

Planning Application Submission – February 2014

Archaeological Assessment

Consultant: CgMs

Latchmere House Scheme 2



**Local Planning Authorities:
LONDON BOROUGH OF
RICHMOND UPON THAMES &
THE ROYAL BOROUGH OF
KINGSTON UPON THAMES**

**Site centred at:
TQ 2185 712**

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**Report Status:
FINAL**

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EXECUTIVE SUMMARY

- Land at the former HM Prison Latchmere House, Church Road, Richmond, has been reviewed for its below ground archaeological potential.
- Based on current evidence the site is considered to have an archaeological potential for the Mesolithic, Neolithic and Bronze Age periods.
- It is considered that if development proposals have a severe or widespread below ground impact at the site, further archaeological works (Trial Trenching) will be required prior to development to ascertain the presence/absence or nature of any archaeological remains.
- As potential archaeological remains at the site are considered to be of local significance, it is suggested that if further archaeological work is required this can take place following planning permission, and be secured by an appropriately worded archaeological condition.

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 Berkeley Homes (Central London) Limited.
- 1.2 The subject of this Assessment comprises land **at the former Her Majesty's Prison** Latchmere House, Church Road, Richmond TW10 5HH. The site is bordered by Ham Common to the north and by residential development on all other sides (Fig. 1). The site is centred at NGR TQ 2185 712 and is located within both the London Borough of Richmond (north) and the Royal Borough of Kingston upon Thames (south).
- 1.3 The site is not located within an Archaeological Priority Area as defined by Richmond Development Plan Policies or within an Area of Archaeological significance as defined by the Kingston Core Strategy. However, the site is adjacent to the Archaeological Priority Area of Ham Common, and accordingly Berkeley Homes (Central London) Limited have commissioned CgMs Consulting to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.4 This Desk-based Assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including the Richmond Local Studies Library. The report also includes the results of a comprehensive map regression exercise.
- 1.5 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 issued in support of PPS5 is still valid however, and English Heritage have provided documentation translating former PPS5 policy into its NPPF counterpart.

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:

1. 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)
2. Protects the settings of such designations
3. In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
4. 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 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.**

2.11 As the site is situated across the boundary of two London Boroughs, consideration has been given for the relevant Heritage and Archaeological policy for each Borough.

2.12 The Richmond Development Management Policies (DMP) form part of the wider Local Development Framework (LDF) implemented within the Borough in 2009. The DMP was adopted in November 2011 and contains the following policies relating to archaeology and heritage:

**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 Development Management Plan Proposals Map shows the site as not being located within an Archaeological Priority Area.

2.14 The Kingston Core Strategy was adopted by the Council on 17 April 2012. Planning policies in the Core Strategy replace those in the Unitary Development Plan (2005). The adopted Core Strategy comprises the submission Development Plan Document amended in accordance with the Inspector's binding report of the Examination in Public into the Core Strategy, received by the Council on 8 December 2011. The following policies relate to archaeology and heritage:

**POLICY DM 12
DEVELOPMENT IN CONSERVATION AREAS AND AFFECTING HERITAGE ASSETS THE
COUNCIL WILL:**

- A. CONTINUE TO IDENTIFY, RECORD AND DESIGNATE ASSETS, AND PERIODICALLY REVIEW EXISTING DESIGNATED ASSETS WITHIN THE BOROUGH THAT ARE CONSIDERED TO BE OF SPECIAL HISTORIC SIGNIFICANCE IN ORDER TO ENSURE THAT FUTURE DEVELOPMENT WILL PRESERVE OR ENHANCE LOCALLY DISTINCTIVE HERITAGE ASSETS. THESE RECORDS WILL BE MAINTAINED IN THE FORM OF A HISTORIC ENVIRONMENT RECORD.**
- B. PRESERVE OR ENHANCE THE EXISTING HERITAGE ASSETS OF THE BOROUGH THROUGH THE PROMOTION OF HIGH QUALITY DESIGN AND A FOCUS ON HERITAGE-LED REGENERATION**
- C. ALLOW ALTERATIONS WHICH PRESERVE OR ENHANCE THE ESTABLISHED CHARACTER AND ARCHITECTURAL INTEREST OF A HERITAGE ASSET, ITS FABRIC OR ITS SETTING**
- D. ENSURE THAT DEVELOPMENT PROPOSALS AFFECTING HISTORIC ASSETS WILL USE HIGH QUALITY MATERIALS AND DESIGN FEATURES WHICH INCORPORATE OR COMPLIMENT THOSE OF THE HOST BUILDING OR THE IMMEDIATE AREA**
- E. RESPECT FEATURES OF LOCAL IMPORTANCE AND SPECIAL INTEREST THROUGH THE CONSIDERATION OF FORM, SCALE, LAYOUT, AND DETAILED DESIGNS OF A SITE, AREA OR STREETScape**
- F. SEEK THE CONSERVATION AND IMPROVEMENT OF THE NATURAL AND BUILT HISTORIC ENVIRONMENT WHICH CONTRIBUTE TO THE CHARACTER OF THE BOROUGH'S HISTORIC RIVERSIDE SETTING**
- G. WHERE POSSIBLE, PROVIDE ACCESS FOR ALL TO ENCOURAGE PUBLIC ENJOYMENT OF THE HISTORIC ENVIRONMENT AND KINGSTON'S HERITAGE ASSETS**

2.15 In terms of designated heritage assets, as defined above and as shown on Figure 2, no Scheduled Ancient Monuments, Historic Battlefields or Historic Wreck sites have been identified within a one kilometre radius of the study site.

2.16 In line with existing national, strategic and local planning policy and guidance, this desk based assessment seeks to clarify the sites archaeological potential and the need or otherwise for additional mitigation measures.

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) which shows the site to lie within an area of drift geology of Kempton Park Gravels, in the west of the site, **defined as 'Post-diversionary River Terrace deposits: gravel, sandy and clayey in part', above the London Clay.** The east of the site overlies drift geology of Langley Silt Complex or 'Brickearth'.

3.1.3 No site-specific geotechnical data is currently available.

3.2 Topography

3.2.1 The ground level at site is situated at approximately 9m AOD. The site is situated approximately 1km east of the modern course of the River Thames.

3.2.2 The Latchmere Stream is recorded as being located immediately to the east of the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSEMENT OF SIGNIFICANCE

(Including Historic Map Regression exercise)

4.1 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	

4.2 **Introduction**

4.2.1 What follows comprises a review of archaeological findspots within a 750m radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the late seventeenth century onwards until the present day. A gazetteer of the records contained within the HER is contained within Appendix 1 of this report.

4.2.2 In terms of designated heritage assets, as defined above and as shown on Figure 2, no Scheduled Ancient Monuments, Historic Battlefield or Historic Wreck designations lie within the study area. The site does not lie within an Archaeological Priority Area as defined on the Richmond Development Policies Proposals Map or an Archaeological Area of Significance as defined by Royal Borough of Kingston upon Thames Core Strategy DPD.

4.2.3 In general the GLHER findspots relate to Neolithic and Bronze Age flintwork discovered from the area of Ham Common (Archaeological Priority Area) and from former gravel pits of this area.

4.2.4 The map regression exercise demonstrates that the site remained largely undeveloped until 200 years ago. In that time the site has been redeveloped a number of times, finally with the large scale development of HMP Latchmere House.

4.3 **Prehistoric - Palaeolithic and Mesolithic**

4.3.1 The sites underlying geology of Langley Silt Complex (Brickearth) would suggest a potential for Palaeoliths at the site as these have been traditionally found with such deposits.

4.3.2 The GLHER however records no Palaeolithic Information within the 750m study radius of the site.

4.3.3 Wymer also records very little activity in this area south of the River Thames, although does record some middle-Palaeolithic material as found on the far side of Richmond Park, some 2km from the site (Wymer 1999: Vol. 1 63; Vol. 2 Map 13).

4.3.4 In view of the finds from the study area and the general rarity of such finds, a low potential can be identified for Palaeolithic evidence at depth below the study site itself.

4.3.5 A temporary Mesolithic encampment has been suggested from evidence of blades, flakes and scrapers found in Ham Dip pond 725m to the north-east of the site (MLO12501).

4.3.6 Further findspots for the Mesolithic period include a number of blades found at Ham Common to the north of the site (MLO19121), a further blade found from Durlston Road to the south of the site (MLO512), and two picks or adzes found from the former Ham gravel pits 200m to the north of the site (MLO16680)

4.3.7 In view of the above the Mesolithic potential of the study site can be considered low to moderate. Chance finds of individual flint artefacts are most likely to be represented.

4.4 **Neolithic, Bronze Age and Iron Age**

- 4.4.1 From around 4000 BC the mobile hunter-gathering economy of the 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.
- 4.4.2 The GLHER records a possible Neolithic Long Barrow (burial monument) within Richmond Park approximately 750m to the north-east of the site (MLO1917).
- 4.4.3 Findspots for the Neolithic period comprise two flint scrapers and arrowheads from Ham Common to the north of the site (MLO19085 and MLO19124), an axe head from near Ham Church (MLO23452), a polished axe head from Ham Gate (MLO18951) and arrowheads, axes and other implements from Ham Gravel Pits also to the north of the site (MLO18938, MLO18939).
- 4.4.4 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.4.5 The GLHER records a number of findspots which have been dated generally to the Neolithic/Bronze Age period. These finds include barbed and tanged arrowheads from Church Road and Ham Common (MLO8173 and MLO18982), an assemblage of scrapers and blades also found on Ham Common (MLO18922), further arrowheads recorded as found within Ham Gravel Pit (MLO18977) and flint 'rods' also from Ham Common (MLO19023).
- 4.4.6 Finds from within the study radius purely attributed to the Bronze Age period comprise Beaker pottery found **from Earl Dysart's Gravel pit (near Teddington Lock)** (MLO19104) and fragments of a Bronze bowl from Ham Gravel Pits (MLO18969).
- 4.4.7 **The GLHER records a number of findspots generally attributed to the 'prehistoric'** period. Based on the nature of the finds these are likely to be dated from the Neolithic and Bronze Age periods as all finds are flint tools or struck flints. Such finds have been

located at Latchmere Road (MLO4279), Earl **Dysart's** Gravel Pit (MLO19011), Ham Common (MLO18923, MLO18924, MLO19084) and Richmond Park (MLO1894).

4.4.8 The high level of findspots for the surrounding area is suggestive that Neolithic and Bronze Age peoples were exploiting the waterside environment south of the Thames. There are however no recorded cut archaeological features for the periods which may be an indication that the area was not permanently settled but possibly exploited seasonally. Accordingly, a moderate to high archaeological potential is considered for evidence of the periods to be at the study site where chance finds of individual flint artefacts are most likely to be represented

4.5 **Roman**

4.5.1 A stone located on Ham Gate Avenue was once thought to be an altar and said to be carved on the base with one letter visible. The Roman origins of the stone are uncertain and many authorities consider it to be modern (MLO234645).

4.5.2 Previous research considering Roman Kingston provides evidence for the near by Latchmere Stream as being a larger watercourse during the Roman period and possibly exploited. Discussion of the area reveals Roman Kingston as a landscape of rural settlements sustained by the Hogsmill, the Latchmere and the Thames for sustaining agriculture and raising stock (Hawkins 2007).

4.5.3 No definite Roman finds or features however have been recorded on the GLHER for the study radius of the site. It is likely that the study site was located away from the main centres of settlement at this time possible in a rural or wooded context. Accordingly a low archaeological potential can be considered for the Roman period at the study site.

4.6 **Anglo Saxon & Medieval**

4.6.1 No finds or features dating to the Anglo-Saxon or Early Medieval periods have been found within the study area.

4.6.2 Ham is not mentioned in the Domesday Survey of 1086. However earlier undated references are known from when King Athelstan granted lands there to his minister

Wulfgar (fn. 89, From: 'Kingston upon Thames', The Environs of London: volume 1: County of Surrey (1792), pp. 212-256).

- 4.6.3 In the 12th century Ham (Hamma, xii cent.) was included in the royal demesne as a member of Kingston, and in 1168 contributed 43s. 4d (From: 'Kingston-upon-Thames: Manors, churches and charities', A History of the County of Surrey: Volume 3 (1911), pp.).
- 4.6.4 The adjacent Richmond Park is a royal deer park with pre 15th century origins, imparked by Charles I and improved by subsequent monarchs. Tradition of hunting in the area probably goes back to the 14th century when the site was part of the Manor of Sheen (MLO101339).
- 4.6.5 Apart from the deer park no medieval finds or features are recorded in the 750m study radius of the site on the GLHER. Given the above evidence and the early maps (which can trace the history of the site back to the late seventeenth see century below) it would appear that the site lay in open land away from the pockets of small scale settlement which typified the area at this time. The potential of the site for the Anglo-Saxon and medieval periods can therefore be identified as generally low. Evidence of agricultural activity and land division could conceivably be present.

4.7 **Post Medieval and Modern (including map regression exercise)**

- 4.7.1 Early maps show the site to lie in open land south of Ham Common (1729 Senex, Fig. 3, 1769 John Rocque, not reproduced here). Mapping from 1793 (Fig. 4) shows buildings near the site but it is unclear as to if these are contained in the site area. The 1804 Ordnance Survey Drawing (Fig. 5) however reveals that buildings are **present on the site area and Greenwood's Map of 1823 (Fig. 6) labels them as Latchmere Cottage.**
- 4.7.2 The 1841 Ham Tithe Map (Fig. 7) provides more detail on the site. The apportionment lists the site as containing a house and office and lawns and gardens. The remainder **of the site is described as the 'King's Land' or as arable farm land.**
- 4.7.3 Latchmere House and its grounds are detailed on the Ordnance Survey of 1865 (Fig. 8). The main house is shown with a number of outbuildings to the west and stabling to the north. Much of the garden at this time is shown as covered by trees in the north

with a large open field at the south. An estate map from the Dysant Estate (1894, Fig. 9) shows a number of outbuildings extend south-west from the main house leading to a swimming pool. The adjacent lawn is labelled for use as a tennis and croquet lawn. An orchard is shown at the very south of the site. Further buildings are shown to the north of the main house one of which is labelled as a Farmery.

- 4.7.4 Site particulars from the sale of Latchmere House in 1900 record the property as containing a handsome dining room, domestic offices, a basement including both beer and wine cellars and 25 bed and dressing rooms (Plates 1 and 2). The sales particulars also provide a number of views of the grounds at this time including the Oak Avenue and one of the Lawns (Plates 3 and 4).
- 4.7.5 Little alteration is shown on the site until mapping of 1960 (Fig. 10: 1933, Fig. 11: 1948) although the site is recorded as having been used as a hospital treating shell shocked soldiers during the First World War. The house was transferred into the Prison Service in 1948 and the 1960 Ordnance Survey (Fig. 12) shows the site fully redeveloped in to a Borstal. A large number of buildings are now shown at the south and to the north of the site. At the east of the site twelve residential units are shown incorporating an area which appears separate from the Prison. A wooded area adjacent to the access is still shown present at the north of the site.
- 4.7.6 Mapping from 1975 (Fig. 13) provide no detail on the HM Remand Centre of Latchmere House. The map however does provide evidence of the residential accommodation at the east of the site as being temporary as it is shown removed along with the former buildings to the north of the main house. No mentionable change is then shown on mapping of the site up to the present day (Fig. 14).
- 4.7.7 The site has been shown to have been developed in the first instance 200 years ago and subsequently re-developed a number of times, once on a large scale. The archaeological potential for both the post-medieval and modern periods at the site are considered low. Below ground remains associate with the former outbuildings of Latchmere House could conceivably be present, but as the main building itself is still present it is considered the entire post-medieval interest of the site is contained within the standing building.

4.8 **Assessment of Significance**

- 4.8.1 The NPPF asks for the presence of currently unknown heritage assets to be considered at the site. Overall it would appear that archaeological remains, if present, are likely to be flint finds of the prehistoric periods. Accordingly, if such isolated remains were to be present these would be considered to be of local significance.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

(Review of potential impact upon Heritage Assets)

5.1 Site Conditions

5.1.1 The site is a decommissioned Ministry of Justice HM Remand Centre (Fig. 15). The site has been heavily developed and of note is the 19th century building of Latchmere House. The site does contain areas of open space at the east and north and areas of undeveloped hardstanding between the buildings in the southern area (Plates 5 and 6).

5.1.2 Previous development at the site is considered likely to have had a moderate to severe archaeological impact through the cutting of foundations and services. Further localised impacts and ground disturbance are anticipated in areas of the former swimming pool and within any cellars or basements.

5.2 The Proposed Development

5.2.1 Redevelopment proposals are not currently known for the site but are anticipated to be predominantly residential. It is anticipated the redevelopment of the site will involve the demolition of the majority of buildings at the site (not including Latchmere House).

5.2.2 This assessment has established that the site is considered to have potential for archaeological remains of the Mesolithic, Neolithic and Bronze Age periods.

5.2.3 This assessment has also revealed that modern below ground impacts at the site are expected to have been moderate and widespread with more severe impacts in localised areas. Such Impacts are considered to have reduced the archaeological potential of the site especially in areas which have undergone built development.

5.2.4 Therefore if redevelopment proposals are to have a widespread below ground impacts and incorporate areas of the site currently undeveloped, there is potential that an archaeological impact could take place.

5.2.5 Accordingly, it is anticipated that if development proposals are to have a severe or widespread below ground impact, further archaeological work would be required at the site to clarify the presence/absence of archaeological deposits prior to redevelopment.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land at the Former HMP Latchmere House, Church Road, Richmond, has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with central, regional and local government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 The study site is considered to have an archaeological potential for finds of the Mesolithic, Neolithic and Bronze Age periods.
- 6.4 Past-post depositional impacts within the study site are considered to have been generally moderate but widespread and severe in localised areas. Where severe impacts have taken place these are expected to have reduced any archaeological potential at the site.
- 6.5 There are no development proposals currently available for the site but it is anticipated this will comprise a mix of residential and commercial development.
- 6.6 It is considered that currently unknown archaeological deposits could exist at the site and if development proposals are to have severe or widespread below ground impacts that a potential archaeological impact could occur.
- 6.7 Accordingly it is considered that if development proposals will have a severe and/or widespread impact that further archaeological work (trial trenching) will be required in advance of development to ascertain the presence/absence and nature of archaeological deposits present.
- 6.8 As potential archaeological remains at the site are considered to be of local significance, it is suggested that if further archaeological work is required this can take place following planning permission, and be secured by an appropriately worded archaeological condition.

SOURCES CONSULTED

1. **General**

Richmond Local Studies Library
Kingston upon Thames Local Studies Library
British Library
Greater London Historic Environment Record

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MoLAS/English Heritage *The Archaeology of Greater London: An Assessment of archaeological evidence for human presence in the area now covered by Greater London* 2000

Weinreb, Hibbert & Keay (eds.) *The London Encyclopaedia* 2008

Wymer *The Lower Palaeolithic Occupation of Britain* 2 volumes 1999

4. **Cartographic**

1729 Senex Map

1793 Lindley and Crosley

1804 Ordnance Survey Drawing

1823 Greenwood Map

1841 Ham Tithe Map

1865 Ordnance Survey

1894 Dysant Estate Map

1933 Ordnance Survey

1948 Ordnance Survey

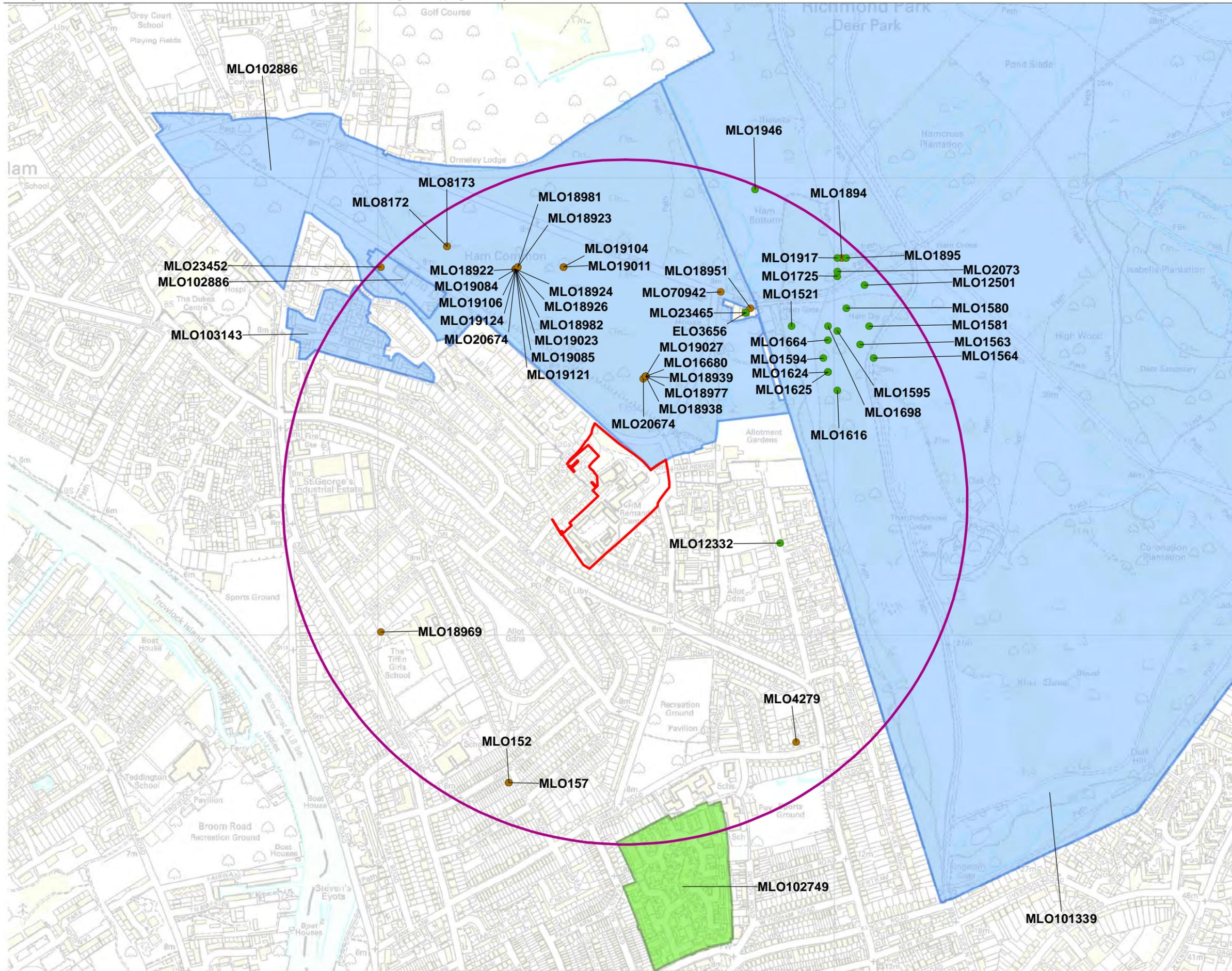
1960 Ordnance Survey

1975 Ordnance Survey

2012 Ordnance Survey



Figure 1: Site Location



Additional information:

Key

- Site Boundary
- Search Radius 750m

HER Record (Point)

- Find Spot
- Monument

HER Record (Polygon)

- Monument
- Park
- Event Record (Point)

N

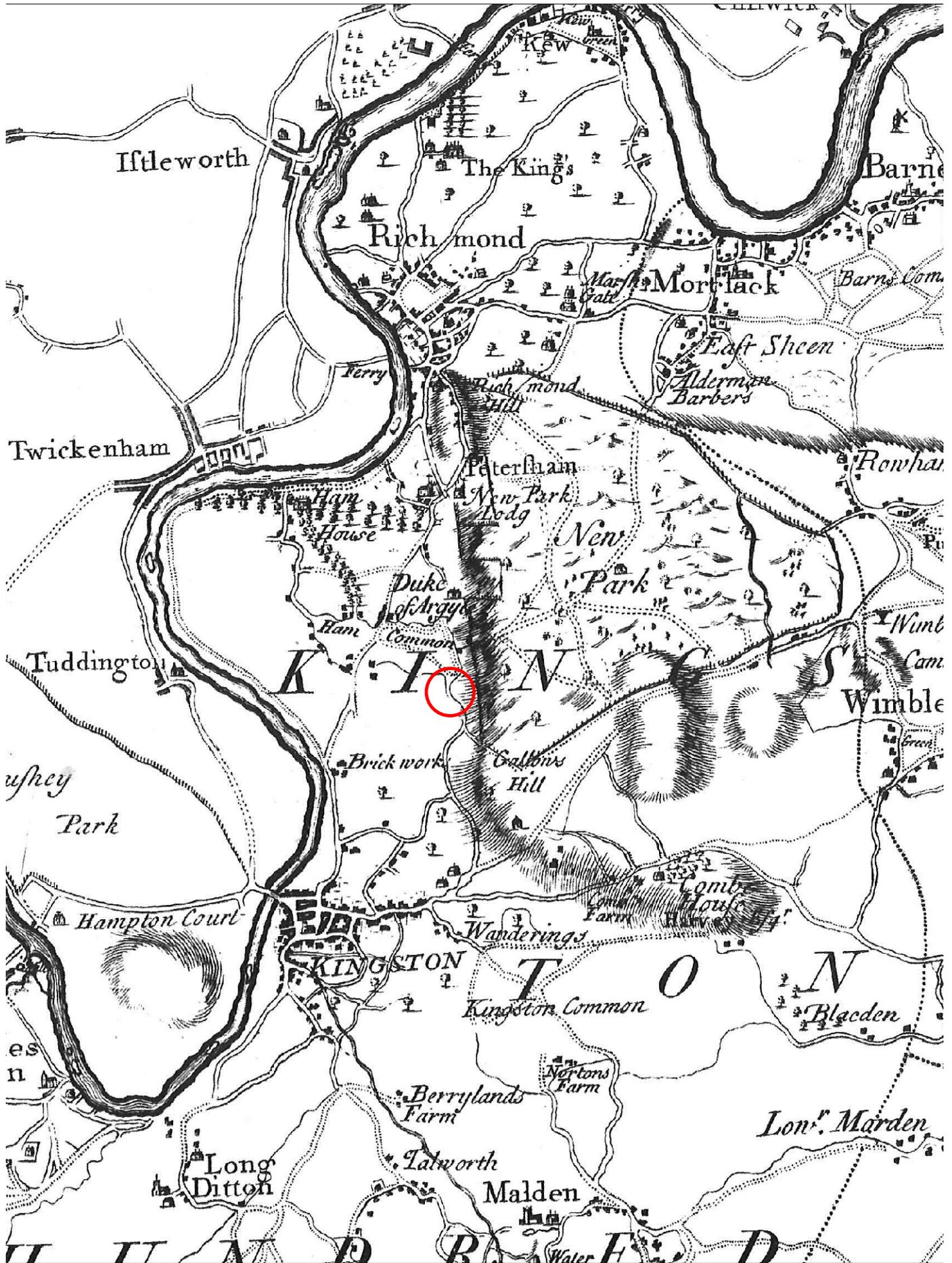
Project title:
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Scale at A3: 1:8,000

Date printed: 07.09.12	Drawn by: LW Checked by: MS
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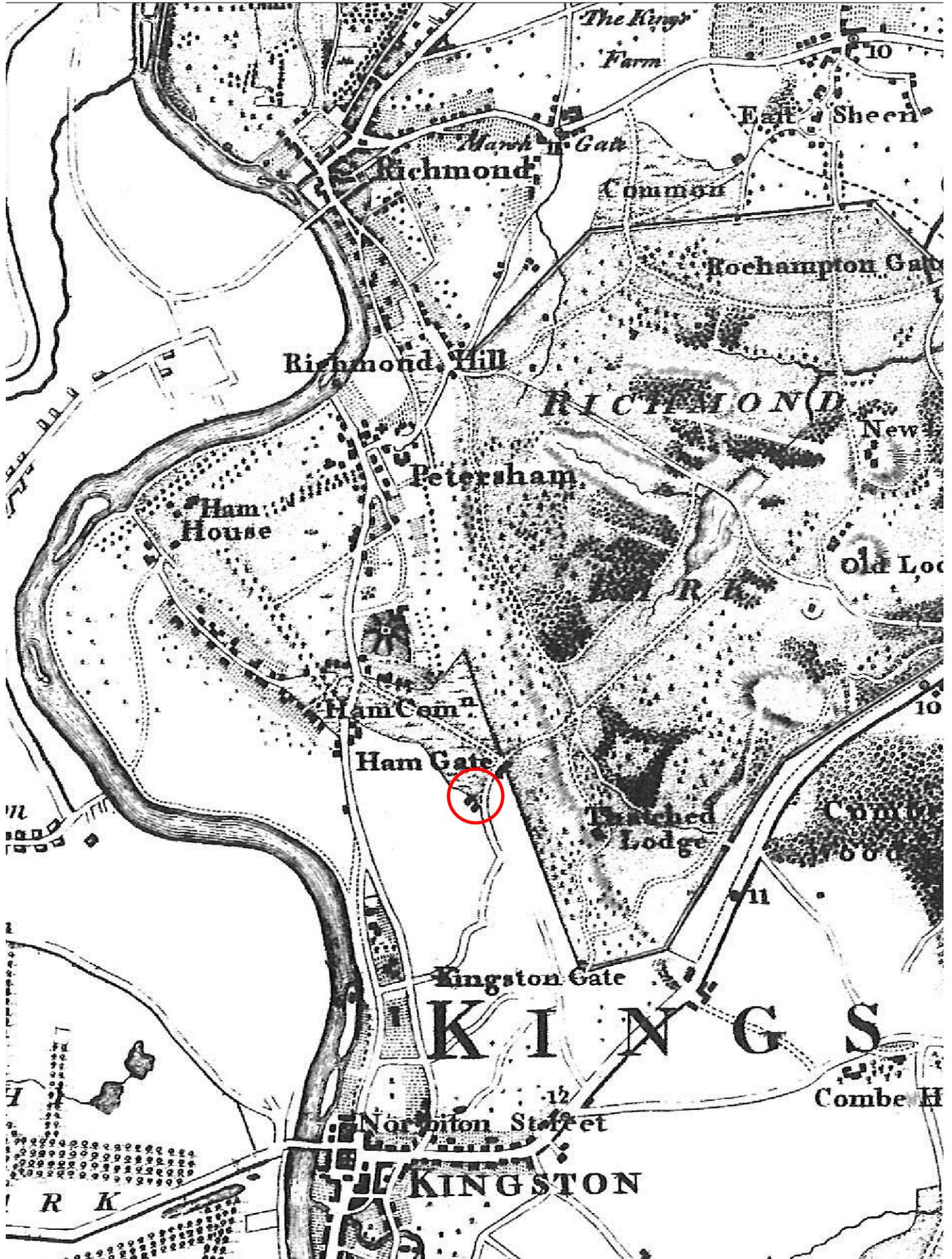
Figure 2: GLHER - Summary of Cultural Heritage Designations



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Figure 3: 1729 Senex



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Figure 4: 1793 Lindley & Crosley



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		Date printed: Sep 11, 2012	Drawn by: LW Checked by: MS	

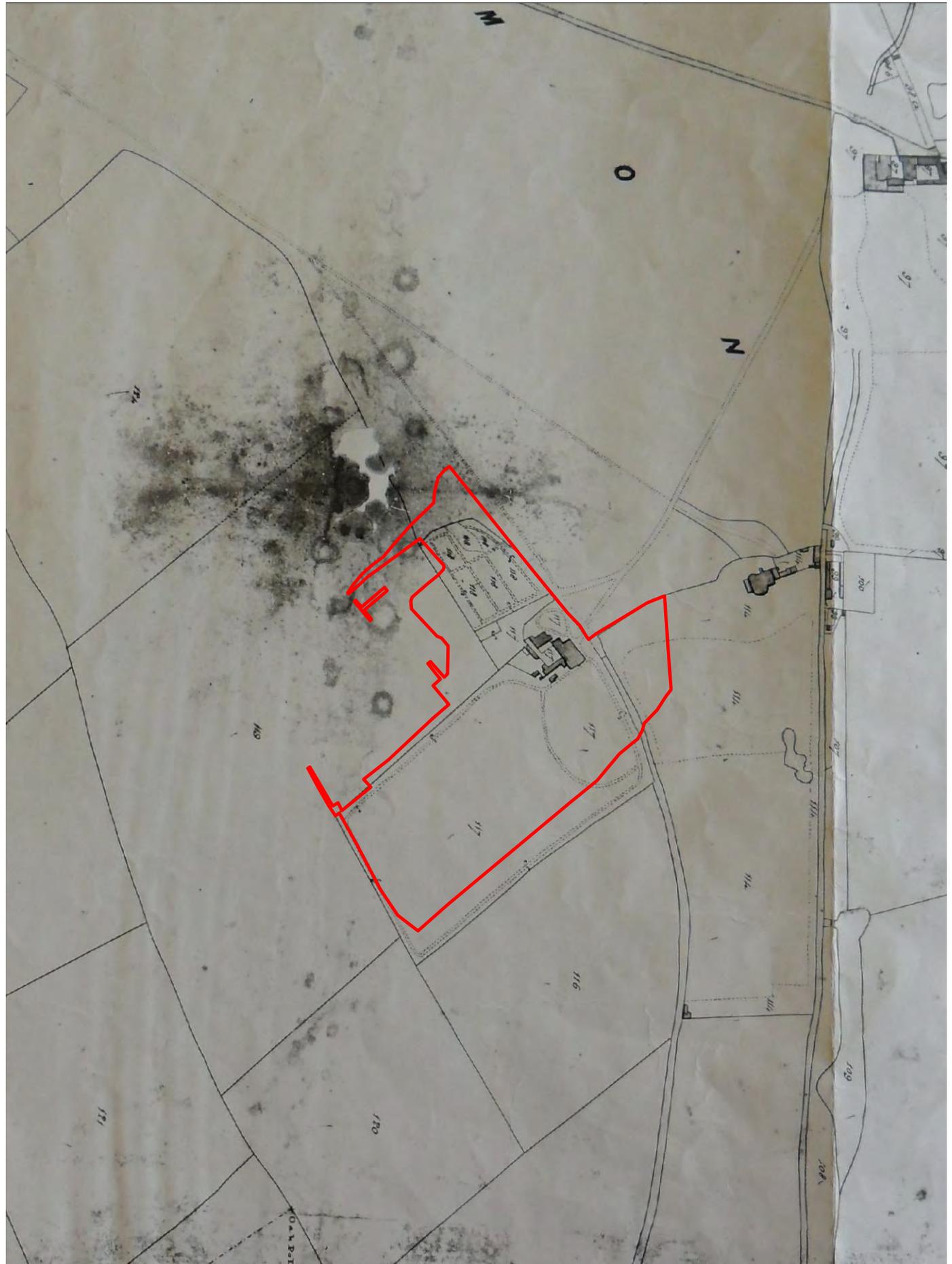
Figure 5: 1804 Ordnance Survey Drawing



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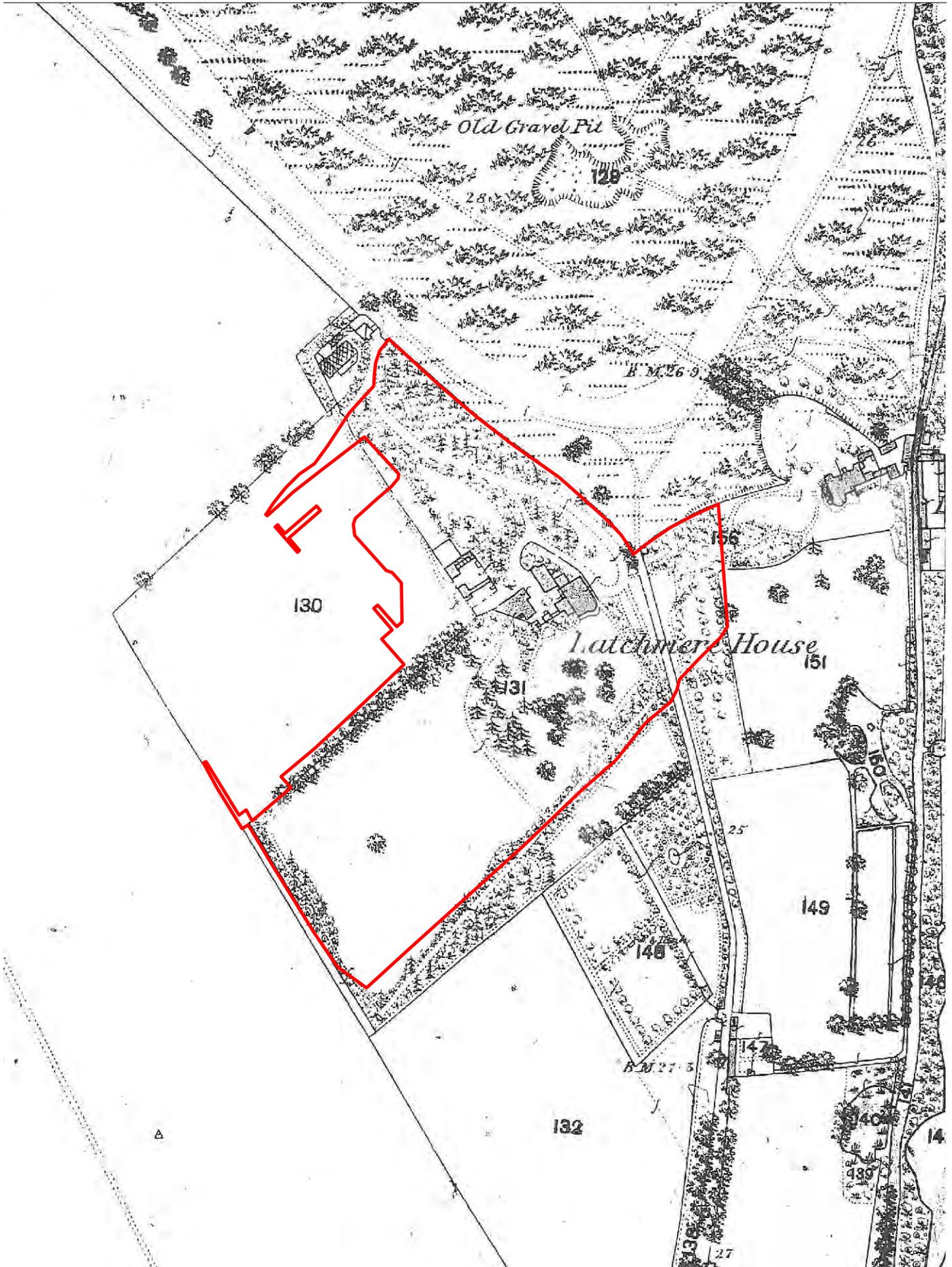
Figure 6: 1823 Greenwood



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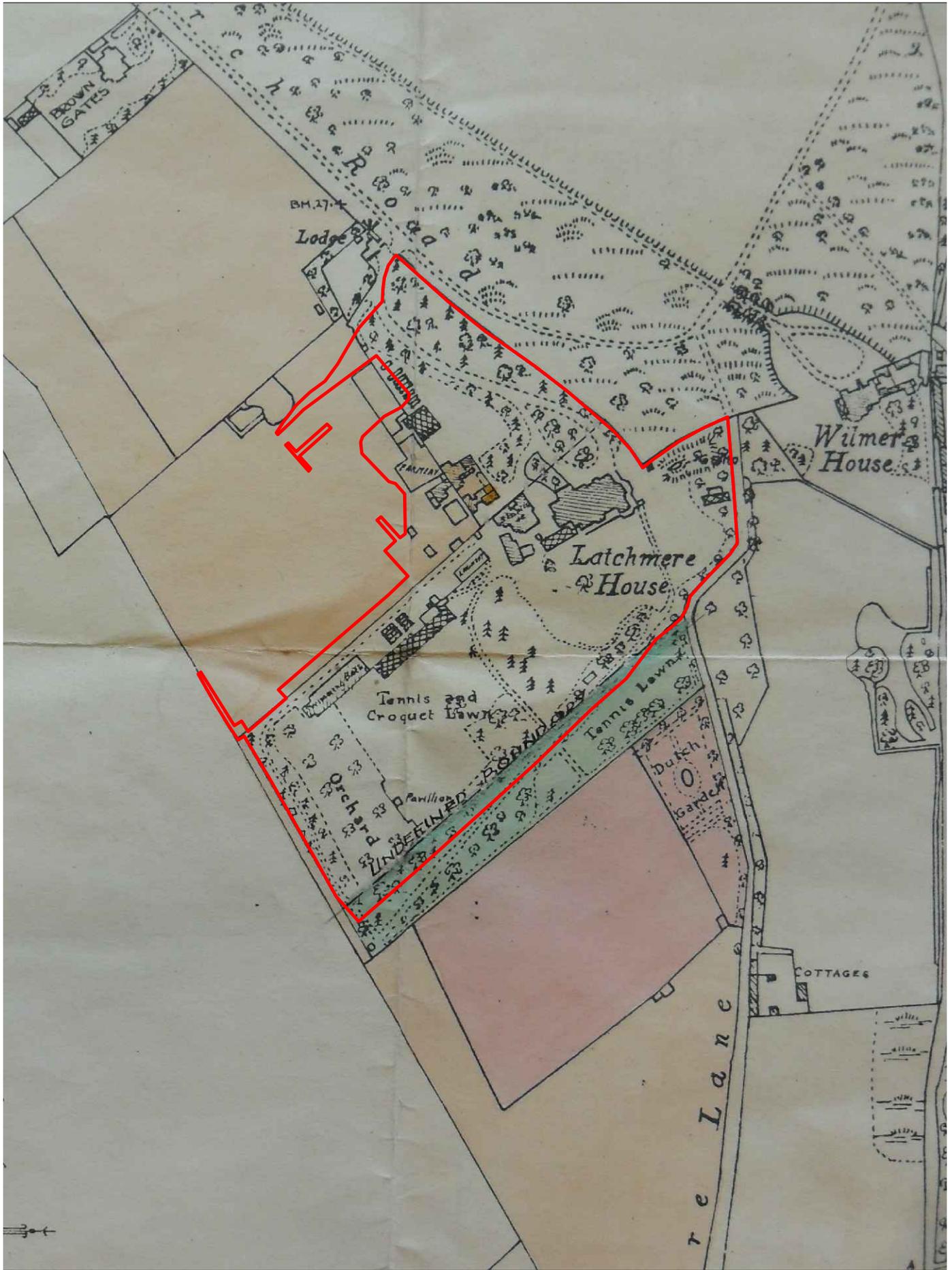
Figure 7: 1841 Ham Tithe Map



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Figure 8: 1865 Ordnance Survey



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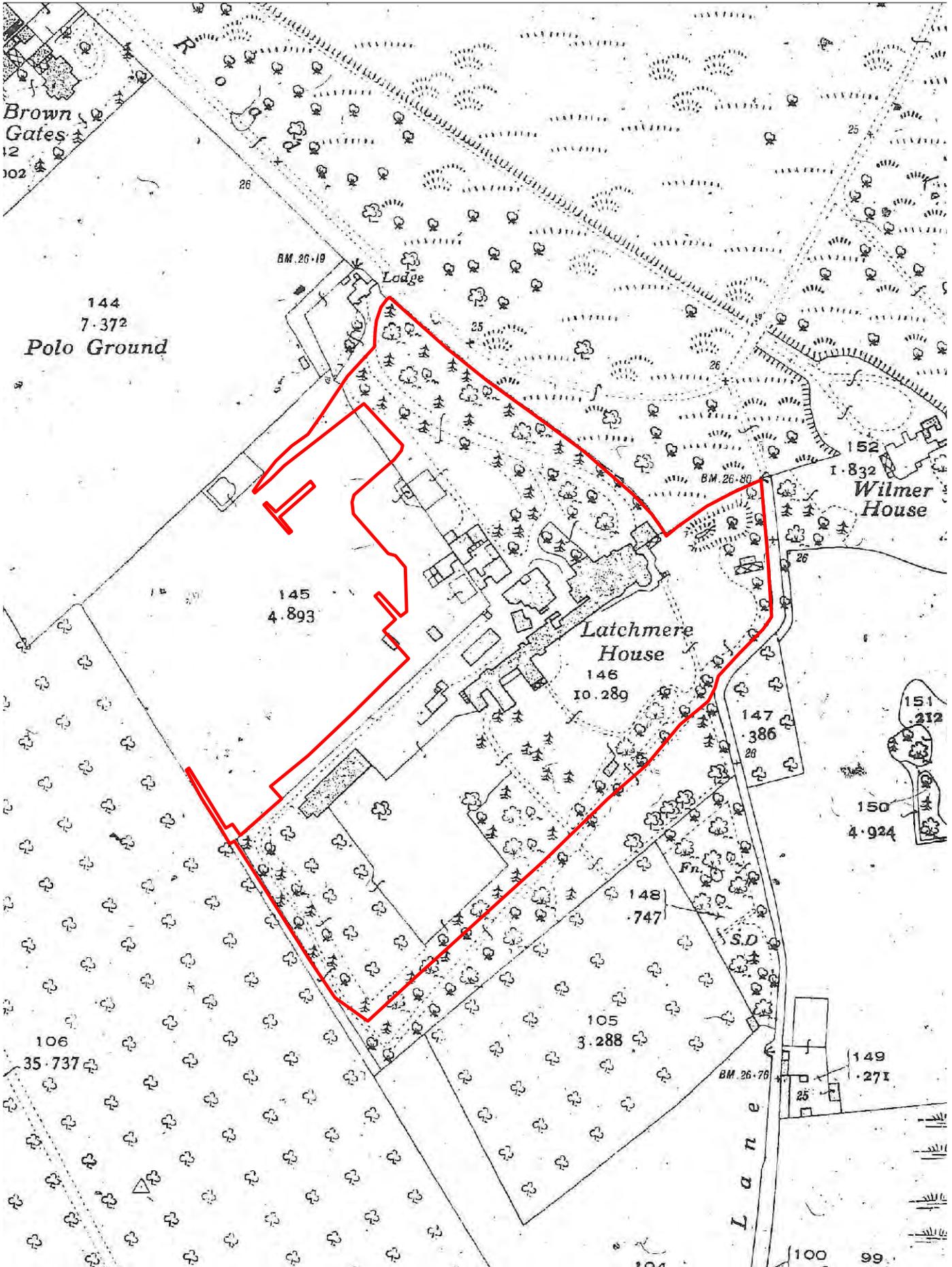
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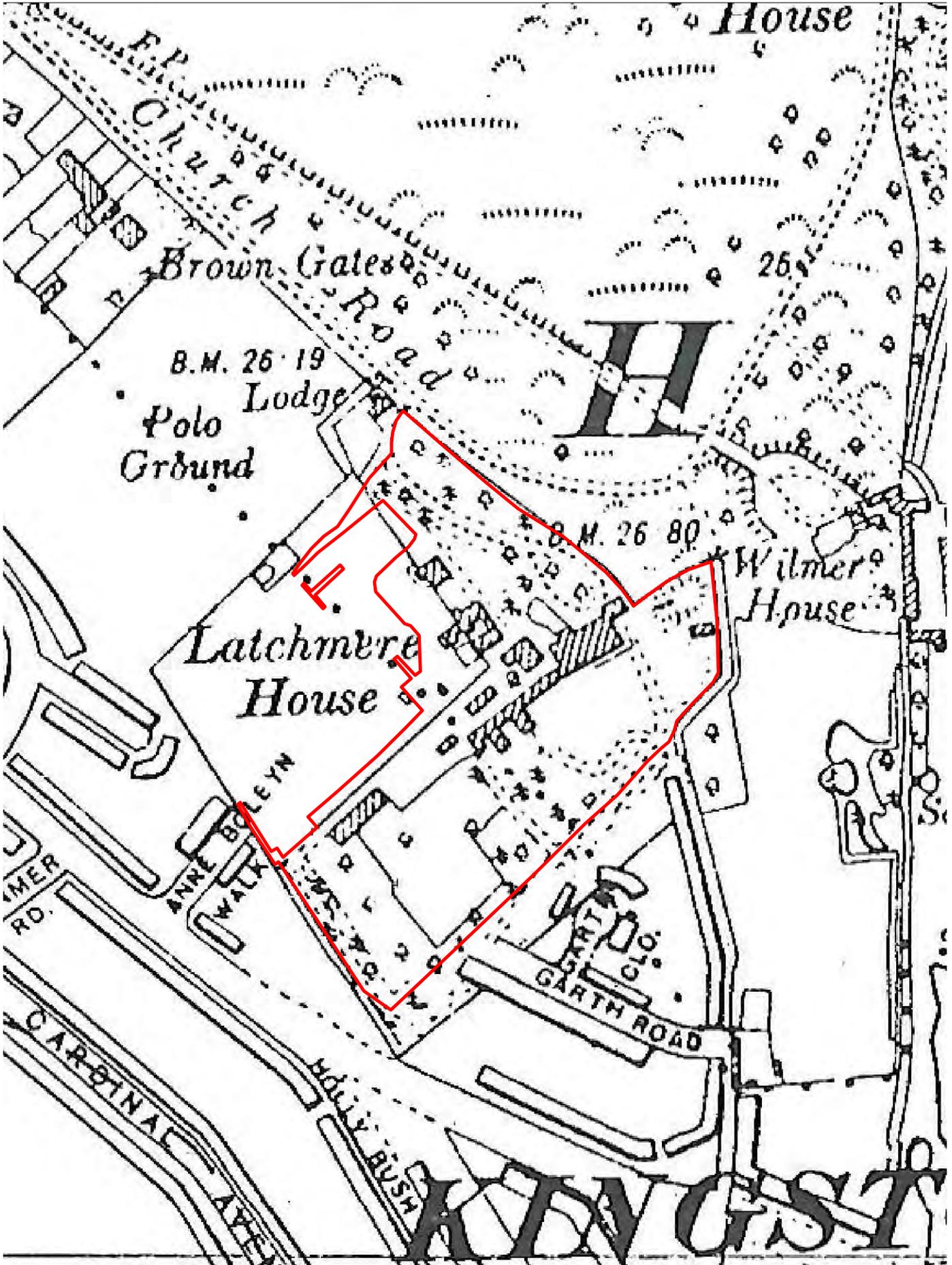
Figure 9: 1894 Dysant Estate Map



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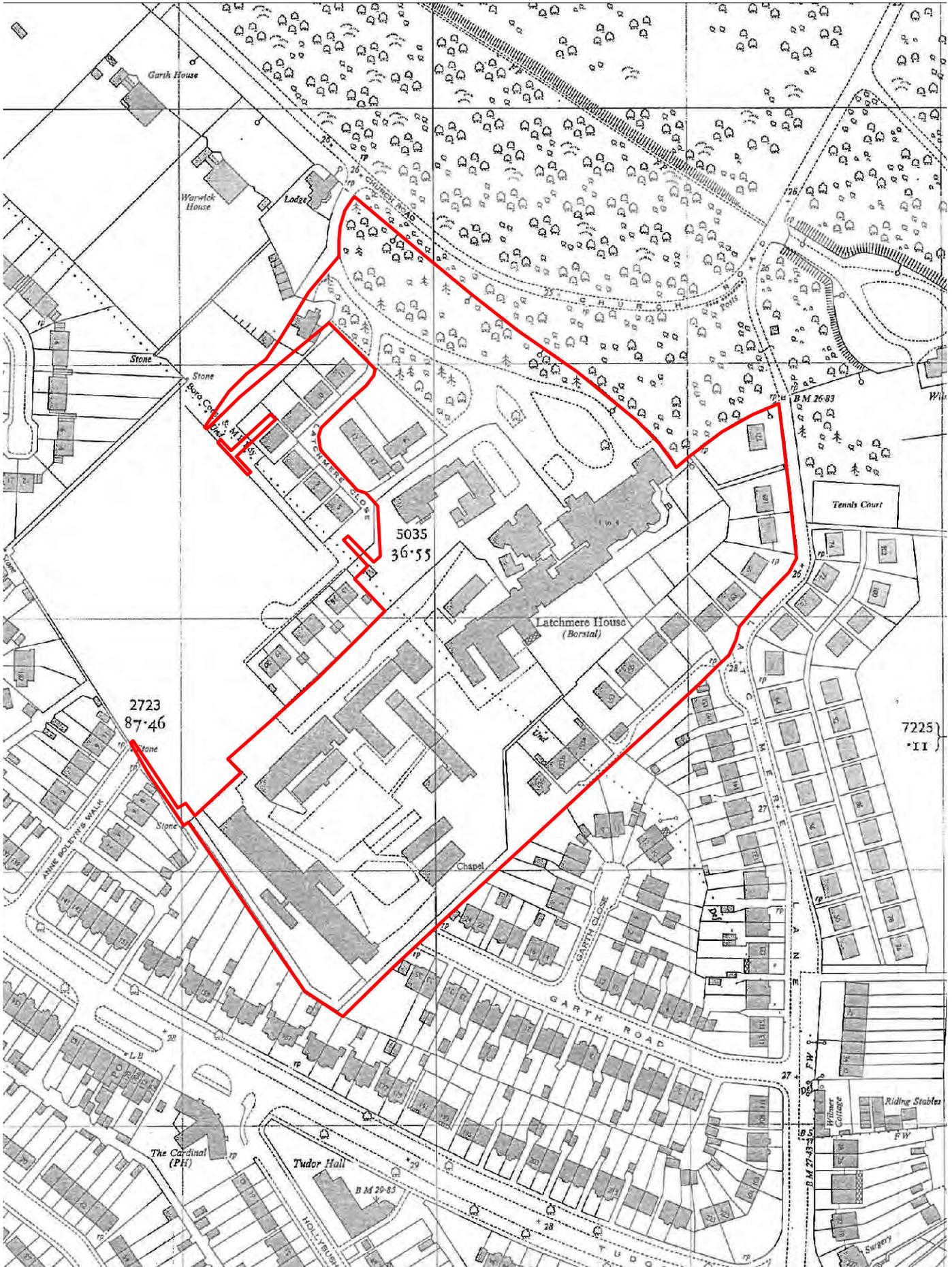
Figure 10: 1933 Ordnance Survey



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Figure 11: 1948 Ordnance Survey



 Site Boundary

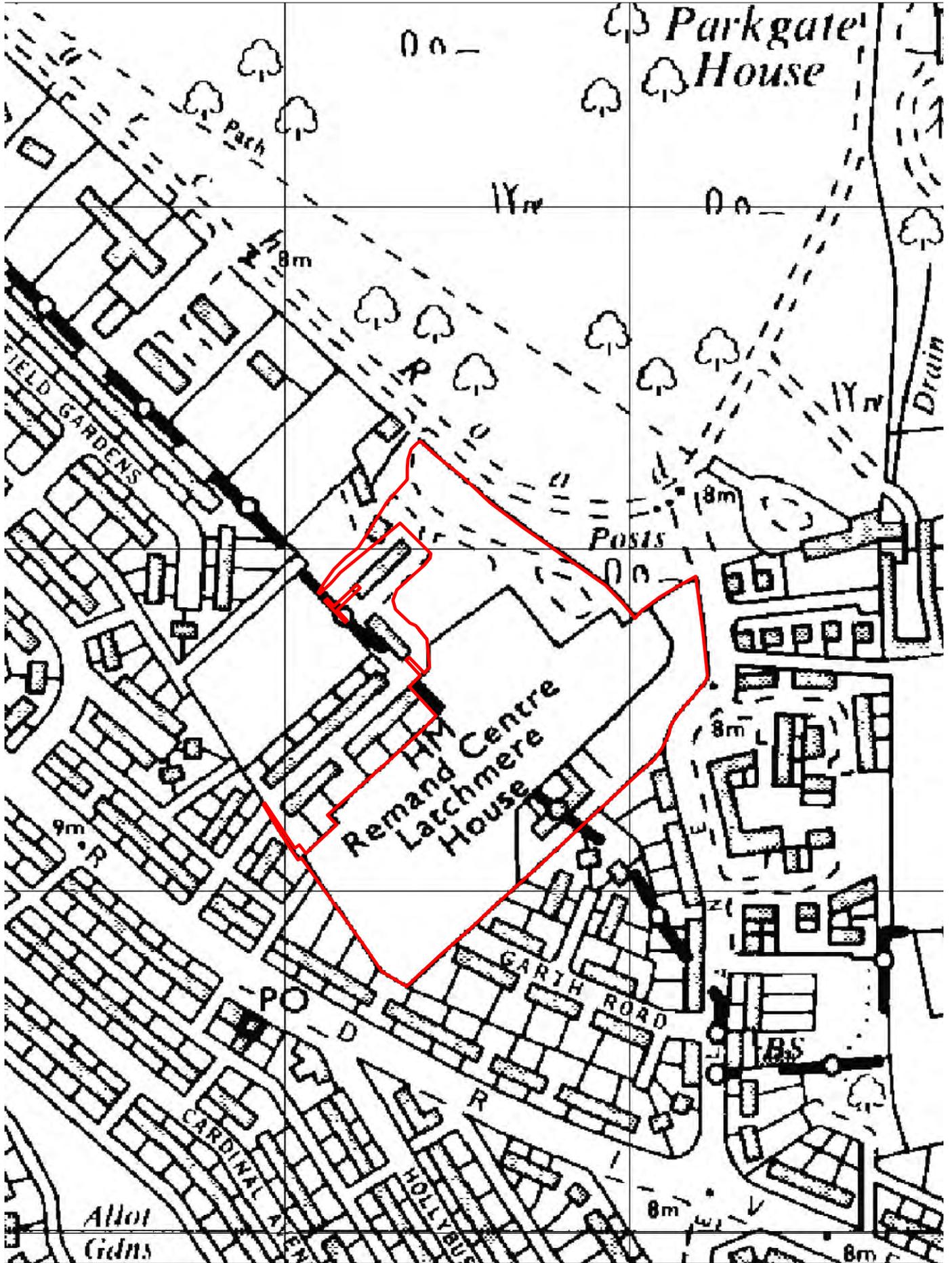


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Figure 12: 1960 Ordnance Survey



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Figure 13: 1975 Ordnance Survey



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Figure 14: 2012 Ordnance Survey



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Figure 15: Site as Existing (Google Earth)

Contract

1900.



RICHMOND PARK, SURREY.

"Latchmere House."

THE BEAUTIFUL RESIDENTIAL PROPERTY
AND
30 Acres of Grandly Wooded Grounds & Park.



Solicitors—
Messrs. FIELD, ROSCOE & Co.,
36, Lincoln's Inn Fields,
London, W.C.

Auctioneers—
Messrs. HAMPTON & SONS,
1, Cockspur Street,
Pall Mall, London, S.W.

RICHMOND PARK,

On Sand and Gravel, with a Drive of Town,
Almost adjoining the most beautiful and unfrequented part of the Park, about two miles from RICHMOND
or KINGSTON Station.

Illustrated Particulars and Conditions of Sale
OF THE BEAUTIFUL
RESIDENTIAL PROPERTY
KNOWN AS

"Latchmere House,"

RICHMOND PARK,
SURREY,

Occupying a delightfully secluded position on rising ground, facing South over a pretty Common, and containing Billiard Room, Twenty-five Bed and Dressing Rooms, Fine Hall, Five Reception Rooms, Bath Room, Servants' Hall, Housekeeper's Room, etc.

Substantial Stabling, Lodge and Farmery,

GRANDLY-WOODED GROUNDS & PARK

Quaint Old Gardens, Lovely Lawns, Umbrageous Walks, Walled Fruit Gardens with Range of Glasshouses, and Meadow Land, in all about

30 ACRES.

POSSESSION ON COMPLETION OF THE PURCHASE.

HAMPTON & SONS

Are instructed to Sell the above by Auction,

AT THE MART, TOKENHOUSE YARD, E.C.,

On TUESDAY, the 16th day of OCTOBER, 1900,

At TWO o'Clock precisely (unless an acceptable offer be meanwhile made by Private Treaty).

Illustrated Sale Particulars and Conditions may be obtained at the Mart, Tokenhouse Yard, E.C.; at the Auctioneers' Institute, Chancery Lane, W.C.; of the Vendor's Solicitors, Messrs. FIELD, ROSCOE & Co., 36, Lincoln's Inn Fields, W.C.; or of the Auctioneers.

HAMPTON & SONS Ltd.,
1, COCKSPUR STREET, PALL MALL, S.W.

N.B.—Announcements of this and other Sales appear weekly in the "Times" and "Standard" Newspapers.



Plate 3: Sales Particulars - Latchmere House 'one of the Lawns'



Plate 4: Sales Particulars - Latchmere House 'The Dutch Garden'



Plate 5: Aerial view from the South (Taken from LBRoT Site Information Document)



Plate 6: Aerial view from the North (Taken from LBRoT Site Information Document)

APPENDIX 1: Gazetteer of GLHER Records

Archaeology

MonUID	Pref. Ref.	Name	Monument Types	Date Range
MLO23465	021065/00/00	HAM GATE (ON ROAD TO)	ALTAR, ALTAR	Roman to 19th Century (43 AD to 1900 AD)
MLO102749	MLO102749	King's Road, [Kingston Barracks], Kingston KT2, { Former Late 19th Century to late 20th Century Regimental Depot}	REGIMENTAL DEPOT, BARRACKS, DRILL HALL, MARRIED QUARTERS, OFFICERS QUARTERS, PARADE GROUND, RIFLE RANGE, MILITARY HOSPITAL	19th Century to Modern (1875 AD to 1962 AD)
MLO1624	MLO1624	Kingston Road, Richmond Park { Terraced area}	BUILDING, EARTHWORK	Post Medieval (1540 AD to 1900 AD)
MLO1698	MLO1698	Kingston Road, Richmond Park { Terracing/buildings}	BARN, BUILDING, EARTHWORK	Post Medieval (1540 AD to 1900 AD)
MLO2073	MLO2073	Kingston Road, Richmond Park, { Enclosure}	ENCLOSURE	Post Medieval (1540 AD to 1900 AD)
MLO12332	030183/00/00	PARK RD	ROAD	Medieval (1066 AD to 1539 AD)
MLO1521	021254/00/00	RICHMOND PARK	EARTHWORK, DRAIN	Post Medieval (1540 AD to 1900 AD)
MLO1563	021252/00/00	RICHMOND PARK	HOLLOW WAY, TRACKWAY	Medieval (1066 AD to 1539 AD)
MLO1564	021253/00/00	RICHMOND PARK	BANK (EARTHWORK), BANK (EARTHWORK)	Medieval to 19th Century (1066 AD to 1900 AD)
MLO1580	021250/00/00	RICHMOND PARK	PIT	Post Medieval (1540 AD to 1900 AD)
MLO1581	021251/00/00	RICHMOND PARK	PIT	Post Medieval (1540 AD to 1900 AD)
MLO1594	021248/00/00	RICHMOND PARK	BANK (EARTHWORK), BANK (EARTHWORK)	Medieval to 19th Century (1066 AD to 1900 AD)
MLO1595	021249/00/00	RICHMOND PARK	BANK (EARTHWORK), BANK (EARTHWORK)	Medieval to 19th Century (1066 AD to 1900 AD)
MLO1625	021244/00/00	RICHMOND PARK	BANK (EARTHWORK), BANK (EARTHWORK)	Medieval to 19th Century (1066 AD to 1900 AD)
MLO1664	021242/00/00	RICHMOND PARK	BUILDING, EARTHWORK	Post Medieval (1540 AD to 1900 AD)
MLO1725	021239/00/00	RICHMOND PARK	BANK (EARTHWORK)	Post Medieval (1540 AD to 1900 AD)
MLO1895	021237/00/00	RICHMOND PARK	BARROW	Unknown (Unknown)
MLO1946	021232/00/00	RICHMOND PARK	BANK (EARTHWORK), BANK (EARTHWORK)	Post Medieval (1540 AD to 1900 AD)
MLO12501	020859/00/00	Richmond Park [Ham Dip Pond] { Mesolithic occupation site}	OCCUPATION SITE	Mesolithic (10000 BC to 4001 BC)
MLO1917	021235/00/00	Richmond Park [near Ham Gate] { Prehistoric long barrow}	LONG BARROW, MOUND	Prehistoric (500000 BC to 42 AD)
MLO1616	021245/00/00	Richmond Park [near Ham Gate] { Prehistoric/medieval/post medieval bank}	BANK (EARTHWORK)	Lower Palaeolithic to 19th Century (500000 BC to 1900 AD)

Other

MonUID	Pref. Ref.	Name	Monument Types	Date Range
MLO157	031895/00/00	40-42 DURLSTON RD	FINDSPOT	Mesolithic (10000 BC to 4001 BC)
MLO152	031905	40-42 Durlston Road { Post-Medieval Finds}	FINDSPOT, FINDSPOT	Medieval to 19th Century (1066 AD to 1900 AD)
MLO4279	031709/00/00	85 LATCHMERE RD	FINDSPOT	Prehistoric (500000 BC to 42 AD)
MLO8173	MLO8173	Church Road [Ham	FINDSPOT	Late Neolithic to Late Bronze Age

		Common], Richmond { Late Neolithic to Bronze Age arrowheads}		(3000 BC to 701 BC)
<u>MLO102886</u>	MLO102886	Church Road/Ham Gate Avenue/Upper Ham Road [Ham Common], Richmond TW10 { Common land}	COMMON LAND	17th Century to Modern (1635 AD to 2050 AD)
<u>MLO19011</u>	021067/00/00	EARL DYSARTS GRAVEL PIT	FINDSPOT, FINDSPOT	Prehistoric (500000 BC to 42 AD)
<u>MLO19104</u>	021018/00/00	EARL DYSARTS GRAVEL PIT	FINDSPOT, FINDSPOT	Bronze Age (2200 BC to 701 BC)
<u>MLO19023</u>	021088/00/00	HAM	FINDSPOT	Neolithic (4000 BC to 2201 BC)
<u>MLO19121</u>	021086/00/00	HAM	FINDSPOT, FINDSPOT	Early Mesolithic to Late Neolithic (10000 BC to 2201 BC)
<u>MLO23452</u>	020977/00/00	HAM CHURCH (NEAR)	FINDSPOT	Neolithic (4000 BC to 2201 BC)
<u>MLO18922</u>	020933/00/00	HAM COMMON	FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT	Early Neolithic to Late Bronze Age (4000 BC to 701 BC)
<u>MLO18923</u>	020934/00/00	HAM COMMON	FINDSPOT, FINDSPOT	Prehistoric (500000 BC to 42 AD)
<u>MLO18924</u>	020935/00/00	HAM COMMON	FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT	Prehistoric (500000 BC to 42 AD)
<u>MLO18926</u>	020939/00/00	HAM COMMON	FINDSPOT, FINDSPOT, FINDSPOT	Neolithic (4000 BC to 2201 BC)
<u>MLO18981</u>	020855/00/00	HAM COMMON	FINDSPOT	Mesolithic (10000 BC to 4001 BC)
<u>MLO18982</u>	021025/00/00	HAM COMMON	FINDSPOT, FINDSPOT, FINDSPOT	Early Neolithic to Late Bronze Age (4000 BC to 701 BC)
<u>MLO19084</u>	020936/00/00	HAM COMMON	FINDSPOT, FINDSPOT, FINDSPOT, FINDSPOT	Prehistoric (500000 BC to 42 AD)
<u>MLO19085</u>	020940/00/00	HAM COMMON	FINDSPOT, FINDSPOT	Neolithic (4000 BC to 2201 BC)
<u>MLO19106</u>	021026/00/00	HAM COMMON	FINDSPOT, FINDSPOT	Early Neolithic to Late Bronze Age (4000 BC to 701 BC)
<u>MLO19124</u>	021095/00/00	HAM COMMON	FINDSPOT	Neolithic (4000 BC to 2201 BC)
<u>MLO70942</u>	023122/00/00	HAM COMMON LAND ADJACENT TO	FINDSPOT	Post Medieval (1540 AD to 1900 AD)
<u>MLO18951</u>	020976/00/00	HAM GATE	FINDSPOT	Neolithic (4000 BC to 2201 BC)
<u>MLO16680</u>	020871/00/00	HAM GRAVEL PITS	FINDSPOT, FINDSPOT	Mesolithic (10000 BC to 4001 BC)
<u>MLO18938</u>	020957/00/00	HAM GRAVEL PITS	FINDSPOT	Neolithic (4000 BC to 2201 BC)
<u>MLO18939</u>	020958/00/00	HAM GRAVEL PITS	FINDSPOT, FINDSPOT	Neolithic (4000 BC to 2201 BC)
<u>MLO18969</u>	021004/00/00	HAM GRAVEL PITS	FINDSPOT	Bronze Age (2200 BC to 701 BC)
<u>MLO18977</u>	021019/00/00	HAM GRAVEL PITS	FINDSPOT, FINDSPOT, FINDSPOT	Early Neolithic to Late Bronze Age (4000 BC to 701 BC)
<u>MLO19027</u>	021096/00/00	HAM GRAVEL PITS	FINDSPOT	Neolithic (4000 BC to 2201 BC)
<u>MLO20674</u>	021097/00/00	HAM GRAVEL PITS	FINDSPOT, FINDSPOT	Early Mesolithic to Late Neolithic (10000 BC to 2201 BC)
<u>MLO101339</u>	MLO101339	Kingston Road, [Richmond Park] { 14th century royal park}	DEER PARK, PLANTATION, PUBLIC PARK, NATURE RESERVE, FORMAL GARDEN, WOODLAND GARDEN, GOLF COURSE, BANDSTAND, SPORTS GROUND, CRICKET PITCH, POLO FIELD, ORNAMENTAL CANAL, FARM, FARM, ARMY CAMP	Medieval to Modern (1390 AD to 2050 AD)
<u>MLO8172</u>	031861/00/00	PARKLEYS	FINDSPOT	Prehistoric (500000 BC to 42 AD)
<u>MLO1894</u>	021236/00/00	RICHMOND PARK	FINDSPOT, FINDSPOT	Prehistoric (500000 BC to 42 AD)
<u>MLO103143</u>	MLO103143	Upper Ham Road [Parkleys] Richmond TW10 {housing/estate landscaping}	GARDEN	Modern (1953 AD to 2050 AD)