# Elleray Hall and North Lane Car Park, Richmond upon Thames: An Archaeological Evaluation Report

Planning Application Number: 21/2533/FUL

National Grid Reference: 15715 70848 and 15676 70885 (centre)

Site Code: ERY22

AOC Project: 34437

OASIS ID: aocarcha1-510664

Date: January 2024

AOC Archaeology Group

ARCHAEOLOGY | HERITAGE | CONSERVATION

# Elleray Hall and North Lane Car Park, Richmond upon Thames:

# An Archaeological Evaluation Report

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| **On Behalf of:** | **Beard Construction<br>Stonemasons Court<br>Cemetery Pales<br>Brookwood<br>Surrey<br>GU24 0BL** |
| **National Grid Reference (NGR):** | **TQ 15715 70848 and TQ 15676 70885 (centre)** |
| **Planning Application No:** | **21/2533/FUL** |
| **AOC Project No:** | **34437** |
| **OASIS ID:** | **aocarcha1-510664** |
| **Site Code:** | **PVR23** |
| **Prepared by:** | **Gemma Ward and Kari Bower** |
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| **Date:** | **January 2024** |

**This document has been prepared in accordance with AOC standard operating procedures.**

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|---|---|
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# NON-TECHNICAL SUMMARY

*This report provides the results of an archaeological evaluation undertaken at the site of Elleray Hall and North Lane Car Park (East), Teddington by AOC Archaeology in December 2023. The work was commissioned by Beard Construction (the Client) in advance of development works.*

*The investigation comprised the excavation of four trenches, measuring between 7m and 15m long by 1.80m wide, located across the proposed scheme. The natural geology consisted of a fine grain possible alluvial clay with sand and gravels likely park of the Kempton Park Gravel Member. No overlying subsoil was observed, instead sequences of made ground, ground raising and levelling deposit were observed across the site and varying between the trenches suggesting any previous subsoil and topsoil has been previously removed during redevelopment.*

*No significant archaeological remains were observed, only modern concrete structure possible part of a semi basement of the previous council depot which formerly occupied the site. Finds include fragment of 19$^{th}$ pottery, a complete 19$^{th}$ ink well and a complete lemonade or ginger beer bottle were recovered.*

*The results of the evaluation will be shared with the London Borough of Richmond, to whom archaeological advice is provided by Joanna Taylor and Johanna Short, Assistant Archaeological Adviser, Greater London Archaeological Advisory Service (GLAAS), who will issue a decision on the requirements for further archaeological work on the site.*

*An OASIS form (aocarcha1-510664) has been complied and an electronic copy of all reports will be deposited within the Archaeological Data Service (ADS). The site archive will be prepared in accordance with local and national guidance and will be deposited at the end of the project.*

# 1. Introduction

1.1. AOC Archaeology was commissioned by Beard Construction (the "client") to undertake an archaeological evaluation at the site of North Lane Car Park (East), Teddington, (Figure 1), in advance of development work on the site.

1.2. The site currently comprises of a closed car park accessed from North Lane and the site of a demolished depot building. The site is centred on National Grid Reference (NGR) TQ 15676 70885

1.3. This phase of evaluation is part of a wider scope of archaeological investigations for the site. This phase covers the archaeological evaluation of the proposed location for the new community centre only. This report is focuses upon the results of this phase of archaeological evaluation. The remaining the Historic Building Recording, community engagement and second phase of evaluation will be reported separately.

1.4. All works were undertaken by a team of suitably qualified professional archaeologists in accordance with current best practice standards and guidance.

# 2. Planning background

2.1. The local planning authority is the London Borough of Richmond upon Thames who take archaeological advice from the Greater London Archaeological Advisory Service (GLAAS).

2.2. The Site is the subject of a planning permission (21/2533/FUL) granted on 23rd June 2022. The development is for the Provision of new community centre on existing North Lane Depot, East Car Park site, together with demolition of existing community centre and provision of affordable housing on existing Elleray Hall site.

2.3. The condition as indicated below outlines the requires for the investigation:

**U0130566 NS17: Archaeology (Community Centre)**

No demolition or development shall take place on the community centre site 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:

A. 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

B. Where appropriate, details of a programme for delivering related positive public benefits

C. 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.

REASON: To safeguard any archaeological interest of the site.

**U0130598 NS49: Historic Building Recording condition**

No demolition of Elleray Hall shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and A. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works B. 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 WSI

REASON: To safeguard any archaeological interest of the site.

**U0130599 NS50: Archaeology (Residential)**

No demolition or development shall take place on the residential development site 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:

A. 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

B. Where appropriate, details of a programme for delivering related positive public benefits

C. 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.

REASON: To safeguard any archaeological interest of the site.

**U0130600 NS51: Public Engagement (residential)**

Prior to the commencement of development on the residential development, details of an appropriate programme of public engagement including a timetable, shall be submitted to, and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved programme. (Refer to informative IL10)

REASON: To encourage archaeological public engagement.

**U0130601 NS52: Photographic record**

A. Prior to the demolition of the Elleray Hall site, a scheme detailing how a measured and photographic record of the building will be undertaken shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the demolition of Elleray Hall.

B. Prior to the occupation of the residential development, the results of the approved scheme, along with a history of the building in its context, shall be submitted to the Local Planning Authority and be presented to the Richmond Local Studies Library for archival use in the future.

REASON: For historic understanding and knowledge of this non designated heritage asset

2.4. No World Heritage Sites, Scheduled Monuments or Registered Battlefields are located within 500m from Site. The northern boundary of the Grade I Registered Park or Garden of Bushy Park (Site 1) is located approximately 320m south of the Site at the nearest point. The Grade II* Listed mansion Bushy House is located within the northern part of the park. A further 11 Grade II Listed Buildings are located within 500m of Site.

2.5. Bushy Park is also designated as a Conservation Area and there are a further four Conservation Areas within 500m of Site. PPG (2014) defines a Conservation Area as: “an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

2.6. There are two Archaeological Priority Areas (APA) within the 500m from Site; Bushy Park APA is located approximately 300m to the southwest of the Site at the nearest point and Teddington APA is located approximately 50m to the east of the Site at the nearest point. A Written Scheme of Investigation (WSI) was prepared by AOC (2023), which set out the detailed methodology to be employed during the archaeological evaluation. AOC also produced an Archaeological Desk-Based Assessment of the site (AOC 2021).

## 3. Geology and Topography

3.1. The British Geological Survey GeoIndex (BGS 2022) records the bedrock on the Site as part of the London Clay Formation. The London Clay Formation was formed 56 to 48 million years ago, during the Palaeogene Period in a local environment dominated by deep seas. The Kempton Park Gravel Member forms a superficial deposit overlying this bedrock; this was formed up to 2 million years ago in the Quaternary Period in an environment dominated by rivers.

3.2. The nearest recorded borehole to the Site, TQ17SE181, approximately 200m to the northeast of the Site was bored on the 16th of December 1978. Made Ground was recorded to a depth of 0.60m below ground level (bgl) with very dense brown clayey sand and gravel recorded below this to a depth of to a depth of 1.20m bgl. This overlays Kempton Park Gravel to a depth of 4m bgl overlying London Clay.

3.3. The site has heights of 8.49m OD in the west rising to 8.92m OD in the east.

# 4. Historical and Archaeological Background

4.1. A thorough description of the geology, archaeology, and history of the Site was provided in the earlier Archaeological Desk-Based Assessment (AOC, 2021). A brief archaeological background informed by this document is included below, for further details including references please refer to the full Assessment.

### Prehistoric Periods (c. 500,000 BC – AD 43)

4.2. Several poorly located prehistoric finds have been recorded in the general area of Teddington in variable proximities to the Site. These include: the findspot of a Mesolithic antler hammer; three Neolithic flints listed in the British Museum Sturge Collection; and the findspot of a Bronze Age spear head. Some of these may conceivably have been recovered from the Thames at Teddington, around 1km from the Site. The earliest evidence for prehistoric activity more reliably located approximately 400m to the southeast of the Site near Clarence Road, is a hoard of five Neolithic flint axes, which were uncovered in 1893 during housebuilding.

4.3. Two phases of archaeological evaluation at the National Physical Laboratories, have revealed evidence for late Bronze Age to early Iron Age settlement on an area of slightly higher ground around 400m to the southwest of the Site. Features uncovered included several small pits and post-holes, some of which were sealed by brickearth and contained late Bronze Age to early Iron Age pottery. A ditch or gulley with several stake holes at its base was interpreted as a possible field boundary. A single sherd of grog-tempered Iron Age pottery was also recovered from an unstratified context at the same site. The site of a Bronze Age barrow is known to have been located to the north of the park wall of Bushy Park on Sandy Lane, to the southeast (Royal Parks 2014, 44).

### Roman Period

4.4. No remains relating to the Roman period are recorded within 500m of Site by the GLHER.

### Saxon/Early Medieval & Medieval Period

4.5. Settlement at Teddington is thought to date to the early medieval period; the place name is Saxon in origin, meaning ‘Tudas Farm’. Until the 13th century it formed part of the parish of Staines (Reynolds 1962), which is recorded in the Domesday Survey of 1086 as a large settlement held by Westminster Abbey (Powell-Smith n.d). The first direct evidence for a settlement at Teddington is recorded in AD1100, when it was known as Berewick of Staines (VCH 1962; Site 30). The medieval settlement of Teddington is likely to have developed around the Church of St Mary and manor house, located closer to the river to the northeast of the Site. To the south of the Site, the royal deer park of Bushy Park has its origins in the late 15th century, when the enclosure of parkland was begun by Giles d'Aubrey.

### Post-Medieval and Modern Periods

4.6. Early pre-Ordnance Survey maps of the Site, such as Bleau’s map of 1646 (not illustrated), depict Teddington to the north of the enclosed parkland around Hampton Court, although provide little further detail. Rocque’s map of 1746 depicts the Site at the western edge of the village of Teddington, with Middle Lane legible as a trackway leading away from the settlement towards undeveloped land to the west. It is possible that Middle Lane originated as a trackway across the common before it became a road (Ching 2000, 3).

4.7. Teddington was enclosed in 1800; the Tithe Commissioner’s map of the Parish of Teddington of the same year represents the earliest detailed mapping of the Site. By this time Middle Lane can be seen to terminate to the west at the newly established North Lane. Middle Lane was described as a minor

branch road in the section of the 1800 Enclosure Award that described the roads in Teddington (Ching 1983, 27). At the time of the Award, the southern part of the Site was owned by the lord of the manor and was occupied by two conjoined houses with gardens that were occupied by Robert Cornish and Mary (his wife), and Edward Groom (transcribed Ching 2000, 5).The northern part of the Site was held by Sam Redford and can be seen to have contained several structures in 1800 that were described as a 'house, hovels and garden' (Ibid.). The description may suggest that some of the structures occupied by Sam Redford's tenants within the northern part of the Site were in poor repair; it is the only reference to 'hovels' within the Enclosure Award of Teddington (Ching 2000, 15).

4.8. The first edition Ordnance Survey map of 1869 depicts some changes to the structures in the northern part of the Site; perhaps the 'hovels' recorded by the 1800 Enclosure Award had been demolished earlier in the 19th century. The area surrounding the Site appears to have remained relatively rural in character, although several further houses had been constructed since 1800, perhaps partly spurred by the arrival of the railway to Teddington. Notable amongst these is the large villa to the northeast of the Site, annotated as 'Elleray', from which the present road and hall get their names.

4.9. The northern part of the Site was a farm in the 19th century, occupied by William James in the 1860s (Ching 2000, 47). A photograph dated to c.1870 of James' Farm is held at the Richmond Local Studies Library and Archives (LCF/20523); the photograph shows a farmyard surrounded by several singlestorey timber farm buildings with pantile roofs in the northern part of the Site. It is possible that the large building in the background of the photograph with ornate chimney pots is the villa known as Elleray. The 1881 census return shows that James' Farm was occupied by 'William James, 72 - cowkeeper, also two nieces' (transcribed by Ching 2000, 48).

4.10. A plan accompanying an 1872 sale catalogue for Elleray depicts structures in both parts of the Site in detail; several of those were clustered in the southeast corner of the northern part of the Site (James' Farm), and two small outbuildings are plotted for the first time in the southeast corner of the gardens within the southern part of the Site. To the northeast of the Site, Elleray Villa is shown surrounded by grounds and accessed by a carriage drive from Broad Street to the north of the house. The 1872 sale catalogue describes the villa as a residence 'built in the cottage style […] with stabling, coach house, outbuildings, gardens, orchard, and lands' (Richmond Archives: LM/1382).

4.11. The 1896 Ordnance Survey map shows that the villa known as Elleray did not survive until the end of the 19th century. The map shows that the house had been demolished to make way for Elleray Road, which was built along the line of the former carriage drive of the house and appears to have been under construction at the end of the 19th century. The 1896 map also shows that all the structures associated with James' Farm had been demolished at the same time, although these had been replaced by a north-south aligned structure built along the western boundary of the Site, which survived well into the 20th century.

4.12. The GLHER records a few post-medieval remains within 500m of Site, comprising: a Victorian house and garden with a well, which were excavated in 1992 around 100m to the east of the Site; and unspecified post-medieval archaeological deposits encountered during a watching brief at the National Physical Laboratories, approximately 400m to the southwest of the Site.

### Modern (AD post 1900)

4.13. The southern part of the Site changed substantially in the early part of the 20th century with the construction of Elleray Hall in 1911, which was initially a parish hall connected with St. Peter and St. Paul's Church (Elleray Hall Social Centre n.d). The Ordnance Survey 1920 map depicts the hall in the southern part of the Site with a smaller outbuilding to its southwest (Figure 8). By the time of the 1938

Ordnance Survey map, this small structure in the southern part of the Site had disappeared and two large structures had been built along the south and east boundaries of the north part of the Site.

4.14. The northern part of the Site is known to have been used as a depot throughout much of the 20th century, before these buildings too were demolished at some point between 1947 and 1950 (Ordnance Survey 1947; 1950 – both not illustrated). The late 19th century building in the western part endured into the late 20th century (Ordnance Survey, 1975) and was only relatively recently demolished; this is thought to have represented the last remaining element of James' Farm (The Teddington Society 2014).

## 5. Aims of Investigation

5.1 The specific research aims of the archaeological investigation at the Site are defined as:

- To determine the date and function of any archaeological remains or artefacts identified during the archaeological evaluation;
- To determine the extent of previous truncations of any archaeological deposits present;
- To identify any Prehistoric activity, given the presence of apparent ritual activity in the Neolithic period and late prehistoric agricultural activity overlying the Kempton Park Gravel within 500m of Site;
- To identify any evidence of agricultural medieval activity as the Site is likely to have been located within common agricultural land to the west of the main focus of settlement at Teddington;
- To identify any evidence for post-medieval houses and agricultural structures in the northern part of the Site, and houses and gardens in the southern part of the Site, although these may have been substantially truncated by later modern development in places To identify potential modern remains associated with the 20th century development within the Site.
- To make a drawn, photographic and written record of Elleray Hall corresponding to Levels 1 and 2 of the published guidelines, to foster community engagement, and to make a permanent record prior to demolition.?

## 6. Scope of Works and Strategy

6.1. The archaeological evaluation comprised of the machine excavation of four trenches measuring between 15m long by 1.8m wide and 7m long by 1.8m wide. The trench location were altered slightly from the approved WSI, due to risk of high levels of contamination and services. The revised trench plan was approved by Joanna Taylor, Assistant Archaeological Adviser, Greater London Archaeological Advisory Service (GLAAS) ahead of the start of onsite works, Figure 2. Service plans were consulted prior to commencement of excavation, and the entire site was scanned using a Cable Avoidance Tool 4+.

6.2. The evaluation comprised the excavation of four trenches, positioned to target the area of impact posed by the redevelopment of the site.

6.3. The results of the archaeological evaluation are collated into this evaluation report, which will enable the Archaeological Advisor to come to a decision as to the requirement for further work (stage 2) at the site ahead of development works.

6.4. The fieldwork was carried out according to best archaeological practice and to local and national standards and guidelines:

- Chartered Institute for Archaeologists – Standard and Guidance for Archaeological Field Evaluation (2022).
- Chartered Institute for Archaeologists – Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials (2014a).
- Chartered Institute for Archaeologists – Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives (2014b).
- Chartered Institute for Archaeologists – Code of Conduct (2022).
- Greater London Archaeological Advisory Service (GLAAS) (2015), Guidelines for Archaeological Projects in Greater London.
- Historic England – Management of Archaeological Projects (2015a).
- Historic England – Archaeological Guidance Paper 3: Standards and Practices in Archaeological Fieldwork (2015c).
- Historic England – Archaeological Guidance Paper 4: Standards and Practices in Archaeological Reports (2015d).
- Ministry for Housing, Communities and Local Government (MHLG) – National Planning Policy Framework (Updated 2023).
- Museum of London – Archaeological Site Manual (1994).
- Museum of London Archaeology Service (MoLAS), (2000), Archaeology of Greater London.
- Museum of London Archaeology Service (MoLAS), (2002), A Research Framework for London Archaeology.
- Museum of London, (2015), A Strategy for Researching the Historic Environment of Greater London.
- Society of Museum Archaeologists – Selection, Retention and Dispersal of Archaeological Collections: Guidelines for use in England, Wales and Northern Ireland (1993).
- United Kingdom Institute for Conservation – Conservation Guidelines No.2 (1983).

6.5. The archaeological investigation was undertaken by Gemma Ward (Project Officer), under the overall direction of AOC Operations Manager Catherine Edwards (AOC).

6.6. The archaeological works were monitored by Joanna Taylor and Johanna Short, Assistant Archaeological Adviser, Greater London Archaeological Advisory Service (GLAAS) on behalf of the London Borough of Richmond.

6.7. A site code was allocated for the works, PVR23.

## 7. Methodology

7.1. The full methodology is laid out in the WSI (AOC 2022). Current service plans were consulted, and the entire site was visually inspected prior to the commencement of any machine excavation. Trench locations were CAT scanned before excavation.

7.2. The archaeological evaluation consisted of the excavation of four trenches, the locations of which are shown on Figure 2.

7.3. Actual trench locations on site varied slightly due to unforeseen obstructions, logistical/practical reasons, or health and safety issues. Reasonable judgement was used by the supervising archaeologist where the trenches needed to be relocated.

# 8. Results

8.1. No archaeological features were identified in the excavated trenches. With the exception of some modern remnants of the vehicle maintenance buildings of the old council depot.

8.2. The trenches are discussed below in turn. Heights of deposits are provided in the stratigraphic table at the centre of the trench. Archaeological deposits are defined within (curved brackets) and archaeological cuts are defined within [square brackets]. The full context inventory is supplied in Appendix A.

## Trench 1

*Table of stratigraphic sequence*

| Context No. | Thickness (max) | Height above Ordnance Datum (AOD) | Description/Interpretation |
|---|---|---|---|
| 101 | 0.10m | 8.91mOD – 8.81mOD | Modern Tarmac – former car park surface |
| 102 | 0.20m | 8.81mOD – 8.61mOD | Made ground |
| 103 | 0.30m | 8.61mOD – 8.31mOD | Made ground |
| 104 | 0.50m | 8.31mOD – 7.81mOD | Possible industrial dump used as made ground |
| 105 | 0.15+m | 7.81mOD+ | Natural |

8.3. Trench 1 was located in the northeast extent of the site and measured 15m by 1.8m, it was orientated northwest to southeast (Figure 2, Plates 1 and 2).

**Plate 1: Trench 1, looking north north-west.**

8.4. The lowest deposit was comprised of a friable, mid brown-yellow sandy clay with patches of mid grey clay and mid brown-red gravel (105), with a varying height of 7.51mOD and 8.04mOD. This has been

interpreted as a fine grain possible alluvial deposit with possible inclusions of Kempton Park Gravel Member. The natural (105), was overlain by (104), a 0.50m thick, friable dark grey-brown silty sand with some clay with inclusions of occasional CBM (ceramic building material) fragments and flecking. This layer maybe a dump of industrial by-product and used as made ground due to the colour and texture of the deposit. A complete late 19th century inkwell was recovered from this deposit.

8.5. Overlying (104) was (103), a 0.30m thick made ground layer composed of mid grey silty clay with modern CBM/tile fragments. This in turn was overlain by (102), a 0.20m thick black loose gravel bedding deposit for (101), a 0.10m thick layer of tarmac, which represents the sites most recent use as a car park.

8.6. No significant archaeological features or deposits were present in the trench. An out of service modern waste drain was identified and left in situ to avoid any contamination from residual waste.

**Plate 2: Trench 1 sample section, looking northeast.**

### Trench 2

*Table of stratigraphic sequence*

| Context No. | Thickness (max) | Height above Ordnance Datum (AOD) | Description/ Interpretation |
|---|---|---|---|
| 201 | 0.08m | 8.49mOD – 8.41mOD | Modern Tarmac – former car park surface |
| 202 | 0.12m | 8.41mOD – 8.29mOD | Modern levelling layer associated with capping tarmac layer |
| 203 | 0.15m | 8.29mOD – 8.14mOD | Modern ground |
| 204 | 0.23m | 8.14mOD – 7.91mOD | Modern ground |
| 205 | 0.19m | 7.91mOD – 7.72mOD | Modern ground |
| 206 | 0.15m | 7.72mOD – 7.57mOD | Levelling layer |
| 207 | 0.10m | 7.57mOD – 7.47mOD | Disturbed redeposited material |
| 208 | 0.07m+ | 7.47mOD | Natural |

8.7. Trench 2 was located towards western extent of the site, measuring 15m by 1.80m, and was orientated northwest-southeast (Figure 2, Plates 3-6).

**Plate 3: Trench 2, looking northwest**

8.8. The lowest deposit was (208) comprised of a soft mid red brown to yellow brown sandy silty gravel recorded at between 7.32mOD and 7.89mOD. This has been interpreted to be part probably part of the Kempton Park Gravel Member sequence (Plates 3 and 4).

8.9. Overlying the above was a (207), a 0.10m thick layer of firm to friable light greyish-brown silty clay with occasional small CBM flecks. This has been interpreted as disturbed natural or redeposited natural.

Above (207), was a sequence of made ground deposits recorded as (203-206). The sequence is a mix of friable dark to light grey to yellow grey silty clay, with frequent small fragments of brick and tile, occasional small rounded stones, chalk, crushed chalky sandy mortar and industrial material debris. These represent ground raising and levelling activity.

**Plate 4: Trench 2 sample section, looking southwest.**

8.10. Cutting into the sequence of made ground layers were a series of concrete structures which are likely related to the previous council depot maintenance garage which formerly occupied the site. The cut [214], contained one backfill deposit (209), measuring 1.20m thick and comprised of a friable mid greyish-brown silty clay with frequent angular gravels, occasional CBM fragments and rare glazed white and blue/black pottery sherds.

8.11. In the base of the trench was part of a concrete slab or floor recorded as [211]. The slab or floor was poured onto a thick layer of plastic membrane and measured 4.0m x 2.40m x 0.15m to 0.47m thick. On top of the base was a number of prefabricated reinforced concrete structures [210], with the most expose section measuring 1.15m x 0.70m and 0.14m thick (Plate 5). The concrete structure located in the northern section (Plate 5), did not appear to be in situ and might have been moved from its original location during demolition. It is possible that this structure formed an inspection chamber in a larger semi basement chamber, as a drain was located nearby and recorded as [212]. The drain [212], measured 0.95m x 0.95m and 0.58m thick and was formed of red brick, measuring 230mm x 70mm x 110mm, mortared with sharp sand mortar. The drain appeared to have a chalk in fill (213) as well as (215), a dark grey sandy silt with plastic, glass and polystyrene (Plate 6). The drain sat in cut [217] with backfill in the cut (216), a grey sandy gritty silty clay with large fragments of brick and tile.

**Plate 4: Modern concrete structure in Trench 2, looking northeast.**

**Plate 6: Modern brick and concrete structures in Trench 2, looking southwest.**

8.12. Overlying the above was (202), a 0.12m thick loose grey sandy silty clay with very frequent small sub-angular gravels, which has been interpreted as bedding deposit for the 0.10m thick tarmac layer (201).

8.13. No significant archaeological features or deposits of any age were present in the trench.

### Trench 3

*Table of stratigraphic sequence*

| Context No. | Thickness (max) | Height above Ordnance Datum (AOD) | Description/Interpretation |
|---|---|---|---|
| 301 | 0.10m | 8.91mOD – 8.81mOD | Modern Tarmac – former car park surface |
| 302 | 0.20m | 8.81mOD – 8.61mOD | Made ground |
| 303 | 0.40m | 8.61mOD – 8.21mOD | Made ground |
| 304 | 0.20m | 8.21mOD – 8.01mOD | Disturbed natural |
| 305 | 0.10m | 8.01mOD+ | Natural |

8.14. Trench 3 was located towards the southeastern extent of site, measuring 7m by 1.80m and was orientated northeast to southwest (Figure 2; Plates 7 and 8).

**Plate 7: Trench 3, looking northeast.**

8.15. The lowest deposit in Trench 3, comprised of a friable mid brown-yellow sandy clay with patches of grey clay and mid brown-red gravel (305), with a varying height of 7.57mOD and 8.01mOD. This has been interpreted to be part of the Kempton Park Gravel Member sequence with a possible alluvial clay deposit (Plates 7 and 8).

8.16. Overlying (305) was (304), a 0.20m thick layer of friable dark grey-brown silty clay with occasional CBM fragments and flecking and very occasional subangular to sub-rounded small stones. This has been interpreted as possibly disturbed natural, probably disturbed during the levelling activity of the site observed in overlying deposit (303), a 0.40m thick made ground deposit, formed of patchy and mixed deposits of friable grey silty clay with frequent small fragments of tile and brick CBM, mortar, occasional small rounded stones and industrial material debris.

8.17. Overlying the above was (302), a 0.20m thick layer of black gravel base for a 0.10m thick layer of tarmac (301), which represents the recent car park. A 1870-1880 Ginger beer or lemonade bottle was recovered from deposit (302).

**Plate 5: Trench 3 sample section, looking southeast.**

8.18. No archaeological deposits or features were present in the trench.

### Trench 4

*Table of stratigraphic sequence*

| Context No. | Thickness (max) | Height above Ordnance Datum (AOD) | Description/Interpretation |
|---|---|---|---|
| 401 | 0.06m | 8.49mOD – 8.43mOD | Modern Tarmac – former car park surface |
| 402 | 0.20m | 8.43mOD – 8.23mOD | Made ground |
| 403 | 0.23m | 8.23mOD – 8.00mOD | Made ground |
| 404 | 0.47m | 8.00mOD – 7.53mOD | Made ground |
| 405 | 0.11m+ | 7.53mOD | Natural |

8.19. Trench 4 was located towards the southwestern extent of site, measuring 7m by 1.80m and was northeast to southwest orientated (Figure 2, Plates 8 and 9).

**Plate 6: Trench 4, looking southwest.**

8.20. The lowest deposit observed in Trench 4 was (405), a friable mid brown-yellow sandy clay with patches of mid grey clay and mid brown-red gravel, with a varying height of 7.45mOD to 7.58mOD. This has been interpreted to be part of the Kempton Park Gravel Member sequence with possible alluvial clay, (Plates 6 and 7).

8.21. Overlaying the above was (404), a 0.47m thick firm dark brown grey silty clay, with occasional subangular to sub-rounded small stones and very occasional chalk and charcoal/coke flecking interested as made ground levelling layer. In turn, layer (404) was overlain by a secondary 0.23m thick ground raising and levelling layer (403), composed of a firm mid yellow-grey silty clay, with patches of course sandy gravel and occasional small fragments and flecking of red CBM. Sealing the entire sequence was (402), a 0.20m thick layer of black gravel base for a 0.06m thick layer of tarmac (301), which represents the recent car park.

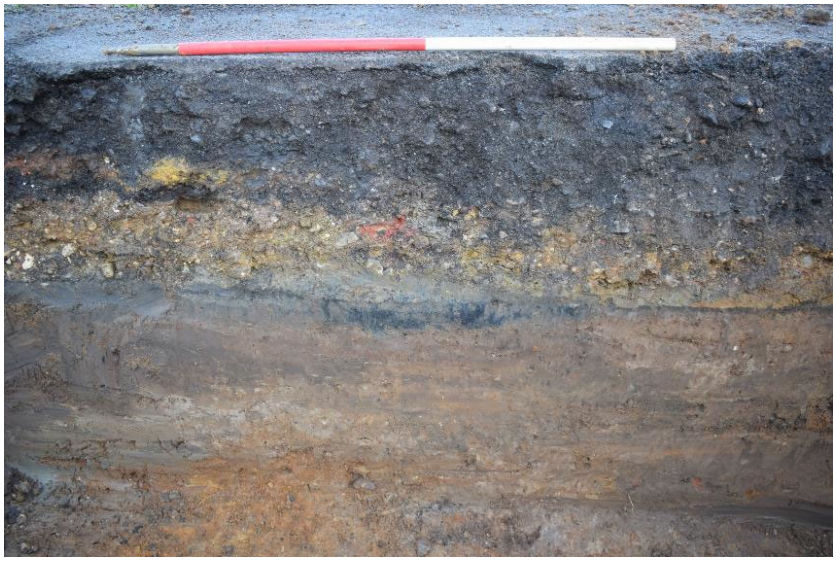

**Plate 7: Trench 4 sample section, looking northeast.**

8.22. No archaeological deposits or features were present in the trench.

# 9. Finds

9.1. During the evaluation, 19th century pottery fragments were recovered from the backfill for the concrete structures in Trench 2. Made ground in Trench 1 contained a complete ink well whilst in Trench 3, a made ground deposit contained a completed small ginger beer or lemonade bottle dating to 1870-1880. These have been retained. Modern brick and tile fragments were present within the made ground layers, but these were not retained.

# 10. Community Engagement

10.1 During this phase of archaeological investigations, an Open Day was held on site during the evaluation. The open day operated from 9am until 3pm with Beard Construction on site during the first session. All open trenches were secured with Heras fencing but visible for the general public. Approx 20 visitors came to site despite the rain.

10.2 The supervisor discussed the trenches, stratigraphy and the finds. They also discussed the basic evaluation process and methodology. The supervisor and visitors discussed photos of "James's farm", and the type of construction of the structure and whether the results they can see in the trenches would suggest preservation is less likely and also why the trenches have been located where they have, ie targeting possible location.

10.3 Additional community engagement is planned for the next phase of works which will be the Historic Building recording of Elleray Hall.

# 11. Conclusions

11.1. The trench evaluation located only modern structural remains and varying amounts of late 19th century or 20th century levelling or demolition deposits. Natural was observed in all trenches and recorded as a fine grain clay possible alluvial and Kempton Park gravel member sequences. These deposits varied in height on site from between 8.04mOD and 7.32mOD. No subsoil was present on site and the direct overlay by sequences of made ground deposits suggests that the site has been heavily landscaped previously, most likely in preparation of the site for the council depot but also as this part of Teddington changed in use and became more developed.

11.2. Concrete and brick remains of a structure were observed and recorded in Trench 2 and are likely part of the council depot, perhaps a semi basement.

11.3. Finds collected from made ground and backfill deposits during the evaluation all date to the 19th century, with no earlier finds observed.

### Realisation of Aims

11.4. The general aims of the investigation were defined as being:

- To determine the date and function of any archaeological remains or artefacts identified during the archaeological evaluation;

  *The only remains that were observed on site during the evaluation were moder concrete and brick structural remains, likely part of a semi basement related to the council depot that once occupied the site. Pottery sherds, ink well and a complete lemonade or ginger beer bottle were recovered during the investigation and all date to the 19th century.*

- To determine the extent of previous truncations of any archaeological deposits present;

*No subsoil was observed on site and in places a thin layer of disturbed natural was observed which suggests that the site had undergone horizon truncation as part of the redevelopment and landscaping of the site.*

- To identify any Prehistoric activity, given the presence of apparent ritual activity in the Neolithic period and late prehistoric agricultural activity overlying the Kempton Park Gravel within 500m of Site;

  *No prehistoric remains were present on site and no residual finds were recovered in the later deposits.*

- To identify any evidence of agricultural medieval activity as the Site is likely to have been located within common agricultural land to the west of the main focus of settlement at Teddington;

  *No agricultural deposit were observed on site and it is likely these have been removed previously during the site redevelopment.*

- To identify any evidence for post-medieval houses and agricultural structures in the northern part of the Site, and houses and gardens in the southern part of the Site, although these may have been substantially truncated by later modern development in places.

  *None were present on site.*

- To identify potential modern remains associated with the 20th century development within the Site.

  *Modern remains in the form of a concrete slab or floor, pre fabricated concrete structures possible related to a semi basement of the council depot were recorded on site. A brick drain was also recorded suggesting some of the remains may be part of an inspection chamber.*

- To make a drawn, photographic and written record of Elleray Hall corresponding to Levels 1 and 2 of the published guidelines, to foster community engagement, and to make a permanent record prior to demolition.?

  *This is not being undertaken or reported on in this phase and will be part of a subsequent report.*

11.5. This report has presented the results of the archaeological work. The decision on the need for further mitigation work or appropriate management in advance of development lies with work rests with the Joanna Taylor and Johanna Short, Assistant Archaeological Adviser, Greater London Archaeological Advisory Service (GLAAS), Advisor to London Borough of Richmond upon Thames.

## 12. ARCHIVING AND PUBLICATION

12.1. Copies of the final evaluation report will be issued to the client, Joanna Taylor and Johanna Short, Assistant Archaeological Adviser, Greater London Archaeological Advisory Service (GLAAS), to the Local Planning Authority and ultimately to the Local Studies Library, on the understanding that it will become a public document after an appropriate period of time. A digital copy of the report will also be submitted to the HER and the ADS. An OASIS form has been completed for the works (Appendix B). A short summary of the results will be submitted to the Greater London Archaeological round-up.

12.2. The site archive will comprise all written and drawn records. It is to be consolidated after completion of the whole project, with records collated and ordered as a permanent record. The archive will be prepared in accordance with guidelines for the preparation of excavation archives for long-term storage, as well as the requirements of the accessioning museum (UKIC 1990) and (Brown & AAF 2007).

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# FIGURES

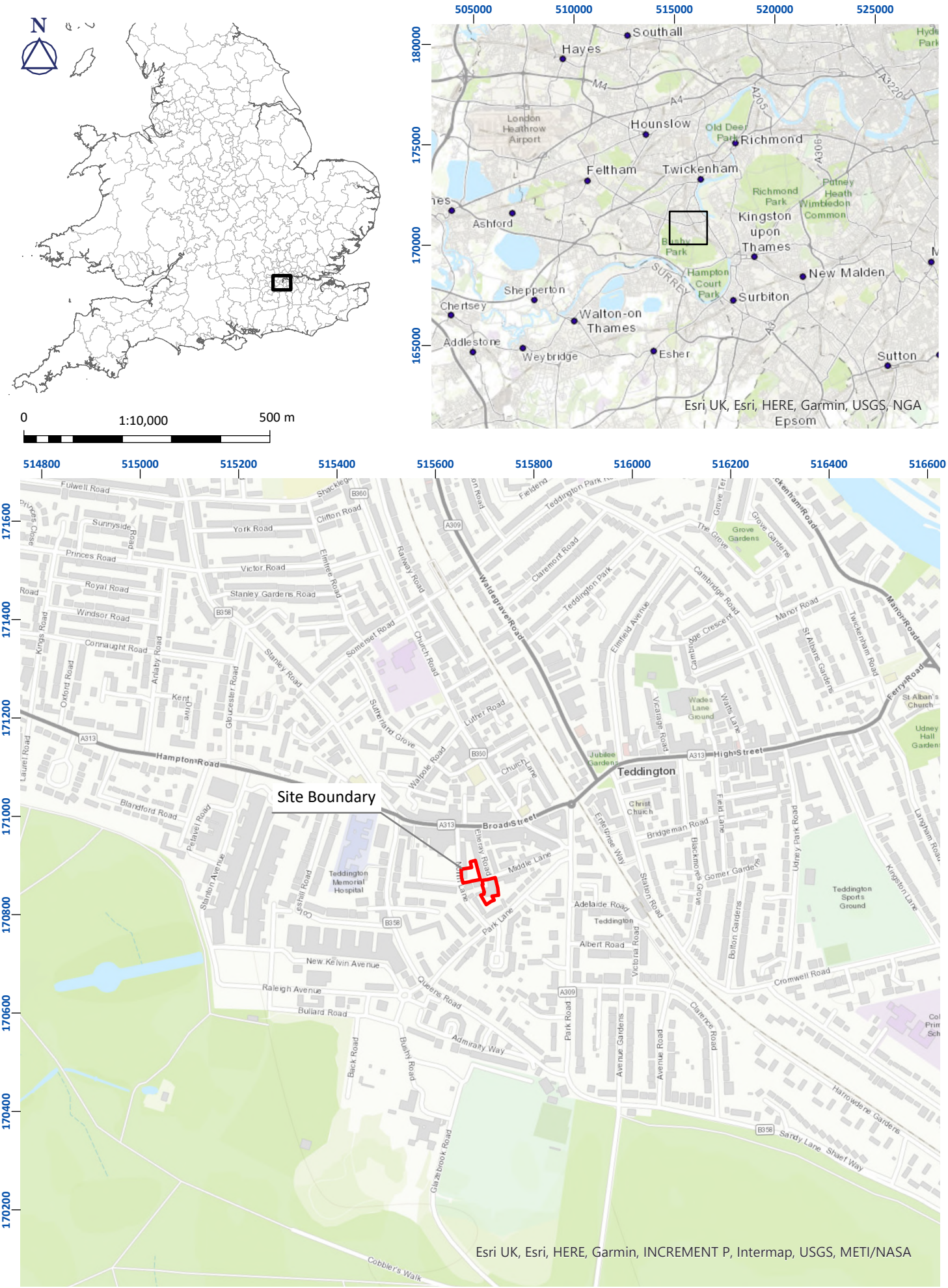


Figure 1: Site location plan

01/34437/WSI/01/01

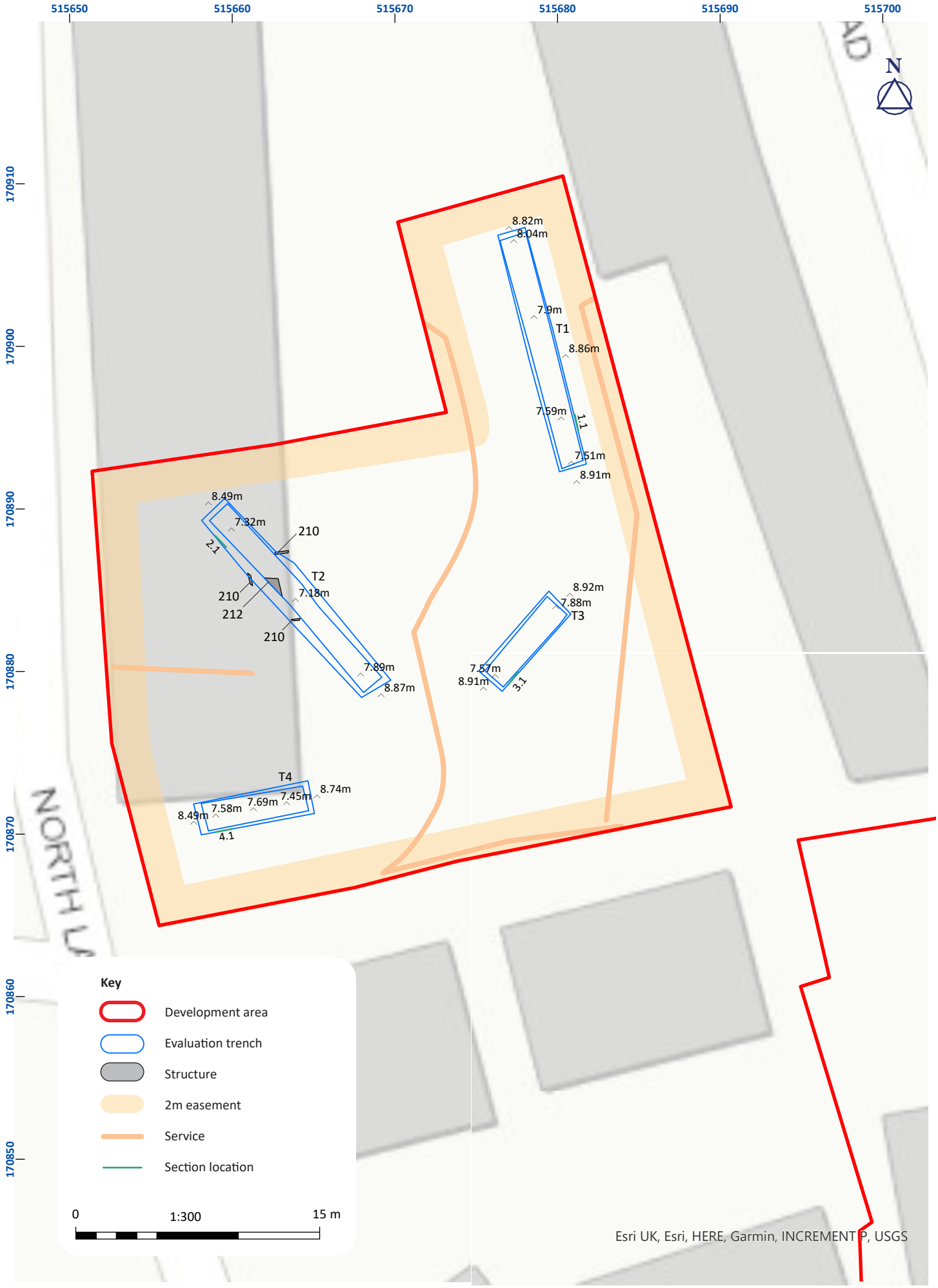


Figure 2: Detailed site location plan completed evaluation trenches

01/34437/REP/02/01

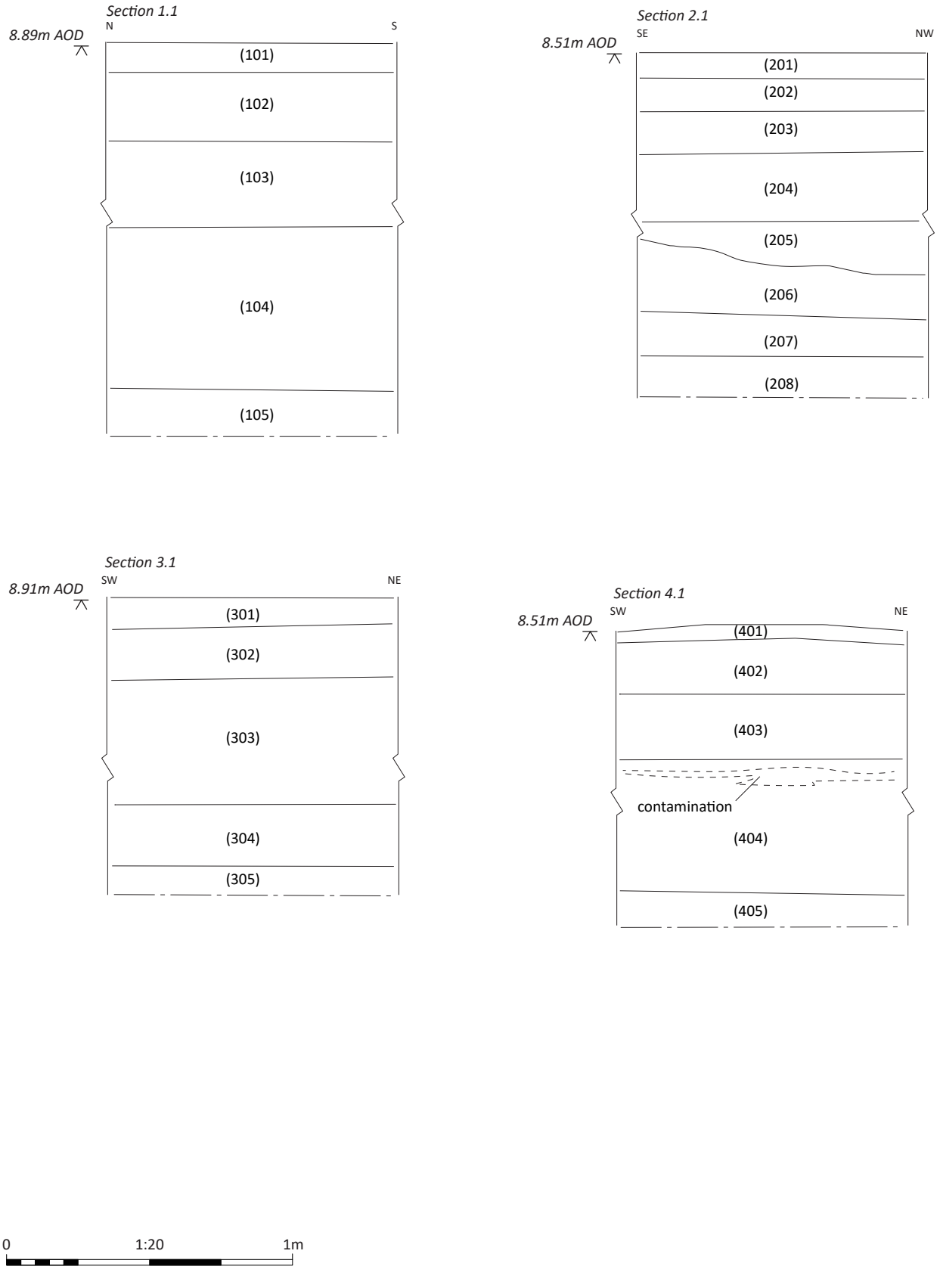


Figure 3: Trench sample sections

## APPENDICES Appendix A: Context Register

| Context | Description | Length | Width | Depth |
|---|---|---|---|---|
| **Trench 1** | | | | |
| (101) | Modern tarmac layer capping entire site | 15m | 1.8m | 0.10m |
| (102) | Modern levelling layer -Loose, black tarmac crush mixed together with soot and ash. | 15m | 1.8m | 0.20m |
| (103) | Modern levelling layer – Friable, mid grey, silty clay with frequent amounts of CBM fragments. | 15m | 1.8m | 0.30m |
| (104) | Made ground. Friable, dark grey-brown, silty clay, with occasional CBM flecking and fragments, with very occasional small to medium sub-angular to sub-rounded stones | 15m | 1.8m | 0.50m |
| (105) | Natural Geology - Friable, mid brown yellow sandy clay with patches of mid grey clay and mid brown red gravel. | 15m | 1.8m | 0.15m+ |
| **Trench 2** | | | | |
| (201) | Modern tarmac layer capping entire site. | 15m | 1.8m | 0.08m |
| (202) | Modern levelling layer - Loose, grey, sandy silty clay with very frequent small sub-angular gravels | 15m | 1.8m | 0.12m |
| (203) | Modern levelling layer - Loose, light greyish yellow sandy silt with very frequent fragments of crushed red brick, CBM and crushed chalk. | 15m | 1.8m | 0.15m |
| (204) | Modern levelling layer - Firm, friable, very dark grey silty clay with frequent small fragments of CBM, red brick and tile, occasional small rounded stones and industrial material debris. | 15m | 1.8m | 0.23m |
| (205) | Modern levelling layer - Friable, light whiteish grey, crushed chalky sandy mortar and small fragments of red brick and CBM. | 15m | 1.8m | 0.19m |
| (206) | Modern levelling layer - Firm, friable, dark grey silty clay, with occasional small CBM flecks and small rounded stones | 15m | 1.8m | 0.15m |

| Context | Description | Length | Width | Depth |
|---|---|---|---|---|
| (207) | Modern levelling layer - Firm, friable, light greyish brown silty clay, with occasional small CBM flecks | 15m | 1.8m | 0.10m |
| (208) | Natural Geology - Friable, reddish brown to yellow brown sandy silty gravel. | 15m | 1.8m | 0.07m+ |
| (209) | Grey brown silty clay with gravel, CBM and pottery sherds. Fill of 214 | - | - | 1.20m |
| (210) | Modern concrete structure, composed from precast concrete lintels | 0.14m+ | 0.55m+ | 0.70m to 1.15m |
| {211} | Modern concrete floor – Reinforced poured concrete flooring | 4m+ | 2.40m+ | 0.15m to 0.47m |
| {212} | Modern brick culvert – individual bricks measuring 211m x 104mm x 605mm, with sharp arrases, and slight frogs, bonded with concrete based yellow sandy mortar | 0.95m | 0.75m | 0.58m+ |
| (213) | Modern levelling/substrate deposit associated with drain {212} – composed of chalk crush | 0.60m | 0.50m | 0.10m |
| [214] | Construction cut for concrete structures {210} & {211} – sharp cut at top, with vertical sides, base unseen. | 4.90m | 1.80m+ | 1.20m |
| (215) | Fill of drain – loose, very dark grey, sandy silt, with occasional small SA-SR stones, occasional fragments of plastic, modern glass and polystyrene. | 0.50m | 0.28m | 0.18m |
| (216) | Fill of cut [217] - loose, very dark grey, sandy silt, with frequent large CBM fragments | - | - | - |
| [217] | Construction cut for drain/culvert {212} | | | 0.58+ |
| **Trench 3** | | | | |
| (301) | Modern tarmac layer capping entire site | 7m | 1.8m | 0.10m |
| (302) | Modern levelling layer – friable, dark grey, silty sandy with frequent amounts of CBM, mortar and concrete fragments. | 7m | 1.8m | 0.20m |
| (303) | Made ground – Friable, dark grey-brown, silty clay, with occasional CBM flecking and fragments, with very | 7m | 1.8m | 0.40m |

| Context | Description | Length | Width | Depth |
|---|---|---|---|---|
| | occasional small to medium sub-angular to sub-rounded stones | | | |
| (304) | Disturbed natural. Grey brown silty clay with feck of CBM and charcoal. | 7m | 1.8m | 0.10m |
| (305) | Natural Geology - Friable, mid brown yellow sandy clay with patches of grey clay and mid red brown gravel. | 7m | 1.8m | 0.20m+ |
| **Trench 4** | | | | |
| (401) | Modern tarmac layer capping entire site | 7m | 1.8m | 0.06m |
| (402) | Modern levelling layer - Loose, black tarmac crush mixed together with soot and ash. | 7m | 1.8m | 0.20m |
| (403) | Modern levelling layer -Firm, mid yellow grey, silty clay, with course sandy patches with occasional SA-SR small stones and occasional CBM flecking and fragments. | 7m | 1.8m | 0.23m |
| (404) | Made ground – Friable, dark grey-brown, silty clay, with occasional CBM flecking and fragments, with very occasional small to medium sub-angular to sub-rounded stones | 7m | 1.8m | 0.47m |
| (405) | Natural Geology - Friable, mid brown yellow sandy clay with patches of mid grey clay and patches of red brown gravel. | 7m | 1.8m | 0.11m+ |

# APPENDIX B: OASIS FORM

## OASIS Summary for aocarcha1-510664

| | |
|---|---|
| OASIS ID (UID) | aocarcha1-510664 |
| Project Name | Evaluation, Descriptive Buildings Record (Level 2), Visual Buildings Record (Level 1) at Elleray Hall |
| Sitename | Elleray Hall |
| Sitecode | ERY22 |
| Project Identifier(s) | Elleray Hall, 34437, ERY22 |
| Activity type | Visual Buildings Record (Level 1), Evaluation, Descriptive Buildings Record (Level 2) |
| Planning Id | 21/2533/FUL |
| Reason For Investigation | Planning: Post determination |
| Organisation Responsible for work | AOC Archaeology Group |
| Project Dates | 07-Dec-2023 - 07-Dec-2023 |
| Location | Elleray Hall<br>NGR : TQ 15715 70848<br>LL : 51.4248376687829, -0.337065622404369<br>12 Fig : 515715,170848 |
| Administrative Areas | Country : England<br>County/Local Authority : Richmond upon Thames<br>Local Authority District : Richmond upon Thames<br>Parish : Richmond upon Thames, unparished area |
| Project Methodology | An archaeological evaluation was undertaken at the site of the proposed Elleray Hall and North Lane Car Park (East), Teddington by AOC Archaeology in December 2023. The work was commissioned by Clive Chapman Architects (the Client) in advance of development works. |
| Project Results | The geology of the four trenches, was recorded as a friable, mid brown-yellow, sandy clay with occasional pockets of mid brown-red gravel with the highest level recorded at 8.31m OD in trench 1 and the lowest level recorded at 7.47m OD in Trench 4. The site's western extent has been truncated by modern demolishing and levelling activities, associated with its former use as a council depot. This truncating action is demonstrated by the height differentials between trenches 1 and 3 in the eastern side of site and trenches 2 and 4 in the west. The potential subsoil layers noted in trenches 1, 3 and 4, also indicate that substantial truncation on the northwestern portion of site had taken place in the recent past. Several levelling or demolition deposits were noted in all four trenches and are thought to be mid-20th century in date. These deposits were in turn capped by a modern tarmac layer with highest level recorded at 8.92m OD in trench 3.<br>Two masonry structure were found within Trench 2 and comprised of a red brick drain abutting a concrete structure, present in the eastern trench edge with a top height of 8.33m OD. Both structures are thought to be associated with the site's former use as a council depot in the mid part of the 20th century. |
| Keywords | |
| Funder | Private or public corporation Clive Chapman Architects |
| HER | Greater London HER - unRev - STANDARD |
| Person Responsible for work | Catherine Edwards |
| HER Identifiers | |

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