

ARCHAEOLOGY
REPORT

42 TEDDINGTON HIGH STREET
November 2023

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ARCHITECTS

ARCHAEOLOGY REPORT

Introduction

- This report defines the archaeology searches carried out for 42 High Street Teddington to accompany an application for redevelopment of the site. The application is to demolish the existing 2 storey building from the early 1960's and replace it with a mixed use 4 storey development and basement.
- The site sits in the London Borough of Richmond upon Thames. Teddington has a documented history as a settlement reaching back 800 years.
- The site sits within the High Street (Teddington) Conservation Area 37.



Location plan. Site in red.



ARCHAEOLOGY REPORT

History

- Teddington, otherwise known as Tuddington or Totynton, was a small village in the Hundred of Hounslow.
- In 1066 King Edward the Confessor gave the manor as a gift to Westminster Abbey which he had founded. The village started near the river and grew along the route of the present High Street.
- Farming was the predominant occupation, with the majority of the inhabitants working on the land.
- In 1536 King Henry VIII acquired the manor and it remained in the hands of the crown until the death of Queen Elizabeth in 1603 when it was granted by King James I to John Hill, Auditor of the Exchequer to the Queen. Teddington then became an independent manor.
- Subsequently the gentry built large houses up the High Street. The site is thought to be in the garden of one such house "The Cedars".
- In 1863 the railway arrived, a year later the manor was sold for building land, and the development of Teddington began.
- From a population of about 1000 in 1860 it grew to 10,000 in 1900. Most of the current roads had been opened, and Teddington had become a town.

(For a more detailed assessment refer to the Heritage Statement accompanying the submission.)

Architecture

- The High Street is now composed of traditional brick buildings from the 18th to 20th century era, with a predominance of Victorian and Edwardian buildings. Lloyds Bank 1929 stands out as a stone frontage of excellence, Grade II listed.

Geology

- The site lies in the gravel plain of the River Thames, approximately 620m to the west side of the river. Kempton Park Gravel overlays London Clay. (Ref: Basement Impact Assessment)
- The natural ground level is approximately 8.29m Above Ordnance Datum.

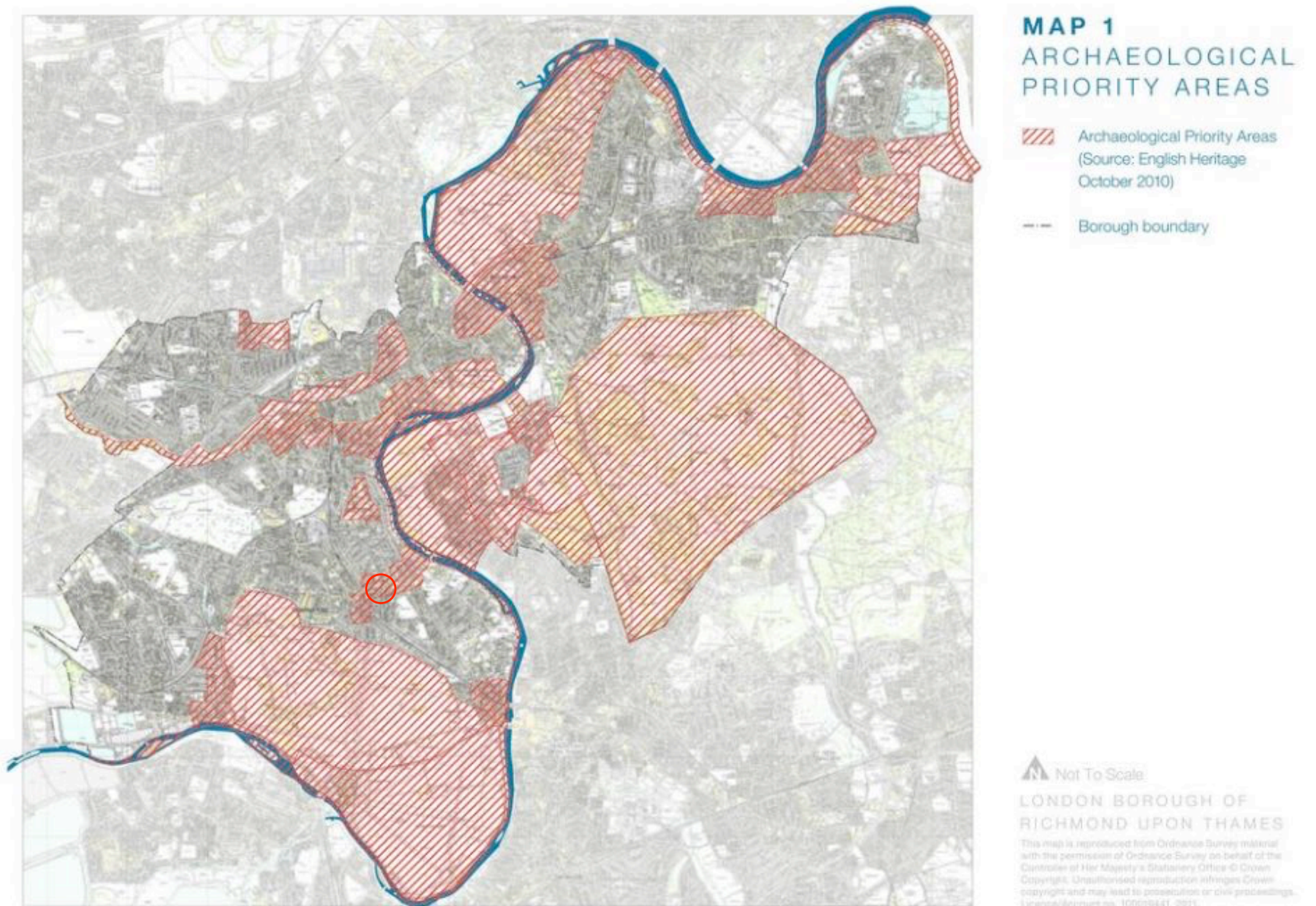
1864 Map - site in red



ARCHAEOLOGY REPORT

LBRuT Planning Policy

- The Adopted Development Management Plan, Policy DM HD4 Archaeological Sites sets out to safeguard the archaeological heritage within the borough.
- The Policy is accompanied by a map showing where the archaeological priority areas are. The site is within one such area of archaeological potential. (See Map 1 reproduced from LBRuT website - site circled in red)



ARCHAEOLOGY REPORT

Archaeological Consultation

- The developer has consulted with both Heritage England (HE) and the Greater London Archaeological Advisory Service (GLAAS). GLAAS has referred the enquiry back to HE.
- Consultations sought to establish if there was any known archaeological history to the site or immediate surroundings.
- Heritage England have responded with a search of their records of archaeological data centred on the site for a 250m radius.
- This has identified 3 Monuments and 3 Events (defined as excavations, watching briefs, etc by HE). The descriptions for these records are in Appendix 1.
- The site address has been searched for statutory designations using the National Heritage List for England at Historic England. No results were returned.
- The site address has been searched on the Historic Environmental Record (HER). No results were returned.

Conclusion

- This desktop study has shown there is no recorded evidence of archaeology on the site beyond the current building (HSBC Bank circa 1962) and one former building (possibly a confectioners built between 1908 and 1912).
- Therefore the site holds a low archaeological significance, however given the site location is within an archaeological priority area it is expected that this aspect will be controlled by a planning condition requiring a watching brief to monitor the development groundworks and to record any archaeological evidence revealed.

ARCHAEOLOGY REPORT

APPENDIX 1

- Heritage England descriptions for records of archaeological data centred on the site for a 250m radius. Search date 13.11.17.
- 3 Monuments:
 - Kingston Branch Railway (UI: 1377460)
 - Teddington Station (UI: 509456)
 - Teddington Lido (UI: 1442674)
- 3 Events:
 - Trench excavations at 111 & 119 Teddington High Street (UI: 1432408)
 - Desk based archaeological assessment of land to the rear of 82 High Street Teddington (UI: 1467170)
 - Monitoring of development groundworks at 70 High Street & Rowan House (UI: 1485770)

Copies of the records follow.

HISTORIC ENGLAND MONUMENT REPORT

KINGSTON BRANCH RAILWAY

Unique Identifier: 1377460

NMR Number: LINEAR 1609

Location

Kingston Upon Thames (District)
Greater London Authority

OSGB Grid Reference TQ 15 73 (linear)

Summary

The Kingston Branch Railway opened in 1863 from Twickenham to Kingston. With the extension of the line to Malden, (Linear 1610), it became part of the Kingston Loop Line.

Status

Other Identifiers

Notes

Sources

- 1 H P White, 1971: Greater London in A regional history of the railways of Great Britain, Vol vol.3, Page(s) 57

Related Events and Archives

Any event and or archive records linked to this monument are outlined below. For further details please contact the Historic England Archive quoting the Unique Identifier and NMR Number of this monument record and the identifying numbers and titles of items of interest.

Related Event Records There are no related event records for this monument

Related Archive There are no related archives for this monument.

HISTORIC ENGLAND MONUMENT REPORT

TEDDINGTON STATION

Unique Identifier: 509456

NMR Number: TQ 17 SE 118

Location

Richmond Upon Thames (District)
Greater London Authority

OSGB Grid Reference TQ 160 708 (centre / point)

Summary

Railway station on the Kingston Branch Railway, opened in 1863.

Status

LISTED BUILDING GRADE II

Other Identifiers

NBR Index Number - 24058

Unified Designation System UID - 1410351

Notes

Listed. For the designation record of this site please see The National Heritage List for England. (1-2)

Sources

- 1 List of Buildings of Special Architectural or Historic Interest
Richmond Upon Thames, 13-NOV-2012
- 2 World Wide Web page
English Heritage, 2012. National Heritage List for England <<<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1410351>>> [Accessed on 14-NOV-2012]

Related Events and Archives

Any event and or archive records linked to this monument are outlined below. For further details please contact the Historic England Archive quoting the Unique Identifier and NMR Number of this monument record and the identifying numbers and titles of items of interest.

Related Event Records There are no related event records for this monument

Related Archive

File Number

BF024058 TEDDINGTON STATION, RICHMOND UPON THAMES

HISTORIC ENGLAND MONUMENT REPORT

TEDDINGTON LIDO

Unique Identifier: 1442674

NMR Number: TQ 17 SE 127

Location

Vicarage Lane
Teddington
Richmond Upon Thames (District)
Greater London Authority

OSGB Grid Reference TQ 16098 71229 (centre / point)

Summary

A former lido, which opened in 1931, now an indoor swimming pool. The architect of the lido was HC Hunt. It featured an outdoor swimming pool, which it measured 120 by 48 foot, with a depth of between 2 foot nine inches and 10 foot, it had a capacity of 240,000 gallons. It cost approximately £8000. It closed after 1975 and reopened in 1978 as an indoor swimming pool. There is also an open air paddling pool: however it is not clear if this was part of the original lido.

Status

Other Identifiers

Notes

Teddington Lido, Vicarage Road, opened 1931, The pool measured 120 by 48 foot. The architect was HC Hunt. (1)

Teddington Lido, Vicarage Road, Teddington TW11 8EZ. The lido opened on 26-AUG-1931. The architect of the lido was HC Hunt. It featured an outdoor swimming pool, which it measured 120 by 48 foot, with a depth of between 2 foot nine inches and 10 foot, it had a capacity of 240,000 gallons. It cost approximately £8000. It closed after 1975 and reopened in 1978 as an indoor swimming pool. There is also an open air paddling pool. (2)

Swimming Bath, centred at TQ 16098 71229 (NAT) is depicted on the digital version of interwar period OS Historical Mapping. (3)

Sources

- 1 Smith, J., 2005: Liquid Assets: The lidos and open air swimming pools of Britain., Page(s) 178
<http://www.playedinbritain.co.uk/books/liquid-assets.php>
- 2 World Wide Web page
Oliver Merrington. 2006. Lidos in the United Kingdom <<<http://www.lidos.org.uk>>> [Accessed 02-JUN-2006]
- 3 Ordnance Survey Map (Scale / Date)
1:2500, 1919-1939, OS Historical Mapping Epoch 3.

Related Events and Archives

Any event and or archive records linked to this monument are outlined below. For further details please contact the Historic England Archive quoting the Unique Identifier and NMR Number of this monument record and the identifying numbers and titles of items of interest.

Related Event Records There are no related event records for this monument

Related Archive There are no related archives for this monument.

HISTORIC ENGLAND ACTIVITY REPORT

97-111, 119 HIGH STREET, TEDDINGTON

Evaluation

2002 - 2002

Unique Identifier: 1432408

Parent Project: 621119 Excavation Index

Roles attached to Activity:

Director of fieldwork	GILES DAWKES
Auspices	AOC Archaeology Limited
Funding Body/Financier	Developer
Finds Holder	Museum of London
Archive Holder	National Monuments Record Centre
Archive Holder	Museum of London

Site Location:

Richmond Upon Thames (District)
Greater London Authority

OSGB Grid Reference: TQ 1628 7118 (centre / point)

General Site Classification:

MEDIEVAL

MONUMENT TYPE

BOUNDARY DITCH

POST MEDIEVAL

MONUMENT TYPE

BOUNDARY DITCH

Notes:

Site code: HTG02. Five trenches excavated in advance of proposed development, recording medieval and post medieval boundary ditches.

NMR Microfilm Index; PRN: 9988.

Sources:

* Full report:

AOC Archaeology Ltd [assessment & evaluation reports]

Dawkes G/2002/97-111 & 119 High Street, Teddington, LB Richmond: results of an archaeological evaluation.

Related Monuments and Archives:

Any monument and or archive records linked to this activity are outlined below. For further details please contact the Historic England Archive quoting the Unique Identifier of this activity record and the identifying numbers and titles of items of interest.

Related Monument Records: There are no related monument records for this activity

Related Archive:

CONTEXT SHEET - EXCAVATION Held by Museum of London

REPORT - INTERIM, RESEARCH, Held by Museum of London

HISTORIC ENGLAND ACTIVITY REPORT

SPECIALIST, ETC

PLAN - EXCAVATION

SECTION

MICROFILM

INDEX - FINDS

Held by Museum of London

Held by Museum of London

Held by National Monuments Record Centre

Held by Museum of London

HISTORIC ENGLAND ACTIVITY REPORT

82 HIGH STREET, TEDDINGTON

Desk Based Assessment

2003 - 2003

Unique Identifier: 1467170

Parent Project: 621119 Excavation Index

Roles attached to Activity:

Auspices	Oxford Archaeology (formerly OAU)
Archive Holder	Greater London Archaeology Advisory Service

Site Location:

Richmond Upon Thames (District)
Greater London Authority

OSGB Grid Reference: TQ 1621 7110 (centre / point)

General Site Classification:

UNCERTAIN	MONUMENT TYPE	SITE
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Notes:

Sources:

- * Full report:
Oxford Archaeology [assessment & evaluation reports]
Beamish H/2003/Land to the Rear of 82 High Street, Teddington, London. An Archaeological Desk-Based Assessment.

Related Monuments and Archives:

Any monument and or archive records linked to this activity are outlined below. For further details please contact the Historic England Archive quoting the Unique Identifier of this activity record and the identifying numbers and titles of items of interest.

Related Monument Records: There are no related monument records for this activity

Related Archive: There are no related archives for this activity.

HISTORIC ENGLAND ACTIVITY REPORT

70 HIGH STREET/ROWAN HOUSE, TEDDINGTON

Watching Brief

2007 - 2007

Unique Identifier: 1485770

Parent Project: 621119 Excavation Index

Roles attached to Activity:

Director of fieldwork	HEATHER KNIGHT
Auspices	Museum of London Archaeology Service
Funding Body/Financier	Developer
Archive Holder	Museum of London

Site Location:

OSGB Grid Reference: TQ 16185 71100 (centre / point)

Richmond Upon Thames (District)
Greater London Authority

General Site Classification:

POST MEDIEVAL MONUMENT TYPE GARDEN

Notes:

Site code: RWH07. Monitoring of development groundworks recorded post-medieval cottage garden activity.
Information from OASIS Online Form.

Sources:

- * Full report:
Museum of London Archaeology Service [assessment & evaluation reports]
Museum of London
Knight H/2007/70 High Street and Rowan House, Teddington, LB Richmond-upon-Thames: an archaeological watching brief report.

Related Monuments and Archives:

Any monument and or archive records linked to this activity are outlined below. For further details please contact the Historic England Archive quoting the Unique Identifier of this activity record and the identifying numbers and titles of items of interest.

Related Monument Records: There are no related monument records for this activity

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