possible, the assessment will evaluate the likely impact from the Proposed Development scheme, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the Site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform the nature of any subsequent mitigation measures (if required) and provide advice upon the scope and design of the Proposed Development.

The assessment has used the sources listed in the main text to identify and map heritage assets and other relevant find spots or evidence within the site and defined Study Area. Heritage assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

Assessment Criteria

The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:

- High – The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium – The available evidence suggests a reasonable likelihood for past activity within the site and consequently there is a potential that archaeological evidence could survive.
- Low – The available evidence suggests archaeological evidence of activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value, and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

TABLE 1: Assessing the Importance of a Heritage Asset

IMPORTANCE OF HERITAGE ASSET	
HIGH	Assets of high importance and rarity and those considered to be important at a national level., e.g. Scheduled Monuments (or non-designated assets of schedulable quality and importance), Grade I and II* Listed Buildings, Registered Parks and Gardens and Registered Battlefields. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
MEDIUM	Assets of medium importance and rarity and those considered to be important at a regional level. Designated or non-designated assets including Grade II Listed Buildings and Conservation Areas; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOW	Assets of low importance and rarity and those considered to be important at a local level. Locally listed buildings or non-designated assets with some evidence of human activity which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include assets such as historic field systems and boundaries, agricultural features such as ridge and furrow, etc.
NEGLIGIBLE	Assets of very low importance which are common. Heritage assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

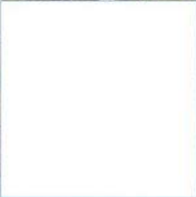
The likely magnitude of the impact of the Proposed Development works is determined by identifying the level of change from the Proposed Development upon the ‘baseline’ conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 2 below.

TABLE 2: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Considerable impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/asset; significant increase in noise or changes in sound quality; extensive changes to use or access. Considerable impacts to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Listed Buildings, Registered Parks and Gardens, and World Heritage Sites.

MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of an asset that would result in detrimental changes to character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable impact on a known asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known asset and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known assets would be enhanced.
HIGH	Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.



AOC Archaeology Group, Edgefield Industrial Estate, Edgefield Road, Loanhead EH20 9SY
tel: 0131 555 4425 | fax: 0131 555 4426 | e-mail: edinburgh@aocarchaeology.com

