

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at St Catherine's School, Cross Deep, London Borough of
Richmond Upon Thames

JAC28410
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Cross Deep, London Borough of
Richmond Upon Thames
Final
October 2022

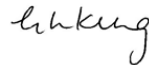
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Quality Management

Version	Status	Authored by	Reviewed by	Approved by	Review date
1	DRAFT	Edward Hawkins	Gillian King	Gillian King	08-09-22
2	FINAL	Edward Hawkins	Gillian King	Gillian King	20-10-22

Approval for issue

Gillian King



20 October 2022

File/Model Location

Document location: JAC28410

Model / Appendices location: JAC28410

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EXECUTIVE SUMMARY

The site of land at St Catherine's School, Cross Deep, London Borough of Richmond Upon Thames has been assessed for its archaeological potential. The Site measures c.377sqm in area.

The Site is located within the Grade II Listed Registered Park and Garden – Pope's Garden (NHLE ref. 1000826). Pope's Garden has been subject to development and use as playing fields since the 19th century. The 18th Century garden now exists primarily as part of the archaeological record. The Grade II* listed Pope's Grotto (NHLE ref.1192178) lies to the immediate southeast of the Site. Evidence of the former garden has been encountered in archaeological investigations carried out to the west and south of the Site.

This report relates to archaeological matters only. Please refer to the accompanying Built Heritage Statement for an assessment of potential Built Heritage impacts.

In terms of designated archaeological assets, no Scheduled Monuments, World Heritage sites, Historic Battlefield or Historic Wreck sites are identified within the Study Area.

The Study Site lies within the Pope's Grotto Archaeological Priority Area (DLO32881), encompassing the western extent of the former landscaped gardens laid out for the poet Alexander Pope in the 18th Century. The Greater London Archaeological Advisory Service has recently reviewed the London Borough of Richmond Upon Thames Archaeological Priority Areas. This update is not yet reflected in the Greater London Historic Environment Record. The Site now lies within the Tier II Twickenham and Twickenham Riverside Archaeological Priority Area.

The Study Site has been subject to phases of built development which are considered to have had a severe below ground impact on any remains of 18th Century landscaping and garden archaeology that had been present. Historic agricultural use of the Study Site will have had a further moderate but widespread below ground impact on any archaeological evidence that had been present pre-dating the 18th Century.

The Study Site is identified as having a moderate potential for prehistoric evidence and a high potential for post-Medieval evidence of 19th and 20th Century development. A low potential is identified for evidence of all other past periods of human activity.

The Study Site is proposed for development as a school music building.

Owing to the location of the Study Site within the former Pope's Gardens and Tier II Twickenham and Twickenham Riverside Archaeological Priority Area, it is considered that the Local Planning Authority will require the archaeological monitoring of development groundworks in this instance. It is recommended that any such archaeological works could be attached to the granting of planning consent and be secured through an appropriately worded archaeological planning condition.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by Edward Hawkins and edited by Gillian King of RPS Consulting Services on behalf of St Catherine's School, Twickenham.
- 1.2 Built Heritage matters are not included in this assessment. Please refer to the accompanying Built Heritage Statement.
- 1.3 The subject of this assessment, referred to as the Study Site, is the site of land at St Catherine's School, Cross Deep, London Borough of Richmond Upon Thames (Fig. 1). The Study Site is centred on NGR TQ 16021 72785 and lies within the London Borough of Richmond Upon Thames.
- 1.4 In accordance with the relevant government and national and local policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, 2021) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Study Site.
- 1.5 In terms of designated archaeological assets, as defined above and as shown on Figure 2, no Scheduled Monuments, World Heritage sites, Historic Battlefield or Historic Wreck sites are located within the Study Area.
- 1.6 The Study Site lies within the Pope's Grotto Archaeological Priority Area (DLO32881), encompassing the western extent of the former landscaped gardens laid out for the poet Alexander Pope in the 18th Century. The Greater London Archaeological Advisory Service has recently reviewed the London Borough of Richmond Upon Thames Archaeological Priority Areas. This update is not yet reflected in the Greater London Historic Environment Record. The Site now lies within the Tier II Twickenham and Twickenham Riverside Archaeological Priority Area.
- 1.7 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, together with the results of a comprehensive historic map regression exercise.
- 1.8 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Study Site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

National Planning Policy

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.

2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage makes towards our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 194 states that planning decisions should be based on the significance of the heritage asset and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

2.9 *Significance (for Heritage policy)* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.10 *Setting of a heritage asset* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a

setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

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

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

Regional Planning Policy

The London Plan (The Spatial Development Strategy for London) – March 2021

2.14 The proposed development has been assessed against relevant policies in the London Plan (March 2021). Chapter 7 'Heritage and Culture' contains relevant policies for archaeological sites within Greater London including policy HC1, as follows:

"Policy HC1 Heritage conservation and growth

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes, and archaeology within their area.**
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:**

1. setting out a clear vision that recognises and embeds the role of heritage in place-making
 2. utilising the heritage significance of a site or area in the planning and design process
 3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
 4. delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility, and environmental quality of a place, and to social wellbeing.
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early 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

- 2.15 The relevant local Development Plan framework is provided by the Richmond Upon Thames Local Plan, adopted in July 2018. The Local Plan contains the following policy relevant to archaeology:

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.

Greater London Archaeological Priority Area Guidelines (Historic England 2016)

- 2.16 This 2016 document provides the definition of an Archaeological Priority Area (APA) as... *a defined area where, according to existing information, there is significant known archaeological interest or particular potential for new discoveries.*

- 2.17 In setting out four "Tiers" of APA the following is provided:

- Tier 1- This is a defined area which is known, or strongly suspected, to contain a heritage asset of national significance (a scheduled monument or equivalent); or is otherwise of very high archaeological sensitivity.
- Tier 2- Used for a local area within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest. Planning decisions are expected to make a balanced judgement for non-designated assets considered of less than national importance considering the scale of any harm and the significance of the asset (NPPF 135).
- Tier 3- This is a landscape scale zone within which the GLHER holds evidence indicating the potential for heritage assets of archaeological interest. The definition of Tier 3 APAs involves using the GLHER to predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future (NPPF 169).
- Tier 4- Tier 4 (outside APA) is any location that does not, on present evidence, merit inclusion within an Archaeological Priority Area. However, Tier 4 areas are not necessarily devoid of archaeological interest and may retain some potential unless they can be shown to have been heavily disturbed in modern times.

2.18 The Guidelines state:

- It is expected that as a minimum all major applications within Archaeological Priority Areas (Tiers 1-3) would trigger an archaeological desk-based assessment, and if necessary a field evaluation, to accompany a planning application.
- In the more sensitive Tier 1 and 2 areas this procedure would also apply to some smaller-scale developments. Outside Archaeological Priority Areas (that is in tier 4) most planning applications will not need an archaeological assessment but a few will.

2.19 The Greater London Archaeological Advisory Service has recently reviewed the London Borough of Richmond Upon Thames Archaeological Priority Areas. This update is not yet reflected in the Greater London Historic Environment Record. The Site now lies within the Tier II Twickenham and Twickenham Riverside Archaeological Priority Area.

2.20 In terms of designated archaeological assets, as defined above and as shown on Figure 2, no Scheduled Monuments, World Heritage sites, Historic Battlefield or Historic Wreck sites are located within the Study Area.

2.21 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the archaeological potential of the Study Site and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The bedrock geology of the Study Site is recorded by the British Geological Survey (BGS Online, 2022) as London Clay Formation (Clay, Silt and Sand).
- 3.2 The superficial geology of the Study Site is comprised of brickearth - Langley Silt Member (Sand and Gravel) (BGS Online, 2022). Brickearths are periglacial loess, a wind-blown dust deposited under extremely cold, dry, peri- or postglacial conditions. The name arises from its early use in making house bricks, its composition being suitable for brick-making without additional material being added and unlike clay its bricks can be hardened (fused) at lower temperatures, including in wood-fired kilns.
- 3.3 The brickearth is normally represented on 1:50,000 solid and drift edition geological maps. In the Thames valley, in broad patches brickearth overlies fluvial terrace gravel; it has been reclassified on later maps as the "Langley Silt Complex"
- 3.4 Areas of Langley Silt Member along the route of the river Thames are considered to have an enhanced potential to contain evidence of prehistoric date, with the gravel terraces above the river's flood plain representing potential foci of activity.
- 3.5 No Study Site specific geotechnical data is currently available.

Topography

- 3.6 The Study Site is approximately level at c.10m Above Ordnance Survey Datum.
- 3.7 The Study Site lies approximately 68m to the west of the modern banks of the river Thames.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

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

Historic

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

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the Study Site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence to be present within the Study Site.
- 4.2 The following comprises a review of known archaeological assets within a 1km radius of the Study Site (Fig.2), referred to as the Study Area, held on the Greater London Historic Environment Record, together with a historic map regression exercise charting the development of the Study Site from the 18th Century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the conditions of the Study Site and whether the proposed development will impact the archaeological potential identified below.

Areas of Archaeological Potential

- 4.4 The Study Site lies within the Pope’s Grotto Archaeological Priority Area (DLO32881), encompassing the western extent of the former landscaped gardens laid out for the poet Alexander Pope in the 18th Century. The Greater London Archaeological Advisory Service has recently reviewed the London Borough of Richmond Upon Thames Archaeological Priority Areas. This update is not yet reflected in the Greater London Historic Environment Record. The Site now lies within the Tier II Twickenham and Twickenham Riverside Archaeological Priority Area.
- 4.5 While the Study Site lies within a Tier II Archaeological Priority Area, it has been subject to phases of built development that will have had a severe below ground impact. The Study Site is considered to have an overall low potential to contain identifiable features relating to Pope’s Garden.

Previous Archaeological Work

- 4.6 Previous archaeological investigations are shown on Figure 2 as 'Event' data. No previous archaeological investigations have been undertaken within the Study Site itself but have been carried out within less extensively developed parts of the former Pope's Gardens.
- 4.7 An archaeological evaluation comprising excavation of two trial pits close to Pope's Grotto, to the immediate southeast of the Study Site in 1992, recorded post-Medieval plough soils and underlying brickearth, though no prehistoric evidence was identified (165221, TQ 15960 72688).
- 4.8 An archaeological trial trenching exercise and watching brief carried out at St Catherine's School in May 2000 recorded post-Medieval pottery, tree holes and an 18th Century gravel path with a brick rubble base and edges and a compacted surface of ash and cinders relating to the former 18th Century garden (167175, TQ 15900 72816).
- 4.9 In 1999 the Museum of London Archaeology Service conducted an archaeological watching brief at the Pope's Grotto Public House, c.75m to the south of the Study Site. The monitoring exercise recorded struck flints and a few bones of cattle, pig and sheep from a ditch feature. The flints are mostly waste flints dating to the late Neolithic or Bronze Age, one however, a patented blade, could be of Mesolithic or Neolithic date. These represent typical lithic material from the West London brickearth and there is a potential for similar material to be present within the Study Site. The ditch also produced two potsherds, one dating to the Neolithic or Middle Bronze Age and the other to the Late Bronze Age or Early Iron Age (160726, TQ 15962 72684).
- 4.10 An archaeological evaluation carried out in 1994 c.100m to the west of the Study Site recorded construction dumps associated with a possible 18th Century garden feature, a gravel path and a probable garden refuse pit. Architectural remains appeared to represent a collapsed subterranean passage or chamber. A variety of post-Medieval artefacts, including pottery, was also recovered (152130 TQ 15837 72816).
- 4.11 An archaeological watching brief carried out during the construction of a house c.200m to the west of the Study Site recorded post-Medieval made ground and building debris (135212, TQ 15800 72805).
- 4.12 An archaeological watching brief on the site of 38A Radnor Road, c.200m to the west of the Study Site recorded only post-Medieval made ground and a cut feature (163819, TQ 15800 72805).
- 4.13 An archaeological watching brief undertaken in 1996 c.400m to the northeast of the Study Site recorded a brick cellar (138815, TQ 16244 73165).
- 4.14 An archaeological watching brief undertaken c.400m to the northeast of the Study Site recorded brick lined drains and 19th to 20th Century surfaces (106321, TQ 16244 73165).
- 4.15 In an archaeological evaluation carried out in 1996 c.400m to the northeast of the Study Site identified brickearth was cut by Medieval rubbish pits containing sherds of 15th Century pottery, fragments of peg tile, animal bones, shells and charred cereal grains (169901, TQ 16223 73161).
- 4.16 An archaeological watching brief carried out in 1996 c.400m to the northeast of the Study Site identified the natural sequence of river terraces and gravels overlaid by Langley Silt brickearth that did not contain any prehistoric material. Several pits containing post-Medieval building material. A brick bee-hive shaped soakaway, two brick line drains and the remains of a brick cellar, all possibly related to the gardens and grounds of Richmond House were also identified (168437, TQ 16222 73160).
- 4.17 An archaeological watching brief carried out in 1998 c.450m to the northeast of the Study Site did not record any archaeological evidence (161589, TQ 16366 73050).
- 4.18 An archaeological watching brief conducted c.450m to the southwest of the Study Site recorded a brick culvert and the excavation of building crossbeams (162736, TQ 15804 72404).

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- 4.19 An archaeological evaluation undertaken in 1997 c.550m to the northeast of the Study Site recorded only post-Medieval demolition rubble and modern services (115472, TQ 16340 73239).
- 4.20 In 1997 an archaeological evaluation at Water Lane Car Park, c.550m to the northeast of the Study Site, did not record any archaeological evidence (160854, TQ 16332 73237).
- 4.21 An archaeological watching brief carried out in 2009, c.550m to the northeast of the Study Site, recorded bedding trenches for trees and other planting, a 19th Century wall, and part of a former warehouse (172038, TQ 16418 73222).
- 4.22 An archaeological watching brief carried out at 9 Bell Lane c.600m to the northeast of the Study Site identified evidence of 18th and 19th Century development, late 19th and early 20th Century redevelopment and post-Second World War clearance (162624, TQ 16352 73276).
- 4.23 An archaeological watching brief was carried out in 2010 at the St Mary the Virgin Church, c.650m to the northeast of the Study Site. One burial was located within a section of the soakaway in Trench 1. The other burial was in a stone chamber. A coffin plate from the burial in Trench 1 was recovered and dated to 1785 (164007, TQ 16486 73332).
- 4.24 An archaeological evaluation carried out in 1995, c.700m to the northeast of the Study Site, recorded brickearth that had been truncated by 19th and 20th Century garden deposits and bedding trenches, which were capped by a layer of modern tarmac/concrete (170887, TQ 16352 73411).
- 4.25 In 2000 the Museum of London Archaeology Service carried out an archaeological evaluation at 29-35 Holly Road, c.500m to the northeast of the Study Site. This investigation revealed two undated ditches and a pit (160656, TQ 16221 73284).
- 4.26 An archaeological watching brief undertaken at 34-36 King Street, c.480m to the north of the Study Site recorded a late post-Medieval soakaway and a modern wall footing (164595, TQ 16204 73227).
- 4.27 In July 2018 Thames Valley Archaeological Service undertook an archaeological evaluation at 149-141 Heath Road, c.450m to the northwest of the Study Site. No archaeological finds or features were recorded (159646, TQ 15673 73102).
- 4.28 An archaeological evaluation undertaken in 2008 c.550m to the west of the Study Site recorded a brick well, a path and two culverts thought to have been associated with the gardens of Gifford Lodge were recorded (136381, TQ 15429 72888).
- 4.29 An archaeological evaluation undertaken in 2008 c.550m to the west of the Study Site recorded the western wall of Gifford Lodge, a substantial 18th and 19th Century villa, now demolished (156709, TQ 15437 72888).
- 4.30 An archaeological evaluation was carried out in 2007 c.500m to the southwest of the Study Site intended to identify features contemporary with Horace Walpole's occupation of the property between 1747 and 1797. Fourteen targeted trenches were excavated but very little evidence of 18th Century occupation was encountered. Modern services and recent groundworks are thought to have destroyed any surviving archaeological evidence across much of this site. Post-18th Century alterations to the grounds were identified, with three probable 19th Century drains and later 19th Century features. Two unstratified pieces of worked flint were also identified (157016, TQ 15888 72320).
- 4.31 An archaeological watching brief carried out in 2009 at Strawberry Hill House, c.500m to the southwest of the Study Site, recorded the remains of 18th Century brick culverts and soak-aways and building fabric elements of various phases dating to the 18th and 19th Centuries (167030, TQ 15839 72343).
- 4.32 An archaeological watching brief carried out in 2004 c.600m to the south of the Study Site did not record any archaeological finds or features (153952, TQ 16120 72200).
- 4.33 The Event records 162380, 167206, 167770, 168521, 159299, 165129, 155984 and 171678 relate to archaeological desk-based assessments not relevant to the specific archaeological potential of

the Study Site. The Event record 156359 relates to a building recording survey not relevant to the Study Site.

- 4.34 The floodplains and higher gravel terraces of the vicinity of the River Thames have been subject to utilisation from the earliest times. The Langley Silt Complex brickearths are especially rich for early prehistoric material. The Study Site and immediate vicinity as part of the Thames floodplain and marshes is not likely to have been suitable for settlement in the Roman and earlier Medieval periods. In the Medieval period the vicinity of the River Thames was increasingly subject to drainage and cultivation.
- 4.35 The archaeological evidence identified within the vicinity of the Study Site is consistent with the known utilisation and eventual cultivation of this area close to the northern bank of the Thames. The Study Site is not located in the immediate vicinity of any area of known occupation predating the post-Medieval period.

Undated Evidence

- 4.36 Undated archaeological evidence is recorded in the Study Area and is generally related to archaeological finds or features historically retrieved or identified within the River Thames foreshore. These undated records include brick drains (137108, TQ 16244 73165), disarticulated human remains (98529, TQ 16247 72948), river steps (138350, TQ 16325 72945), a metal pin (129971, TQ 16505 73104), a natural stream (133034, TQ 16405 73305) and a deposit layer (132704, TQ 16120 72200).
- 4.37 An unspecified 'Prehistoric object' is recorded as having been found c.210m to the north of the Study Site (147916, TQ 16005 73004).
- 4.38 An undated flint axe and a worked flint flake is recorded as having been found in the Market Garden at Twickenham in 1888, c.210m to the north of the Study Site (130679, TQ 16005 73004).
- 4.39 A large number of prehistoric flints and pottery sherds have been recovered in the early 20th Century from the area known as Ham Fields c.400m to the east of the Study Site (146124, TQ 16583 72797).
- 4.40 An undated but evidently prehistoric pit is recorded c.430m to the southwest of the Study Site (148272, TQ 15874 72381).
- 4.41 An undated prehistoric flint flake is recorded as being found c.650m to the south of the Study Site (132569, TQ 16174 72144).
- 4.1 The undated archaeological evidence identified within the Study Area is consistent with the utilisation of the northern vicinity of this section of the River Thames since prehistory and its post-Medieval cultivation and development. The undated archaeological evidence recorded in the Study Area is not considered to enhance the specific archaeological potential of the Study Site.

Palaeolithic and Mesolithic

- 4.2 Palaeolithic mammalian fossils were found during excavations for a sewage culvert in 1892 at Cross Deep, c.75m to the south of the Study Site (99416, TQ 16001 72707).
- 4.3 The remains of reindeer and saiga deer are recorded as having been found c.210m to the north of the Study Site (104302, TQ 16005 73004).
- 4.4 Palaeolithic mammalian remains are recorded as being found at Twickenham Green, c.640m to the northwest of the Study Site (143178, TQ 15409 72993).
- 4.5 A Mesolithic axehead is recorded as having been found c.210m to the north of the Study Site (104238, TQ 16005 73004).
- 4.6 An assemblage of Mesolithic flints are recorded as being found at Eel Pie Island c.600m to the northeast of the Study Site (144782, TQ 16505 73104).

- 4.7 A Mesolithic blade and other implements are recorded as having been found c.650m to the northeast of the Study Site (122811, TQ1640573305).
- 4.8 A Mesolithic flint implement is recorded as having been found c.700m to the northeast of the Study Site (106661, TQ 16505 73305).
- 4.9 A Mesolithic tranchet axe or adze is recorded as being found c.700m to the west of the Study Site (131243, TQ 15304 72704).
- 4.10 Many of the earlier prehistoric finds made within the Study Area have been retrieved from the River Thames or encountered during land forming and development carried out in the 19th and early 20th Century. Based on the available information, the Study Site is considered to have a moderate potential for the presence of Palaeolithic and Mesolithic archaeological evidence typical of an 'active' prehistoric landscape, but a low potential evidence of prehistoric occupation.

Neolithic

- 4.11 Two Neolithic flint adzes and one axe are recorded as being found c.210m to the north of the Study Site (136258, TQ 16005 73004).
- 4.12 A Neolithic Axe/Hammer is recorded as having been found c.210m to the north of the Study Site (131704, TQ1600573004)
- 4.13 A Neolithic flint implement is recorded as being found c.210m to the north of the Study Site (124477, TQ 16005 73004).
- 4.14 A Neolithic flints assemblage is recorded as being found c.650m to the northeast of the Study Site (99921, TQ 16405 73305).
- 4.15 An assemblage of c.140 Neolithic pot sherds are recorded as being found c.650m to the northeast of the Study Site (122400, TQ 16405 73305).
- 4.16 A quantity of waste flint flakes and animal bones of late Neolithic or Bronze Age date, together with a flint blade of possible Mesolithic date are recorded as being found in the fill of a Bronze Age ditch c.150m to the south of the Study Site (151117, TQ 15955 72655).
- 4.17 The Study Site is considered to have a moderate potential for the presence of Neolithic archaeological evidence.

Bronze Age and Iron Age

- 4.18 A Bronze Age flint knife is recorded as being found c.140m to the east of the Study Site (97006, TQ 16154 72755).
- 4.19 A Bronze Age bone 'dagger' is recorded as being found c.140m to the east of the Study Site (135264, TQ 16154 72755).
- 4.20 A Bronze Age sword with mid-rib is recorded as having been found c.100m to the east of the Study Site (138385, TQ 16105 72745).
- 4.21 A ditch of Bronze Age date and waste flint flakes of Bronze Age or possible late Neolithic date are recorded c.150m to the south of the Study Site (125230, TQ 15955 72655).
- 4.22 A Bronze Age spearhead is recorded as having been found c.210m to the north of the Study Site (147194, TQ 16005 73004).
- 4.23 A leaf shaped Bronze Age sword is recorded as having been found c.210m to the north of the Study Site (149849, TQ 16005 73004).
- 4.24 Six Bronze Age bone implements are recorded as being found c.210m to the north of the Study Site (134048, TQ 16005 73004).

- 4.25 A Bronze Age flint and beaker sherds are recorded as being found c.650m to the northeast of the Study Site (141839, TQ 16405 73305).
- 4.26 Nine Iron Age coins are recorded as being found at Eel Pie Island c.600m to the northeast of the Study Site (95948, TQ 16505 73104).
- 4.27 Many of the Bronze Age records shown on Figure 2 represent possible votive offerings of metalwork deposited into the river Thames. The majority of these finds were identified during 19th Century work to the Thames foreshore, establishing the present banks of the river.
- 4.28 The Study Site is considered to have an overall moderate potential to contain archaeological evidence of Bronze Age and Iron Age date.

Roman

- 4.29 Roman pottery sherds are recorded as being found c.600m to the southeast of the Study Site (116973, TQ 16405 72305).
- 4.30 Roman and 'Celtic' pottery sherds are recorded as being found c.700m to the southeast of the Study Site (141756, TQ 16405 72205).
- 4.31 Roman glass vessels are recorded as having been found c.700m to the south of the Study Site (98934, TQ 15905 72105).
- 4.32 A number of Roman finds have been recovered from the area known as Ham Fields, c.150m to the east of the Study Site. These finds include including a decorated vase and two urns, querns and the base and part of the body of a glass bottle (150179, TQ 16443 72744).
- 4.33 Based on the available information the Study Site is considered to have a low archaeological potential to contain evidence relating to the Roman period.

Anglo-Saxon and Medieval

- 4.34 While the earliest historical reference to Twickenham is found in a Saxon charter of 704 AD where it is known as '*Tuicanhom*' (95507, TQ 16005 73505), the Study Site does not lie in the vicinity of any settlement recorded on the Domesday survey of 1086 AD.
- 4.35 Several Medieval ditches are recorded c.600-650m to the northeast of the Study Site (110907, TQ 16365 73309; 110907, TQ 16365 73309; 110907, TQ 16365 73309).
- 4.36 Based on the available information the Study Site is considered to have a low potential to contain archaeological evidence relating to the Medieval period.

Post Medieval & Modern (including map regression exercise)

- 4.37 Many of the records shown on Figure 2 relate to known built and cultivation features of 18th Century and later date that remain extant or have been recorded from historic mapping. These built features are not relevant to the specific archaeological potential of the study site and include ditches and cess-pits (129506, TQ 16365 73309; 129506, TQ 16365 73309; 132901, TQ 15955 72655), plough soils and garden/horticultural soils (98584, TQ 16005 72675; 105389, TQ 15955 72655 and 106147, TQ 16352 73411), buildings and walls (141048, TQ 16184 72945; 125618 TQ 16418 73222; 101113, TQ 15804 72404; 133667, TQ 15817 72262, 106973, TQ 16074 72775; 141074, TQ 15460 72887), a burial ground (96212, TQ 16174 73300) and a church (110309, TQ 15771 72776). Twickenham Green is located c.640m to the northwest of the Study Site (129244, TQ 15295 72938). The Thames foreshore has been subject to extensive archaeological surveying with post-Medieval features, primarily steps and other access points are recorded along it (see Figure 2. A108; A107; A104; A103; A105; A106; A101; A102; A103).

4.38 The Study Site is within the early 18th Century former garden laid out for the poet Alexander Pope, on land separated from the mansion by a public road. The garden survives only as part of the archaeological record. Pope's Grotto tunnel (Grade II*), which lies close to the southern boundary of the Study Site, provided access between the two parts of the garden. Features of the 18th Century garden have been found during archaeological excavations in 1994 and 2000 (148436, TQ 15939 72787). Alexander Pope's house, Randor House, lay across the public road to the east of the Study Site. Radnor Gardens are now a public park. The house was destroyed in the Second World War (138847, TQ 16032 72592).

4.39 The remains of Horace Walpole's 18th Century landscape garden are recorded c.350m to the south of the Study Site (145109, TQ 15915 72203).

Map Progression Exercise

4.40 In the post-Medieval period cartographic records are useful for understanding the land use and development of the Study Site.

4.41 The 1747 Pratt Map Sheet XV Survey of City of London & Westminster (Fig.3) illustrates the Study Site as lying within landscaped gardens. The buildings on the west side of the public road, close to the Study Site may be stables or horticultural buildings. The original Randor House is shown a short distance to the northeast of the Study Site, slightly further north than its actual position east of the Study Site. The Ordnance Survey Drawing (Fig.4) shows no notable change.

4.42 The Twickenham Parish Tithe Map (Fig.5) shows the position of Pope's Grotto running under the public road to the immediate south of the Study Site but does not illustrate Pope's Villa to the east of the Study Site. The Study Site lies within plot 650 (House, Gardens and Grounds, owned and occupied by a Thomas Young). No buildings are shown within the Study Site, though, like Pope's Villa to the east, the house and buildings within plot 650 may simply not be illustrated.

4.43 The 1865 Ordnance Survey (OS) Map (Fig.6) shows the Study Site as partially occupied by buildings to the rear of a large 19th Century cottage. Elements of the former landscaped gardens that lie around the Study Site remain legible on this map. By 1894 (Fig.7) there had been construction of further ancillary or extension buildings within the Study Site.

4.44 No notable change is shown within the Study Site on the OS map of 1915 (Fig.8). To the south of the Study Site there had been a notable expansion of built development. The intensity of built development in the wider vicinity of the Study Site continued to increase in the early 20th Century, though no notable change is shown within the Study Site by 1934 (Fig.9).

4.45 By 1962 (Fig.10) the road east of the Study Site, Cross Deep, had been widened, resulting in the cottage east of the Study Site boundary coming to front the roadside. The Study Site has been subject to further built development as part of the St Catherine's Convent Preparatory School. The former landscaped area west of the Study Site is now demarked as playing fields, indicating clearance and levelling.

4.46 By 1991 (Fig.11) The convent had been converted to school use there had been some demolition or redevelopment within the Study Site. Additional buildings have been constructed to the immediate south of the Study Site.

4.47 The 2003 aerial photograph (Fig.12) show the Study Site as primarily occupied by an ancillary building, and at the eastern end, partly by the modern extension to the 19th Century cottage fronting Cross Deep. The small, planted area immediately south of the Study Site is the Grade II* Pope's Grotto, comprising the gated entrance to the tunnel passing under the public road. The Study Site is flanked by modern school buildings.

4.48 No notable change is shown on the aerial photographs of 2010 (Fig.13) and 2022 (Fig.14).

- 4.49 The Study Site has been subject to built development and redevelopment in the later 19th and 20th Centuries. In the course of its various phases almost the entirety of the Study Site has fallen within the footprint of past and extant buildings.
- 4.50 The Study Site has been subject to phases of built development in the 19th and 20th Centuries. The Study Site is considered to have a low potential to contain identifiable garden archaeology features of the former Pope’s Garden and a low potential for any other evidence of post-Medieval date not relating to known phases of built development.

Assessment of Significance (Designated Assets)

- 4.51 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the ‘significance’ of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its ‘heritage interest’ to this or future generations.
- 4.52 In terms of designated archaeological assets, as defined above and as shown on Figure 2, no Scheduled Monuments, World Heritage sites, Historic Battlefield or Historic Wreck sites are identified within the Study Area.
- 4.53 Whilst it is possible that archaeological remains could be present within the Study Site, on the basis of the above, any remains would in the context of the Secretary of State’s non-statutory criteria for Scheduled Monuments (DCMS, 2013) most likely be of local significance.
- 4.54 The Study Site lies within the Pope’s Grotto Archaeological Priority Area (DLO32881), encompassing the western extent of the former landscaped gardens laid out for the poet Alexander Pope in the 18th Century.

Assessment of Significance (Non-Designated Assets)

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

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Prehistoric	Moderate	Low (Local)
Roman	Low	Low (Local)
Anglo-Saxon	Low	Low (Local)
Medieval	Low	Low (Local)
Post Medieval	High for known phases of 19 th and 20 th Century built development. Low for all other evidence.	N/A/ Low (Local)

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

Site Conditions

- 5.1 The Study Site is occupied by a modern extension to a 19th Century cottage and a modern school building.
- 5.2 The Study Site has been subject to phases of built development which are considered to have had a severe below ground impact on any remains of 18th Century gardens or landscaping that had been present. Historic agricultural and horticultural use of the Study Site will have had a further moderate but widespread below ground impact on any archaeological evidence that had been present pre-dating the 18th Century.

Proposed Development

- 5.3 The Study Site is proposed for re-development to provide a school music building.

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.4 In terms of designated archaeological assets, as defined above and as shown on Figure 2, no Scheduled Monuments, World Heritage sites, Historic Battlefield or Historic Wreck sites are located within the Study Area.
- 5.1 The proposed development is not anticipated to have any impact on the significance of any designated archaeological heritage asset.

Review of Potential Development Impacts on Non-Designated Assets

- 5.2 The Study Site lies within the Pope's Grotto Archaeological Priority Area (DLO32881), encompassing the western extent of the former landscaped gardens laid out for the poet Alexander Pope in the 18th Century.
- 5.3 The Study Site is identified as having a moderate potential for prehistoric evidence and a high potential for post-Medieval evidence of 19th and 20th Century built phases. A low potential is identified for evidence of all other past periods of human activity.
- 5.4 The proposed development is of a small scale and concentrated within an area of c.377sqm that has been subject to previous development impacts. The proposed development is considered highly unlikely to have a significant archaeological impact.

6 SUMMARY AND CONCLUSIONS

- 6.1 The Study Site has been assessed for its below ground archaeological potential.
- 6.2 In terms of designated archaeological assets, no Scheduled Monuments, World Heritage sites, Historic Battlefield or Historic Wreck sites are located within the Study Area.
- 6.3 The Study Site lies within the Pope's Grotto Archaeological Priority Area (DLO32881), encompassing the western extent of the former landscaped gardens laid out for the poet Alexander Pope in the 18th Century. The Greater London Archaeological Advisory Service has recently reviewed the London Borough of Richmond Upon Thames Archaeological Priority Areas. This update is not yet reflected in the Greater London Historic Environment Record. The Site now lies within the Tier II Twickenham and Twickenham Riverside Archaeological Priority Area.
- 6.4 No previous archaeological investigations have been undertaken within the Study Site. archaeological investigations within the immediate vicinity of the Study Site have identified evidence of the former Pope's Gardens and evidence of post-Medieval agricultural cultivation.
- 6.5 The Study Site has undergone built development since the 19th Century. It is considered that past development will have had a severe impact on any archaeological evidence that had been present within the Study Site.
- 6.6 The Study Site is identified as having a moderate potential for prehistoric evidence and a high potential for post-Medieval evidence of past phases of built development. A low potential is identified for evidence of all other past periods of human activity.
- 6.7 The proposed development is of a small scale and concentrated within an area of c.377sqm that has been subject to previous development impacts. The proposed development is considered highly unlikely to have a significant archaeological impact.
- 6.8 Owing to the location of the Study Site within the former Pope's Gardens and Tier II Twickenham and Twickenham Riverside Archaeological Priority Area, it is considered that the Local Planning Authority will require archaeological monitoring of groundworks in this instance. As the Site is of a small size this would be a proportionate response to the archaeological significance of the Site, as identified in this assessment. It is recommended that any such archaeological works could follow the grant of planning consent and be secured through an appropriately worded archaeological planning condition.

Sources Consulted

General

British Library
Greater London Historic Environment Record
London Metropolitan Archives
The National Archive

Internet

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

Bibliographic

Chartered Institute for Archaeologists Standard & Guidance for historic environment desk-based assessment 2014, revised 2020, 2021
ClfA Code of Conduct: *Professional Ethics in Archaeology* Published December 2014 (Revised October 2019, October 2020, October 2021)
DCMS *Scheduled Monuments and Nationally Important Non-Scheduled Monuments* 2013
Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised February 2019, July 2021)
Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *National Planning Practice Guidance* 2014 (regularly revised)
Historic England (formerly English Heritage) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* 2008 (new draft 2017)
Historic England *Archaeological Priority Area Guidelines* July 2016
Historic England Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans July 2015 unpublished document
Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document
Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

Cartographic

1747 Pratt Map Sheet XV Survey of City of London & Westminster

1804 OS Drawing Hampton Court

1845 Tithe Map, Twickenham Parish

1865 Ordnance Survey Map

1894 London Sheet IX.88

1915 Ordnance Survey Map

1934 Ordnance Survey Map

1962 Ordnance Survey Map

1991 Ordnance Survey Map

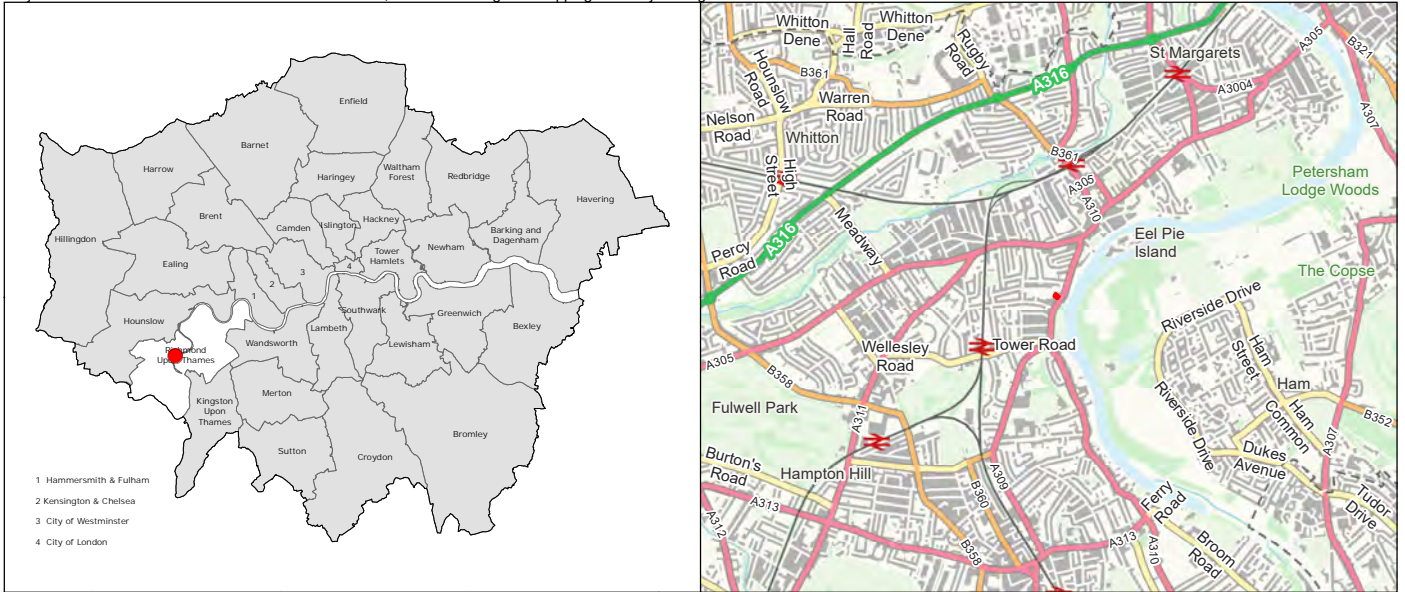
2003 Aerial photograph (Google Earth Image)



2010 Aerial photograph(Google Earth Image)

2022 Aerial photograph (Google Earth Image)



FIGURES



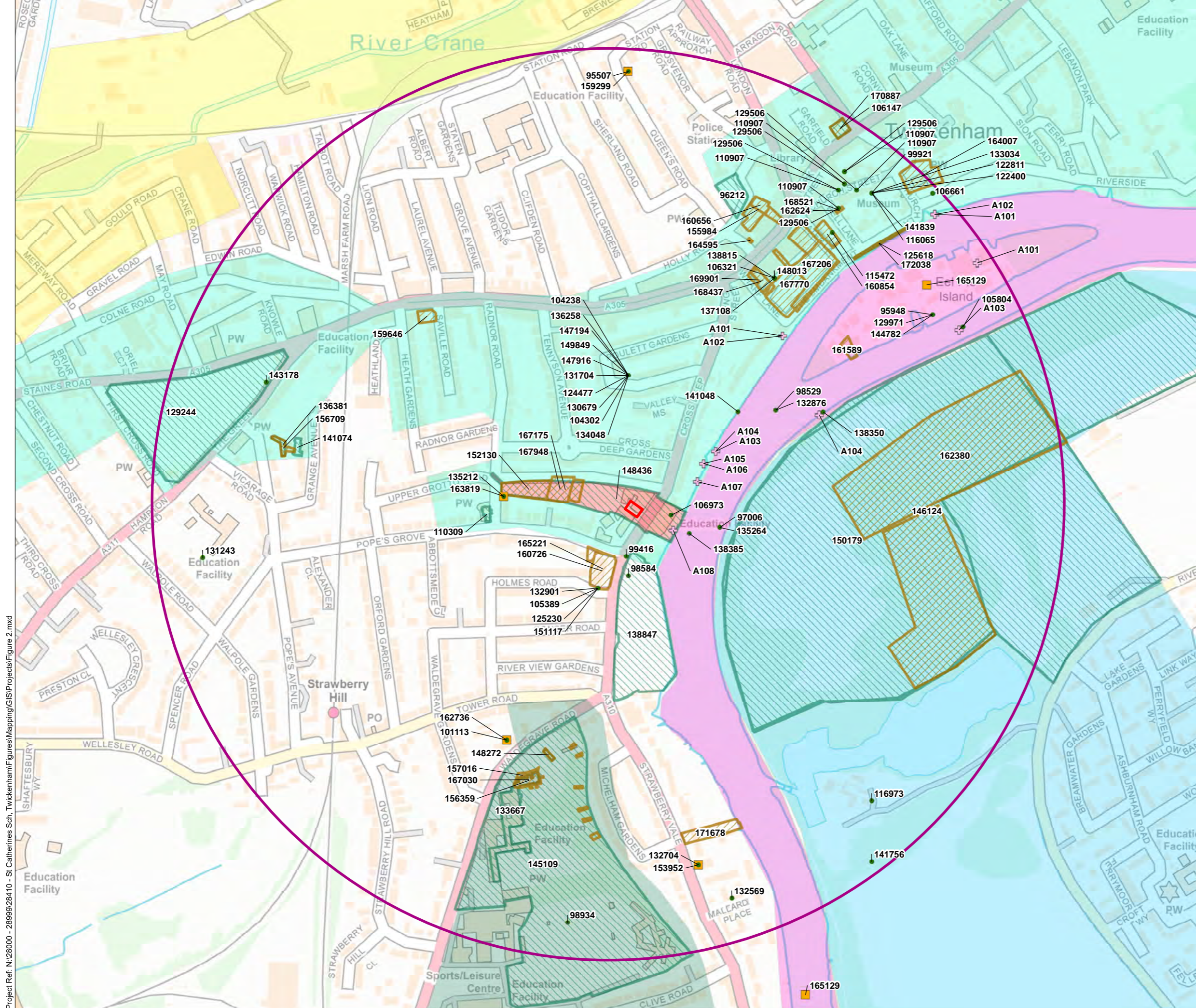
-  Site Boundary
-  School Boundary



0 50 100m
Scale at A4: 1:4,000



Figure 1
Site Location



Legend

- Redline
- 750m Site Radius

Non-designated Heritage Assets:

- Thames Archaeological Survey

HER Record (point)

- HER Record (point)

HER Record (polygon)

- HER Record (polygon)

Areas of Archaeological Potential

- Crane Valley
- Ham Fields
- POPE'S GROTTTO
- Strawberry Hill
- Thames Foreshore and Bank
- Twickenham and Marble Hill

Previous Archaeological Work:

- Event Record (point)
- Event Record (polygon)

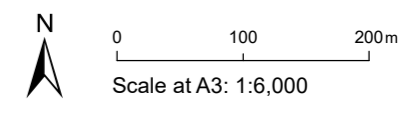


Figure 2
HER Plot
(data from GLHER)

Project Ref: N:\28000 - 28999\28410 - St Catherine's Sch, Twickenham\Figures\Mapping\GIS\Projects\Figure 2.mxd



 Site Boundary (approximate)




Not to Scale:
Illustrative Only



Figure 3

1747 Pratt Map Sheet XV Survey
of City of London & Westminster



 Site Boundary (approximate)

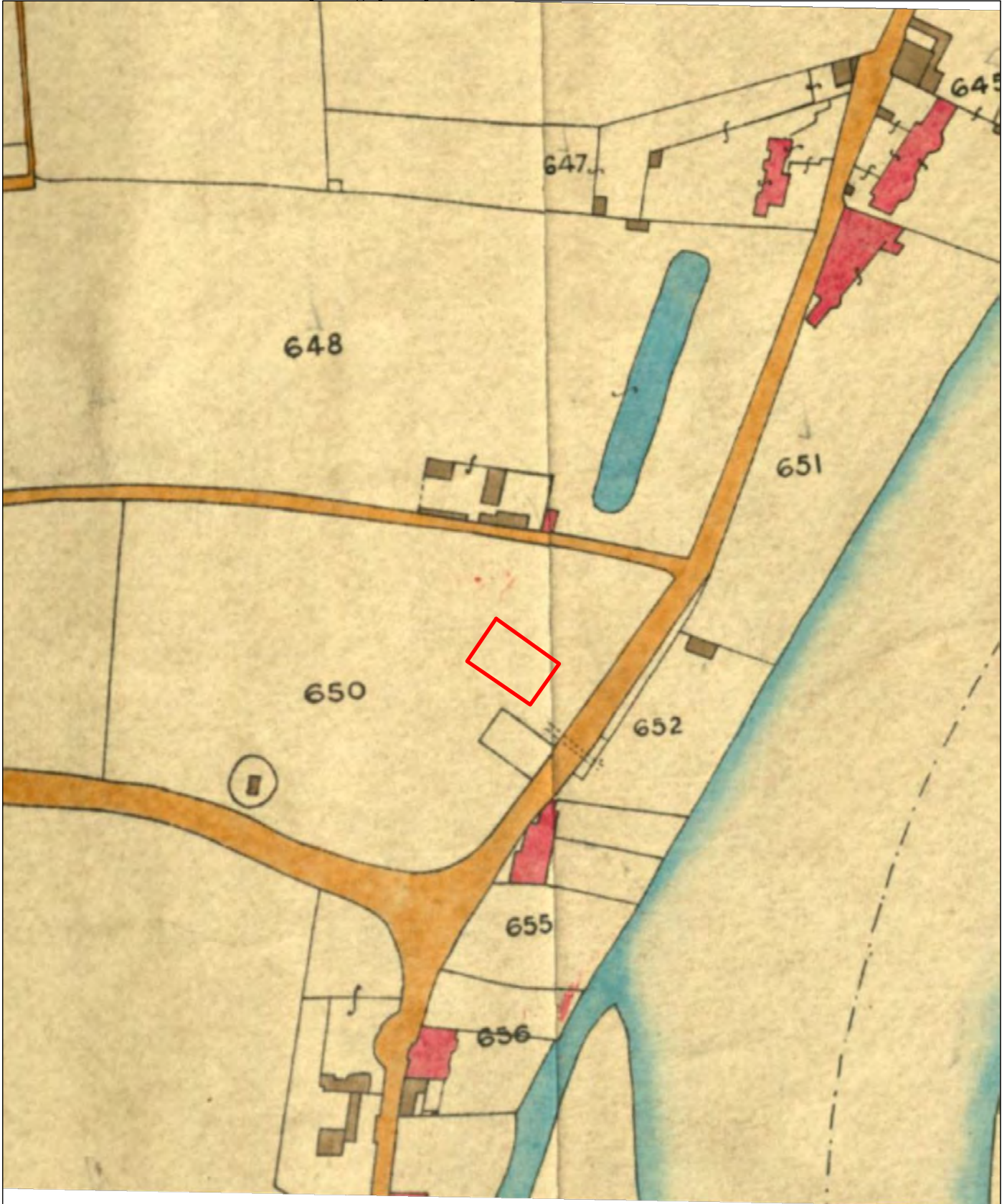


Not to Scale:
Illustrative Only



Figure 4

1804 OS Drawing Hampton Court



 Site Boundary (approximate)

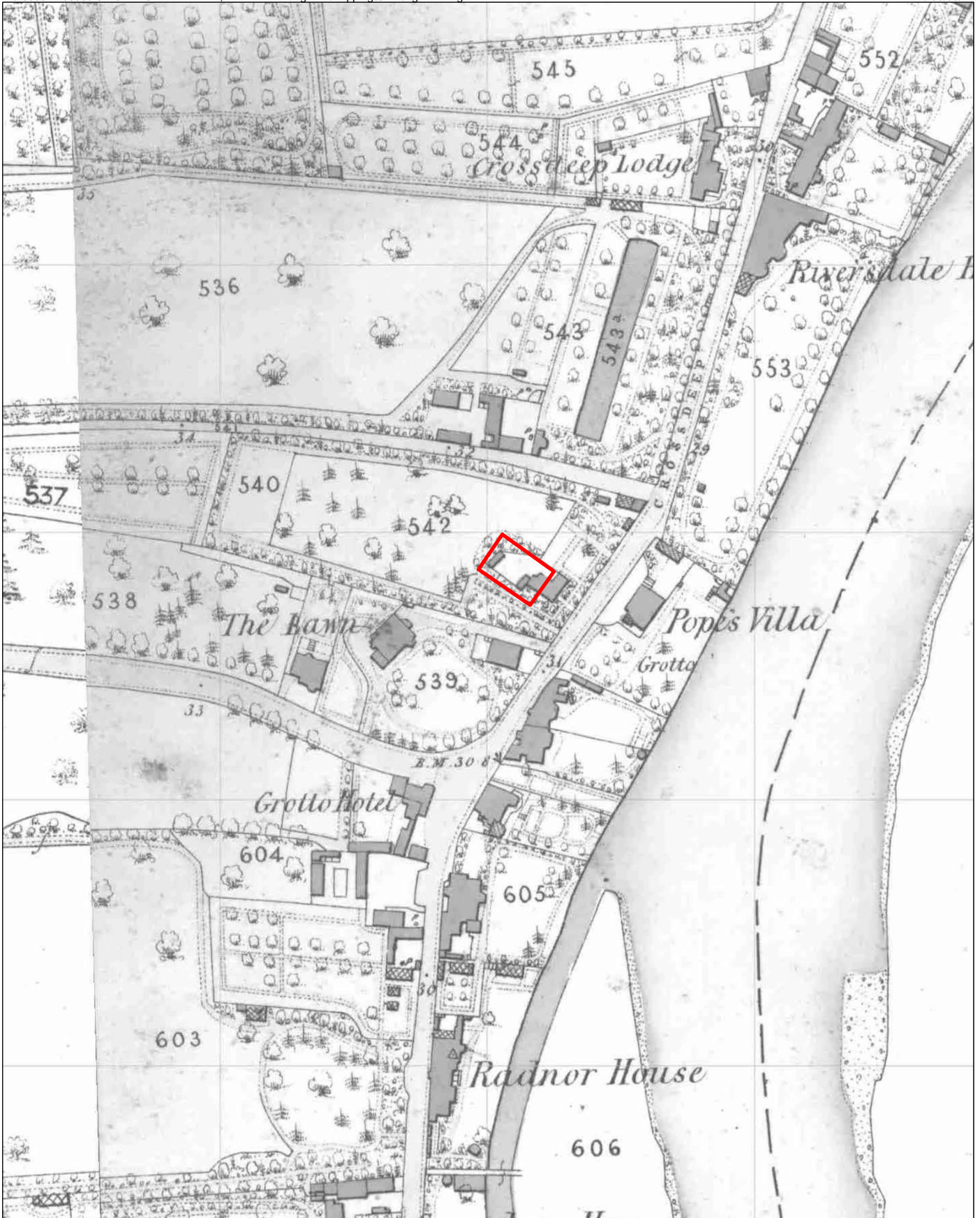


Not to Scale:
Illustrative Only



Figure 5

1845 Tithe Map, Twickenham Parish



 Site Boundary

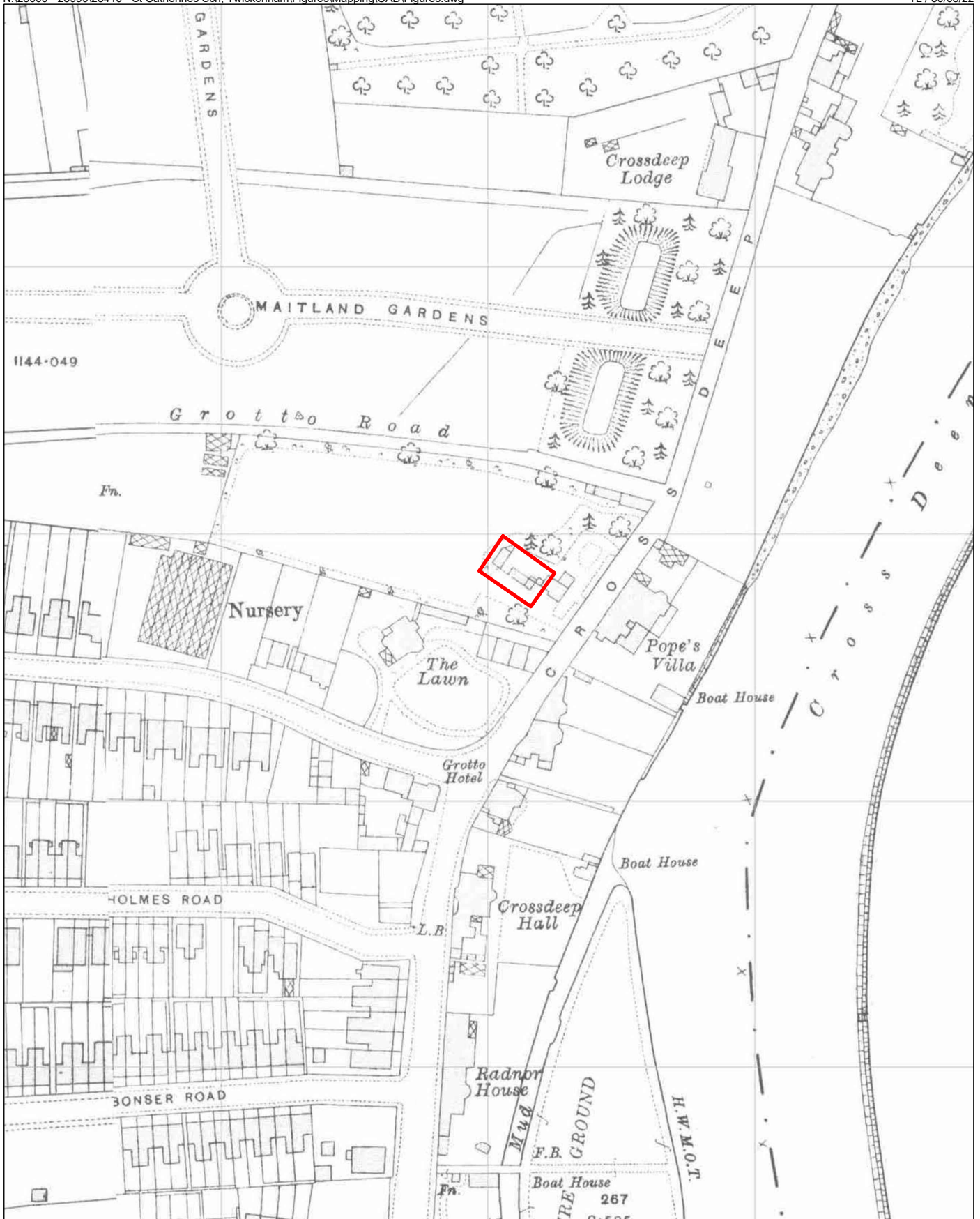


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Scale at A4: 1:2,000



Figure 6

1865 Ordnance Survey Map



 Site Boundary

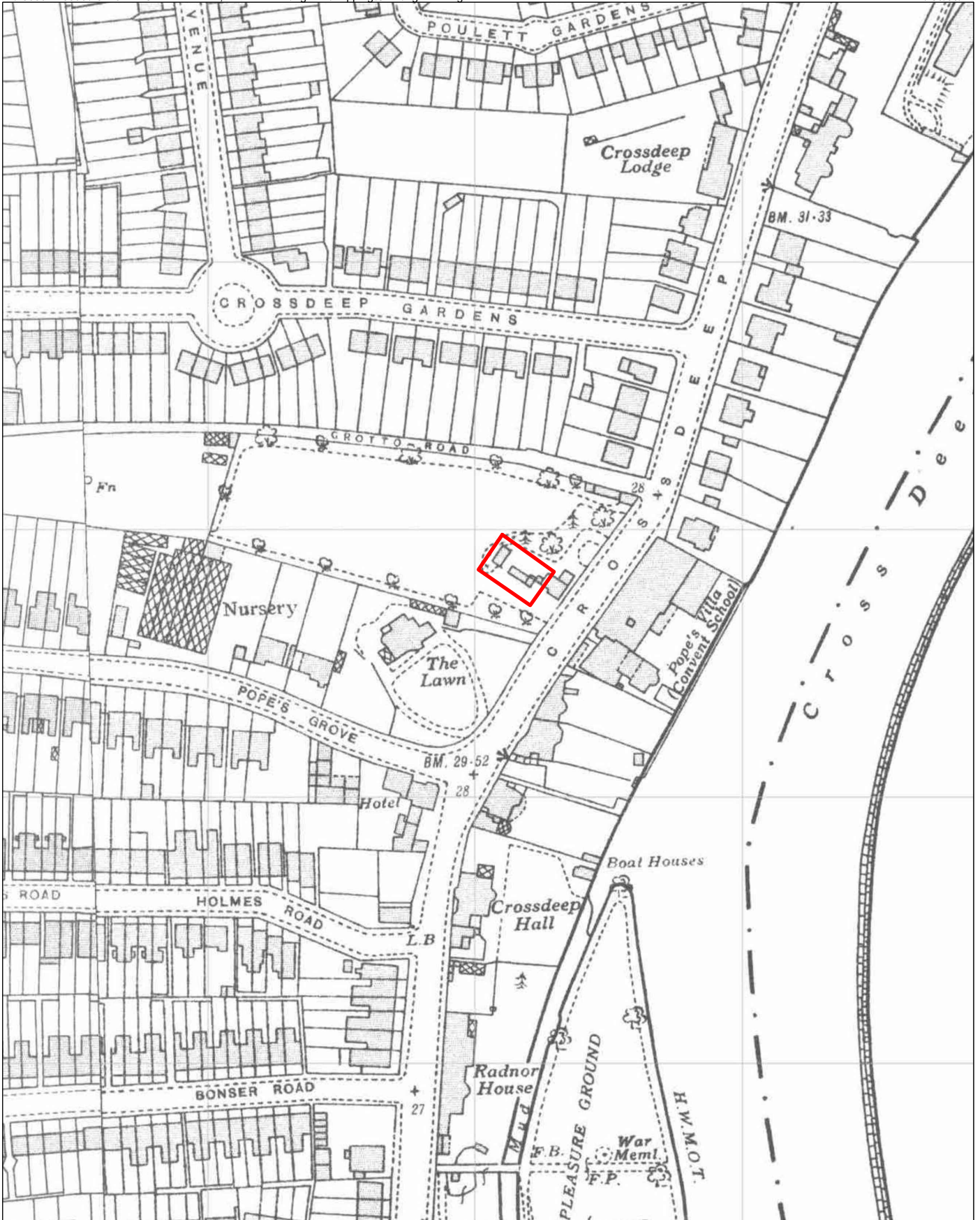


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Scale at A4: 1:2,000



Figure 8

1915 Ordnance Survey Map



 Site Boundary



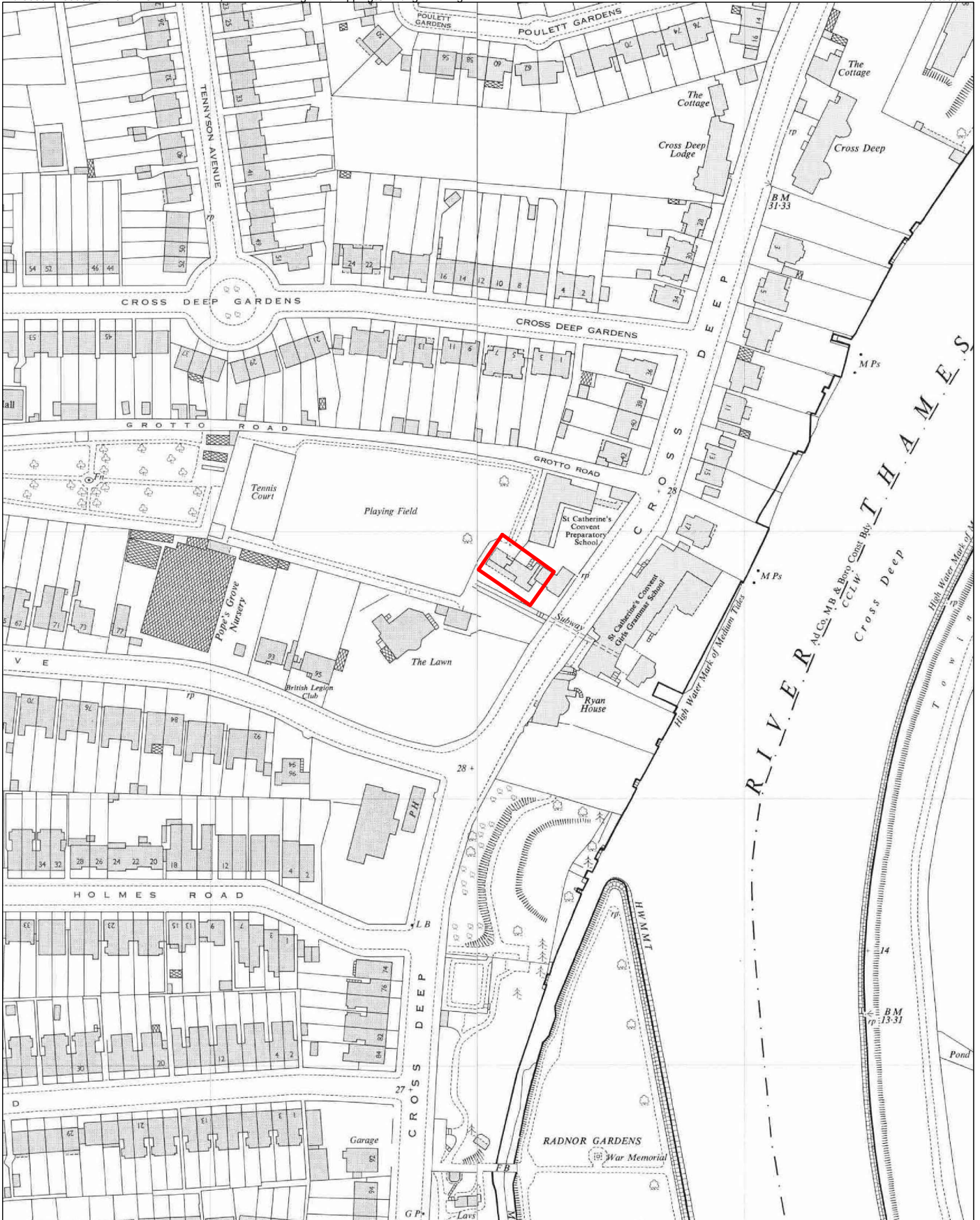
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Scale at A4: 1:2,000



Figure 9

1934 Ordnance Survey Map



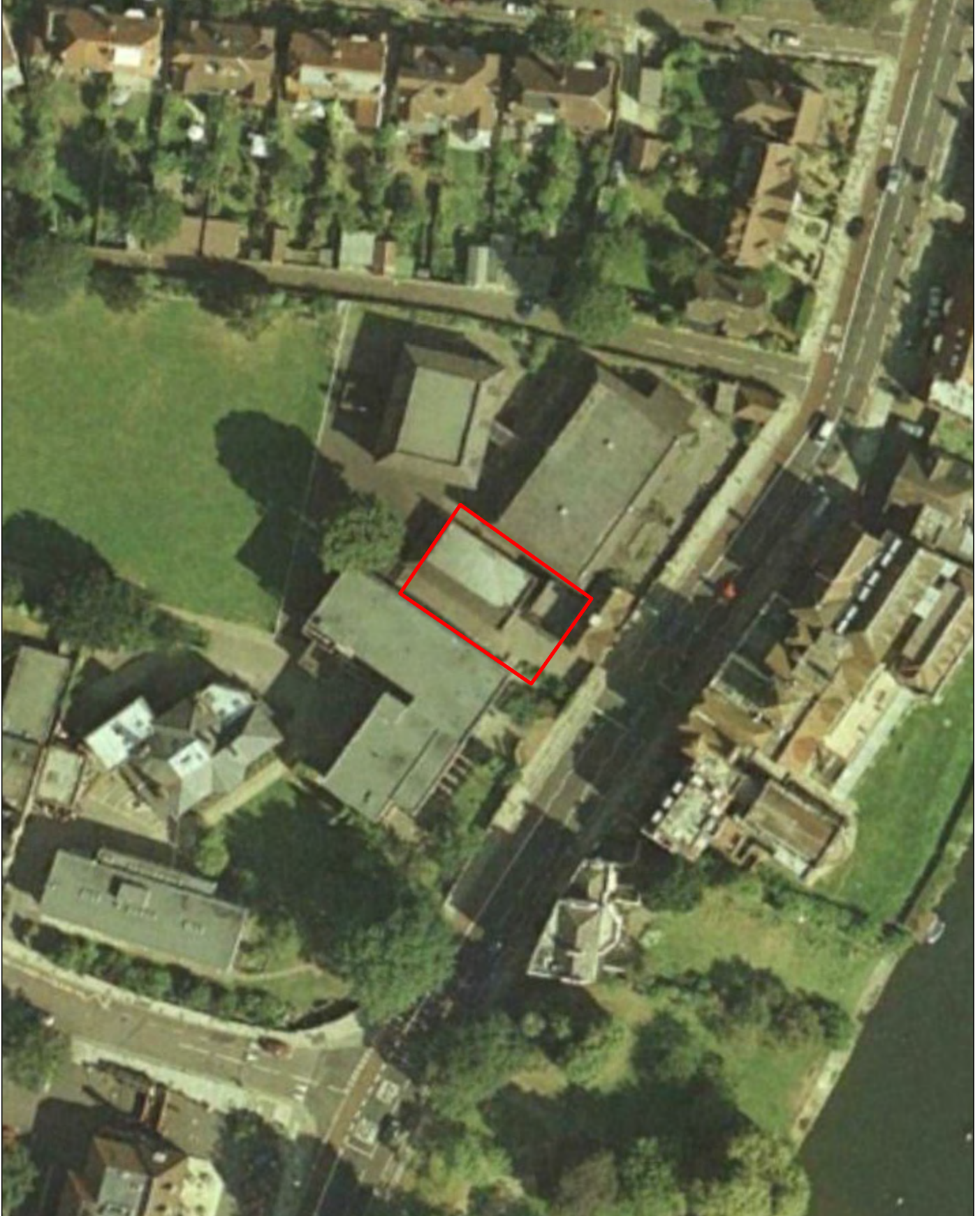
 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:2,000



Figure 10
1962 Ordnance Survey Map



 Site Boundary



Not to Scale:
Illustrative Only



Figure 12

2003 Aerial photograph
(Google Earth Image)



 Site Boundary



Not to Scale:
Illustrative Only



Figure 13

2010 Aerial photograph
(Google Earth Image)



 Site Boundary



Not to Scale:
Illustrative Only



Figure 14

2022 Aerial photograph
(Google Earth Image)



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