



The Lensbury,
Broom Road,
Teddington
TW11 9NU

Archaeological Desk-Based Assessment

March 2024

Ref 23-12283



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Date	19/02/2024	07/03/2024
Prepared by	S. Bell	S. Bell
Checked by	L. Arez	L. Arez
Authorised by	A.King	A. King

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1. Introduction

1.1 PROJECT BACKGROUND

1.1.1. Syntegra Group has been commissioned to produce an Archaeological Desk-Based Assessment (ADBA) in for The Lensbury, Broom Road, Teddington centred at TQ 16815 71192, hereafter referred to as the Site (Figure 1). The Site is located within the administrative boundary of the London Borough of Richmond Upon Thames.

1.1.2. The Site currently comprises two tennis courts and three mini tennis courts. The proposal seeks to re-configure the existing tennis courts to provide pickle ball and padel tennis courts. For full details of the proposed scheme, reference should be made to the plans and documents submitted with this application which should be fully viewed in tandem with this report.

1.1.3. The report has been produced in line with policies contained within The National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2023), the London Plan (Greater London Authority, 2021), and Richmond Borough Council’s Local Plan (London Borough of Richmond Upon Thames, 2018).

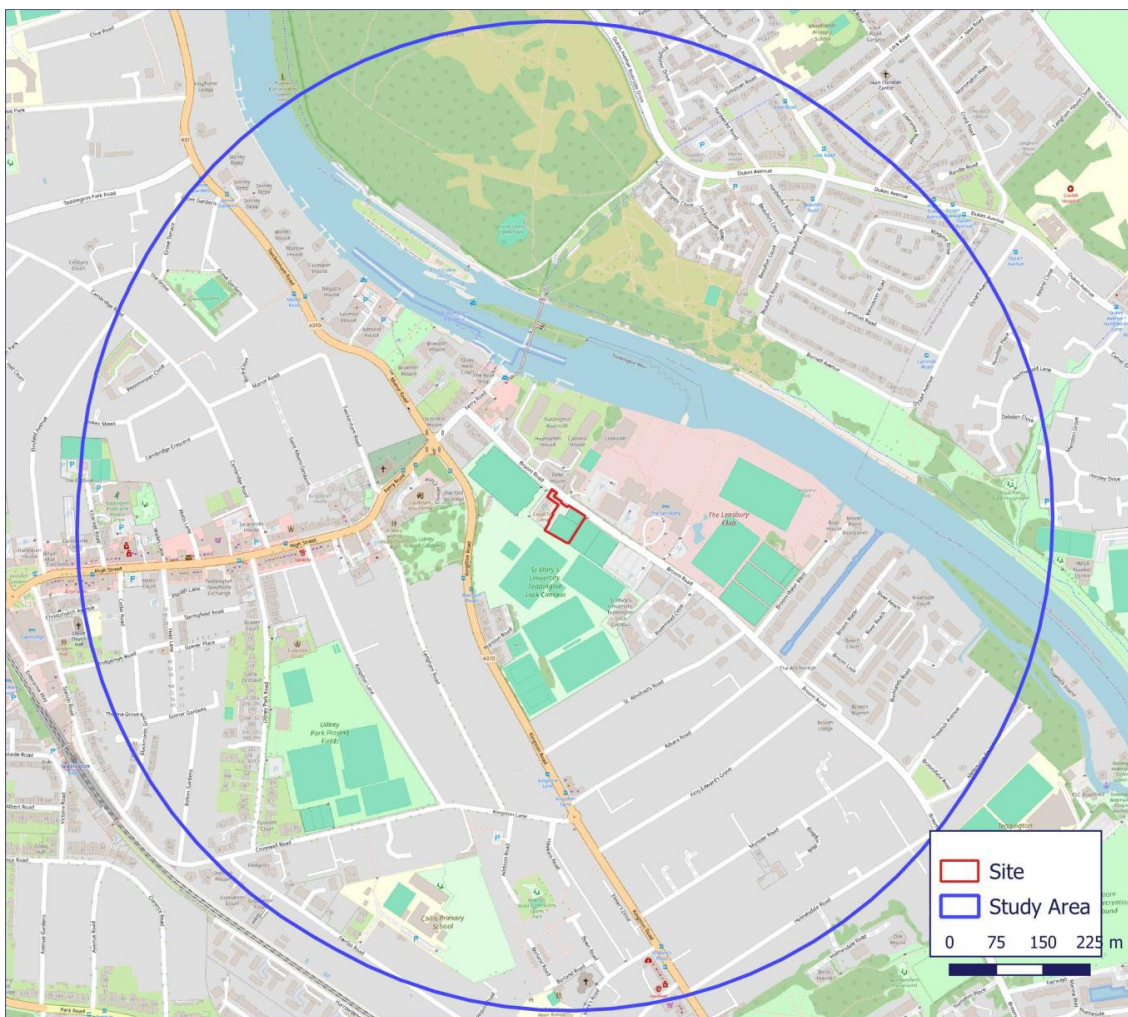


Figure 1 Site Location

1.2 AIMS AND OBJECTIVES

1.2.1 The Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015) states that desk-based assessments should ‘determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment’. The Chartered Institute for Archaeology states that a desk-based assessment should ‘enable reasoned ... decisions to be made as to whether to mitigate, offset or accept [archaeological impact] without further intervention’ (Chartered Institute for Archaeology, 2020). In accordance with this guidance, this report provides an assessment of the archaeological potential within the Site, and the potential for the proposed development to impact any archaeological remains that may be present within the Site.

1.2.2 Therefore, in line with this guidance, this ADPA will assess the impact of the proposed scheme and to provide a suitable strategy to mitigate any adverse effects, if required, as part of a planning application. The aim is achieved through five objectives:

- identify the presence of any known or potential archaeological assets that may be affected by the proposals;
- describe the significance of such assets, in accordance with the National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2023) and Historic England guidance (Historic England, 2015);
- Identify any factors which may have compromised an asset’s survival or significance;
- assess the likely impacts upon the significance of the asset(s) arising from the proposals,
- provide recommendations for further investigation and/or mitigation where required, aimed at reducing or removing any adverse effects or recording the assets prior to redevelopment.

1.3 RELEVANT LEGISLATIVE & POLICY CONTEXT

1.3.1 In determining any planning application for development, the local planning authority will be guided by current legislation, government planning policy, and the policy and guidance set by the relevant Local Planning Authority (LPA).

1.3.2 The applicable legislative and policy framework to this assessment includes the following:

- National Planning Policy: Section 16 of The National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2023)
- Regional Planning Policy: The London Plan 2021 (Greater London Authority, 2021)
- Local Planning Policy: London Borough of Richmond Upon Thames Local Plan (London Borough of Richmond Upon Thames, 2018) and
- National Planning Policy Guidance (NPPG) (Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government, 2019)

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (MINISTRY OF HOUSING, COMMUNITIES & LOCAL GOVERNMENT, 2023)

1.3.3 Section 16, paragraphs 195 to 214, of the framework sets out the national planning policy basis for conserving and enhancing the historic environment.

1.3.4 The NPPF describes heritage assets 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’. Paragraph 195 recognises that heritage assets are an irreplaceable resource and requires the significance of heritage assets to be considered in the planning process, whether designated or not.

1.3.5 Paragraph 200 places a duty on local planning authorities to require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. It emphasises that 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.

1.3.6 In accordance with the NPPF, this report is intended to provide a proportional assessment of the potential development impacts on heritage assets.

THE LONDON PLAN 2021 (GREATER LONDON AUTHORITY, 2021)

1.3.7 The London Plan was adopted in 2021 by the Greater London Authority. Policy HC1: Heritage Conservation and Growth, is relevant to this assessment.

1.3.8 Paragraph C states that ‘development proposals affecting heritage assets, and their settings, should conserve their significance by being sympathetic to the assets’ significance and appreciation within their surroundings. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

1.3.9 Paragraph D advises that ‘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.

LONDON BOROUGH OF RICHMOND UPON THAMES LOCAL PLAN (LONDON BOROUGH OF RICHMOND UPON THAMES, 2018).

1.3.10 The Council adopted their Local Plan in 2018. It contains “Policy LP 7: Archaeology” which is relevant to this assessment which states that:

The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting. Desk based assessments and, where necessary, archaeological field evaluation will be required before development proposals are determined, where development is proposed on sites of archaeological significance or potential significance.

2. METHODOLOGY AND SOURCES

2.1 METHODOLOGY

2.1.1 This ADBA has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2023) and to standards and guidance produced by Historic England (Historic England, 2015), and the Chartered Institute for Archaeologists (Chartered Institute for Archaeology, 2020).

2.1.2 In addition to the above, the proposed scheme will be assessed in relation to its compliance with the following principal sources:

- National Planning Policy Framework (Ministry of Housing, Communities & Local Government, 2023);
- Planning Practice Guidance (Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government, 2019);
- Conservation principles, policies and guidance for the sustainable management of the historic environment (Historic England, 2008);
- Historic Environment Good Practice Advice in Planning:
 - Planning Note 1: The Historic Environment in Local Plans (Historic England, 2015)
 - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)
- The London Plan 2021 (Greater London Authority, 2021); and
- The London Borough of Richmond Upon Thames Local Plan (London Borough of Richmond Upon Thames, 2018).

2.1.3 This ADBA will make an assessment of the likely potential for the site to contain archaeology, and the likely significance of this archaeology if present. It will summarise the below ground impacts of previous uses of the Site and provide an assessment of potential for this development to impact archaeology.

2.2 SOURCES

2.2.1 The table below provides a summary of the key data sources used to inform the production of this Archaeological Desk-Based Assessment. Occasionally there may be reference to heritage assets beyond the study site or surrounding study area, where appropriate, e.g., where such assets are particularly significant and/or where they contribute to current understanding of the historic environment.

Source	Data	Comment
Historic England	National Heritage List (NHL) with information on statutorily designated heritage assets	Statutory designations (scheduled monuments; statutorily listed buildings; registered parks and gardens; historic battlefields) can provide a significant constraint to development.
Greater London Historic Environment Record (GLHER)	Monument and event data	Monument data comprises finds and features associated with the archaeological and historic built environment. Event data comprises previous investigations including archaeological desk-based assessments, trial trench evaluations, excavations and watching briefs. To inform the production of this report, a 750m search of the GLHER was requested.
Ordnance Survey mapping	Ordnance Survey maps from the 1st edition (1860–70s) to present day.	Provides an indication of the development of settlements/ landscape through time as well as the possible date of any buildings on the site. Provides a good indication of past land use, the potential for archaeology and impacts which may have compromised archaeological survival.
Internet	Web-published local history; Archaeological Data Service	Many key documentary sources, such as the Victoria County History, the Domesday Book, and local and specialist studies are now published on the web and can be used to inform the archaeological and historical background. The Archaeological Data Service includes an archive of digital fieldwork reports.
The client	Planning data	Drawings of the existing and proposed development.

Table 1 Sources of Information

2.2.2 A HER Search of 750m was requested, measured from the Site boundary. This is considered to be a proportionate search radius to inform this assessment.

2.2.3. The HER Search resulted in a return of 20 activities and 41 monuments. Upon receipt of this data, a full analysis of the records was undertaken, but only those records considered relevant to the archaeological baseline of the Site have been discussed in this report. All finds or features discussed in this report are listed in the Gazetteer in Appendix 1 of this report.

2.3 LIMITATIONS

2.3.1 This assessment is a desk-based study informed by a Historic Environment Record Search and other sources, as outlined in Table 1. Whilst the HER is an invaluable record of the historic resource, it relies on the appropriate reporting of finds and features identified during building work, archaeological investigations, aerial photograph analysis, desk-based studies or fieldwalking. Therefore, the data held within it is not a complete record of the archaeological resource within an area.

2.3.2 Whilst this assessment has utilised available sources to surmise the Site’s potential for archaeological remains, there is always an element of uncertainty over the nature, extent and condition of the buried archaeological resource. Archaeological remains can be obscured by modern infrastructure, and/or give no visible indication of their presence at surface level.

3. SITE LOCATION, LANDSCAPE CONTEXT AND GEOLOGY

3.1.1 The Site is located south of Broom Road, east of Kingston Road, and north-west of St Winifred’s Road. The Site currently comprises two tennis courts and three mini tennis courts. The Historic Landscape Characterisation Data for the Site records it as “Public Open Spaces – Golf Course”. Whilst the broad public open space category is correct, it has wrongly been identified as a golf course when it currently comprises tennis courts. The landscape around the Site comprises commercial land to the north and residential development to the south.

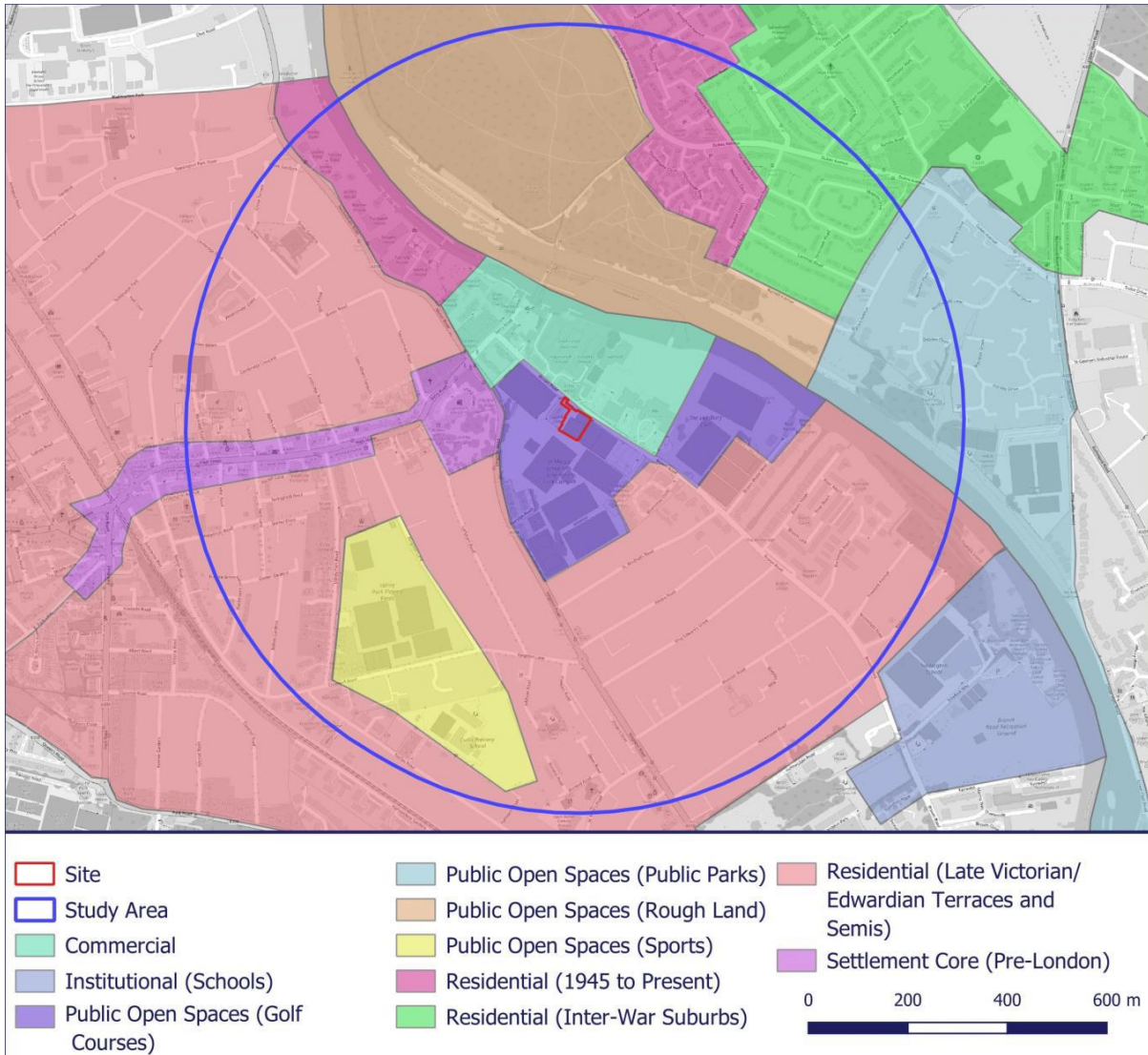


Figure 2 HLC Data

3.1.2 The site measures 6m above Ordnance Datum (aOD). The current banks of the River Thames are located 160m north of the Site. The underlying bedrock geology of the Site London Clay Formation (clay and silt), a sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period (British Geological Survey, 2023). The Site contains superficial Kempton Park Gravel Member (sand and gravel) formed between 116 and 11.8 thousand years ago during the Quaternary period. No boreholes have been extracted within the Site or in the immediate vicinity.

4. ARCHAEOLOGICAL CONTEXT

4.1.1 This section provides an overview of the Site's archaeological and historical background relevant to assessing its potential for archaeological evidence in accordance with the NPPF. This is based on accessible records. A gazetteer can be found in Appendix 1 and can be used to cross-reference the following text and figures with the original HER data.

4.2 ARCHAEOLOGICAL PRIORITY AREAS (APA)

4.2.1 The Site is located in Richmond APA: 2.19: Teddington. which reflects an area of potential associated with the historic settlement of Teddington and the riverside area along the west bank of the Thames, including the grounds of the former Broom Hall. The APA is classified as a Tier 2 because Teddington is a historic settlement with medieval origins, and there is potential for paleoenvironmental remains and prehistoric activity to be preserved within alluvium deposits along the Thames foreshore.

4.2.2 The Site is located 220m south of Richmond APA 2.12: Ham Fields. It covers a large area of undeveloped open land along the Thames riverside to the west of Ham. It is a Tier 2 APA because of a history of significant positive archaeological interventions made within the area. Prehistoric, Roman and Saxon finds have been discovered within the APA. The topographic and geological character of the area provided a favourable location for human occupation and settlement and there is potential for the survival of organic remains.

4.2.3 The Site is located 530m west of Kingston APA 2.1: Stevens Eyots and Kingston Thames Riverside. This APA covers the Thames riverside in the northern part of the Borough of Kingston. This APA is classified as Tier 2 because it is known to preserve geoarchaeological and/or archaeological evidence of past human activity within the Thames, its banks and lands close to its course. The APA includes Stevens Eyots within the Thames which has its own archaeological potential and falls within Kingston upon Thames.

4.3 DESIGNATED HERITAGE ASSETS

4.3.1 There are no Scheduled Monuments, World Heritage Sites, Historic Wrecks, Protected Military Remains, Historic Battlefields, or Registered Parks and Gardens located within the Site or Study Area.

4.3.2 There are no Listed Buildings within the Site, but there are 9 Listed Buildings within the study area, including two Grade II* Listed Buildings, and seven Grade II Listed Buildings (Figure 3). The Site is not located within a Conservation Area, but there are eight Conservation Areas located within the study area (Figure 3).

4.3.3 This report is intended to be an Archaeological Desk-Based Assessment only, focused on physical impacts on potential archaeological remains. As a result, this report will not be focused on non-physical effects on the significance of these assets, and these assets will only be discussed if directly relevant to the archaeological baseline of this report.



Figure 3 Archaeological Priority Areas and Designated Heritage Assets

4.4 PALAEOENVIRONMENTAL

4.4.1 Teddington APA (Figure 3) is partially designated as a Tier 2 APA because of its potential to contain Palaeoenvironmental remains within the eastern section of the APA, close to the banks of the River Thames. The potential is linked to the presence of alluvial deposits in the area, and a palaeochannel of the River Thames was recorded 210m north-east of the Site at the Lensbury Club in 2000 (Figure 4: A, (MOLA, 2000)). Despite alluvium being present in the surrounding area, the British Geological Survey does not record the presence of superficial alluvial deposits within the Site itself.

4.5 PALAEO-LITHIC (1,000,000-10,000 BC)

4.5.1 The Palaeolithic period began in 1,000,000 BC and ended in 10,000 BC and is the broadest and earliest archaeological period. Palaeolithic people lived as non-sedentary hunter-gatherers, likely focused along river systems which would have provided a wide variety of resources. As a result of their non-sedentary lifestyle, the presence of Palaeolithic artefacts is difficult to predict, and generally depends on an appropriate underlying geology sequence such as river terrace deposits. Palaeolithic artefacts generally comprise redeposited finds of lithics such as hand axes, flakes, and cores which are usually recovered from river terrace gravel deposits.

4.5.2. A Palaeolithic flint core has been recovered within Teddington, but is not recorded in the HER except as part of the description for the APA (Figure 3) itself, therefore its provenance is unknown.

4.5.3. The Site is considered to have low potential for evidence dating to the Palaeolithic.

4.6 MESOLITHIC (10,000-4,000 BC)

4.6.1 The Mesolithic period began in 10,000 BC and ended in 4,000 BC. Similar to the Palaeolithic, deposits or artefacts are most common along river valleys and in areas with topographical prominence. Artefacts dating to this period generally comprise redeposited lithics.

4.6.2 A flint pick-like implement was recovered from the river at Teddington, 460m north-west of the Site (Figure 4: B). River findspots are indicative of activity along the River Thames during this time, but due to the potential for finds to be carried by river currents they should not be considered categoric evidence for activity in the immediate vicinity of where they were recovered. A Mesolithic axe and stag's horn hammer have also been recovered within Teddington, but they are not recorded in the HER except as part of the description for the APA itself (Figure 3), therefore their provenance is unknown.

4.6.3 The Site is considered to have low potential for evidence dating to the Mesolithic.

4.7 NEOLITHIC (4,000-2,200 BC)

4.7.1 The Neolithic period began in 4,000 BC and ended in 2,200 BC. During this period, human lifestyle shifted from the hunter-gatherer non-sedentary lifestyle of the Palaeolithic and Mesolithic periods into sedentism. Domestication of livestock and crop resulted in the establishment of settlement sites, generally concentrated close to rivers and natural bodies of water. As a result of the shift towards landscape settlement and 'place making', this period is dominated by landscape monuments including causewayed enclosures, henges and funerary barrows.

4.7.2 Neolithic flint tools are recorded as having been recovered within Teddington in the APA (Figure 3) description. However, the HER records no finds dating to the Neolithic period within the APA.

4.7.3 Evidence dating to the Neolithic period comprises a single polished dark green doleritic axehead (Portable Antiquities Scheme, 2024) recovered from the river at Teddington Harbour (PAS Ref: CORN-256904, Figure 4: C), a leaf-shaped arrowhead recovered from the river 540m north-west of the Site (Figure 4: D), and two arrowheads recovered 470m north-east of the Site at Walkers Market Garden on the opposite bank of the River Thames to the Site (Figure 4: E).

4.7.4 The HER also records the recovery of a single flint core 440m south-west of the Site at Udney Park Road (Figure 4: F, (Wessex Archaeology, 1994)) and the recovery of several small flints at Rosebank, 690m south-west of the Site (Figure 4: G, (MOLA, 1993)). These flints were broadly dated to the prehistoric.

4.7.5 The Site is considered to have low potential for evidence dating to the Neolithic period.

4.8 BRONZE AGE (2,200-800 BC)

4.8.1 The Bronze Age period began in 2,200 BC and ended in 800 BC and is defined by the adoption of bronze as the primary material for tools and weapons. The Bronze Age is also characterised by an increase in trade which is illuminated by the use of bronze as a material, as the copper and tin ores required to produce bronze do not generally naturally occur in proximity to each other. Similarly to the Neolithic period, landscape monuments are also established during this period with round barrows being the most numerous.

4.8.2 A Bronze Age spearhead has been recovered within Teddington, but is not recorded in the HER except as part of the description for the APA itself (Figure 3), therefore its provenance is unknown. The HER records the discovery of an arrowhead 470m north-east of the Site at Walkers Market Garden on the opposite bank of the River Thames to the Site (Figure 4: E).

4.8.3 The Site is considered to have low potential for evidence dating to the Bronze Age.

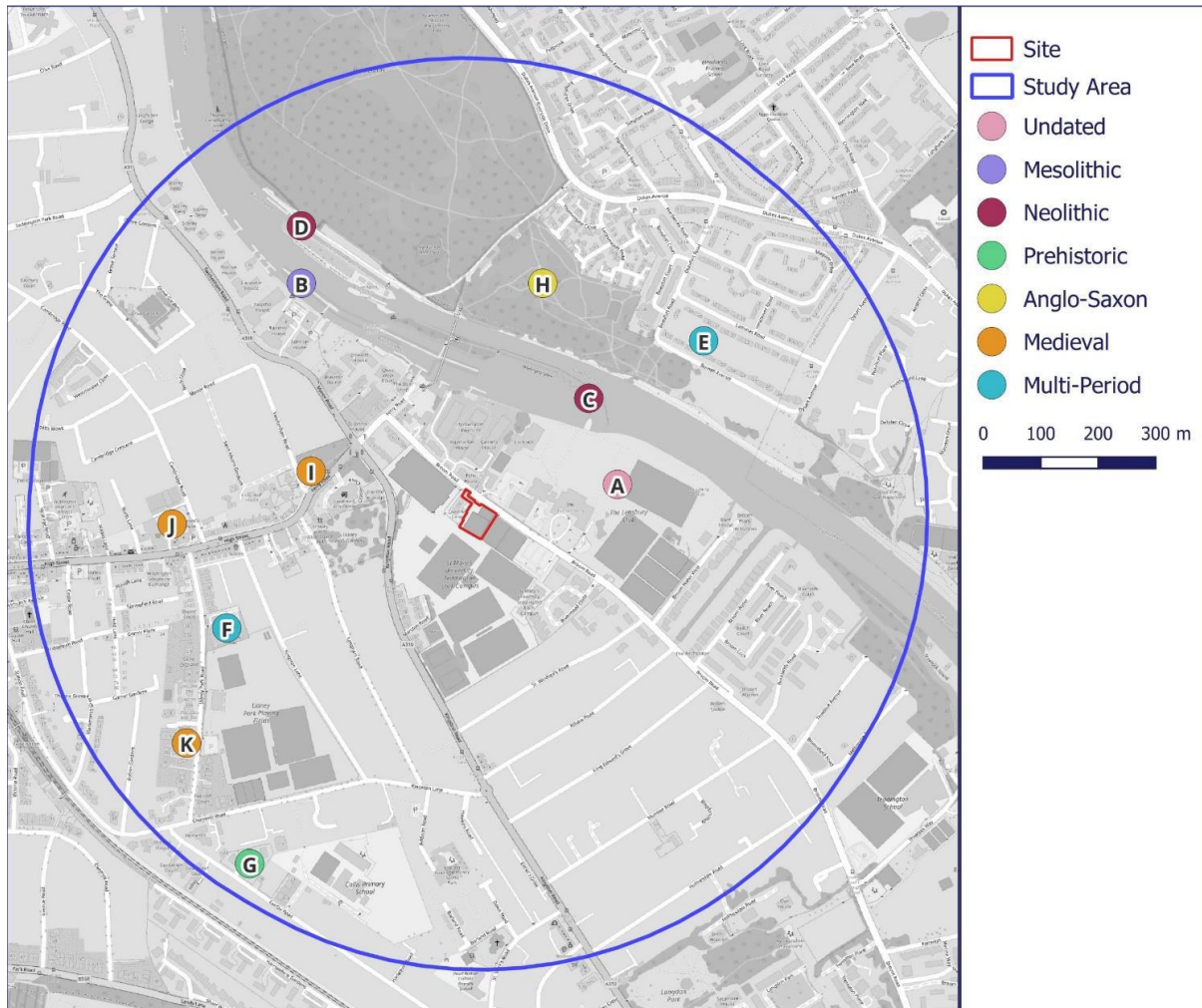


Figure 4 Archaeological Resource within the Study Area

4.9 IRON AGE (800 BC TO AD 43 AD)

4.9.1 The Iron Age period began in 800 BC and ended in AD 43. It is characterised by its agrarian economy and established settlements. Features dating to this period are generally associated with the field systems, cattle enclosures and roundhouses which developed during this period.

4.9.2 No finds or features dating to the Iron Age have been identified within the study area. The Site is considered to have low potential for evidence dating to the Iron Age.

4.10 ROMAN (AD 43-410)

4.10.1 During the Roman period, important areas of settlement were connected by Roman Roads. The development of a road system also led to development of new settlements, particularly in areas where multiple roads or travel routes converged. The highest concentration of Roman finds and features can be found within these settlements and along these roads.

4.10.2 The closest Roman road to the Site as identified by the Rural Settlement of Roman Britain Database was the Devil's Highway located 5.3km north of the Site, which connected London (17km north-east of the Site) to Silchester (54km south-west of the Site) via Staines (13km west of the Site).

4.10.3 No features dating to the Roman period have been identified within the study area.

4.10.4. The HER records the recovery of two very abraded sherds of Roman pottery 440m south-west of the Site at Udney Park Road (Figure 4: F, (Wessex Archaeology, 1994)). A few chance finds of pottery, glass and coins are mentioned in the description for Teddington APA (Figure 3) but their provenance is unknown, as with the exception of the pottery recorded at Udney Park Road no evidence dating to the Roman period is recorded within the APA or the study area.

4.10.5 The Site is considered to have low potential for evidence dating to the Roman period.

4.11 ANGLO-SAXON/EARLY MEDIEVAL (410-1066)

4.11.1 After the decline of Roman rule in the 5th century, Germanic peoples from northern Europe crossed the North Sea and settled in eastern Britain. Whilst the population of migrants is generally considered to be small, they had a lasting impact on the development of England. The Old Germanic languages they brought with them developed into Old English, and they established a series of kingdoms which would later unify to form England. Furthermore, during this period the prevailing religion of the population changed from paganism to Christianity.

4.11.2 Though there has historically been a tendency to refer to the Anglo-Saxon period as the 'Dark Ages' due to the lack of documentary sources during this time, a significant wealth of written documents and histories dating to this period have survived to the present day. These documents often represent the first time a place name is documented, in some cases predating the Domesday Book by centuries. They also provide us with an idea of a place's importance during this time – the greater the number of references to a place during the Anglo-Saxon period, the more likely it was that it was of greater importance. However, it should be noted that lack of documentary evidence does not necessarily equate to somewhere being of less significance, as most documentary sources during this time will have been lost as a result of Viking attacks, fire or water damage, decay, the sacking of the monasteries by Henry VIII or even simply human error. For those documents which have survived, in most cases for over 1000 years, they offer a glimpse of the variety of written material which may once have been available in relation to a particular place.

4.11.3 The placename of Teddington has Anglo-Saxon origins, loosely translating to settlement of Tuda or Tuda’s Farm and it is mentioned in two documentary sources (PASE, 2024). A charter purporting to date to 969 but likely a mid-12th century forgery records King Edgar’s confirmation of Westminster Abbey’s land at Staines with Teddington amongst other locations (E-Sawyer 2024, S 774). Forged charters were generally created around the time of 1066, the Norman Conquest, as monasteries sought to provide evidence that they had ownership over their estates. Sometimes, these charters would attempt to replicate charters lost over the preceding centuries or provide written evidence of land grants that may have originally been made verbally. Therefore, even forgeries can be useful in establishing land ownership during the early medieval period.

4.11.4 An authentic will dating to 968-971 records ealdorman Aelfheah’s bequest of land at Teddington to his son, Godwine (E-Sawyer 2024, S 1485).

4.11.5 An Anglo-Saxon Grubenhuis (sunken feature building) was discovered 380m north of the Site, on the opposite bank of the River Thames at Ham. Finds recovered at the Grubenhuis site included domestic pottery, un-baked clay loom weights and animal bones (Rahtz, 1976). However, no evidence dating to the Anglo-Saxon period has been identified within Teddington or any part of the study area on the south side of the Thames.

4.11.6 The Site is considered to have low potential for evidence dating to the Anglo-Saxon period.

4.12 MEDIEVAL (1066-1540)

4.12.1 During the medieval period settlements developed, both within areas that had been settled in earlier periods (London, Colchester etc) and in entirely new areas. These settlements, which were generally focused around manors, trade routes and churches, are the origin of many hamlets, villages and towns throughout the country. Around these settlements, agricultural hinterlands were established to provide resources for use within these settlements, and commodities to trade with the wider area.

4.12.2 The Domesday Book is a detailed record of landholdings which was compiled in 1086 (Powell-Smith, 2023). Teddington is not referenced in the Domesday Book but manors are recorded at Petersham and Kingston, with populations of 17 households and 105 households respectively.

4.12.3 The APA description for Teddington suggests that it belonged to Westminster Abbey in the later 13th century, but the 12th century forged charter suggests that Westminster lay claim to Teddington at least as early as the 12th century. The parish had a chapel which was first recorded in 1217-1218, and was probably located on the same site as the Tudor church of St. Mary’s, which is located 270m west of the Site (Figure 4: I). The Manor house is shown on Ordnance Survey maps until 1899, and was located just north of the Church.

4.12.4 Settlement would have generally been focused along the high street during the medieval period, with the surrounding area comprising open fields. Whilst many of these fields would have been agricultural land, it is likely that those closer to the river were used as water meadows or for seasonal grazing. The proximity of the Thames would have assisted with the prosperity of Teddington during the medieval period. It was a major routeway for trade and travel, and it is likely that a ferry was located around the Teddington area, creating a crossing point over the River to Ham. Fishing would also have been a significant source of employment for people during this time, and a fishing weir was located here between 1345 and 1535.

4.12.5 Within the study area, the only medieval feature identified by the HER is a ditch recorded 500m west of the Site (Figure 4: J). The ditch contained pottery dating from 1270-1500. A single hiltless bronze 'toy dagger' was recovered 600m south-west of the Site at Udney Park Road, and likely dates to the 15th century.

4.13 POST-MEDIEVAL (1540-1901) AND MODERN (1901 TO PRESENT)

4.13.1 During the post-medieval period, settlement continued to develop alongside both sides of the high street, in a typically linear pattern. During the 17th and 18th centuries, Teddington was a focal point for upper class settlement, and many large houses were constructed in the area at this time. Fishing and boat building continued to be important industries in the area during this time. In 1863, Teddington Station was opened. This led to rapid population growth, and supported growth of new industries in the area including the famous Teddington film studios which opened half a century later in 1912.

4.13.2 In the post-medieval and modern periods, cartographic sources are useful in illustrating the development of the Site and study area over time.

4.13.3 The 1871 Ordnance Survey Map (Figure 5) shows the Site comprising open fields to the east of the historic settlement core of Teddington. It likely formed part of the agricultural hinterland of the settlement during this time. Large houses are depicted in the area around the Site, including Broom Lodge depicted to the north, and these illustrate that the area was a focus for upper class settlement at this time though the Site itself was never developed.

4.13.4 By 1894, a few small enclosures are depicted close to the road, within the north of the Site. These likely reflect small pens for animals such as horses. A long linear enclosure is depicted running through the centre of the Site on a north-east to south-east alignment. By 1915, an additional division was created within the field, extending from the linear enclosure on a north-west alignment beyond the Site boundary.

4.13.5 The Lensbury Club was founded in 1920 as a sports and social club for employees of Shell (The Lensbury, 2024), and it is likely the tennis courts depicted in the Site on the 1936 map were built around this time. During World War II, Club activities ceased when The Lensbury was used as Shell's head office. A series of air raid shelters were constructed beneath it but these have since been demolished.

4.13.6 The 1960 Ordnance Survey Map shows that the Tennis Court within the Site was used as a bowling green in the 1960s. However, it was subsequently returned to use as a Tennis Court before the end of the 20th century.

The Site presently comprises two tennis courts and three mini-tennis courts, confirming that the Site has undergone very limited changes since the mid-20th century.

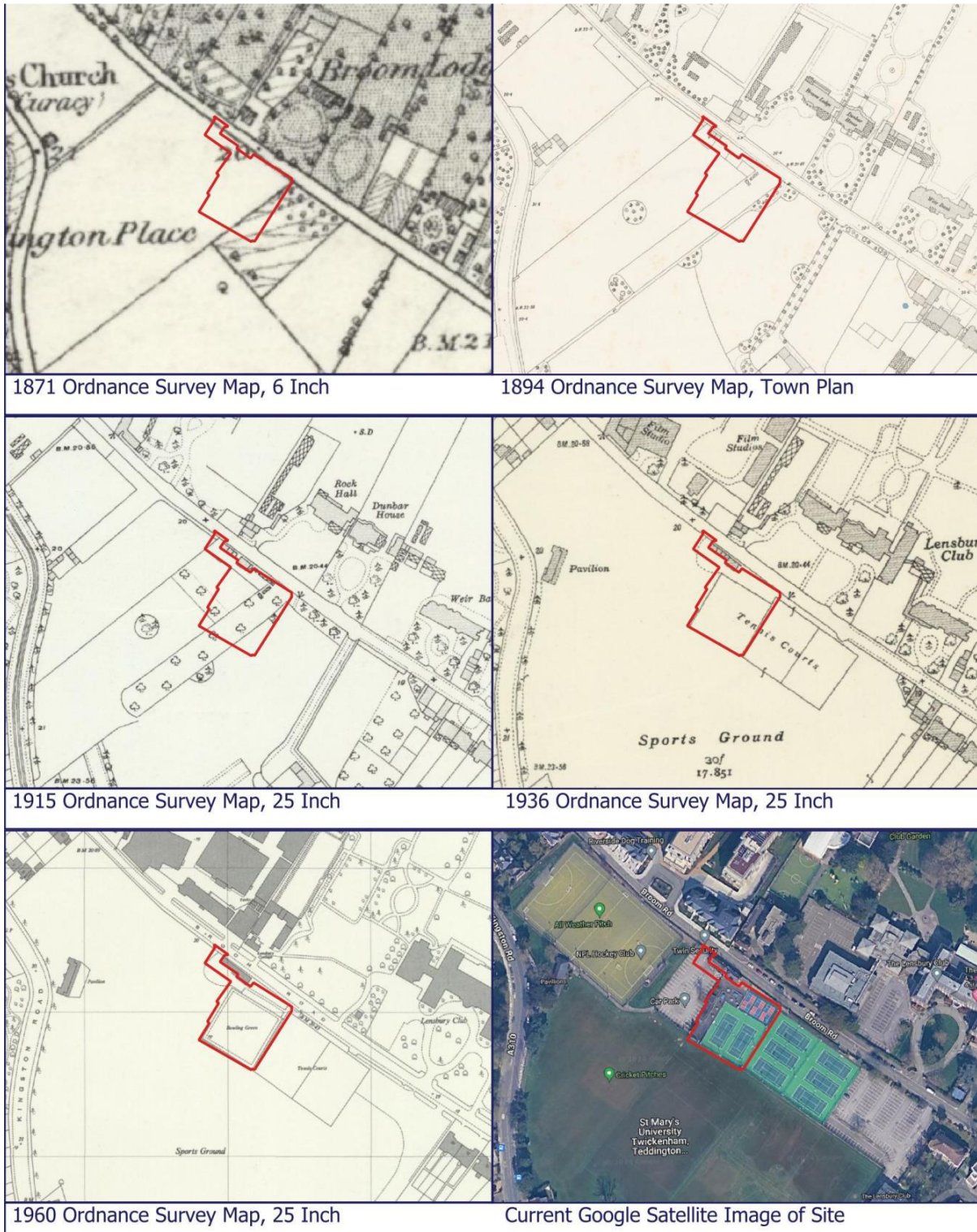


Figure 5 Historic Mapping and Aerial Imagery, 1871 to Present

5. IMPACTS OF PREVIOUS DEVELOPMENT, ARCHAEOLOGICAL POTENTIAL, AND POTENTIAL DEVELOPMENT IMPACTS

5.1 IMPACTS OF PREVIOUS DEVELOPMENT

5.1.1 Construction of a tennis court and bowling green within the Site in the 20th century will have resulted in levelling of the Site to create an even playing field. Cutting of drainage ditches and installation of fences and other equipment necessary to create the courts will likely have resulted in localised truncation within the Site.

5.2 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

5.2.1 The archaeological potential of the Site, by period, is summarised in Table 2. Where a moderate or high potential for finds has been identified, this will be discussed in more detail below, and an assessment of their likely significance will be given. Significance is a concept that forms the foundation of conservation philosophy. The NPPF states that heritage ‘assets are an irreplaceable resource and 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’ (Ministry of Housing, Communities & Local Government, 2023).

Period	Potential
Palaeolithic	Low for features, low for finds
Mesolithic	Low for features, low for finds
Neolithic	Low for features, low for finds
Bronze Age	Low for features, low for finds
Iron Age	Low for features, low for finds
Roman	Low for features, low for finds
Anglo-Saxon/Early Medieval	Low for features, low for finds
Medieval	Low for features, low for finds
Post-Medieval	Low for features, low for finds
Modern	Moderate for features, low for finds

Table 2 Archaeological Potential

MODERN – MODERATE POTENTIAL FOR FEATURES, LOW POTENTIAL FOR FINDS

5.2.2 The Site has potential for features associated with the tennis courts and bowling green which have been present within the Site since the 1920s. Such features are not considered to be of archaeological significance.

5.3 POTENTIAL DEVELOPMENT IMPACTS

5.3.1 This section will set out the development proposals, and likely development impact on any potential archaeological remains within the Site.

5.3.2 The Site as existing is shown on Figure 6. It is proposed for redevelopment comprising “Alterations to site layout including the removal, addition and reorientation of courts; removal and erection of lighting columns; removal and erection of court enclosures; part -demolition and extension of the existing retaining wall and the erection of stands in association with the tennis/ mini-red junior tennis, pickleball and padel tennis use”. The proposed development layout is shown on Figure 7. For further information, please see the plans submitted as part of the full planning application.

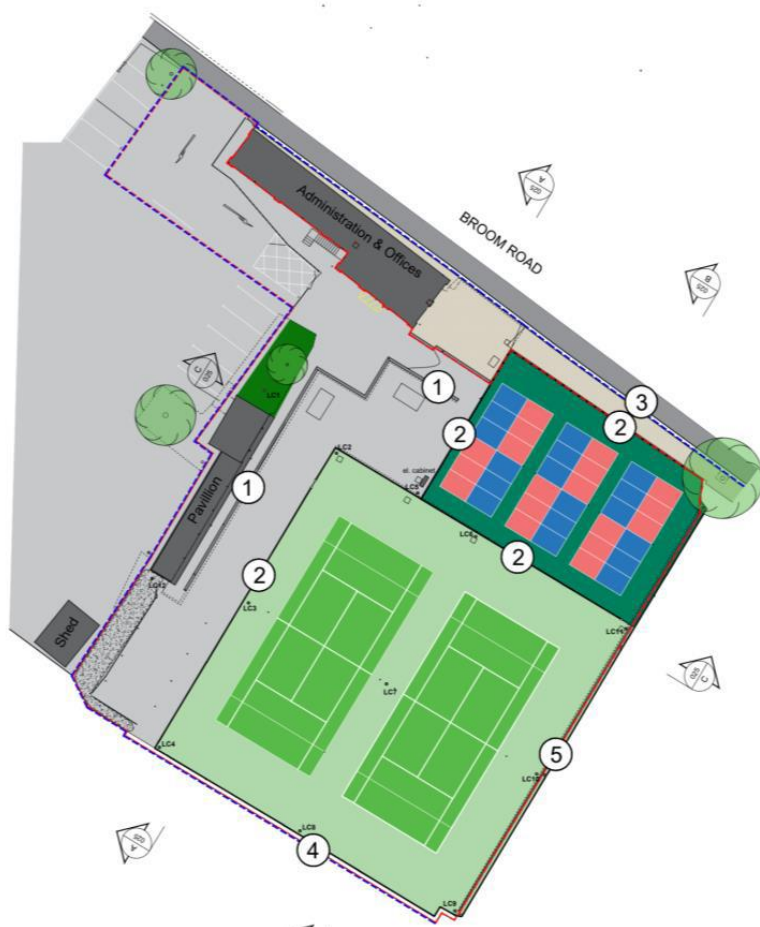


Figure 6 Site as existing

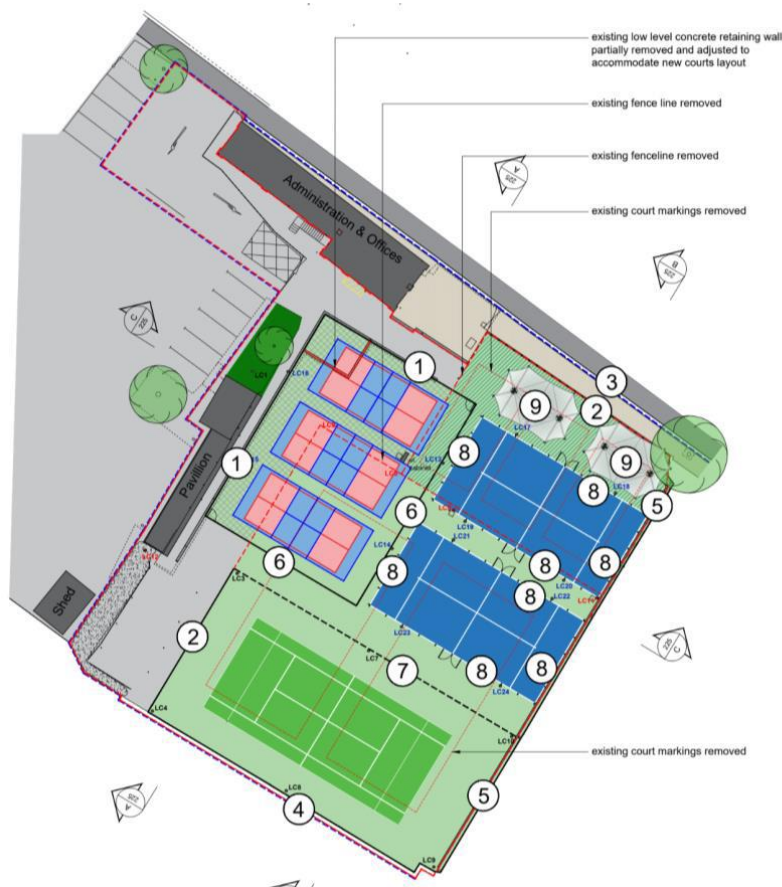


Figure 7 Site as proposed

5.3.3 It is considered that the proposed development will not result in significant below ground impacts beyond areas and depths already severely impacted by construction of previous tennis courts and bowling greens. It is therefore considered unlikely that the development has the potential to result in the damage to or loss of buried archaeological remains which may be present within the Site.

5.3.4 On this basis, no further archaeological mitigation measures are recommended for this Site.

6. CONCLUSIONS

6.1.1 This archaeological desk-based assessment draws together the available archaeological, historical, topographical and landuse information in order to clarify the archaeological potential of the Tennis Courts at the Lensbury, which are proposed for redevelopment comprising reorientation of existing courts to create new tennis, pickleball and padel courts. The assessment addresses the information requirements set out in the NPPF and the Local Plan.

6.1.2 The Site is located within Teddington APA. However, limited archaeological evidence is recorded within the study area, and no evidence dating to any period has been identified within the Site or its vicinity.

6.1.3 The Site is considered to have low potential for evidence predating construction of tennis courts in the 1920s.

6.1.4 It is considered that the proposed development will not result in significant below ground impacts beyond areas and depths already severely impacted by construction of previous tennis courts and bowling greens. It is therefore considered unlikely that the development has the potential to result in the damage to or loss of buried archaeological remains which may be present within the Site.

6.1.5 On this basis, no further archaeological mitigation measures are recommended for this Site.

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APPENDIX ONE: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Name	Period	HER Ref
A	Lensbury Club Gymnasium, Water Channel	Undated	107590
B	Pick	Mesolithic	141348
C	Polished dark green doleritic axehead,	Neolithic	95179
D	Leaf-shaped arrowhead	Neolithic	134964
E	Leaf-shaped arrowheads	Neolithic	98452
F	Single flint core of broad Prehistoric date and two very abraded sherds of Roman pottery, found at Udney Park Road	Prehistoric and Roman	141994 150441
G	Rosebank flint finds	Prehistoric	129889
H	Grubenhaus	Anglo-Saxon	147312
I	Church	Medieval	133262 111408
J	Ditch	Medieval	101877
K	Findspot of a toy dagger	Medieval	146010