



ARCHAEOLOGICAL DESK BASED ASSESSMENT

**29 Charles Street
Barnes
SW13 0NZ**

**October 2011
Updated June 2012**

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

**Local Planning Authority:
London Borough of
Richmond Upon Thames**

**Site centred at:
TQ 326 827**

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FINAL**

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EXECUTIVE SUMMARY

- Land at 29 Charles Street, Barnes SW13 0NZ, within the London Borough of Richmond upon Thames, has been assessed for its archaeological potential.
- The site is considered to have a low archaeological potential for all past periods of human activity.
- The site is contained within an Archaeological Priority Zone as identified in the Richmond Local Development Framework.
- Past post-depositional impacts can be considered to have been moderate as a result of the current development.
- Redevelopment proposals are considered unlikely to have a significant or widespread negative archaeological impact.
- No further archaeological mitigation measures are therefore recommended in this particular instance.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched and prepared by Matthew Smith, of CgMs Consulting on behalf of County Gate Properties.
- 1.2 The subject of this Assessment is a site at 29 Charles Street, Barnes, SW13 0NZ. The site is centred at TQ326 827 within the London Borough of Richmond upon Thames (Fig. 1).
- 1.3 The site is situated within an Archaeological Priority Area as defined by the Richmond Local Development Framework. Accordingly, County Gate Properties have commissioned this desk based assessment to establish the archaeological potential of the study site and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.4 In accordance with central, regional and local government policy and guidance on planning, this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the presence/absence, character and significance of archaeological assets on the site.
- 1.5 This Desk-based Assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, includes the results of a comprehensive map regression exercise, and incorporates the results of a site visit.
- 1.6 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 DEVELOPMENT PLAN FRAMEWORK

2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaces national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The Practice Guide which was issued with PPS5 is still however valid, together with documentation translating former PPS5 policy into its NPPF counterpart (English Heritage 2012).

2.2 Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
- Conservation of England's heritage assets in a manner appropriate to their significance, and
- Recognition of the contribution that heritage assets make to our understanding of the past.

2.3 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

2.4 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.5 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of

evidence about the substance and evolution of places, and of the people and cultures that made them.

2.6 A **Designated Heritage Asset** comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.7 **Significance** is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. **Significance derives not only from a heritage asset's physical presence, but also from its setting.**

2.8 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects the settings of such designations
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.9 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.10 The Localism Act, which came into being 15 November 2011, contains provisions which will result in the abolition of regional strategies. However, their abolition will require secondary legislation and until such time as this is introduced they will remain part of the development plan.

2.11 The relevant Strategic Development Plan framework is provided by the London Plan published 22 July 2011. Policy relevant to archaeology at the site includes:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

STRATEGIC

- A. LONDON'S HERITAGE ASSETS AND HISTORIC ENVIRONMENT, INCLUDING LISTED BUILDINGS, REGISTERED HISTORIC PARKS AND GARDENS AND OTHER NATURAL AND HISTORIC LANDSCAPES, CONSERVATION AREAS, WORLD HERITAGE SITES, REGISTERED BATTLEFIELDS, SCHEDULED MONUMENTS, ARCHAEOLOGICAL REMAINS AND MEMORIALS SHOULD BE IDENTIFIED, SO THAT THE DESIRABILITY OF SUSTAINING AND ENHANCING THEIR SIGNIFICANCE AND OF UTILISING THEIR POSITIVE ROLE IN PLACE SHAPING CAN BE TAKEN INTO ACCOUNT.**
- B. DEVELOPMENT SHOULD INCORPORATE MEASURES THAT IDENTIFY, RECORD, INTERPRET, PROTECT AND, WHERE APPROPRIATE, PRESENT THE SITE'S ARCHAEOLOGY.**

PLANNING DECISIONS

- C. DEVELOPMENT SHOULD IDENTIFY, VALUE, CONSERVE, RESTORE, RE-USE AND INCORPORATE HERITAGE ASSETS, WHERE APPROPRIATE.**
- D. DEVELOPMENT AFFECTING HERITAGE ASSETS AND THEIR SETTINGS SHOULD CONSERVE THEIR SIGNIFICANCE, BY BEING SYMPATHETIC TO THEIR FORM, SCALE, MATERIALS AND ARCHITECTURAL DETAIL.**
- E. NEW DEVELOPMENT SHOULD MAKE PROVISION FOR THE PROTECTION OF ARCHAEOLOGICAL RESOURCES, LANDSCAPES AND SIGNIFICANT MEMORIALS. THE PHYSICAL ASSETS SHOULD, WHERE POSSIBLE, BE MADE AVAILABLE TO THE PUBLIC ON-SITE. WHERE THE ARCHAEOLOGICAL ASSET OR MEMORIAL CANNOT BE PRESERVED OR MANAGED ON-SITE, PROVISION MUST BE MADE FOR THE INVESTIGATION, UNDERSTANDING, RECORDING, DISSEMINATION AND ARCHIVING OF THAT ASSET.**

LDF PREPARATION

- F. BOROUGHES SHOULD, IN LDF POLICIES, SEEK TO MAINTAIN AND ENHANCE THE CONTRIBUTION OF BUILT, LANDSCAPED AND BURIED HERITAGE TO LONDON'S ENVIRONMENTAL QUALITY, CULTURAL IDENTITY AND ECONOMY AS PART OF MANAGING LONDON'S ABILITY TO ACCOMMODATE CHANGE AND REGENERATION.**
- G. BOROUGHES, IN CONSULTATION WITH ENGLISH HERITAGE, NATURAL ENGLAND AND OTHER RELEVANT STATUTORY ORGANISATIONS, SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR LDFS FOR IDENTIFYING, PROTECTING, ENHANCING AND IMPROVING ACCESS TO THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS WHERE APPROPRIATE, AND TO ARCHAEOLOGICAL ASSETS, MEMORIALS AND HISTORIC AND NATURAL LANDSCAPE CHARACTER WITHIN THEIR AREA.**

2.12 The relevant policy is provided by the London Borough of Richmond upon Thames Local Development Framework adopted in 2011. The Framework contains the following policy which relates to archaeology:

**POLICY DM HD 4
ARCHAEOLOGICAL SITES**

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.

- 2.13 The site is situated within an Archaeology Priority Area (APA) as defined by Map 1 - Archaeological Priority Areas, as contained within the Richmond Local Development Framework.
- 2.14 In line with national planning statement PPS5 this study will therefore seek to ascertain the potential of the site to contain unknown heritage assets and the impacts of the proposed development on any such remains present.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin.

3.1.2 Further detail is provided by British Geological Survey Sheet 270 (South London: 1994) which demonstrates that the study site is underlain by deposits of Kempton Park Gravels, defined as 'Post-diversionary Thames river terrace deposits; gravel, sandy and clayey in part'. There is currently no site specific geotechnical information.

3.1.3 Nearby Geotechnical Investigations undertaken within 40 Meters to the south of the site revealed varying levels of Made Ground (0.2m to 1.9m) directly overlying Thames terrace gravels (SLR 2011 – 42 Charles Street).

3.1.4 No natural overburden deposits were discovered at the site.

3.2 Topography

3.2.1 The study site appears roughly level with a spot height of 6.5m AOD situated immediately in to the south of the site on Charles Street.

3.2.2 The modern course of the Thames River is c170m to the north of the site.

4.0 **ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

(Including Map Regression exercise)

Timescales used in this report:

Prehistoric

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

Historic

Roman	AD 43	-	410	
Anglo Saxon/Early Medieval	AD 410	-	1066	
Medieval	AD 1066	-	1485	
Post Medieval	AD 1486	-	1749	
Modern	AD 1750	-	Present	

4.1 **Introduction**

- 4.1.1 What follows comprises a consideration of archaeological finds and features held within a 500m radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a map regression exercise charting the development of the site from the eighteenth century until the present day. The results of the GLHER search are shown as Figure 2 of this report.
- 4.1.2 The GLHER map shows that no Designated Heritage Assets (Scheduled Ancient Monuments, Conservation Areas, Registered Parks and Gardens Battlefields or Wrecks) are on the site or within the study area. The site is situated within an Archaeological Priority Area and a Grade II Listed Building is situated immediately to the east of the property.
- 4.1.3 The bulk of the GLHER entries within the study area relate to features and buildings relating to the post medieval period, particularly the eighteenth century and later. The map regression exercise indicates that the study site remained undeveloped until the 1930's and had undergone development to the current layout by the 1970's.

4.2 Prehistoric - Palaeolithic, Mesolithic, Neolithic, Bronze Age and Iron Age

- 4.2.1 Kempton Park Gravels deposits, on which is site are situated, are considered to have a generally low potential for Palaeolithic artefacts in the Middle Thames area of which Richmond is a part (Wymer 1999).
- 4.2.2 No finds of Mesolithic date have been identified within a 500m radius of the study site.
- 4.2.3 From around 4000 BC the mobile hunter-gathering economy of the Palaeolithic and Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.
- 4.2.4 No evidence of Neolithic date has been found within a 500m radius of the study site.
- 4.2.5 By the later prehistoric periods much of the land to the south of the study site would have lain in an agricultural and ritual landscape, with the land divided between arable, pasture and woodland and interspersed with enclosed settlements and ritual enclosures. However, the sites close proximity to the Thames and low lying ground level is unlikely to have made the site and the surrounding area an obvious choice for settlement of prehistoric peoples.
- 4.2.6 No confirmed finds of Bronze Age or Iron Age date have been found within the study area and only a single flint comprises the entire prehistoric assemblage of artefactual evidence held on the Greater London Historic Environment Record for the 500m study radius surrounding the site. The flint was found during archaeological works at 27 Charles Street to the south and has not been dated to a specific period (MLO66083, ELO3086).
- 4.2.7 In view of the paucity of evidence within the study area for all prehistoric periods, a low potential can be identified for prehistoric remains at the study site itself.

4.3 Roman

- 4.3.1 No Roman finds or features have been found within the 500m study radius of the site. The lack of evidence is again possibly due to the low lying ground level of the site and its close proximity to the Thames which might have made the area unattractive to settlement or occupation. Accordingly, a low archaeological potential is considered for remains of the Roman period at the site.

4.4 Anglo Saxon and Medieval

- 4.4.1 An early medieval iron lance head found in 1918 on the Thames foreshore is the only evidence from the Anglo Saxon and medieval periods held on the GLHER for a 500m radius of the site (MLO19002).
- 4.4.2 The manor of Barnes appears to have originally formed part of the manor of Mortlake, which belonged to the Archbishop of Canterbury. It was granted to the Dean and canons of St. Paul's at some date before 1086 ('Parishes: Barnes', A History of the County of Surrey: Volume 4 (1912)). The parish church of St. Mary, Barnes, dates from early in the 13th century, but very little remains of this building.
- 4.4.3 The site however was located far from the medieval focus of Barnes village at this time and the site area and its condition is described again in the History of the County of Surrey which states 'the northern part of the parish in the bend of the Thames is low and liable to floods' (pp.3).
- 4.4.4 The area of the site does not appear to have been inhabited in the Anglo Saxon or medieval periods, however, the use of the area for agricultural purpose cannot be ruled out and remains of land division and drainage could conceivably be present. Accordingly a low archaeological potential is considered for remains of the Anglo/Saxon or medieval periods at the site.

4.5 Post Medieval and Modern (Including Historic Map Regression)

- 4.5.1 The majority of records held on the GLHER for the study period comprise 19th century buildings situated along the riverside focussed around the vicinity of Barnes Bridge and post-medieval Thames foreshore deposits. The adjacent Church of St Michael and All Angels is a 19th century building which is Grade II Listed (MLO91680).

- 4.5.2 The GLHER does record a post-medieval (19th century) well and pit (MLO66734 and MLO66735) identified from archaeological work at 27 Charles Street.
- 4.5.3 In these periods understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic sources, which can give additional detail to the limited data contained within the HER.
- 4.5.4 **John Rocque's Survey of 1766 (Fig. 3) shows the study site** lying within fields set back away from the main roads at this time.
- 4.5.5 The 1868 Ordnance Survey (Fig. 4) the site as containing trees and footpaths. The majority of the site is shown occupying ground to the north of Throne Passage opposite a large house and garden. The south-eastern part of the site appears to lie within the garden of the house. No change to the site is shown on mapping from 1870 or 1874 (not reproduced here).
- 4.5.6 By 1895 (Fig. 5) the area to the south of the site has changed dramatically. New streets of terrace housing have been constructed to the south starting at Charles Street at the north and extending southwards. The St Michaels and All Angels Church to the east of the site is also a new addition to the area likely built for the new congregation to the south. The site area is still however is mainly shown clear of development at this time with small outbuildings located in the south-west and the north-east. Mapping from 1919 (Fig. 6) shows no change to the study site up to this time.
- 4.5.7 It is not until mapping of 1935 (Fig. 7) that development is shown present on the study site. A row of garages or shed is shown along the northern extent of the site with a small amount on the western boundary.
- 4.5.8 No damage is shown to the site on the LCC London Bomb Damage Map of 1946 (not reproduced here). Development on the site cannot clearly be seen on an aerial photograph also taken at this time (1946, Fig. 8).
- 4.5.9 On the 1952 map (Fig. 9) the individual units which comprise the garages can clearly be seen. By 1974 an additional six garages have been added along the southern boundary of the site (Fig. 19). No change then appears on the site up to the present day (Fig. , 1993).

- 4.5.10 The map regression exercise has shown the site to have been open land up until 1935. The structures on the site appear to originate from this time with the layout being finalised by the 1970's from which time very little has changed. It is therefore considered the site has a low potential to contain any significant remains from the post-medieval and modern periods.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT (Impact on the buried archaeological deposits)

5.1 Site Conditions

5.1.1 The study site (Fig. 12) is currently comprised of a number of garages aligned general east to west (Plates 1 and 2). The garages are single storey structures completely surrounded by hardstanding.

5.1.2 The current garages have been shown by the map regression exercise to have been the only phase of development at the site. Accordingly it is considered that a moderate but widespread impact is likely to have taken place on any archaeological remains likely to be present.

5.2 Redevelopment Proposals

5.2.1 Development proposals are for the demolition of the existing structures on site and the construction of primarily residential development with some office space (Figs. 13 and 14).

5.2.2 The site is considered to have a low archaeological potential for all periods of human activity. Accordingly it is considered development proposals are unlikely to have a significant or widespread archaeological impact.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 A site at 29 Charles Street, Barnes, London, within the Borough of Richmond upon Thames, has been considered for its archaeological potential.
- 6.2 In accordance with central, regional and local government policy, a desk based assessment has been undertaken to clarify the below ground archaeological potential of the study area.
- 6.3 The site is considered to have a generally low archaeological potential for all past periods of human activity.
- 6.4 The site does lie within an Archaeological Priority Zone as identified by the Richmond Local Development Framework.
- 6.5 Past post-depositional impacts within the study site can be considered to have been moderate as a result of the current development.
- 6.6 Redevelopment proposals are considered unlikely to have a widespread or significant archaeological impact.
- 6.7 On the basis of the available information we do not recommend any further mitigation measures in this particular instance.

SOURCES CONSULTED

1. **General**

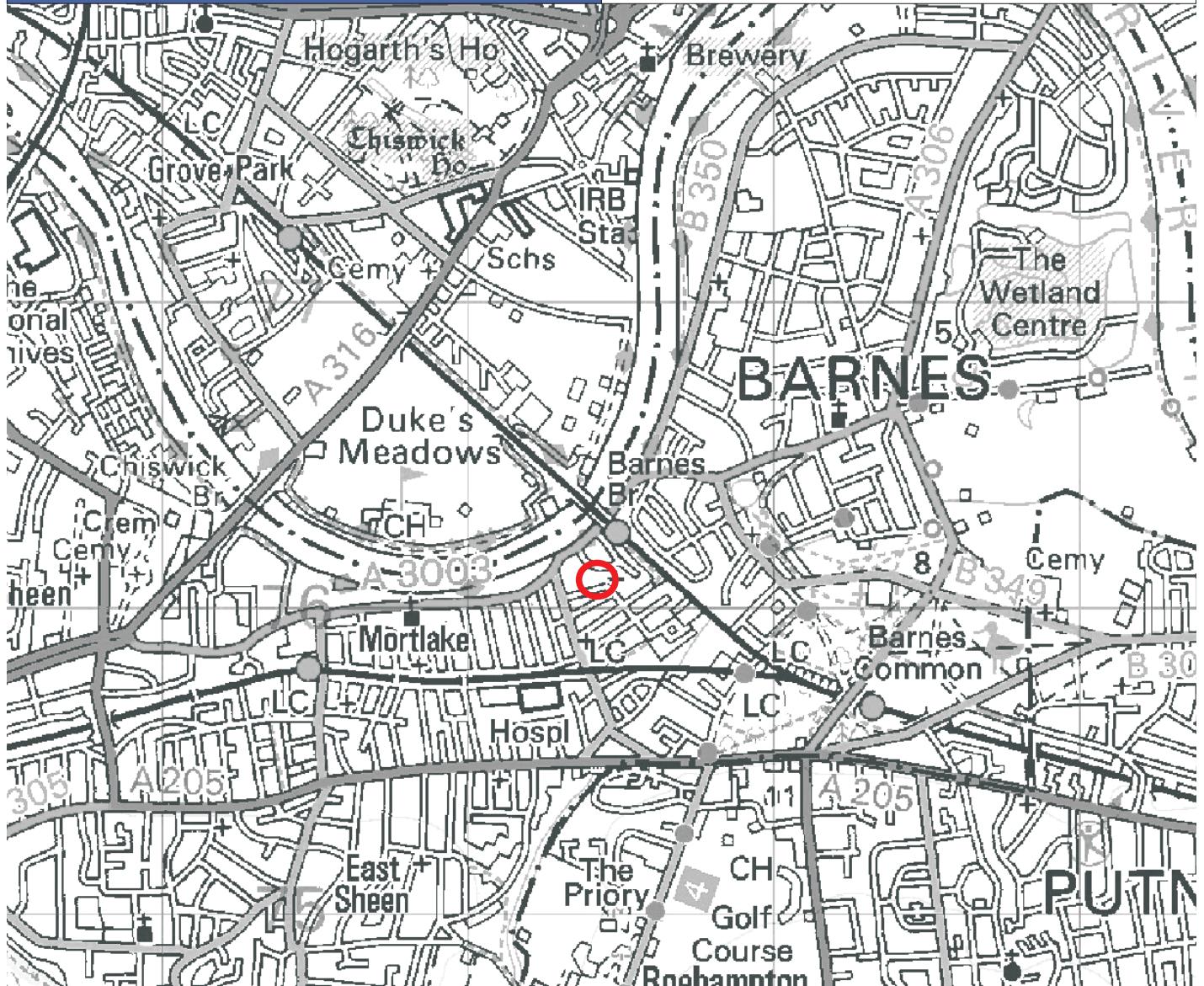
British Library
Greater London Historic Environment Record
Richmond Archives & Local Studies
London & Metropolitan Archives

2. **Bibliographic**

British Geological Survey *London and the Thames Valley* 4th Edition 1996
Cherry & Pevsner *Buildings of England London 3: South* 1999
London County Council *Names of Streets and Places in the Administrative County of London* 1955
London Topographical Society/London & Metropolitan Archives *The London County Council Bomb Damage Maps 1939-1945*, 2005
MoLAS/English Heritage *The archaeology of Greater London* 2000
SLR 2011: Geotechnical Report *42 – 44 Charles Street Barnes*
Weinreb, Hibbert & Keay (eds.) *The London Encyclopaedia* 2008
Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

3. **Cartographic**

1766 Rocque Map
1868 Ordnance Survey
1895 Ordnance Survey
1919 Ordnance Survey
1935 Conveyance plan
1946 Ordnance Survey
1952 Ordnance Survey
1974 Ordnance Survey
1993 Ordnance Survey





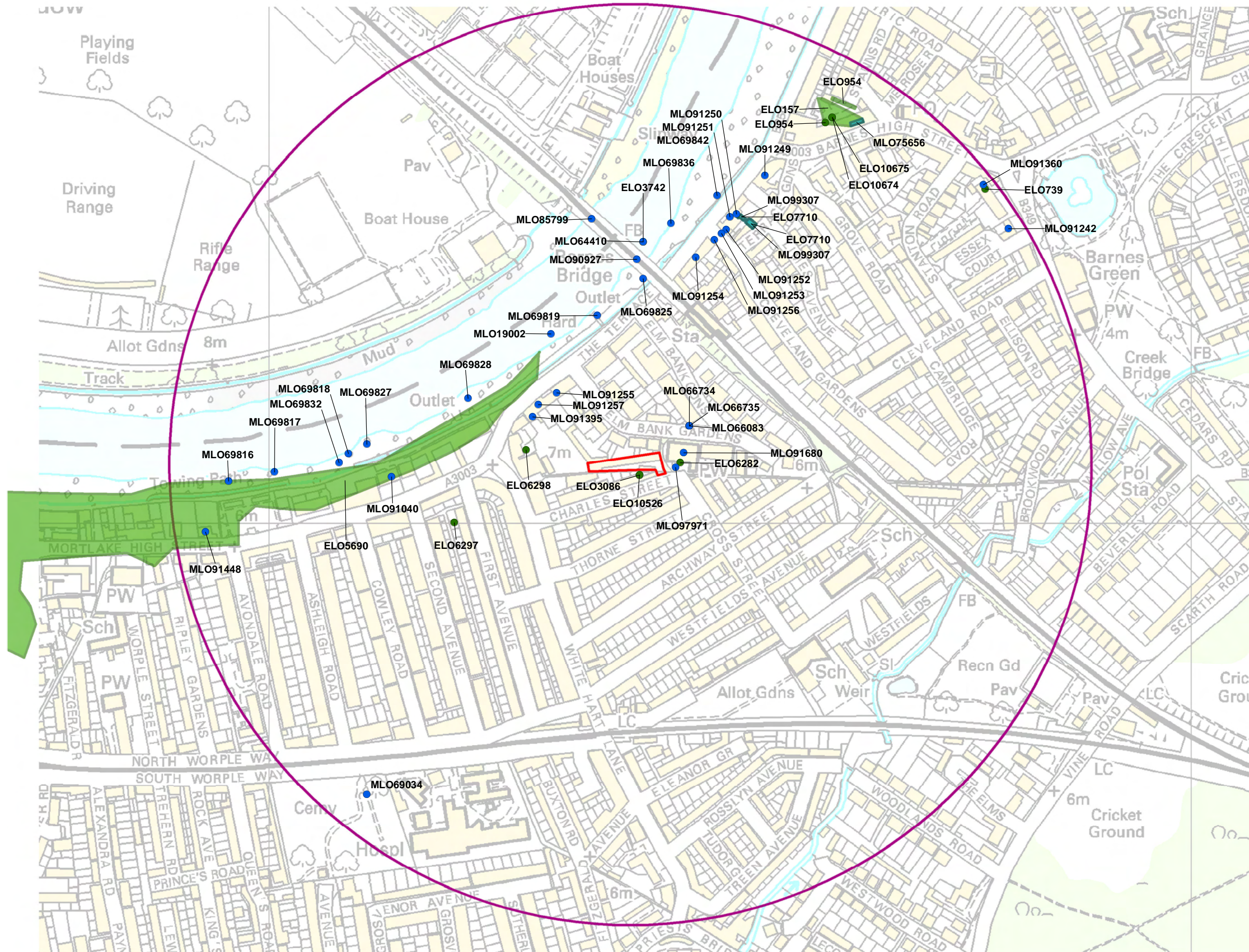
 Site Location	 London Cheltenham Kettering Newark Birmingham www.cgms.co.uk Planning & Development Archaeology & Historic Buildings	Project title: 29 Charles Street, Barnes London, SW13
		Not to Scale: Illustrative Only
		Date printed: 13.10.11 Drawn by: LW Checked by: MS

Figure 1: Site Location



Additional information:

Legend

- Monument Record (Point)
- Monument Record (Polygon)
- Event Record (Point)
- Event Record (Polygon)
- Search Radius (500m)
- Site Boundary



Project title:
Thorne Passage, Charles Street,
London, SW13



London
Cheltenham
Kettering
Newark
Birmingham

www.cgms.co.uk

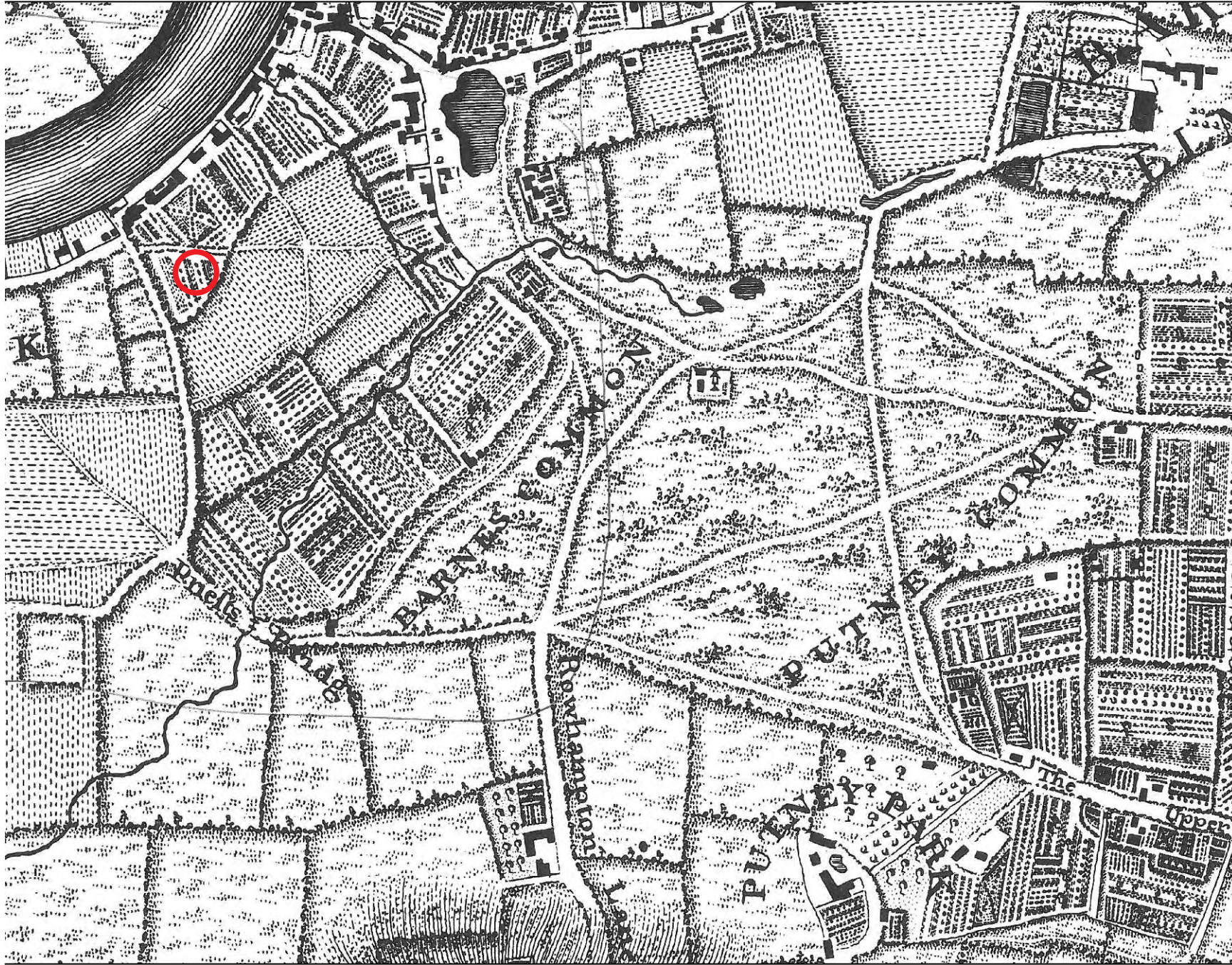
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Scale at A3: 1:4,000



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Figure 2: HER Location Plan



Additional information:

○ Site Location



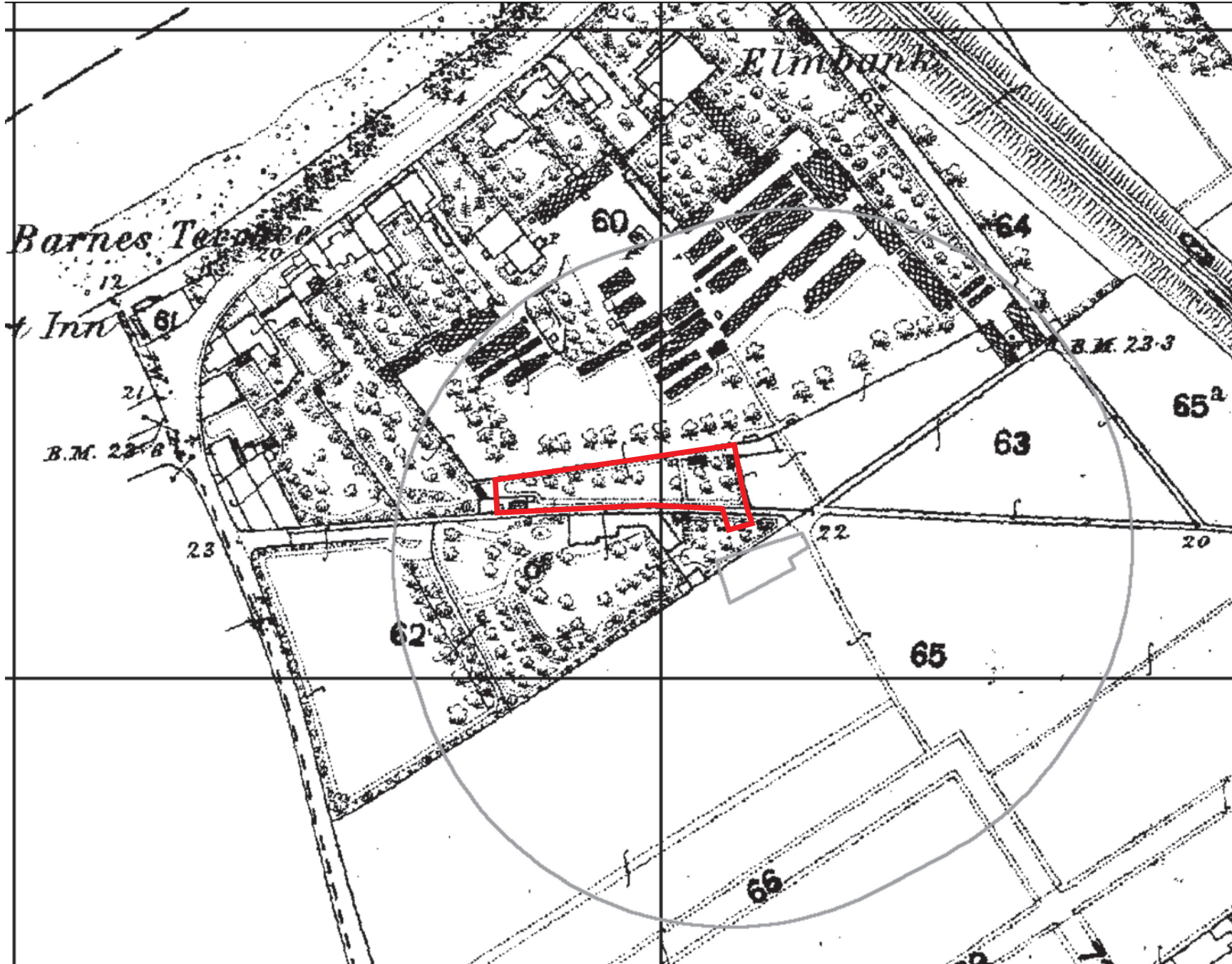
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Figure 3: 1766 Rocque



Additional information:

 Site Boundary



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Figure 4: 1868 Ordnance Survey