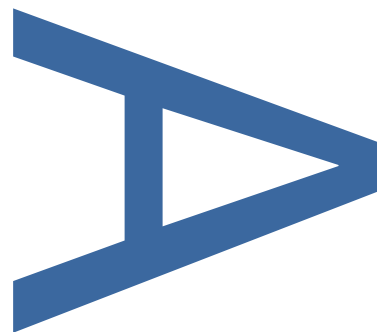
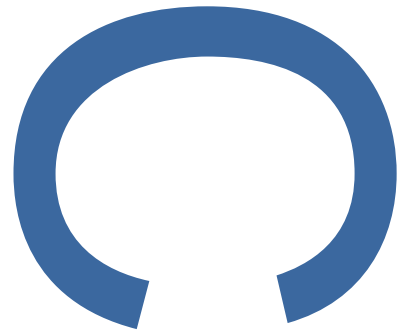


**ORIONE HOUSE AND LOWER  
TEDDINGTON ROAD,  
HAMPTON WICK,  
LONDON BOROUGH OF RICHMOND  
UPON THAMES,  
KT1 4HG**

**ARCHAEOLOGICAL  
WATCHING BRIEF AND  
EVALUATION**

**SITE CODE: LTD19**

**JUNE 2019**




**DOCUMENT VERIFICATION**

**ORIONE HOUSE AND LOWER TEDDINGTON ROAD, HAMPTON WICK,  
LONDON BOROUGH OF RICHMOND, KT1 4HG**

**Type of project**

**ARCHAEOLOGICAL WATCHING BRIEF AND EVALAUTION**

**Quality Control**

Pre-Construct Archaeology Limited Project Code			K6186
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Revision No.	Date	Checked	Approved

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**ORIONE HOUSE AND LOWER TEDDINGTON ROAD, HAMPTON WICK,  
LONDON BOROUGH OF RICHMOND UPON THAMES, KT1 4HG  
ARCHAEOLOGICAL WATCHING BRIEF AND EVALUATION.**

---

**Site Code:** LTD19

**Planning Application Reference:** 19/0111/FUL

**Central National Grid Reference:** TQ 17594 69735

**Written by:** Chloe Sinclair  
Pre-Construct Archaeology Limited, June 2019

**Project Manager:** Zbigniew Pozorski,  
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**Commissioning Client:** CGMS Heritage, part of RPS Group Plc

---

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**June 2019**

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## CONTENTS

CONTENTS .....	2
1 ABSTRACT .....	3
2 INTRODUCTION .....	4
3 PLANNING BACKGROUND .....	5
4 GEOLOGY AND TOPOGRAPHY .....	6
5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND .....	6
6 METHODOLOGY .....	7
7 SUMMARY OF RESULTS .....	8
8 CONCLUSIONS .....	10
9 ACKNOWLEDGMENTS .....	11
10 BIBLIOGRAPHY .....	11
APPENDIX 1: CONTEXT INDEX .....	18
APPENDIX 2: SPECIALIST REPORTS .....	19
APPENDIX 3: OASIS REPORT FORM .....	20
FIGURE 1: SITE LOCATION .....	12
FIGURE 2: DETAILED SITE LOCATION AND TRENCH PLAN .....	13
FIGURE 3: SECTIONS .....	14

## **1 ABSTRACT**

- 1.1 This report details the results of an archaeological watching brief undertaken by Pre-Construct Archaeology Limited at Orione House and Lower Teddington Road, Hampton Wick, London Borough of Richmond upon Thames, KT1 4HG. The area of the investigation was located within the unoccupied part of the site and is centred at National Grid Reference TQ 22691 78459.
- 1.2 The archaeological investigation was conducted between 10<sup>th</sup> June and 18<sup>th</sup> June 2019 and comprised the inspection and recording of 5 geotechnical boreholes and excavation o 2 evaluation trenches.
- 1.3 Boreholes and evaluation trenches revealed superficial deposits of Kempton Park gravels directly underlying approximately one meter of made ground, with deep 20<sup>th</sup> century truncations.
- 1.4 No evidence of anthropomorphic activity predating the 20<sup>th</sup> century was observed during the course of the investigations.

## **2 INTRODUCTION**

- 2.1 An archaeological watching brief and evaluation was conducted by Pre-Construct Archaeology Limited (PCA) at Orione House and Lower Teddington Road, Hampton Wick, London Borough of Richmond upon Thames, KT1 4HG (Figure 1). The watching brief recorded five boreholes placed across the site and evaluation comprised of two trenches excavated along the western perimeter of the site. The investigation aimed to record any archaeological material found within the excavation areas, particularly relating to prehistoric activity.
- 2.2 The archaeological investigation was undertaken in accordance with an approved Written Scheme of Investigation prepared by PCA (2019) and approved by Historic England Greater London Archaeology Advisory Service (GLAAS).
- 2.3 The site lies within the Hampton Wick Archaeological Priority Area, as designated by the London Borough of Richmond Council.
- 2.4 The site is bounded by Station Road to the north, Lower Teddington Road to the east, the railway tracks to the south, and Seymore Road to the west. The topography slopes gradually towards the River Thames, which lies 130 meters to the east.
- 2.5 The investigation was conducted intermittently between the 10<sup>th</sup> June and 18<sup>th</sup> June 2019. The watching brief and evaluation was supervised by Chloe Sinclair, and managed by Zbigniew Pozorski, of Pre-Construct Archaeology Limited. The archaeological works were monitored by Diane Abrams of Historic England.
- 2.6 The site is centred at National Grid Reference TQ 17594 69735.
- 2.7 The site was allocated the unique site code LTD19.

### 3 PLANNING BACKGROUND

- 3.1 It is proposed to redevelop the site to provide an independent senior living extra care building comprising of 28 units (following demolition of existing care home) at 12 - 14 Station Road, the refurbishment and renovation of Nos.13 and 23 - 33 Lower Teddington Road (including the erection of a single-storey rear extension to No.23; change of use of No.13 from ancillary offices to residential with the retention of the offices elsewhere on the site and the conversion of houses in multiple occupation to residential apartments at Nos.27 & 29); the erection of a temporary sales building to the rear of No. 31 & 33 Teddington Road, and associated landscape planting and car parking (LB Richmond Planning Ref. 19/0111/FUL).
- 3.2 Consultation with Historic England Greater London Archaeology Advisory Service (GLAAS), the advisors to LB Richmond, confirmed the archaeological evaluation within the Orione House part of the site will be required (letter from Louise Davies of GLAAS, dated 23 January 2019). In addition, the geotechnical site investigation, if carried out on the site, should be a subject to archaeological watching brief (monitoring). If following the results of the evaluation GLAAS determine Stage 2 works are required, then the archaeological monitoring of the demolition works may take place.
- 3.3 The wording of a suggested archaeological condition to the planning consent reads as follows:
- No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.*
- If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:*
- The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.*
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.*

## **4 GEOLOGY AND TOPOGRAPHY**

- 4.1 The solid geology of the area is clay of the London Clay Formation with superficial deposits of sand and gravel of Kempton Park Gravel Member and Alluvium consisting of clay, silt, peat and sand (British Geological Survey).
- 4.2 The site is situated at c. 9m above Ordnance Datum (OD) on a roughly level land. River Thames bank is just 60m to the east of the site. The topography slopes gradually towards the River Thames, which lies 130 meters to the east.
- 4.3 The site of the proposed development is located on the west side of Lower Teddington Road and to the south of Station Street (Figure 2). It comprises numbers 13 and 19-33 Lower Teddington Road, and 12-14 Station Road (Orione House).

## **5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 5.1 The following summary was adapted from the Written Scheme of Investigation for the project (CgMs Heritage, 2019).
- 5.2 The site lies within the Hampton Wick Archaeological Priority Area, as designated by the London Borough of Richmond Council.
- 5.3 The site has a moderate archaeological potential for Neolithic and Iron Age features and finds of local to regional importance.
- 5.4 Due to the discovery of Roman pottery at 11 Lower Teddington Road and other finds dating to the Roman period in vicinity, the site is considered to have a moderate potential for archaeological finds or features dating to the Roman period. If present, such evidence is most likely to be of local significance.
- 5.5 Due to the scarcity of finds dating to the Anglo-Saxon period within the area, the site is considered to have a low potential for archaeological finds or features dating to the Anglo Saxon period. If present, such evidence is most likely to be of local significance.
- 5.6 During the medieval period the site lay in agricultural land and a low archaeological potential is identified.
- 5.7 It is considered likely that traces of post-medieval and modern garden features or material relating to the construction of present or previous buildings will be found within the site. If present, such evidence is most likely to be of negligible significance.



## **6 METHODOLOGY**

- 6.1 The methodology for the proposed watching brief and evaluation was outlined in the Written Scheme of Investigation produced for the site (PCA 2019).
- 6.2 All the geotechnical site investigation carried out by a geotechnical contractor on the site was a subject to archaeological monitoring. The watching brief consisted of monitoring of 5 boreholes (Figure 2), measuring 0.20m in diameter and between 4.40m and 12.50m in depth.
- 6.3 The evaluation was designed to comprise 2 archaeological trenches located within the western part of the site (Figure 2). Trench 1 measured 16m x 1.80m and was placed in an L shape to accommodate the garden dimensions. Trench 2 was located in the north-west portion of the site in what is currently the car park, measuring 8.25m x 1.80m, shortened slightly from the proposed 9.00m length to accommodate on site obstructions, namely modern services.
- 6.4 The trenches were laid out as specified in the WSI with a little modification to take into account conditions mentioned above and readings of the CAT scanner. The trenches were scanned after each spit in order to check for buried services which were not marked on the service plan.
- 6.5 The trenches were excavated by a JCB 3CX type mechanical excavator under archaeological supervision until either significant archaeological horizons or natural deposits were encountered, at which point deposits were cleaned and excavated by hand.
- 6.6 Once excavation had been completed and the trench cleaned, all deposits were then recorded on proforma context sheets. Trench plans were drawn at scales of 1:50 and 1:20 and sections were drawn at a scale of 1:10 or 1:20. A digital photographic record was also kept of all eight trenches.
- 6.7 The completed archive produced during the evaluation, comprising written, drawn, photographic records and artefacts will be deposited with LAARC, identified by site code LTD19.

## **7 SUMMARY OF RESULTS**

### **7.1 Watching Brief**

7.1.1 All boreholes reached natural sandy gravel layers underlying made ground.

### **7.2 Borehole 1**

7.2.1 Borehole 1 was located along the western perimeter of the site, in what is currently a back garden. The hole was excavated to a depth of 4.40m below ground level.

7.2.2 The earliest deposit observed was a natural yellowish grey sandy gravel [4] recorded at a depth of 3.20m below ground level.

7.2.3 The sandy gravel [4] was overlain by a sequence of natural yellowish grey sand [3] and gravel [2], seen at 3.00m BGL and 0.76m BGL respectively.

7.2.4 The sequence of natural deposits was sealed by a 0.76m thick layer of sandy and silty made ground [1].

### **7.3 Borehole 2**

7.3.1 Borehole 2 was located in the south-west corner of the western garden and was excavated to a depth of 4.60m below ground level.

7.3.2 The earliest deposit recorded was a natural sandy clay layer [8] recorded at a depth of 4.40m BGL. The clay was overlain by natural sand [7] and gravel [6] sequence recorded at 2.40m BGL, and 1.00m BGL, respectively. The natural layers were sealed by a 1.00m thick layer of sandy silty made ground [5].

### **7.4 Borehole 3**

7.4.1 Borehole 3 was located in the central garden of the site and was excavated to a depth of 5m BGL.

7.4.2 A 4.00m thick layer of natural yellowish grey gravelly sand [10] was recorded at a depth of 1.00m BGL and continued below the lower limit of excavation. This was overlain by a 1.00m thick layer of sandy silty made ground [9] seen across the study area.

### **7.5 Borehole 4**

7.5.1 Borehole 4 was located in the north western perimeter of site in what is now the car park and recorded to a depth of 12.50m BGL.

7.5.2 A natural bluish grey sandy clay [14] was recorded at 7.50m BGL and continued below the lower limit of observation: 12.50m BGL. This was overlain by the natural yellowish grey sand and gravel sequence seen across site. The sand [13] was recorded at a depth of 6.00m BGL, which was in turn covered by the yellowish grey sandy gravel [12], seen at 1.25m BGL.

7.5.3 The natural sequence was sealed by a 1.23m thick layer of sandy silty made ground [11].

### **7.6 Borehole 5**

7.6.1 BH5 was located along the northern perimeter of the site in what is currently the garden maintenance area and was observed to a depth of 10.00m BGL.

7.6.2 A natural bluish grey sandy clay [19] was seen at a depth of 8.00m BGL and continued below the depth observed: 10.00m BGL.

7.6.3 The clay was overlain by a natural sequence of sand and gravels, with the earliest gravel layer [19] recorded at 5.25m BGL, in turn covered by a yellowish coarse sand [17] at 3.50m BGL and sandy gravel [16] at 2.50m BGL.

7.6.4 The natural sequence was overlain by a 2.50m thick layer of sandy silty made ground [15].

## 7.7 Evaluation

### 7.8 Trench 1

7.8.1 Natural yellowish grey sandy gravel [23] was encountered at a maximum height of 7.89m OD and continued below the lower limit of excavation.

7.8.2 A 0.30m thick gravel interface layer [22] with silt staining and occasional rooting was seen at a height of 8.07m OD, extending across the length of the trench and beyond the limits of excavation.

7.8.3 Overlying the gravel was a 0.20m thick mid brown layer of clayey sandy silty subsoil [32] with moderate bioturbation at 8.20m OD.

7.8.4 The natural layers and subsoil were truncated in the southern portion of the trench by a modern pit [34] infilled with a dark sandy silt [33], scrap metal, bottles and broken dishes, with the latest dating to the 20<sup>th</sup> century (Jarret, C, 2019) recorded from 8.79m OD continuing below the lower limit of excavation. No material recovered from the deposit predated the 20th century.

7.8.5 The sequence was sealed by a dark brown sandy silty garden soil [21] 0.40m thick, continuing across the extent of the trench.

### 7.9 Trench 2

7.9.1 The earliest deposit encountered was a natural yellowish grey sandy gravel [31] seen at a height of 7.59m OD, continuing below the lower limit of excavation.

7.9.2 The lower gravel [31] was overlain by a natural sand and gravel sequence consisting of a yellowish gravelly sand [30], yellowish sandy gravel [29], yellowish brown sand [28], and yellowish sandy gravel, seen at 7.87m OD, 7.99m OD, 8.09m OD, and 8.49m OD respectively.

7.9.3 The natural layers were truncated by a construction cut [26] for the 1915 outbuilding present in the garden of 14 station road, later demolished to construct the current car park (Bell, 2019). At the base of the truncation the concrete slab from the outbuilding remained, while the rest had been infilled with a brown sand [25] and demolition rubble [24] consisting of red frogged brick, concrete fragments, and sandy silt.

7.9.4 The 0.15m thick concrete slab of the current car park capped the sequence.

## **8 CONCLUSIONS**

- 8.1 Prehistoric tools dating from the Palaeolithic to Iron Age have been recovered from the surrounding areas, primarily in and along the River Thames, prompting the potential of prehistoric remains within the study area.
- 8.2 The following site-specific research questions were also posed for the project in the WSI:
- Are there any prehistoric finds on the site?
  - Are there remains of the Roman origins and how they relate to the findings recorded nearby at 11 Lower Teddington Road?
  - Are there remains which could be associated with medieval agricultural use of the area?
  - Are there any post-medieval remains on the site?
- 8.3 During both the borehole and evaluation excavations no activity predating the 20<sup>th</sup> century was observed, therefore the answers to the research questions are negative.
- 8.4 Any remains dating to prehistoric periods would have been previously removed as the results of deep horizontal truncation of the study area during the 19<sup>th</sup> and 20<sup>th</sup> century developments, with remains of the latter of which clearly visible in the northern end of Trench 2.

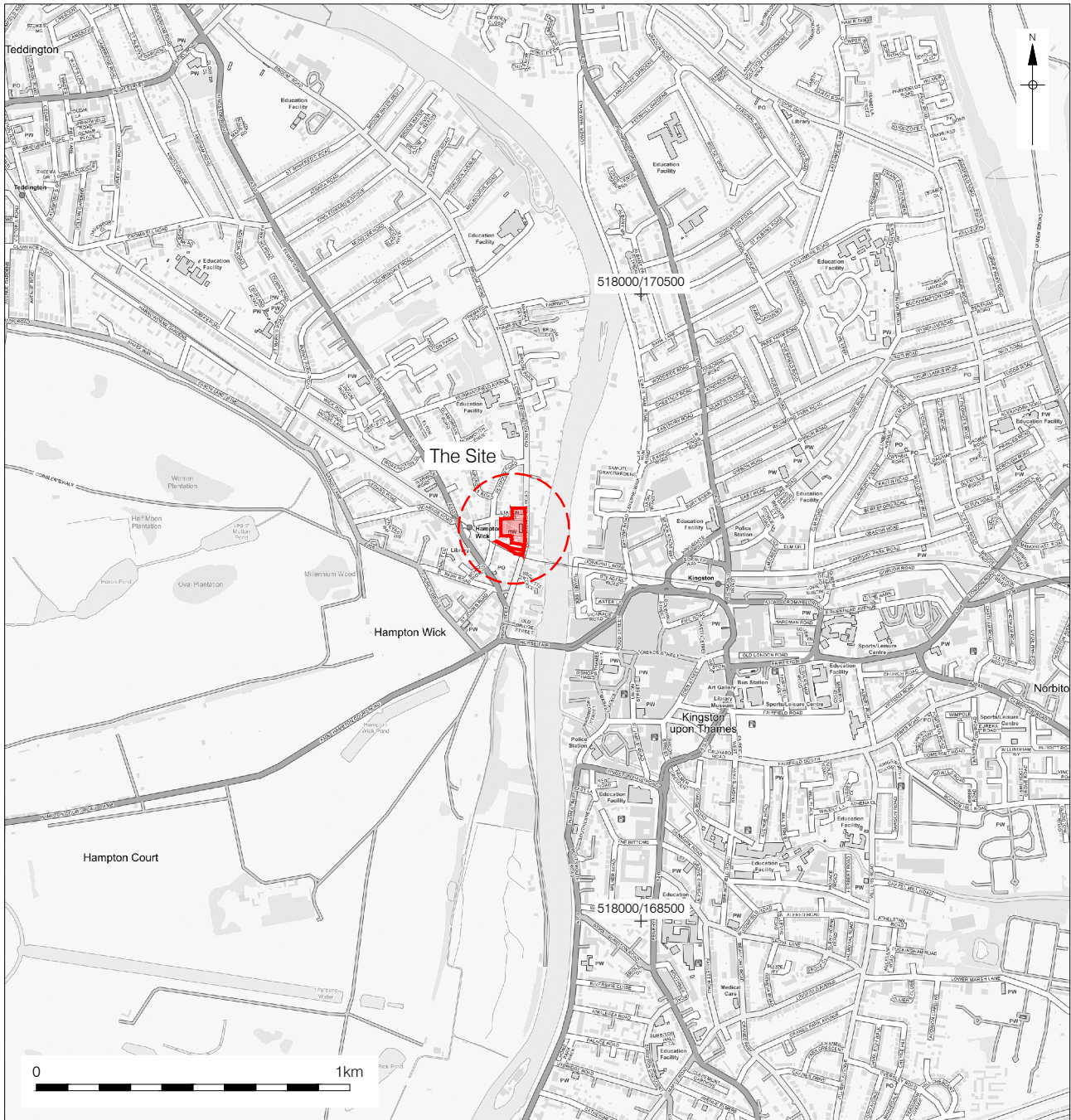
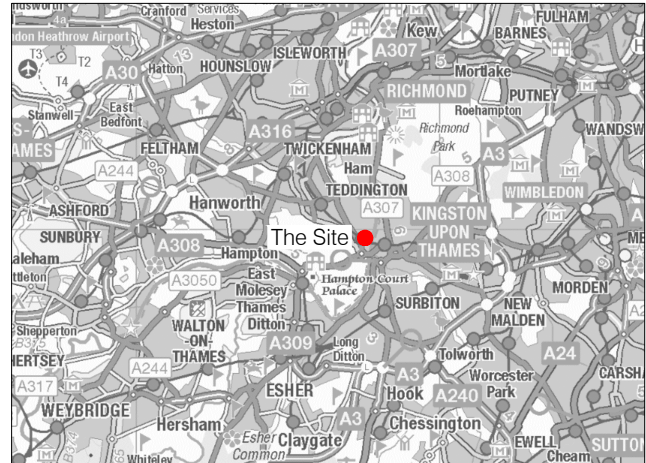
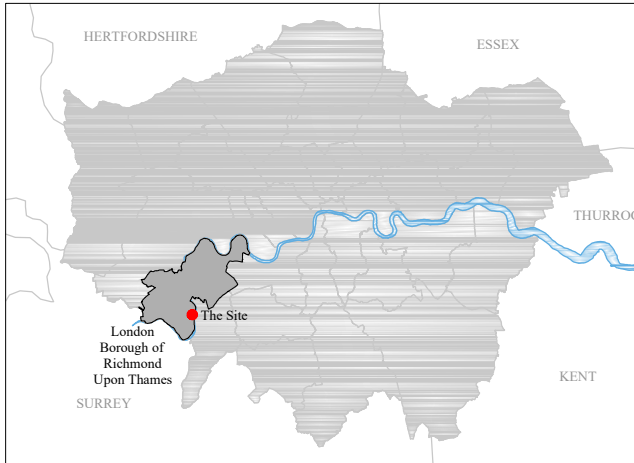
## **9 ACKNOWLEDGMENTS**

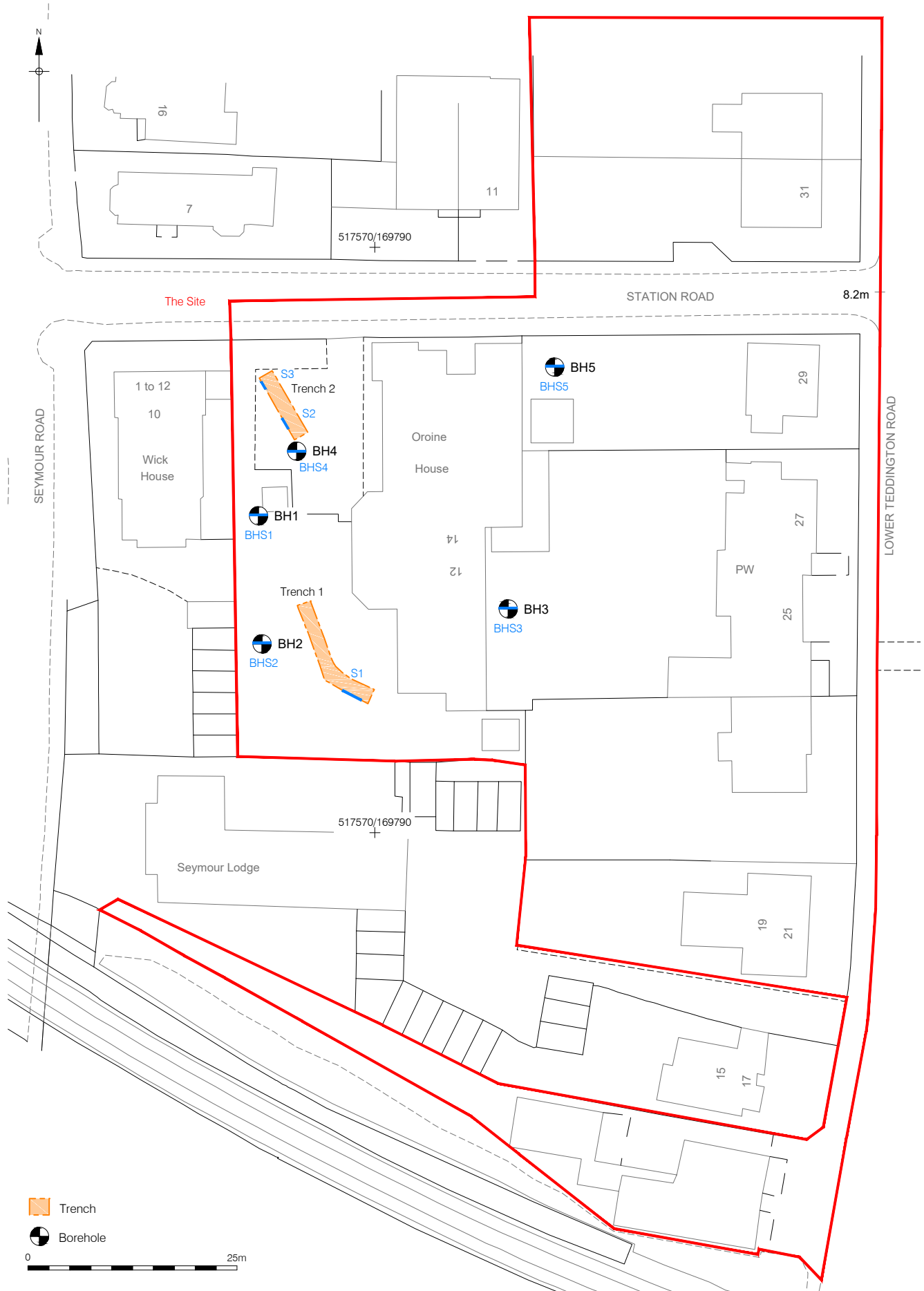
- 9.1 Pre-Construct Archaeology Ltd would like to thank Sophie Bell of CgMs Heritage, now part for RPS Group Plc, for commissioning this project, and Diane Abrams of Historic England GLAAS for her input and advice.
- 9.2 The author would like to thank Zbigniew Pozorski for his project management and editing, Richard Krason and Juan Vasquez for their work on site and Ray Murphy for the illustrations.

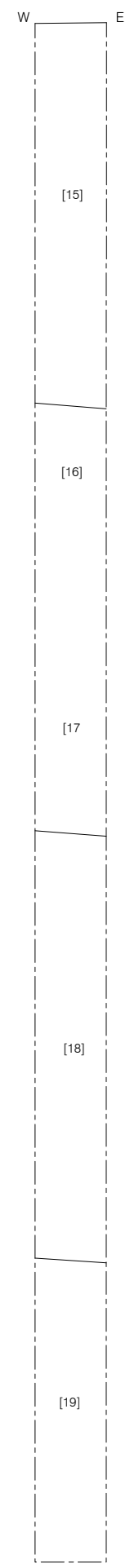
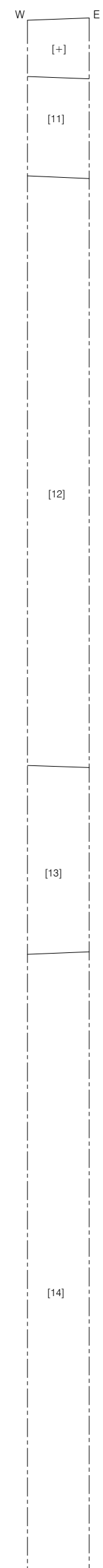
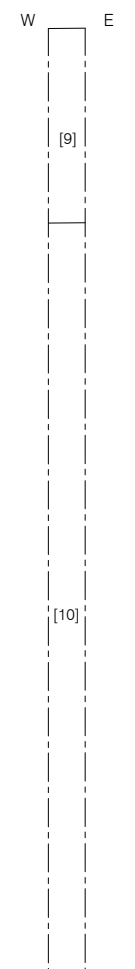
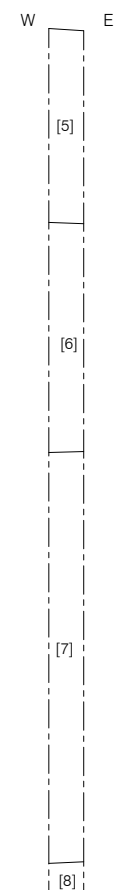
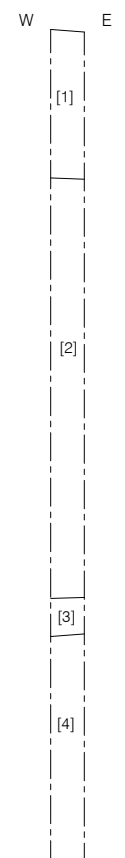
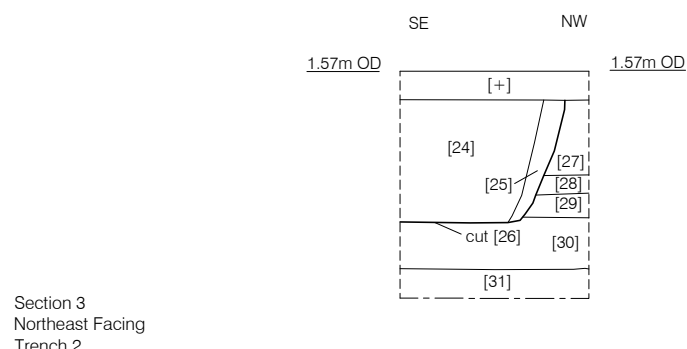
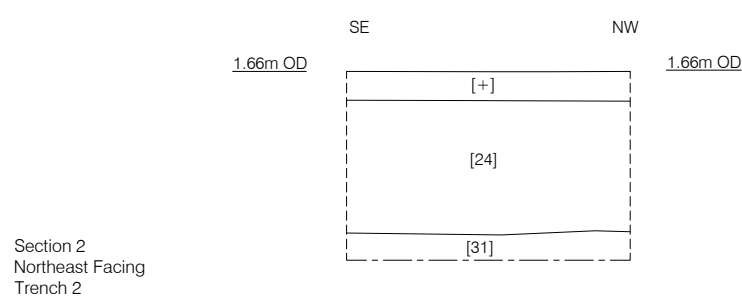
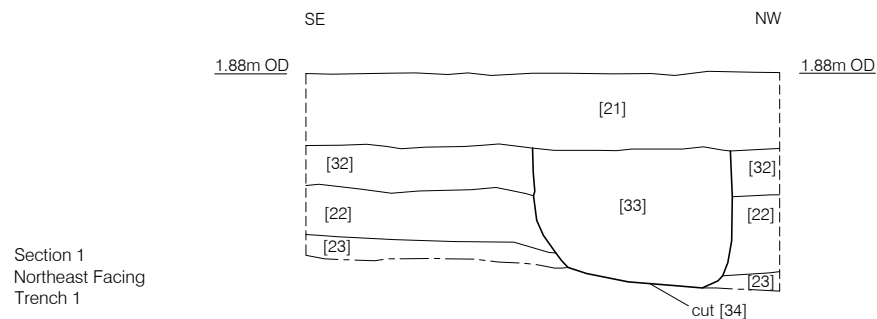
## **10 BIBLIOGRAPHY**

CgMs Heritage, 2019 *Orione House and Lower Teddington Road, Hampton Wick, Richmond Upon Thames, KT1 4EY*, Archaeological Desk Based Assessment.

Pre-Construct Archaeology Ltd, 2019 *Orion House and Lower Teddington Road, Hampton Wick, Richmond Upon Thames KT1 4EY: Written Scheme of Investigation for Archaeological Watching Brief and Evaluation*











**Plate 1: Trench 1, looking south-south-east.**





**Plate 2: Trench 2, looking north-west.**





**Plate 3: Trench 1, Section 1, looking south-west.**



**Plate 4: Trench 2, Section 3, looking south-west**

## APPENDIX 1: CONTEXT INDEX

Context	CTX Type	Trench	CTX Levels High
1	Layer	BH1	
2	Layer	BH1	
3	Layer	BH1	
4	Layer	BH1	
5	Layer	bH2	
6	Layer	BH2	
7	Layer	BH2	
8	Layer	BH2	
9	Layer	BH3	
10	Layer	BH3	
11	Layer	BH4	
12	Layer	BH4	
13	Layer	BH4	
14	Layer	BH4	
15	Layer	BH5	
16	Natural	BH5	
17	Natural	BH5	
18	Layer	BH5	
19	Layer	BH5	
20	Void		
21	Layer	T1	8.98
22	Layer	T1	8.07
23	Layer	T1	7.89
24	Fill	T2	8.49
25	Fill	T2	8.49
26	Cut	T2	8.49
27	Layer	T2	8.49
28	Layer	T2	8.09
29	Layer	T2	7.99
30	Fill	T2	8.49
31	Layer	T2	7.59
32	Layer	T1	8.2
33	Fill	T1	8.79
34	Cut	T1	8.79

## **APPENDIX 2: SPECIALIST REPORTS**

Glass spot dating

Chris Jarret

Context [33], spot date: early 20th century

The glass is of no significance as it occurs as a small quantity of early 20th-century vessels with little meaning. The glass consists of two intact bottles, firstly as a dwarf ink bottle and secondly as a sauce bottle with an external thread, plain conical neck and an octagonal-section lower wall. The latter still has its metal lid screwed on to the rim. The only potential of the glass is to date the context it was recovered from and there are no recommendations for further work on the finds, which can be discarded at the archive stage of the project.



## APPENDIX 3: OASIS REPORT FORM

OASIS ID: precast-356822

### Project details

Project name            Orione House and Lower Teddington Road

Short description of the project    An archaeological watching brief and evaluation was conducted by Pre-Construct Archaeology Limited at Orione House and lower Teddington Road, Hampton Wick, Richmond. The works monitored the excavation of five boreholes and two evaluation trenches within the western site perimeter. Natural gravels were recorded in all study areas below approximately 1.00m of made ground. No anthropogenic activity predating the 20th century was observed.

Project dates            Start: 10-06-2019 End: 18-06-2019

Previous/future work            No / Not known

Any associated project codes    LTD 19 - Sitecode reference

Type of project            Recording project

Site status                Area of Archaeological Importance (AAI)

Current Land use        Residential 2 - Institutional and communal accommodation

Monument type            LAYER Modern

Monument type            LAYER Uncertain

---

### Project location

Country            England

Site location        GREATER LONDON RICHMOND UPON THAMES TEDDINGTON  
AND HAMPTON Orione House and lower Teddington Road

Postcode            KT1 4EU

Study area          0 Square metres

Site coordinates    TQ 17594 69735 51.413920028627 -0.308839132902 51 24 50 N 000  
18 31 W Point

Lat/Long Datum    Unknown

---

#### Project creators

Name                of CGMS Consulting  
Organisation

Project              brief CgMs Heritage  
originator

Project              design CgMs Heritage  
originator

Project                Zbigniew Pozorski  
director/manager

Project supervisor    Chloe Sinclair

Type                 of via consultant: CgMs Consulting  
sponsor/funding  
body

---

#### Project archives

Physical Archive LAARC  
recipient

Physical Contents "Glass"

Digital Archive LAARC  
recipient

Digital Media "Database","Images raster / digital photography","Text"  
available

Paper Archive LAARC  
recipient

Paper Media "Context sheet","Drawing","Plan","Section"  
available

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Entered by Chloe (archive@pre-construct.com)

Entered on 21 June 201



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