

Archaeology and Heritage Assessment



Centenary Building
St Mary's University
Twickenham
London

On behalf of

St Mary's University

October 2024

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REPORT REFERENCE

BA24149CBS

GRID REFERENCE

NGR: TQ 15849 71944

OS LICENCE NUMBER

100055758

DATE

October 2024

Cover: Extract from the 1871 Ordnance Survey 1st Edition 6-inch Map of Surrey.

ISO 9001 | ISO 14001 | ISO 45001

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1 Executive Summary

Border Archaeology (BA) has undertaken an Archaeology and Heritage Assessment with regards to the proposed demolition of the existing Centenary Building, St Mary's University, Twickenham, London and the construction of a new building in its area. The results of the assessment are summarised thus:

1.1 Archaeological Assessment

The overall potential of the site, in archaeological terms, has been assessed as **Moderate**, especially in relation to the Romano-British and post-medieval periods. This assessment has been made principally in reference to two features of potential Romano-British date which were identified during excavations only c.35m+ west-northwest of the site and the site's position along a path towards Little Strawberry Hill during the post-medieval period. This also reflects the fact that one of the potentially Romano-British features was dated by a tile within its fill and a findspot of Romano-British glass vessels is recorded within the study area, with the Strawberry Hill Archaeological Priority Area to the north noting the potential for further Romano-British deposits in relation to the latter find. In relation to the post-medieval period, the site's position to the S of Strawberry Hill House and its associated formal garden, within a former area of meadow that was part of the estate's ground, is also noted with regard to the potential for identifying features associated with the estate and the management of land in this area.

In relation to the prehistoric and medieval periods the site's potential has been assessed as **Low to Moderate**. This reflects the fact that while a number of findspots associated with the prehistoric period are recorded within the study area, several are either not definitively of prehistoric date or may not have been discovered within the study area; however, the geology underlying the site supports the potential for paleoenvironmental remains and lithic deposits to be encountered.

In relation to the medieval period, no evidence of medieval activity beyond a single feature of probable medieval date has been identified with the study area. However, in view of the proximity of this feature and its likely agricultural character, it is possible that further such features may be encountered during groundwork activity.

Based on the results of this assessment, it is considered that an appropriate programme of site investigation and recording, the details of which to be agreed with the planning archaeologist for Greater London, will be necessary to determine the extent, depth and significance of archaeological features and deposits within the proposal site.

1.2 Heritage Assessment

The overall impact of the proposed development on nearby heritage assets can be assessed as **Neutral to Slight**. This assessment reflects the **High** significance of **Waldegrave Conservation Area (CA)** and **Strawberry Hill Park & Garden (Grade II*)**, cross-referenced against the magnitude of impact, assessed as **No Change to Negligible**. This assessment considers that the proposed building will replace an existing building, being within its footprint and having a slightly lesser area, as well as likely being of similar or only marginally greater height, meaning the massing

of built development within these assets' settings will change little. Further, the mature trees dotted around the site will be retained, maintaining the slight screening they provide, with the distance between the Grade II* Park & Garden and the site, as well as the mature trees at the garden's southern extent, further limiting intervisibility. It is, however, noted that the proposed elevation drawings indicate the aesthetic of the new building will differ from that of the existing, not being faced with brick as the existing building predominantly is and having larger areas of glazing, as such representing a more apparent change in the assets' settings than a building faced with like materials.

Summary Conclusion: It is BA's considered opinion that, *prima facie*, based on the available archaeological, documentary, and cartographic sources, the archaeological potential of the site will require an appropriate programme of archaeological investigation to be agreed and undertaken. It is also BA's considered opinion that the proposed development will not have any significant impact in heritage terms.

2 Introduction

Border Archaeology (BA) was instructed by St Mary's University to produce an Archaeology and Heritage Assessment in connection with the proposed demolition of the existing Centenary Building St Mary's University Twickenham London and the construction of a new building within its area.

3 Site Location

The proposal site (centred on NGR: TQ 15849 71944) is located in the London Borough of Richmond and covers an area of approximately 1020m². The site lies at an elevation of c. 11m AOD near the S extent of the campus of St Mary's University, the site of the proposed works being the Centenary Building, at the E extent of R Block. The site lies to the S of the university's rugby pitch, amongst a cluster of buildings equipped predominantly for sport and physiotherapy education to the N and W, with accommodation halls to the S of the site, many of which front onto Waldegrave Park. The site also immediately borders the Waldegrave Park Conservation Area to the S, with many of the 19th century houses constructed during the initial development of this area now used by the university as accommodation halls.

The site is also located around 180m S of the respective boundaries of the Grade II* Registered Parkland associated with Strawberry Hill House (HER: 145109; Ref: 1000214) and the Strawberry Hill Tier II Archaeological Priority Area (APA; Ref: 209763).

3.1 Soils & Geology

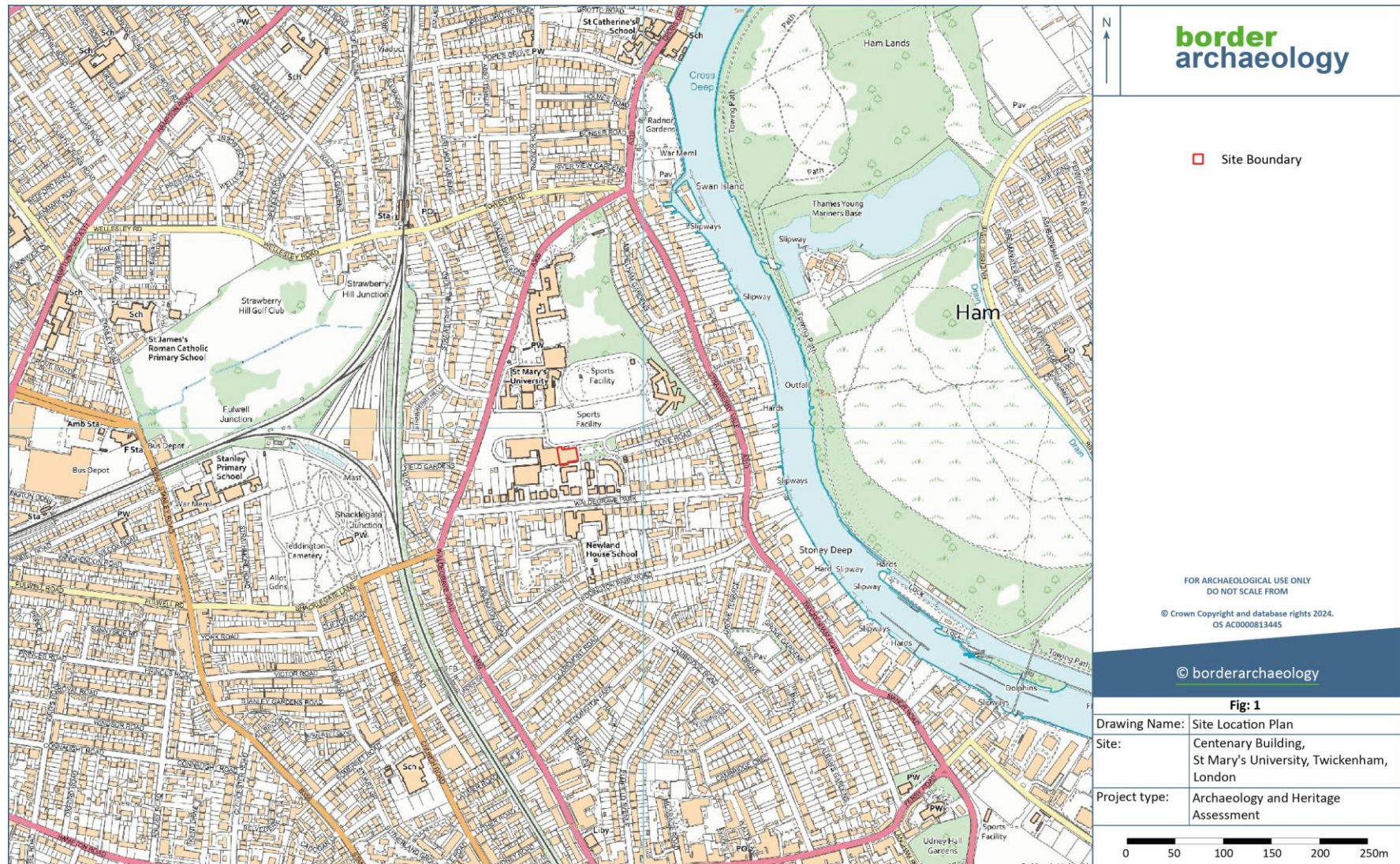
The British Geological Survey (BGS) identifies the solid geology underlying the site as London Clay Formation clay and silt, a sedimentary bedrock formed between 56 and 47.8 million years ago, during the Palaeogene period (BGS 2024). Superficial deposits belonging to the Kempton Park Gravel Member are recorded across the site and surrounding area consisting of sedimentary sands and gravels laid down between 116,000 and 11,800 years ago during the Quaternary period (BGS 2024).

In 2007, six boreholes were drilled as part of soil investigations c.35+m WNW of the site. As these boreholes recorded broadly similar strata, falling into two categories representing areas with made ground overlying and areas without, only two representative boreholes are detailed below (from Cowie 2007 – Appendix 1):

Depth Below Ground Level (bgl)	Geology
0.0 to 0.05m	Brown shaley fill transitioning to black ashy fill.
0.05 to 0.80m	Brown mottled silty/clayey fill with brick fragments and roots.
0.80 to 1.70m	Medium dense sand with occasional gravel and roots.
1.70 to 3.00m	Very dense brown sand and gravel.
3.00 to 4.00m	Dense brown sand and gravel.

Depth Below Ground Level (bgl)	Geology
4.00m to 6.40m	Medium dense brown sand and gravel.
6.40 to 12.00m	Stiff grey silty clay.

Depth Below Ground Level (bgl)	Geology
0.00 to 0.02m	Made ground – brown gravelly sand with gravel of igneous roadstone.
0.02 to 0.25m	Made ground – dark grey sandy gravel with igneous roadstone and flint.
0.25 to 0.60m	Buried topsoil of brown gravelly silty sand.
0.60 to 1.60m	Brown gravelly sand with gravel of flint and quartzite.
1.60 to 3.30m	Brown sandy gravel of firm to coarse flint and quartzite.



4 Methodology

4.1 Aims & Objectives

This Archaeology and Heritage Assessment seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent, and quality) within a local, regional, and national context.

This assessment also identifies and describes those designated and undesignated heritage assets that may be affected by the proposed development and assesses their significance, followed by a description of the application proposals and an assessment of their potential impact on these heritage assets, in order to reach an overall assessment of the significance of impact upon the built heritage resource in the vicinity of the proposed development.

4.2 Legislative Framework

BA is cognisant of the following national and local planning policy guidance and legislative information relating to the status of designated and non-designated built and archaeological heritage assets and the preparation of Archaeology and Heritage Assessments:

The current National Planning Policy Framework (NPPF), published in December 2023, provides general guidelines on the assessment of heritage assets within Chapter 16, with paragraphs 200-202 and 209-210 being of particular relevance, paragraph 200 stating that ‘...in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’ (MHCLG 2023).

This Archaeology and Heritage Assessment also reflects local and regional planning policy guidance regarding the assessment of archaeological assets contained in the London Plan (July 2021) (Chapter 7: Heritage and Culture, policies HC1 Heritage Conservation and Growth, HC2 World Heritage Sites and HC3 Strategic and Local Views) and in the London Borough of Richmond Upon Thames Local Plan (Adopted: July 2018), with specific reference to Policy LP 7: Archaeology. This policy 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” (London Borough of Richmond Upon Thames 2018).

4.3 Criteria for Assessment of Potential & Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

Low – Very unlikely to be encountered.

Moderate – Possibility that features may be encountered in the vicinity of the site.

High – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological and built heritage assets, including: *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015), *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 - Second Edition* (Historic England 2017a), *Understanding Place: Historic Area Assessments: Principles and Practice* (Historic England 2017b) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019).

Table 1: Factors for assessing the importance of archaeological and built heritage assets

Very High	World Heritage Sites (including nominated sites). Assets of acknowledged international importance. Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated assets of schedulable quality and importance. Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance. Assets compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

- Impact

This criteria used to determine the impact of the proposed development on built heritage assets is informed by relevant Historic England guidance, namely: *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2015), *The Setting of Heritage Assets: Historic*

Environment Good Practice Advice in Planning 3 - Second Edition (Historic England 2017a), *Understanding Place: Historic Area Assessments: Principles and Practice* (Historic England 2017b) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019).

The assessment of magnitude of impact was based on the following criteria:

High: The development will result in substantial changes to key historic building elements, such that the resource is totally altered. The development will result in comprehensive changes to the setting of the heritage asset.

Moderate: The development will result in changes to many key building elements, such that the resource is significantly modified. The development will result in changes to the setting of an historic building, such that it is significantly modified.

Minor: The development will result in changes to key historic building elements, such that the asset is slightly different. The development will result in changes to the setting of an historic building, such that it is noticeably changed.

Negligible: The development will result in very slight changes to key historic building elements that hardly affect it. The development will result in very slight changes to the setting of an historic building.

No change: There is no discernible impact upon historic fabric or to the setting of the Heritage Asset as a result of the development.

The overall assessment of the significance of impact on the heritage assets is drawn by integrating both the assessment of the significance of the heritage assets and their associated settings and the magnitude of impact of the proposals to produce an overall assessment of the implications of the development proposals.

Table 2: Overall Significance of impact on heritage assets

<i>Magnitude of impact.</i>	<i>Importance of heritage asset.</i>				
	Very High	High	Medium	Low	Negligible
No change	Neutral	Neutral	Neutral	Neutral	Neutral
Negligible	Slight	Slight	Neutral/Slight	Neutral/Slight	Neutral
Minor	Moderate/Large	Moderate/Slight	Slight	Neutral/Slight	Neutral/Slight
Moderate	Large/Very Large	Moderate/Large	Moderate	Slight	Neutral/Slight
Major	Very Large	Large/Very Large	Moderate/Large	Slight/Moderate	Slight

4.4 Consultation of Archaeological and Designated Heritage Asset Records

In order to understand the full archaeological and historical context of the Site, information was collected on the known cultural heritage features within a 500m radius, the results of which are shown on a series of maps and accompanying gazetteers (Figs. 2-4; Tables 2-4). These maps show the location of known archaeological and built heritage features (including archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteer and referenced in the text.

The research carried out for this Archaeology and Heritage Assessment consists of the following elements:

- Greater London Historic Environment Record (HER) - the HER includes information on archaeological and built heritage assets, previous archaeological investigations, and historic building surveys. A total of 21 monuments, 10 events, and three listed buildings were identified within the 500m study area defined for the purposes of this study (*Tables 2-4; figs. 2-4*).
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- The London Borough of Richmond Local Studies Library and the National Archives – historic maps and published histories.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.
- Historic England Archive, London Borough of Richmond Local Studies Library - vertical and specialist (oblique) aerial photographs dating back 1944.
- Photographs of the site and its setting were obtained to determine the presence of archaeological remains in the vicinity and to assess the potential impact of the proposed development on designated and undesignated heritage assets in the vicinity and their respective settings.

5 Archaeological Assessment

This section analyses the information available from historical sources and records of archaeological work carried out in the vicinity of the specific study area and discusses its implications regarding the nature and significance of the archaeological resource within the site and potential impact on archaeological features and deposits (*Figs. 2-3; Tables 2-3*).

5.1 Previous Archaeological Investigations

No previous invasive archaeological investigations are recorded within the site boundary based on the dataset supplied by the GLHER.

The nearest archaeological investigations to the site are an archaeological observation (HER: 153067) and an archaeological evaluation (HER: 169457) both of which were undertaken in 2010 on land at St Mary's University, approximately 35m WNW of the site.

The evaluation identified four linear features, one of which was undatable while another was dated to the post-medieval period and may have represented part of a boundary feature. The other two ditches were tentatively dated to the Romano-British and medieval periods based on the recovery of single pieces of a Romano-British floor tile and medieval pottery. However, the HER also suggests that the ditches may all represent sections of a single

boundary feature. Natural deposits of brickearth and gravel were observed at between 9.09m AOD and 10.44m AOD.

The subsequent archaeological observation identified a ditch thought to be of Romano-British date, although no dating evidence was found. The ditch was interpreted as forming part of field system, suggesting the site was located away from any substantial settlement in this period. Two parallel ditches running E/W were also recorded and these were considered to form part of an 18th century ornamental avenue. They were cut into a layer of redeposited brickearth that may have been used for landscaping purposes. Natural sand and gravel deposits were observed during the archaeological observation at between 9.95m AOD and 9.80m AOD.

The site of the proposed works lies at approximately 11m AOD, so the results of nearby invasive archaeological fieldwork suggests that natural deposits will be encountered at a depth of between roughly 0.56mbgl and 1.91mbgl.

Another evaluation within the campus of St. Mary's College, c.115m S of the site, was undertaken in 1992 and recorded an uncultivated surface above natural which was cut by an undated posthole, this being sealed by undated plough soil and overlain by topsoil (162553).

Further N, at Strawberry Hill House, trial-trenching undertaken in 2007 identified a small pit feature containing two small pieces of worked flint, potentially of prehistoric date. The depth of the natural gravel was noted at 9.80m AOD, which aligns with the findings of the 2010 observation (157016).

Trial-trenching opened c.345m E of the site at 51 Strawberry Vale revealed no archaeological features or deposits; however, alluvium was noted overlying the natural gravel terrace indicating that this area once lay within the Thames (153952).

5.2 Prehistoric

Several findspots of prehistoric date are recorded within the study area. These finds include a palaeolithic flint handaxe (131442), a scatter of Mesolithic flint (147402), a prehistoric flint flake (132569) and three Bronze Age urns (147402). The handaxe and Bronze Age urns are recorded roughly in the same area, c.135m to the E of the site, although the NGR may be an incorrect as both are noted to have been found at Ham, while the flint flake was identified c.323m NE of the site and the NGR associated with the Mesolithic flints places them within the Thames, c.438m NE of the site.

Several other deposits of possible prehistoric date are also recorded within the study area. These include seven Neolithic axes thought to possibly be post-medieval replicas (104399), a very small pit (157016) with two possible prehistoric flint pieces in its fill (148272) and a shell midden of unknown date (130080) which is said to have incorporated prehistoric flint flakes and microliths (119906) and coins of unknown date (119480). The location of the shell midden and its associated artefacts given within the HER may not be accurate, however, as it appears to be associated with Petersham located more than a kilometre to the E of the site.

The site is also located just S of the Strawberry Hill Archaeological Priority Area (APA). The APA is primarily concerned with the area's post-medieval potential with respect to Strawberry Hill House but makes note of the prehistoric potential evidenced by the above findspots and most pertinently the possible prehistoric pit, this having been identified during an archaeological investigation undertaken at Strawberry Hill House in 2007.

Kempton Park Gravels are also recorded across the site and surrounding area (see Section 3.1) which, based on the results of nearby excavations, are likely to be encountered at depths of roughly 0.56m-1.91m bgl (see Section 5.1). This would suggest that works may encounter deposits containing paleoenvironmental and/or lithic material of a prehistoric date.

Conclusion: The potential for evidence of prehistoric activity being identified within the site has been assessed as **Low to Moderate**. This assessment reflects the small number of definitively identified prehistoric finds recorded within the study area and takes into the account the geology of the area which is favourable to the preservation of paleoenvironmental remains. However, several of the prehistoric deposits recorded are either unlikely to be of prehistoric date or have an uncertain location, potentially outside the study area. This assessment also recognises the location of the site to the S of the Strawberry Hill APA, wherein prehistoric archaeological potential has been suggested on the basis of the prehistoric features previously recorded and the location of this area on the Kempton Park Gravels.

Evidence of prehistoric activity identified during works associated with the proposed development would likely be of **High** significance in archaeological terms, as it would provide important information about prehistoric settlement in this part of West London, in an area where evidence is currently sparse.

5.3 Romano-British

As discussed in Section 5.1, the archaeological programme undertaken in 2010 at St Mary's College, only c.35m WNW of the site, identified two linear ditches of potential Romano-British date. One of the ditches was tentatively associated with this period based on the find of a single piece of Romano-British floor tile in its fill. The other was assigned an unknown date but was considered potentially to be a contemporary feature. The lack of other Romano-British finds and features suggested that these ditches probably formed part of a field system located some distance from settlement (153067 & 169457).

Apart from these, the HER identifies only one other findspot of Romano-British date where glass vessels of this date were apparently found, although few other details are provided (98934). The HER places the findspot c.150m NE of the site and whilst it is unclear whether this location is accurate or simply a point assigned in the Strawberry Hill area, the find is also noted in Strawberry Hill APA as suggesting at least some potential for further archaeological discovery of this date.

Conclusion: The potential to encounter evidence of Romano-British activity within the boundaries of the site has been assessed as **Moderate**. This assessment is based principally upon the identification of the probable Romano-British feature(s) and associated tile fragment excavated only c.35+m WNW of the site, whilst also reflecting the

lack of positively identified Romano-British archaeology recorded on the Greater London HER, with only a single findspot (associated with the discovery of glass vessels) recorded within the study area. The assessment also acknowledges the location of the site to the S of the Strawberry Hill APA with respect to which the associated appraisal produced by the Greater London Archaeology Advisory Service alludes to the Roman glass vessels being found near the site.

Evidence of Romano-British activity identified during works associated with the proposed development would potentially be accorded **High** significance in archaeological terms as it may provide important information regarding the character of Romano-British settlement in this part of west London, in an area where evidence is currently sparse.

5.4 Medieval

The site was located within the medieval parish of Twickenham (see Section 5.5). Twickenham is first recorded in the early 8th century as *Tuicanhom*, which may refer to a settlement located by a river bend belonging to an individual called 'Twicca' (Mills 2003, 472). However, no mention of Twickenham is made in the Middlesex Domesday Survey (Morris 1975).

Strawberry Hill was previously largely undeveloped land between Twickenham and Teddington (see Section 5.5) and the site of what is now St Mary's University was land attached to a small house, 'Chopp'd Straw Hall', in 1747, when Horace Walpole acquired it to begin his development of Strawberry Hill House. Therefore, it is likely that the site lay within agricultural land during the medieval period, which may be supported by the potentially medieval ditch identified during the 2010 archaeological evaluation. Consequently, the medieval archaeological potential of the proposed works is likely to be low.

Conclusions: The potential to encounter remains associated with medieval activity within the boundaries of the site has been assessed as **Low to Moderate**. Apart from a probable medieval ditch recorded approximately 35m WNW of the site in 2010, no positively identified evidence of medieval activity has been recorded within the site or study area. It is therefore thought likely that the site would have lain within a swathe of agricultural land between Twickenham and Teddington during the medieval period.

Should evidence of medieval activity be identified during groundworks for the proposed works, this may be assessed as being of **Low to Medium** significance in archaeological terms, as it would have potential to provide information to help clarify patterns of medieval land use in an area previously lacking in evidence.

5.5 Post-medieval

The first mention of 'Strawberry Hill' is from 1631 and may refer to the growing of soft fruit locally within the acres of nurseries and orchards established in the area.

John Rocque's 1746 London 10 Miles Round Map (*fig. 11*) locates the site at the S edge of a rectangular patch of woodland within a roughly triangular field enclosure formed by a road identifiable with Waldegrave Road to the N and W and a narrower road running NW to SE between Waldegrave Road and Strawberry Vale. To the S, the field is defined by what appears to be a tree-lined hedge but in the SE corner it extends as far as a small tributary stream to the W of the Thames, next to which is a single rectangular structure, possibly representing an earlier building from which Little Strawberry Hill developed.

The wider fieldscape is identified as Twickenham Field and a group of buildings with associated gardens to the NE of the site represents the early buildings of Strawberry Hill House, then known as 'Chopped Straw Hall' built in the late 17th century. The map was published in the year prior to Horace Walpole's acquisition of the house and his subsequent purchase of surrounding land when the house and estate were transformed into an early Gothic revival castle/villa with formal garden (Batey *et al.* 2000).

It is unclear whether Little Strawberry Hill, a house with attached stabling and gardens located around 400m SE of Strawberry Hill House, across an area of meadow to the S of the estate's garden and c.150 E of the site, predates Walpole's acquisition of the estate or was integral to its development. Later descriptions note that the house had Gothic elements suggesting Walpole's influence but this could be accounted for by alteration to an earlier building rather than a new build. In either case, Little Strawberry Hill was in existence by c.1753-4, when it was presented by Mr. Walpole to Mrs. Catherine 'Kitty' Clive, a well-known singer and comedic actress of the period, during whose occupation the property became known familiarly as 'Cliveden'. Clive was a valued friend of Walpole, who is said to have often walked the meadow between Strawberry Hill House and Little Strawberry Hill to visit her at the house, which is alternately described as a 'small but elegant cottage' (Brewer 1818) and 'An old and rather decayed red brick structure, two stories in height [...] of more pretension than would be imagined from the description' (Fitzgerald 1888).



Plate 1: Illustration of Little Strawberry Hill, likely as viewed from Strawberry Vale (Mackenzie 1840s).

The 1804 Ordnance Survey Drawing of Hampton Court (*fig. 12*) no longer shows the woodland and the site is located within undeveloped grounds to the S of Strawberry Hill and to the W of a rectangular garden with associated buildings indicated on later maps as Little Strawberry Hill. Strawberry Hill and its associated outbuildings and garden are shown laid out to the N. The path previously running NW to SE between Waldegrave Road and Strawberry Vale, the building to the SE of the site and the watercourse are no longer shown. The surroundings remain predominantly fieldscape, apart from the development of Strawberry Hill, Little Strawberry Hill and a single structure located to the SW of the site at a junction on the opposite side of Waldegrave Road which is located roughly in the area of a building identified on later mapping as 'Waldon Villa' and subsequently 'Lincoln Lodge'.

The 1845 Tithe Map of Twickenham (*fig. 13*) indicates the site is located partially, at its N extent, within the western portion of Plot 674, a narrow and undeveloped plot extending from Waldegrave Road in the W to the roughly rectangular extent of the plot in the E, with the rectangular E extent having several buildings within its area. This plot is recorded as a 'House & Garden' in the ownership of Misses A. & S. Berry and occupied by Mrs H. Davies. The ownership probably refers to Agnes and Mary Berry (the initial 'S' probably being an error). The sisters were Regency socialites, Mary also being an accomplished writer, who had been given Little Strawberry Hill for life by Walpole (Fitzgerald 1888). The S extent of the site lies within Plot 675 identified as meadow owned by a Mr J.W. Noakes and occupied by Mr B. Castledine. Several long narrow plots lie between the site and Strawberry Hill (Plot 668) to the N. Of these, Plots 672 and 673 (as well as 671 to the E) were also being in the ownership and occupation of Earl Waldegrave, but Plots 670 and 669, which contain buildings, were owned by Mr J.W. Noakes and occupied by a Mr T. Washington and D. Crole, respectively. The wider area predominantly remains undeveloped fieldscape. At the junction on the W side of Waldegrave Road, it is noted that the building in the approximate area of Waldon Villa is not shown; however, another structure identifiable with the later 'Walpole Lodge' had been constructed.

The 1869-72 Ordnance Survey 6-inch Map of Middlesex (*fig. 14*) and the 1871 Ordnance Survey 6-inch Map of Surrey (*fig. 15*) both show the site as being located roughly within the area of a tree lined path leading to Little Strawberry Hill in the E, then turning N to Strawberry Hill. It is apparent that the buildings belonging to Strawberry Hill had been expanded and the same is true of one of the two buildings in the plots between the site and Strawberry Hill, while Little Strawberry Hill now has only single building indicated in its area. While most of the surrounding land was still under field, a number of significant developments are apparent, principally, the London and South Western Railway Line, which has been opened to the W. The construction of a row of detached houses to the E of the site, across Strawberry Vale, is also noted.

The 1894 Ordnance Survey Town Plan (not reproduced) and the 1897 Ordnance Survey London Edition 25-inch Map (*fig. 16*) show significant change affecting the immediate setting of the site. The site was still located within the general area of the previously noted tree-lined path but with a corridor of woodland now indicated to its S. Beyond this, Waldegrave Park had been established, with detached houses set out along the N and S sides. Little Strawberry Hill has been cleared, although indications of former garden features remain. The development of Waldegrave Park was undertaken following the sale of the land by the Strawberry Hill estate towards the end of the 19th century, its proximity to the Strawberry Hill Railway Station attracting prospective developers. The arrival of the railway likely also motivated much of the new development now seen further to the SW of the site, over the county boundary, and of Strawberry Hill Road and Waldegrave Gardens to the NW of the site (not seen on this map).

The 1915 Ordnance Survey 2nd Edition 25-inch Map (*fig. 17*) indicates no apparent change within the site, which remains within the area of a tree-lined path and a corridor of woodland to the N of Waldegrave Park. Significant development in the wider area is apparent, however, with the development which began at the end of the 19th century having expanded and intensified. In proximity to the site, the establishment of Southfield Gardens to the W, on the opposite side of Waldegrave Road, as well as new houses fronting onto Waldegrave Road and the appearance of Clive Road to the E of the site (not shown on this map) are of note, while in the wider area, the density of built development to the S and SW of the site had significantly increased.

A slight change within the area of the site is seen on the 1936 Ordnance Survey 3rd Edition 25-inch Map (*fig. 18*) as it would appear that the western extent of the tree-lined path is no longer extant while its eastern extent, in the area of the site, remained in place but was no longer tree-lined, the corridor of woodland to the S of the path being entirely extant. The surviving extent of the path crosses an area now identified as playing fields, with a new N/S path also crossing this field and connecting with the extant path to the W; a pavilion had been constructed just W of where these paths intersect. These playing fields and the pavilion, in addition to the other changes in proximity to the site, were probably related to the new use of Strawberry Fields to the N, the mansion now indicated as 'St. Mary's Training College'. In the wider area, the density of built development to the S and W of the site had again increased, with areas being infilled, while to the N and NW (not shown on this map) built development has significantly expanded.

The 1950 Ordnance Survey 1:10,560 Map (*fig. 19*) show no apparent change within the area of the site and limited change affecting the surrounding area, while the 1959 Ordnance Survey 1:1250 Map (*fig. 20*) indicates the western extent of the woodland corridor had - with the exception of a line of trees at the playing field's border - been felled up to the surviving path. This path had also again been shortened and no longer extended as far as Clive Road to the E, instead turning S. Also of note, the pavilion remains and buildings are now indicated along either side of Clive Road.

The 1962 Ordnance Survey 1:2500 Map (*fig. 21*) and the 1966 Ordnance Survey 1:10,560 Map (*fig. 22*) both show no apparent change within the site and little to no change in the surrounding area.

The 1967 Ordnance Survey 1:1250 Map (*fig. 23*) shows notable change affecting immediate surrounds of the site. A gymnasium had been constructed just W of the site's area and the woodland in the area of the site appears to have been cleared in association with this. Additionally, two substantial developments - a hostel and housing block - had been built to the rear of the Waldegrave Park houses and the immediate SE of the site.

Conclusion: The potential for encountering remains associated with post-medieval activity has been assessed as **Moderate**. This assessment reflects the location of the site just beyond the Strawberry Hill APA and the potential to encounter features associated with the wider grounds of the Strawberry Hill estate, most pertinently a path (ornamental avenue) and other landscape features associated with Little Strawberry Hill, which was located to the E of the site. The continuation of the 18th century ornamental avenue identified during excavations to the W (153067) would be of particular interest.

Should evidence of post-medieval activity be identified during groundworks for the proposed development, this may be assessed as being of **Medium** significance in archaeological terms, as any post-medieval features identified are likely to be associated with the wider landscape to the S of the Grade II* Registered Park at Strawberry Hill House and the grounds and paths associated with Little Strawberry Hill.

5.6 Potential Impacts

The proposed works comprise the demolition of the existing building within the site and the construction of a new building within a slightly different footprint. The new building will be entirely of two-storey height, the existing building also being, for the majority, of this height, although the majority of its rooms are double height and laid out only across the ground floor.

There is notable potential for the groundworks associated with the foundations of this new building, which may be to a slightly greater depth than those of the existing building on account of it being entirely laid out over two floors, to disturb archaeology in the area. While the proposed building will not extend beyond the area of the existing building's footprint, and therefore is confined to an area likely to have been disturbed by earlier construction, the differing footprint of the new building may result in areas not previously disturbed to any significant depth being impacted by foundation works.

5.7 Archaeological Assessment – Overall Conclusions

Overall Conclusion: The overall potential of the site in archaeological terms has been assessed as **Moderate**, this assessment has been made specifically in regard to the Romano-British and post-medieval periods. This assessment reflects the fact that two features of potential Romano-British date were identified during excavations only c.35+m WNW of the site; a tile of this date being found in association with one of these features and a Romano-British glass vessel also identified within the study area. The assessment also reflects the position of the site to the S (c.170+m) of Strawberry Hill house and its associated garden, within an area of former meadowland associated with the Strawberry Hill estate and roughly along a path leading to Little Strawberry Hill and its associated garden, c.150m E of the site.

In relation to the prehistoric and medieval periods the potential of the site has been assessed as **Low to Moderate**. This reflects the fact that while a number of findspots associated with the prehistoric period are recorded within the study area, several are either not definitively of prehistoric date or may not have been discovered within the study area; however, the geology underlying the site supports the potential for paleoenvironmental remains and lithic deposits to be encountered.

In relation to the medieval period, no evidence of medieval activity beyond a single feature of probable medieval date has been identified with the study area. However, in view of the proximity of this feature and its likely agricultural character, it is possible that further such features may be encountered during groundwork activity.

Recommendations: Based on the results of this assessment, it is considered that an appropriate programme of site investigation and recording, the details of which to be agreed with the planning archaeologist for Greater London, will be necessary to determine the extent, depth and significance of archaeological features and deposits within the site.

6 Historic Environment Record Gazetteers & Maps

Table 3: Gazetteer of archaeological monuments recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER)

#	PrefRef	Name	Period	NGR
1	131442	Ham (Palaeolithic Findspot)	Palaeolithic	TQ1600572005
2	119906	Ham (Mesolithic Findspot & Findspot - Flake)	Mesolithic	TQ1630572005
3	127872	Ham (Mesolithic Findspot, Findspot & Findspot)	Mesolithic	TQ1630572005
4	104399	Stoneydeep (Neolithic Findspot)	Neolithic	TQ1630571805
5	98852	Ham (Prehistoric Findspot)	Prehistoric	TQ1630572005
6	148272	Strawberry Hill House (Prehistoric Pit)	Prehistoric	TQ1587472381
7	132569	53-59 Strawberry Vale (Prehistoric Findspot)	Prehistoric	TQ1617472144
8	147402	Ham (Middle Bronze Age Findspot)	Bronze Age	TQ1600572005
9	98934	Strawberry Hill (Roman Findspot)	Romano-British	TQ1590572105
10	101113	317 Waldegrave Road (Georgian Culvert)	Post-medieval	TQ1580472404
11	132883	Chapel In The Wood, Strawberry Hill (Georgian Chapel)	Post-medieval	TQ1572872132
12	123713	Teddington Cemetery (Victorian Cemetery)	Post-medieval	TQ1536171802
13	114955	Fieldend (Mid 20th Century Housing Estate)	Post-medieval	TQ1579271726
14	141051	St Mary's University College (Victorian Library)	Post-medieval	TQ1582172154
15	145109	St Mary's College (Georgian Garden)	Post-medieval	TQ1591572203
16	133667	St Mary's Training College (Restoration Villa)	Post-medieval	TQ1581772262
17	119480	Ham (Findspot of Uncertain Date)	Undated	TQ1630572005
18	117804	Strawberry Hill (Buried Soil Horizon of Uncertain Date)	Undated	TQ1585571805
19	122151	Strawberry Hill (Post Hole of Uncertain Date)	Undated	TQ1585571805
20	130080	Ham (Waste Disposal Site of Uncertain Date)	Undated	TQ1630572005
21	132704	51 Strawberry Vale (Layer of Uncertain Date)	Undated	TQ1612072200

Table 4: Gazetteer of Archaeological Events recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER)

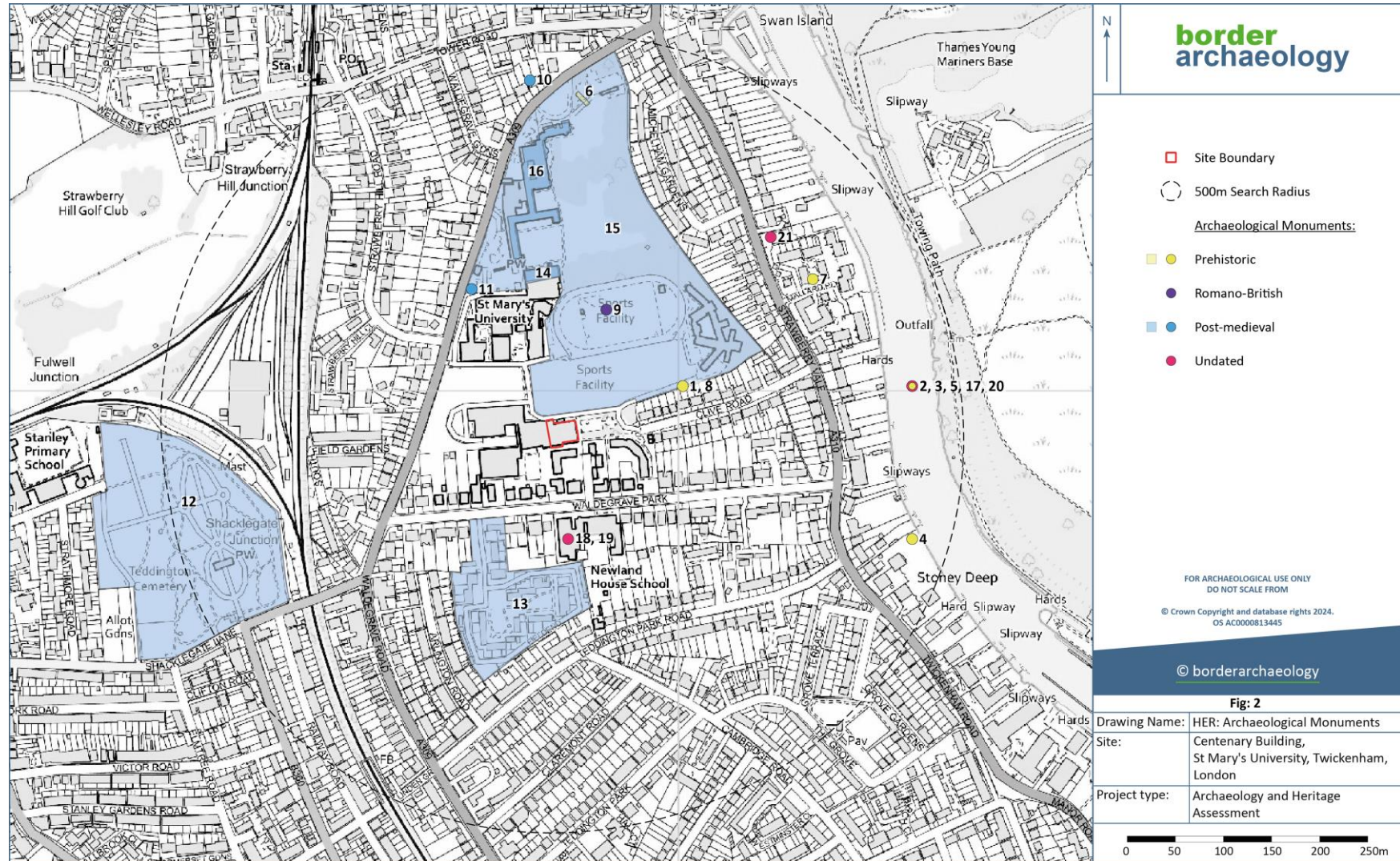
#	Ref	Name	Date	NGR
E1	162553	Evaluation at St Mary's College	1992	None
E2	165129	Desk Based Assessment at Thames Archaeological Survey	1996 1997	- TQ3398576380
E3	162736	Watching Brief at 317 Waldegrave Road	2003	TQ1580472404
E4	153952	Trial Trench at 51 Strawberry Vale	2004	TQ1612072200
E5	156359	Building Survey at Strawberry Hill House	2006	TQ1583872339
E6	157016	Trial Trench at Strawberry Hill House	2007	TQ1588872320

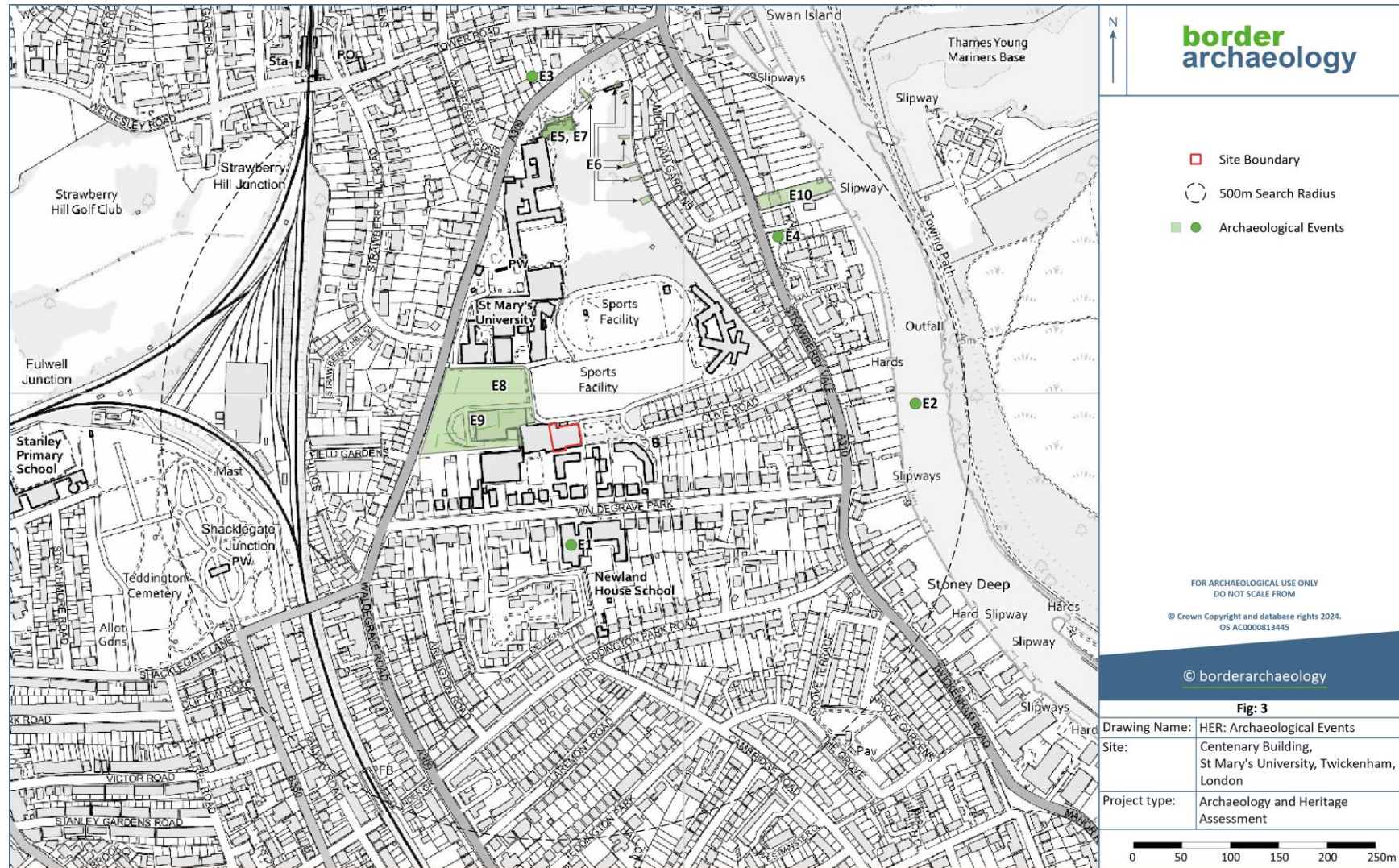
Table 4: Gazetteer of Archaeological Events recorded within a 500m radius of the Site based on consultation of the Greater London Historic Environment Record (HER)

#	Ref	Name	Date	NGR
E7	167030	Watching Brief at Strawberry Hill House	2009	TQ1583972343
E8	153067	Watching Brief at St Mary's University College	2010	TQ1573571977
E9	169457	Evaluation at St Mary's University College	2010	TQ1573171975
E10	171678	Desk Based Assessment at 43 Strawberry Vale	2015	TQ1614172254

Table 5: Gazetteer of Listed Buildings recorded within a 500m radius of the Site

#	National Ref.	Name	Grade	NGR
B1	1261987	Strawberry Hill (St Mary's Training College)	I	TQ 15817 72315
B2	1253028	CHAPEL IN THE WOOD, STRAWBERRY HILL	I	TQ 15730 72132
B3	1414413	CHAPEL, ST MARY'S UNIVERSITY COLLEGE	II	TQ1582172152





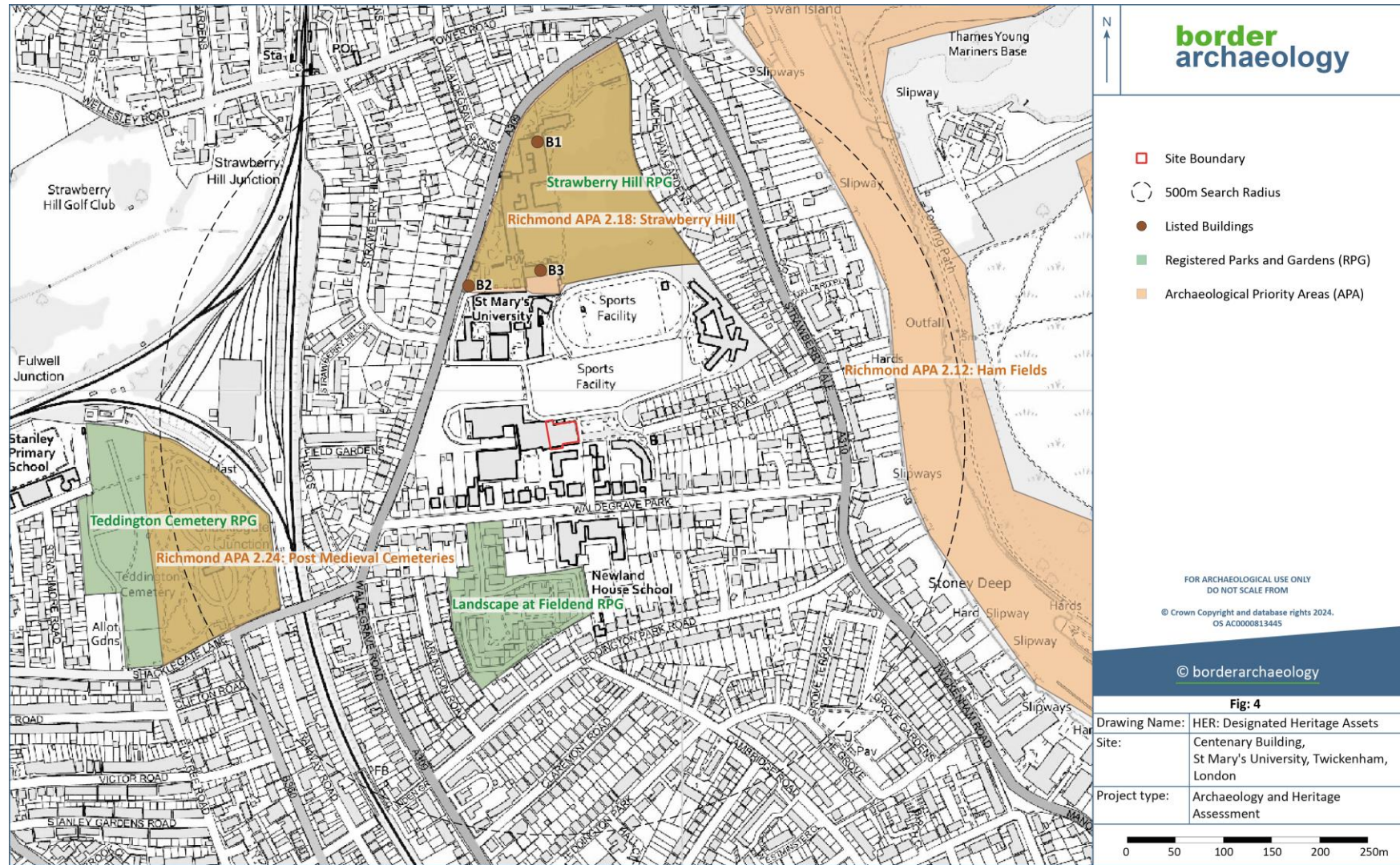




Fig. 5: Existing Site plan (reproduced courtesy of the client)

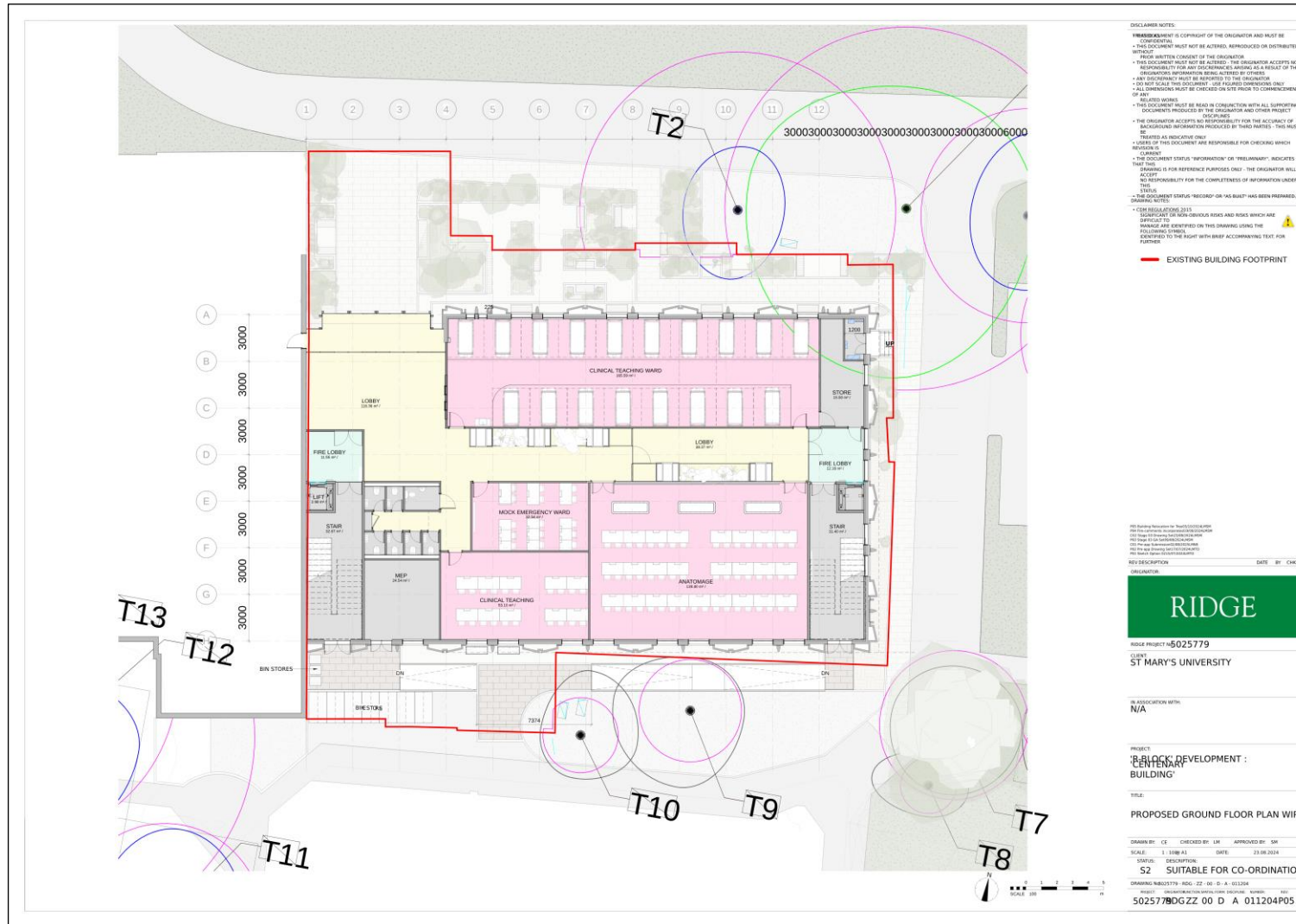


Fig. 6: Proposed Ground Floor Plan (reproduced courtesy of the client)

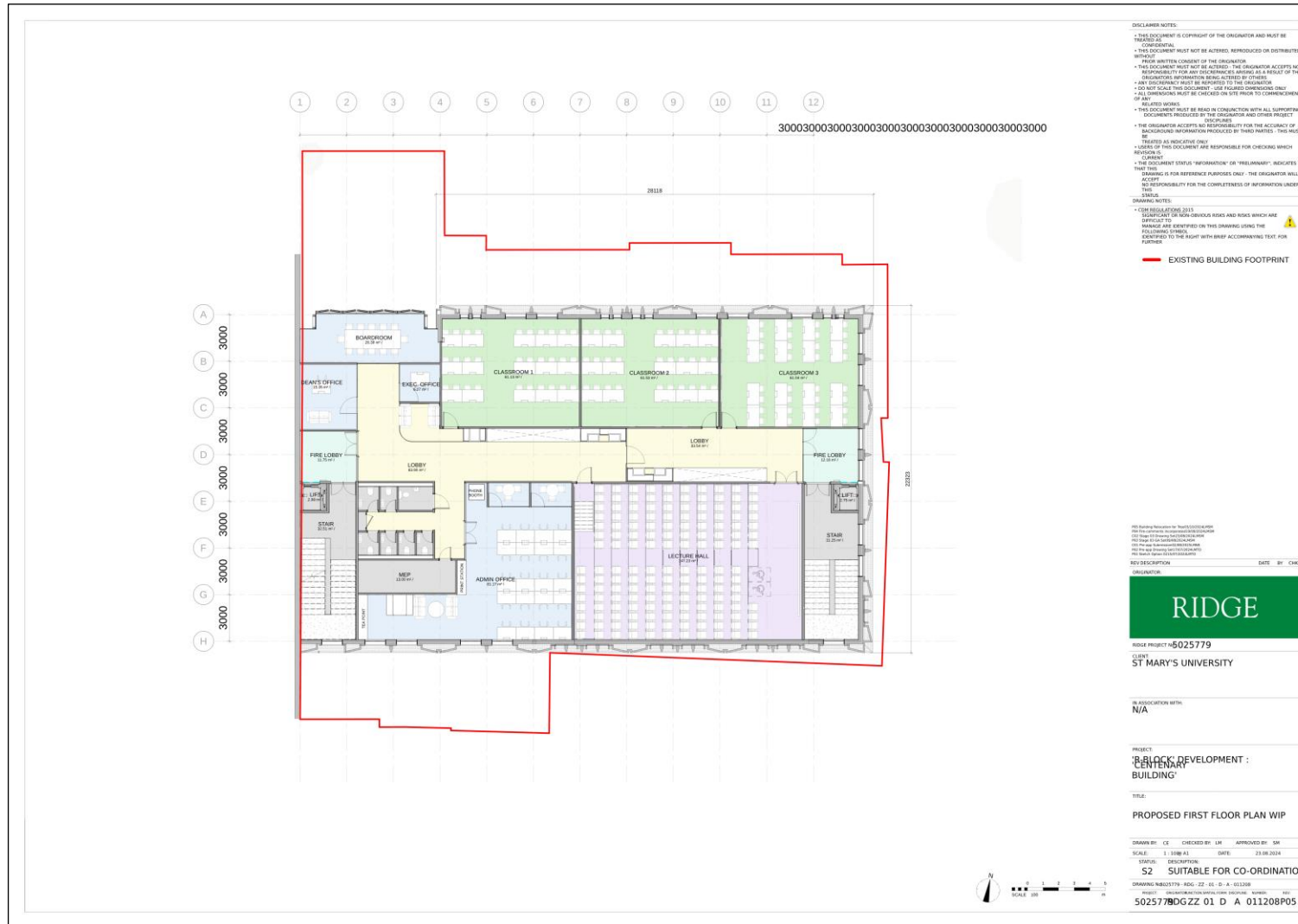


Fig. 7: Proposed First Floor Plan (reproduced courtesy of the client)

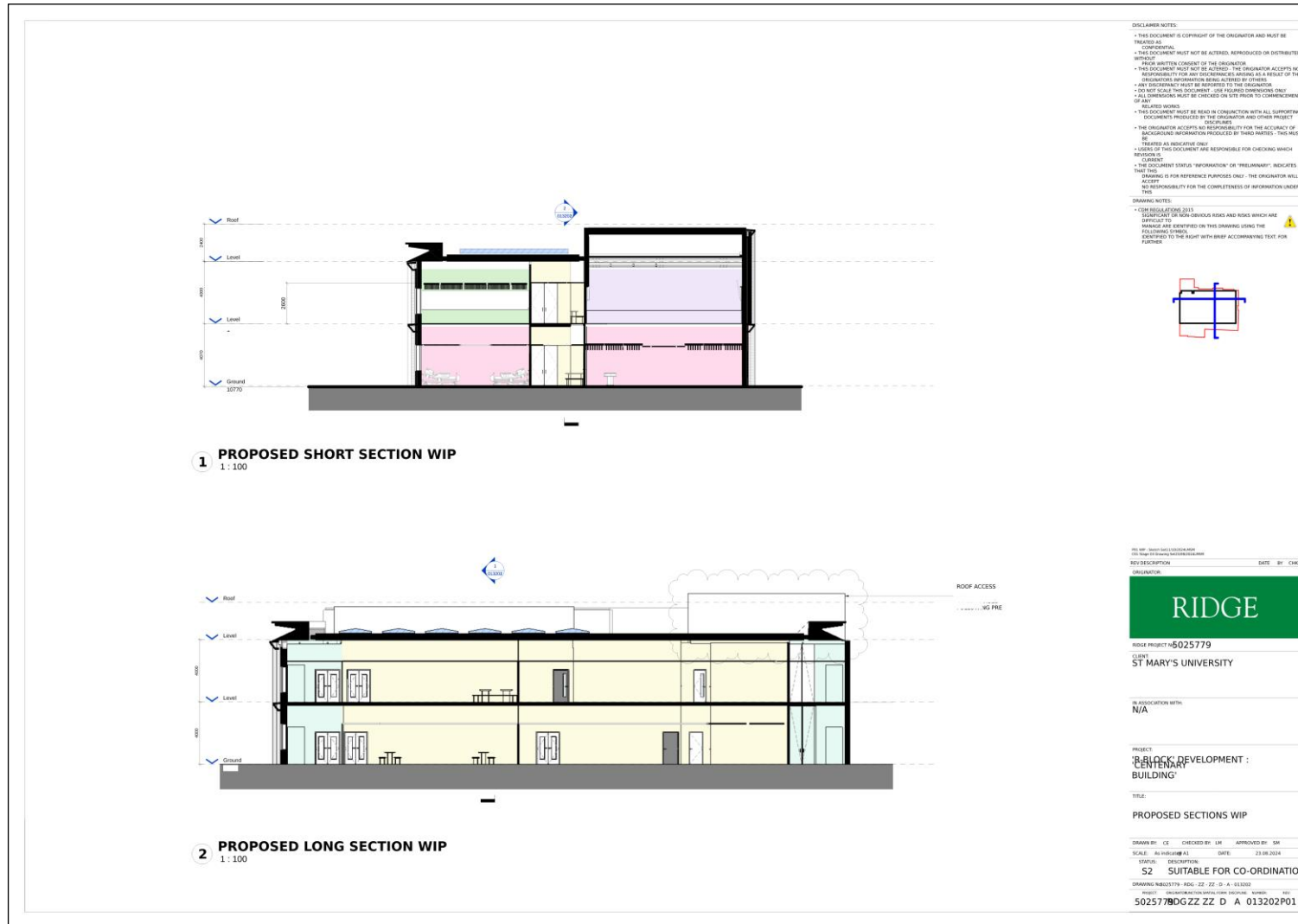


Fig. 10: Proposed Sections (reproduced courtesy of the client)

7 Site Assessment

The site, Centenary Building, is a predominantly two storey, yellow brick building which is largely laid out across its ground floor level, with double height rooms, and set beneath a flat roof. First developed in the 1960's, the present building within the site houses a student clinic, rehabilitation room, gymnasium, offices, and physiotherapy and sport rehabilitation laboratories.

To the immediate N of the site there is a road and parking spaces, with some mature trees dotted along, while slightly further N there is the rugby field (*Plates 2-3*). To the S of the site there is a slender paved path and beyond this Cronin Hall, with the path leading to a tarmac courtyard to the SW (*Plates 4-5*). To the E of the site there is a car park with mature trees within its area (*Plates 5-6*), while to the W there is the remainder of the buildings associated with R Block (*Plates 3, 4 & 7*). No features of interest were apparent within any of these areas, which are predominantly made ground with some mature trees or have been developed with buildings, and it is expected any features in the only grass area, the rugby field, would have been destroyed or disturbed in associated with landscaping works to create the pitch.



Plate 2: View looking SE across the N side of the site.



Plate 3: Wider view looking SE across the N side of the site in the larger context of R block, from the rugby field.



Plate 4: View looking WNW across the S side of the site.



Plate 5: View looking N along the S and E side of the site.



Plate 6: View looking SSW along the E side of the site.



Plate 7: View looking NE, towards the W and S sides of the site from the courtyard to the S of R Block.

8 Summary Description of Proposals

The following summary description of the proposed works is informed by plans (*figs. 5-10*) provided by the client on 07/10/2024:

- The demolition of the existing building within the site.
- The construction of a new, roughly rectangular, two-storey building within the area of the existing building but with a different, marginally smaller footprint.
- Provision of lobbies, clinical teaching facilities including wards, classrooms, and lecture halls, offices, a boardroom, two stairwells and two elevators.

9 Heritage Assessment

Two heritage assets were identified as having potential to be affected by the proposals, namely:

- 1/ Waldegrave Park Conservation Area.
- 2/ Strawberry Hill Park & Garden (Grade II*).

9.1 Assessment of Designated Heritage Assets

Table 6: Assessment of Designated Heritage Assets

<i>Name of Heritage Asset</i>	<i>Identification of Heritage Asset and its Associated Setting</i>	<i>Assessment of the Significance of the Heritage Asset</i>
Waldegrave Park Conservation Area (CA)	<p>Covering the area of the wide Victorian residential avenue of Waldegrave Park, laid out during the late-19th century following the sale of the land from the Strawberry Hill estate by the Waldegrave family, this CA is principally characterised by the three-storey, detached, red brick houses which line much of the street. Though there has been some infill development, rebuilding and the construction of modern student blocks (predominantly in rear plots) in the 20th century, the road retains good spacing between buildings and many mature trees, which lend a sense of spaciousness. The houses also have a very broad architectural vocabulary, with features repeated across buildings and bearing a familial resemblance but no two buildings being exactly alike, creating uniformity without monotony. The key features are the predominant use of red in brick, tile hangings and terracotta moulded panels, contrasted with the paleness of stone dressings and white-painted window frames, and the irregularity of roof formations.</p>	<p>Waldegrave Park Conservation Area may be regarded as a heritage asset of High significance. In addition to its strong architectural character and sense of space, with the contrast of dominant red building materials and pale dressings being striking, especially with the benefit of the houses' spacious plots, surrounding vegetation, and otherwise variable but generally bold architectural style, the CA is also significant for its historic and continued association with the Strawberry Hill estate, now St Mary's University. Developed on land purchased from the Waldegrave family around the 1880s, which had been part of the estate, some of the CA is within the grounds of St Mary's University, while other areas adjoin them, with some of the first houses laid out along the street now used as halls of residence and later development in the CA including educational buildings associated with the university and new student accommodation blocks.</p>
Strawberry Hill Park & Garden (Grade II*)	<p>The following description of the Grade II* registered Park & Garden, which was designated on 01/10/1987 (List entry no. 1000214), is an extract from the asset's Historic England listing description. Only the description of the S most area of the garden is provided, as this is the area in closest proximity to the site:</p> <p><i>OTHER LAND Walpole expanded his estate by purchasing meadows to the east and south and in</i></p>	<p>Strawberry Hill Park & Garden may be regarded as a heritage asset of High significance. With a formal lawn to the S of the house, which leads to a band of shrubberies, and a terrace walk which formerly commanded some views of the Thames and curved SW to join with the serpentine 'Sweet Walk', a wooded walk which passed the Grade I Listed Chapel in the Wood, this formal landscape makes notable use of several features established prior to Walpole's purchase of the lands. The</p>

Table 6: Assessment of Designated Heritage Assets

Name of Heritage Asset	Identification of Heritage Asset and its Associated Setting	Assessment of the Significance of the Heritage Asset
	<p><i>1753 described the view thus: 'the lawn before the house is situated on top of a small hill from where to the left you see the town and church of Twickenham ... and a natural terrace on the brow of my hill with meadows of my own down to the river' (Idden 1996). A gothic gate led from the serpentine walk to the meadows on the banks of the Thames to the south-east and an obelisk was set up as an eyecatcher at the junction of what was then Hampton Court Road and Cross Deep, on the edge of the meadows to the north-east. The meadows to the east were developed for residential use in c 1930 but some of the open space to the south survives as playing fields for the college. All the views to the Thames, Twickenham, and Richmond are lost.</i></p>	<p>grounds at the S extent of the garden, part of Walpole's expansion of the Strawberry Hill estate in the mid-18th century, may be regarded as specifically significant as part of the route Walpole is said often to have taken towards the meadows S of the garden, these leading between Strawberry Hill House and Little Strawberry Hill, Walpole installed, and regularly walked and visited with, friend and noted singer and comedic actress, Catherine 'Kitty' Clive, from the mid-18th century, and later the Berry sisters, of which Mary Berry was a noted writer.</p>

9.2 Assessment of Magnitude of Impact

9.2.1 Walgrave Park Conservation Area

The impact of the proposed development has been assessed as **No Change/Negligible** with respect to the Walgrave Park CA and its wider setting. This assessment reflects the fact that that the proposed works will involve the demolition of the existing building within the site and the construction of a new building within the same area but with a slightly different footprint. This new building will occupy a smaller area than the existing, and while dimensions have not been provided for comparison, it is assumed the two-storey building will be of similar or slightly increased height compared to the existing. It is therefore unlikely that the development will represent a notable change or any intrusion within the CA's setting. Further to this, the mature trees to the S of the site will be retained and remain part of the landscape of the CA while the slight screening they provide between some areas of the CA and the site will also remain. The aesthetic of the new building will not align with that of the existing, however, being constructed of differing materials and having larger areas of glazing, thus representing a more noticeable change in the asset's setting in any areas of intervisibility. This will also further emphasise the existing distinction between the 19th century houses fronting Waldegrave Park and this area of predominantly mid-to-late-20th century development, ensuring the phasing of the area's development can be discerned, while the limited intervisibility means the setting of the earlier buildings is minimally impacted. The aesthetic of the new building will not align with that of the existing, however, being constructed of differing materials and having larger areas of glazing, thus representing a more noticeable change in the asset's setting in any areas of intervisibility.

9.2.2 Strawberry Hill Park & Garden (Grade II*)

The impact of the proposed development has been assessed as **No Change/Negligible** with respect to Strawberry Hill Park & Garden and its wider setting. The proposed new building will be within the area of the existing Centenary Building but will occupy a slightly smaller area with its N side being further set back from the rugby pitch, in addition to which it is likely to be of similar or only marginally increased height compared to the existing building. As such, the proposed works will represent little to no change to the presence and massing of built development with the Park & Garden's setting, perhaps even slightly decreasing its already limited prominence by marginally increasing the c.170m+ distance between the asset and the site while retaining the slight screening provided by the mature tree to the site's N. This is further to the screening provided by the mature trees near the S extent of the Park & Garden, and the distance between the asset and the site, limiting intervisibility.

9.3 Heritage Assessment – Overall Conclusions

Having determined the intrinsic significance of the specific heritage assets considered for the purposes of this study and the potential magnitude of impact of the proposed development on these assets, it is now possible to reach an informed overall appraisal of the implications of the proposals by means of cross-referencing the significance of the heritage assets against the magnitude of impact.

The overall impact to the heritage asset of Waldegrave Park Conservation Area has been assessed as **Neutral to Slight**. This reflects the **High** significance of the CA, designated with specific regard as a wide residential street, which retains many of the buildings set out along it in the late 19th century, cross-referenced against the magnitude of impact, assessed as **No Change to Negligible**. The proposed works will represent a limited change in the asset's setting in terms of massing, with the new building being within the area of the existing, although occupying a slightly smaller area, and likely to be of similar or only marginally increase height; however, the differing aesthetic of the new building represents a change which may be more apparent. However, the mature trees to the site's S will be retained, maintaining the screening they provide, and intervisibility between the site and the earliest buildings of the CA is already severely, if not entirely, restricted by the later development (principally Cronin Hall) between these buildings and the site.

The overall impact to the heritage asset of Strawberry Hill Park & Garden has been assessed as **Neutral to Slight**. This reflects the **High** significance of the Grade II* Listed Park & Garden, cross-referenced against the magnitude of impact, assessed as **No Change to Negligible**. The proposed building will be in the area of the existing building and will have similar massing, its area being slightly less and its height likely to be similar, in addition to which it will be set back marginally further S than the existing building, increasing its distance from the asset. This allows that there will be little to no change in terms of massing in the asset's setting, although the proposed building may represent a slight change in terms of character due the use of differing materials in it facing and construction. That existing mature trees to the N of the site, which provide some screening of the existing building, will be retained limits the impact of the development in this regard however, as does the notable distance between the asset and the site.

Overall Conclusion: The impact of the proposed development may be assessed as having a **Neutral to Slight** impact on the Waldegrave Park Conservation Area and the Strawberry Hill Park & Garden. The proposed building will replace an existing building, being sited within its footprint and having a slightly lesser area, as well as probably rising to a similar or only marginally greater height; this means that the massing of built development within the respective settings of these assets will be little changed. Moreover, the mature trees dispersed around the site will be retained, maintaining the slight screening which they provide; the distance between the Grade II* Park & Garden and the site, as well as the mature trees at the garden's S extent, further limits intervisibility. However, the proposed elevation drawings indicate the aesthetic of the new build will differ from that of the existing building. Unlike much of the existing building, it will not be faced with brick and will have larger areas of glazing, as such representing a more apparent change in the settings of the assets than a building faced with like materials.

In terms of the National Planning Policy Framework, the overall impact of the proposed development in heritage terms, based on the results of this assessment, may be said to constitute 'less than substantial harm' and may be considered to fall within the lower range of this category of impact, reflecting the fact that there is no intervisibility between the heritage assets and the site of proposed development.

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11.1 Cartography

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1915: Ordnance Survey 2nd Edition 25-inch Map of Middlesex.

1936: Ordnance Survey 3rd Edition 25-inch Map of Middlesex.

1950: Ordnance Survey 1:10,560 Map.

1959: Ordnance Survey 1:1250 Map.

1962: Ordnance Survey 1:2500 Map.

1966: Ordnance Survey 1:10,560 Map.

1967: Ordnance Survey 1:1250 Map.

Aerial Photographs (not reproduced).

12 Appendix 1: Historic Maps



Fig. 11: Extract from John Rocque's London 10 Miles Round Map (1746)
(Reproduced courtesy of the National Archives)



Fig. 12: Extract from the Ordnance Survey drawing of Hampton Court (1804)
(Reproduced by courtesy of the British Library)

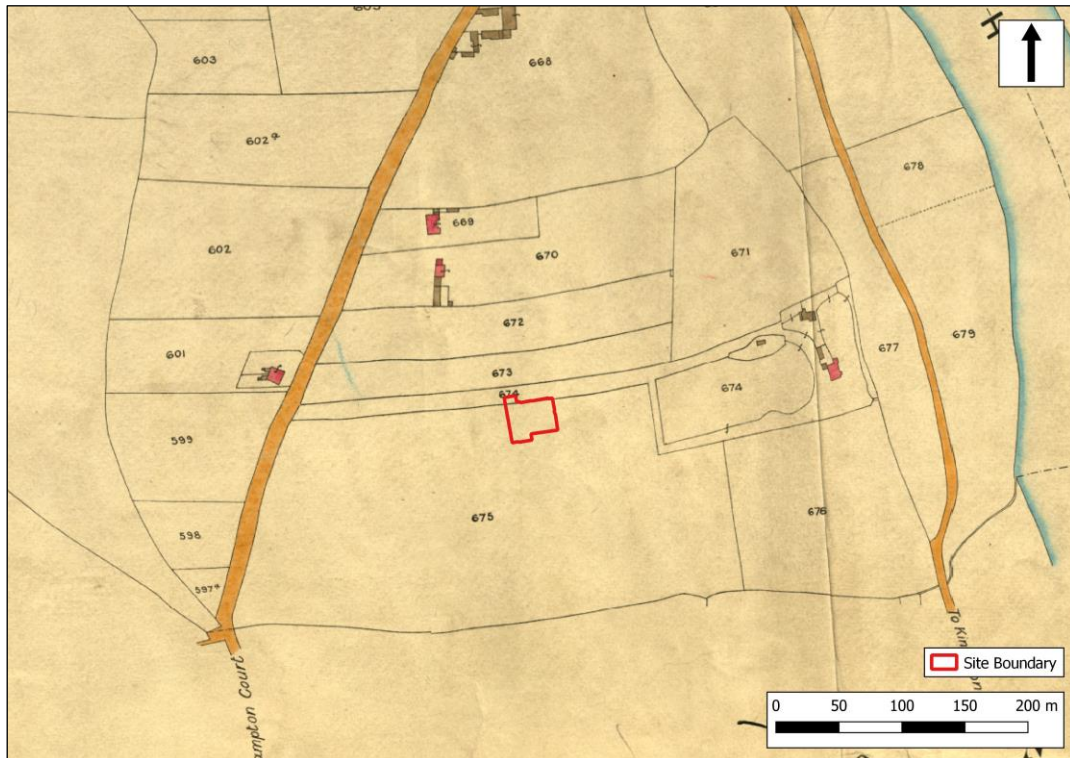


Fig. 13: Extract from the Tithe of the Parish of Twickenham (1845)
(Reproduced courtesy of the National Archives)

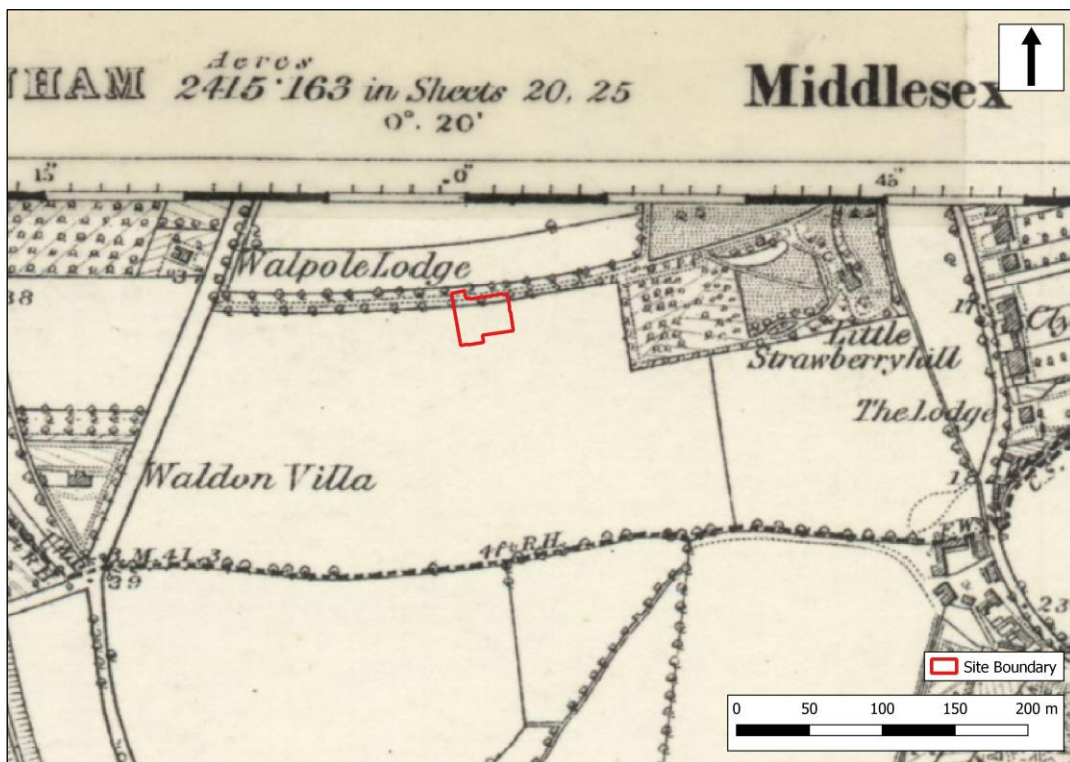


Fig. 14: Extract from the Ordnance Survey 1st Edition 6-inch Survey of Middlesex (1869-72)
(Reproduced courtesy of the National Archives)



Fig. 15: Extract from the Ordnance Survey 1st Edition 6-inch Survey of Surrey (1871)
(Reproduced courtesy of the National Archives)

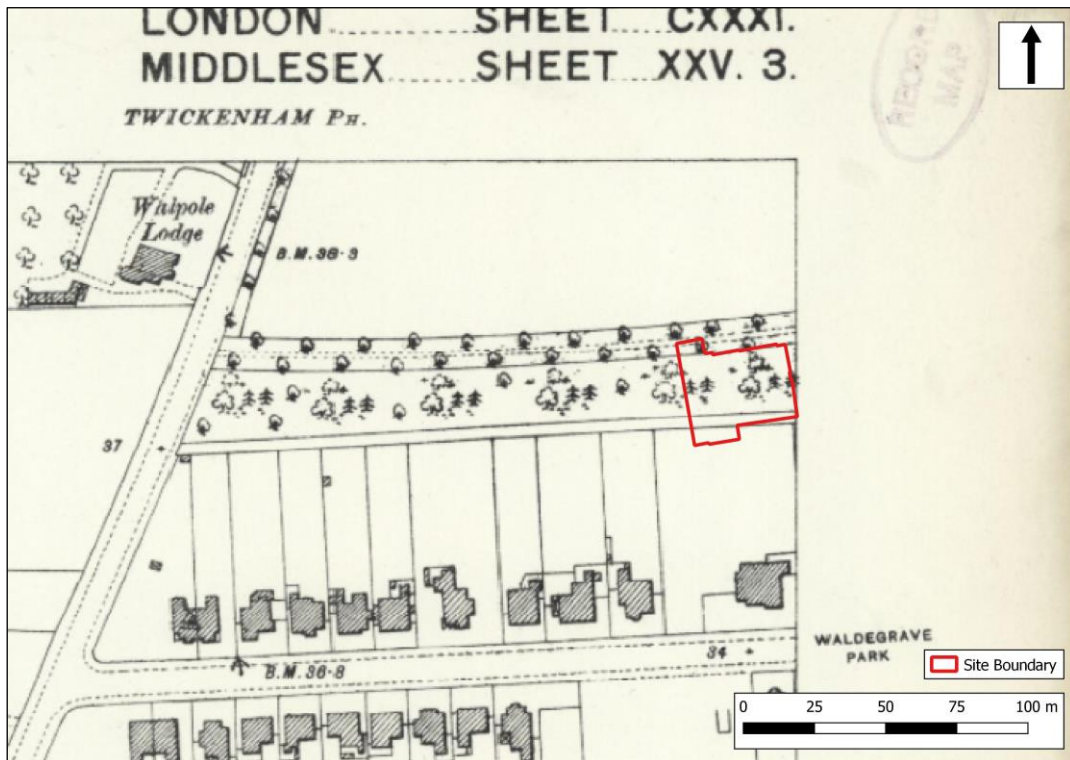


Fig. 16: Extract from the Ordnance Survey London Edition 25-inch Survey (1897)
(Reproduced courtesy of the National Archives)

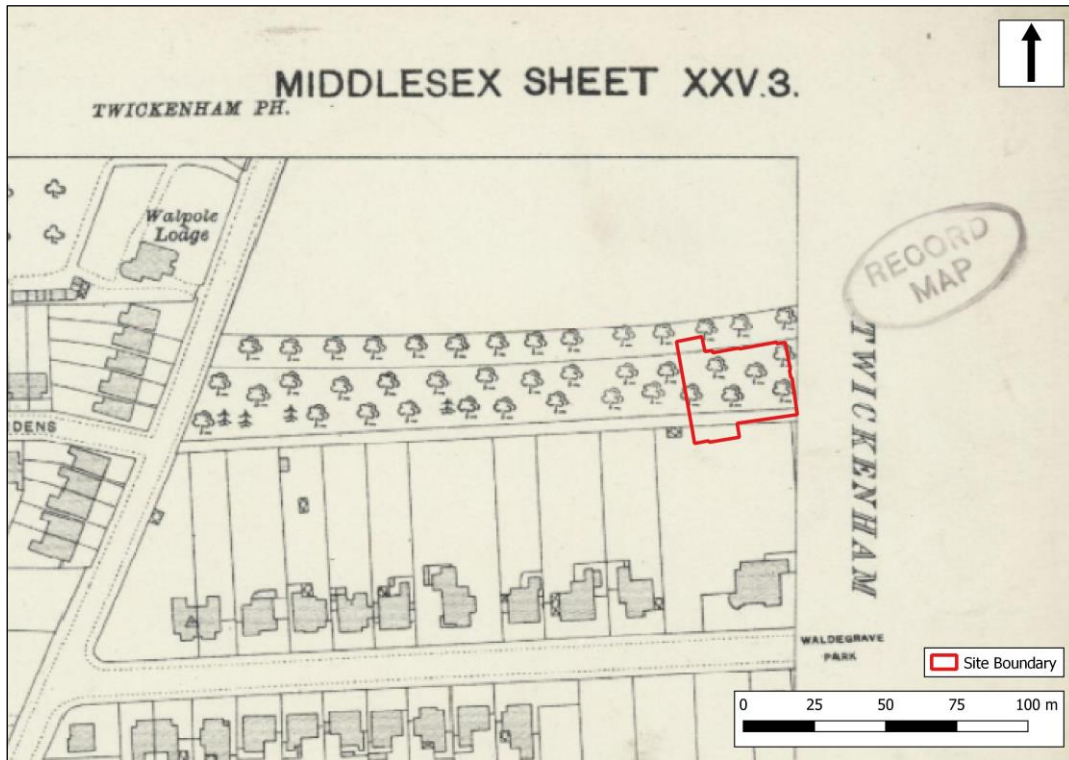


Fig. 17: Extract from the Ordnance Survey 2nd Edition 25-inch Survey of Middlesex (1915)
(Reproduced courtesy of the National Archives)

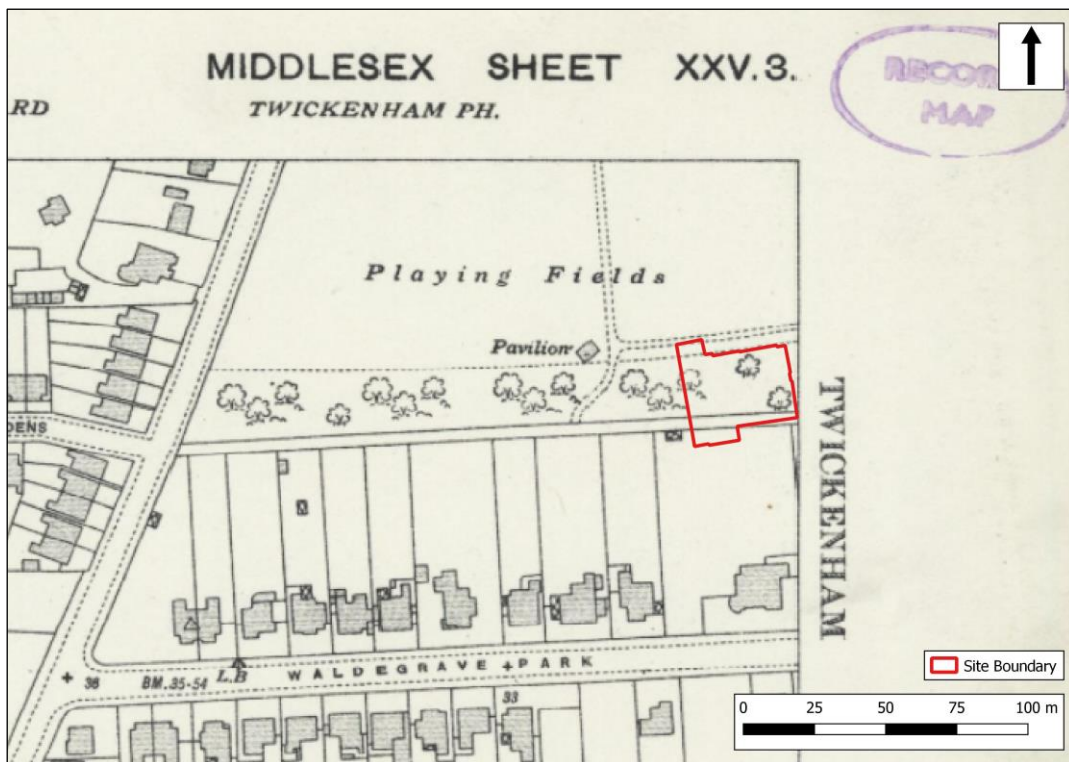


Fig. 18: Extract from the Ordnance Survey 3rd Edition 25-inch Survey of Middlesex (1936)
(Reproduced courtesy of the National Archives)

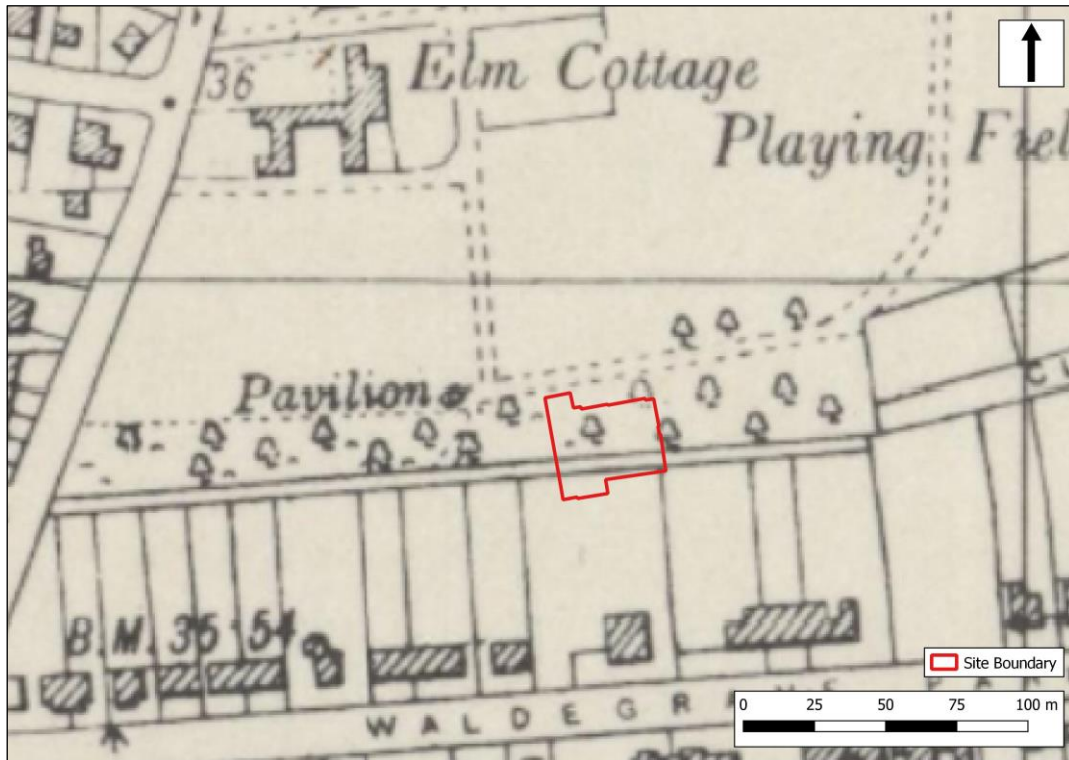


Fig. 19: Extract from the Ordnance Survey 1:10,560 Map (1950)
(Reproduced courtesy of the National Archives)



Fig. 20: Extract from the Ordnance Survey 1:1250 Map (1959)
(Reproduced courtesy of the National Archives)

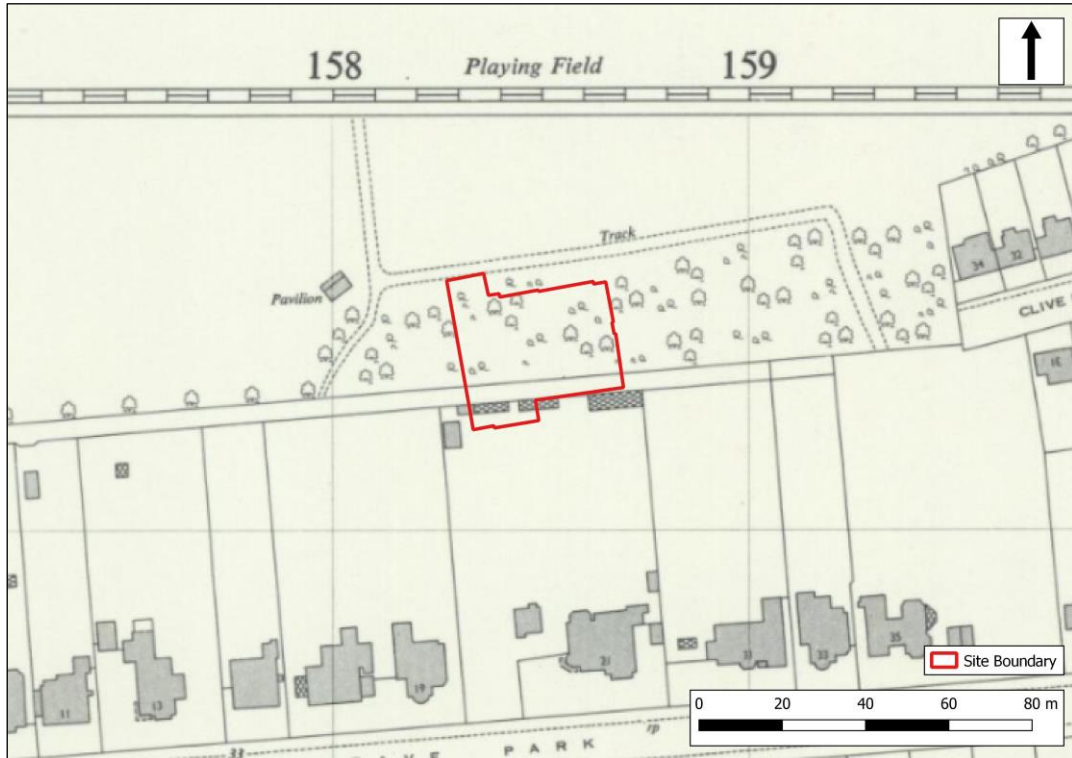


Fig. 21: Extract from the Ordnance Survey 1:1250 Map (1962)
(Reproduced courtesy of the National Archives)

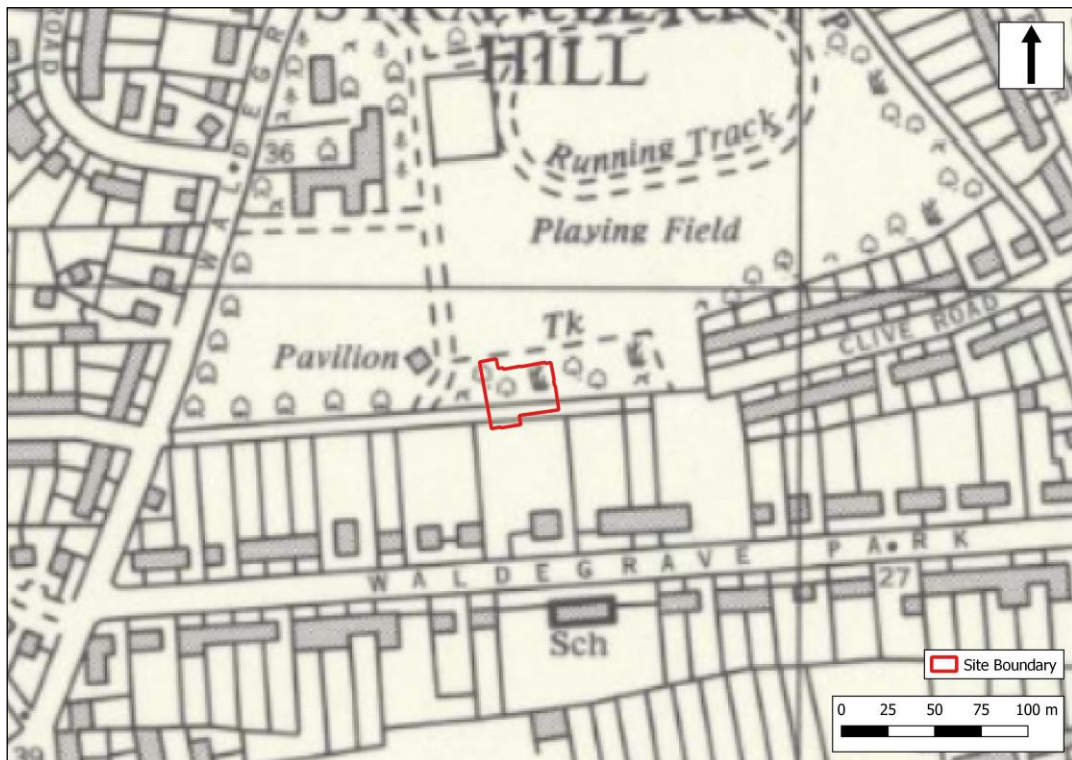


Fig. 22: Extract from the Ordnance Survey 1:10,560 Map (1966)
(Reproduced courtesy of the National Archives)

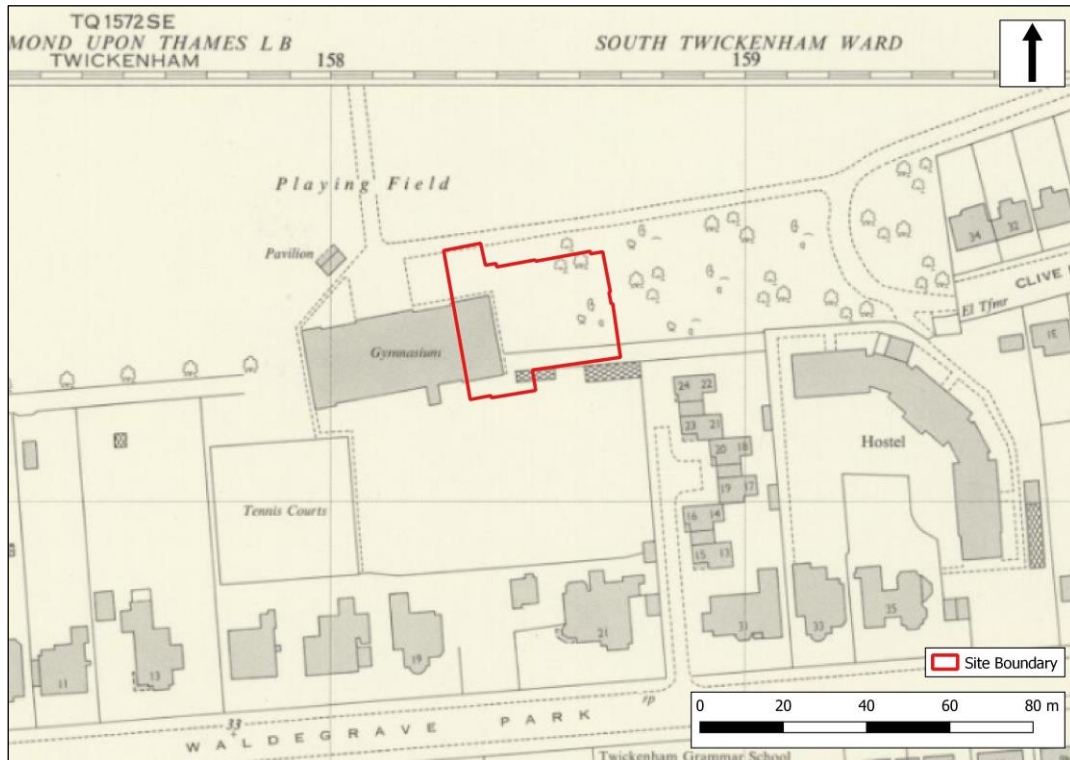


Fig. 23: Extract from the Ordnance Survey 1:1250 (1967)
(Reproduced courtesy of the National Archives)

Document Title		Document Reference	
Archaeology and Heritage Assessment: Centenary Building St Mary's University Twickenham London.		BA24149CBS	
Compilation	Ellie Bishop BA MA		
Artwork	Owain Connors MA PhD MCI ^f A & Holly Litherland-Forrest BA (Hons.)		
Issue No.	Status	Date	Approved for issue
1	Final	October 2024	George Children MA MCI ^f A