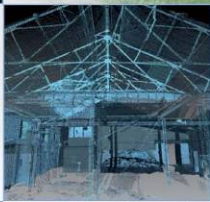
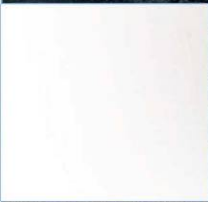
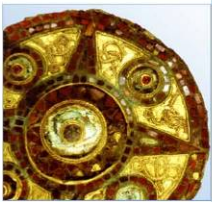


Site at G. Kingsbury & Son Ltd, 45 – 49 Station Road,
Hampton, London Borough of Richmond upon Thames:
Archaeological Desk-Based Assessment

Project No: 33110
January 2016



ARCHAEOLOGY

HERITAGE

CONSERVATION

**Site at G. Kingsbury & Son Ltd, 45 - 49 Station Road, Hampton,
London Borough of Richmond upon Thames:
Archaeological Desk-Based Assessment**

On Behalf of	G. Kingsbury & Son Ltd, 45-49 Station Road, Hampton, TW12 2BU
National Grid Reference:	NGR: 513822, 169568
AOC Project No:	33110
Prepared by:	C. Smith
Illustration by:	Lesley Davidson
Approved by:	M Parker Wooding
Date of Assessment:	January 2016

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

Report Authors: C. Smith

Date: January 2016

Report Approved by: M Parker Wooding

Date: January 2016

Enquiries to: AOC Archaeology Group
Unit 7
St Margarets Business Centre
Moor Mead Road
Twickenham
TW1 1JS

Tel. 020 8843 7380
Fax. 020 8892 0549



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NON-TECHNICAL SUMMARY

AOC Archaeology were commissioned by G. Kingsbury & Son Ltd. to undertake an archaeological desk-based assessment covering the proposed redevelopment of a site at G. Kingsbury & Son Ltd, 45 - 49 Station Road, Hampton.

The site is located within Hampton Archaeological Priority Area, designated based on the location of Early Medieval (Saxon) settlement mentioned in Domesday Survey, which developed close to the river and a potential for evidence of prehistoric activity along the shoreline. However, the site itself appears to be located to the west of the historic settlement of Hampton, which would have been clustered around the church in the area of Church Street, High Street and Thames Street. The closest recorded heritage assets are Canister House and 54-56 Thames Street, which are adjacent to the eastern and western boundaries in the south of the site. This assessment has identified the location of Jessamine House, an 18th century house built in the southern area of the site, which was demolished in 1957. As photographs and illustrations of Jessamine House have been identified during the production of this report and the plan of the house is indicated on historic mapping, then little heritage value would be gained through excavations of any surviving foundations (should they survive).

In general, the archaeological potential of the site is deemed to be low or low-medium and any remains which could be present are likely to be of Local Significance. However, this does not preclude other types of remains that may have differing significance. The site is located within Hampton Archaeological Priority Area.

An assessment of the potential archaeological resource and prior development within the site boundary established that it is likely that previous development may have disturbed / truncated the underlying substrata in some areas. Geotechnical investigations recorded that Made Ground to a depth of between 1.0m – 1.5m across the site. Prior truncation of any potential below ground archaeological deposits by the construction of the existing and earlier buildings is likely. Should archaeological deposits survive within the site, it would be at some depth.

During initial consultation with Gillian King, the Archaeological Advisor for the Greater London Archaeological Advisory Service advisor for the London Borough of Richmond, on the 5th January 2016, further works may not be required if it can be proven that the site has been subject to such previous impacts that archaeological deposits are unlikely to survive. She also indicated that any required archaeological mitigation should be proportionate to the impact, perhaps in the form of a test pit, targeted in the area of potential impact.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 AOC Archaeology has been commissioned by G. Kingsbury & Son Ltd. to undertake an archaeological desk-based assessment covering the proposed redevelopment of a site at G. Kingsbury & Son Ltd, 45 - 49 Station Road, Hampton, London Borough of Richmond upon Thames (**Figure 1**).
- 1.1.2 This report details the results of the assessment and aims to identify the character and nature of the known and potential heritage resource within the site; assess the impact from past development; and, where possible, summarise the likely impact from the proposed development works, upon the known and potential heritage resource.
- 1.1.3 The report will include recommendations for mitigation measures and / or further archaeological works; where required. The results of further works, such as evaluation trenching, can be used to inform upon the nature of any subsequent mitigation measures (if needed).
- 1.1.4 It is assumed that a Landscape and Visual Impact Assessment (LVIA) to assess any potential impact on the setting of the two nearby Grade II Listed Buildings will not be required as part of this archaeological desk-based assessment as it is presumed these will be assessed in a separate report.

1.2 Site Location & Description

- 1.2.1 The proposed development site comprises an irregular shaped plot occupying a total area of 2675 m². It is currently known as G. Kingsbury & Son Ltd, 45 - 49 Station Road, Hampton. It is bound by Station Road to the north, Thames Street to the south, and residential properties and gardens to the east and west.
- 1.2.2 The site is currently occupied by a car showroom and forecourt, with additional parking area and service centre. The site is located at National Grid Reference (NGR) 513822, 169568.

1.3 Topographical & Geological Conditions

- 1.3.1 The British Geological Survey map (BGS GeolIndex 2016) indicates that the site is underlain by bedrock geology of London Clay, consisting of clay, silt and sand. This sedimentary bedrock was formed approximately 34 to 56 million years ago during the Palaeogene period and indicates a local environment previously dominated by deep seas.
- 1.3.2 The superficial geology in the area surrounding the site is comprised of river terrace gravels. The site is located at the boundary between Taplow Gravels and the Kempton Park Gravel Formation. Both formations of gravels comprise sand and gravel formed up to 2 million years ago in the Quaternary Period, indicating that the local environment was previously dominated by rivers.
- 1.3.3 Further south of the site, alluvial deposits associated with the River Thames are recorded.

1.4 Preliminary Consultation

- 1.4.1 Preliminary consultation has been undertaken by email with Gillian King, the Greater London Archaeological Advisory Service advisor for the London Borough of Richmond, on the 5th January 2016. Gillian advised that further works may not be required *if* it can be proven that the site has been subject to such previous impacts that archaeological deposits are unlikely to survive.
- 1.4.2 Gillian highlighted that the site was located within an Archaeological Priority Area but also indicated that any archaeological mitigation should be proportionate to the impact, perhaps in the form of a

test pit, targeted in the area of potential impact. As photographs and illustrations of Jessamine House have been identified during the production of this report and the plan of the house is indicated on historic mapping, then little heritage value would be gained through excavations of any surviving foundations (*should they survive*).

2 ASSESSMENT METHODOLOGY & CRITERIA

2.1 Assessment Methodology & Criteria

2.1.1 This report aims to identify and map the nature of the heritage resource within the application site and include an assessment of the relative value / importance of the known and potential heritage resource; and (where possible) the likely magnitude of impact upon such a resource from the proposed development.

2.1.2 The assessment has been carried out in accordance with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA 1990, rev. 2008, 2011, 2013 & 2015) and with regard to relevant statutory requirements, national, regional and local guidance, including the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; National Planning Policy Framework (March 2012) and regional and local planning policy and the Guidelines for Archaeological Projects in Greater London published by the Greater London Archaeological Advisory Service (GLAAS) in April 2015.

1.1.1 A study area of 500m from the centre of the site has been used to assess the likely nature and extent of the archaeological and built heritage resource. The Greater London Historic Environment Record (GLHER) is the primary source of information concerning the current state of archaeological and architectural knowledge in the study area. This information forms the description of the heritage baseline conditions, together with:

- Designated Heritage Asset data, downloaded from Historic England's online National Heritage List for England;
- Archival and documentary sources held in house and at the Richmond Local Studies and Archive;
- An assessment of topographical, geological, archaeological and historical information from web based and in-house sources;
- Cartographic evidence for the study area;
- An assessment of relevant published and unpublished archaeological sources;
- A site-walk over; and
- Published sources listed in Section 8.

1.1.2 The heritage assets and other relevant find spots or evidence, identified from the sources listed above, have been described and presented in the Gazetteer of Heritage Assets (**Appendix B**) and are displayed on the Designated Heritage Assets Maps (**Figure 3, 4 & 5**) and period Heritage Assets Map (**Figure 6**). Where these appear within the text, the Greater London Historic Environment Record or Historic England reference number is shown in round brackets and can be referenced back to the details listed in Appendix B. Where previously unrecorded heritage assets are identified, these will be given an AOC reference e.g. (AOC X) and detailed in Appendix B.

1.2 Assessment Criteria

- 1.2.1 The assessment aims to identify the known and likely archaeological potential of the site; the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix A.
- 1.2.2 The criteria for assessing archaeological potential is expressed in this report as ranging between the scales of High, Medium, Low and Uncertain.
- 1.2.3 Levels of importance in the report are expressed as ranging between the scales of National, Regional, Local, Negligible and Unknown. The value or importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important. For sites where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.
- 1.2.4 The likely magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the ‘baseline’ conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive) and is ranked according to the scale of major; moderate, minor and negligible. Where it is not possible to confirm the magnitude of impact (e.g. due to lack of development design information or details on buried deposits) a professional judgement as to the scale of such impacts is applied.

1.3 Limitations

- 1.3.1 It should be noted that the report has been prepared under the express instructions and solely for the use of G. Kingsbury & Son Ltd. and their partners. All the work carried out in this report is based upon AOC Archaeology’s professional knowledge and understanding of current (January 2016) and relevant United Kingdom standards and codes, technology and legislation.
- 1.3.2 Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AOC Archaeology does not accept responsibility for advising G. Kingsbury & Son Ltd. or associated parties of the facts or implications of any such changes in the future. Measurements should be taken as approximations only and should not be used for detailed planning or design purposes.

2 PLANNING BACKGROUND

2.1 Identified Heritage Assets & Key Planning Considerations

- 2.1.1 There are 49 Designated Heritage Assets within the 500m radius of the site. These comprise of three Conservation Areas, two Registered Parks and Gardens and 44 entries relating to Listed Buildings. The majority of these sites fall outside of the site boundary and would not be directly impacted by the development. There are no Listed buildings within the site boundary but two listed buildings are located adjacent to the site boundary, comprising: Canister House (**DLO26344; MLO91347; MLO91347**) and 54-56 Thames Street (**DLO26265; MLO91268**).
- 2.1.2 The site is located within the Hampton Village Conservation Area.
- 2.1.3 There are no Scheduled Monuments or World Heritage Sites (or World Heritage Site buffer zones) within 500m of the development area.

- 2.1.4 The site is located within Hampton Archaeological Priority Area, designated based on the location of Early Medieval (Saxon) settlement mentioned in Domesday, which developed close to the river and a potential for evidence of prehistoric activity along the shoreline. Two additional Archaeological Priority Areas fall within the 500m study area; one associated with the Thames Foreshore and the other associated with the medieval deer park (Bushy Park).
- 2.1.5 There are a number of locally listed buildings in the area surrounding the proposed development site, including 41 and 51 Station Road, but none recorded within the site boundary.
- 2.1.6 There are no designated or non-designated heritage assets within the site boundary.

2.2 National & Local Planning Policy

The National Planning Policy Framework (NPPF)

- 2.2.1 The National Planning Policy Framework (NPPF) was published on the 27th March 2012 and it immediately superseded a number of Planning Policy Statements and Guidance, including *Planning Policy Statement 5: Planning for the Historic Environment*.
- 2.2.2 The NPPF sets out 12 Core Planning Principles of which the conservation of heritage assets is one. One of the NPPF's core principles is that '*planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.*'
- 2.2.3 Where designated assets are concerned great weight should be given to the asset's conservation and that loss of significance should require '*clear and convincing justification*'. Impacts upon non-designated heritage assets are also a pertinent planning consideration. Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to '*record and advance the understanding of the significance of the heritage asset's [...] in a manner appropriate to their importance and the impact, and should make this evidence publicly accessible.* (Paragraph 141)'.

National Planning Policy Guidance 2014

- 2.1.3 The National Planning Policy Guidance (NPPG) was released in March 2014 by DCLG and replaced the Planning Policy Statement 5: Planning for the Historic Environment Practice Guide. The NPPG contains guidance on implementing the NPPF policies on conserving and enhancing the historic environment.
- 2.1.4 In relation to the Nelson Street site, the key considerations are the section on setting of heritage assets and the section on non-designated heritage assets.
- 2.1.5 The NPPG section on the setting of heritage assets and how this should be assessed contains the following:
- A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
 - Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

- The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.
- The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

2.1.6 The NPPF and NPPG identifies two categories of non-designated site of archaeological interest:

- Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework Paragraph 139); and
- Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.

2.1.7 Following review of the previously recorded heritage assets within the area, it is considered that any subsurface archaeological remains, if present within the Nelson Street site, will likely fall into the second category of non-designated heritage assets.

2.1.8 **The London Plan March 2015 (FALP)**

2.2.4 The London Plan including the Further Alterations London Plan (FALP) was adopted in March 2015 and includes the Revised Early Minor Alterations to the London Plan (REMA), which were published in October 2013. The London Plan states the following in Policy 7.8 Heritage Assets and Archaeology, “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”

Richmond Local Plan / Local Development Framework

2.1.9 The Local Plan, also referred to as the Local Development Framework (LDF) is made up of the Core Strategy (adopted 2009), the Development Management Plan (DMP) (adopted 2011) and other Development Plan Documents (DPD).

2.1.10 The Local Plan Review is currently in the consultation period (January 2016) and comprises a review of the policies in the Core Strategy and Development Management Plan, along with site allocations. Until the results of this consultation are published / adopted, the following policies remain.

Core Strategy (adopted on 21 April 2009)

Policy CP7: Maintaining and Improving the Local Environment

7.A Existing buildings and areas in the Borough of recognised high quality and historic interest will be protected from inappropriate development and enhanced sensitively, and opportunities will be

taken to improve areas of poorer environmental quality, including within the areas of relative disadvantage of Castlenau, Ham, Hampton Nurserylands, Heathfield and Mortlake.

7.B All new development should recognise distinctive local character and contribute to creating places of a high architectural and urban design quality that are well used and valued. Proposals will have to illustrate that they:

- (i) are based on an analysis and understanding of the Borough's development patterns, features and views, public transport accessibility and maintaining appropriate levels of amenity;*
- (ii) connect positively with their surroundings to create safe and inclusive places through the use of good design principles including layout, form, scale, materials, natural surveillance and orientation, and sustainable construction.*

Development Management Plan (adopted 1 November 2011)

HERITAGE

Policy DM HD 1: Conservation Areas - designation, protection and enhancement

The Council will continue to protect areas of special significance by designating Conservation Areas and extensions to existing Conservation Areas using the criteria as set out in PPS 5 and as advised by English Heritage [now Historic England].

The Council will prepare a Conservation Area Appraisal and Management Plan for each Conservation area, these will be used as a basis when determining proposals within or where it would affect the setting of, Conservation Areas together with other policy guidance.

Buildings or parts of buildings, street furniture, trees and other features which make a positive contribution to the character, appearance or significance of the area should be retained. New development (or redevelopment) or other proposals should conserve and enhance the character and appearance of the area.

Policy DM HD 2: Conservation of Listed Buildings and Scheduled Ancient Monuments

The Council will require the preservation of Listed Buildings of special architectural or historic interest and Ancient Monuments and seek to ensure that they are kept in a good state of repair by the following means:

- 1. consent would only be granted for the demolition of Grade II Listed Buildings in exceptional circumstances and for Grade II* and Grade I Listed Buildings in wholly exceptional circumstances following a thorough assessment of their significance;*
- 2. retention of the original use for which the listed building was built is preferred. Other uses will only be considered where the change of use can be justified, and where it can be proven that the original use cannot be sustained;*
- 3. alterations and extensions including partial demolitions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, historic fabric and detailing of the original building. With alterations, the Council will normally insist on the retention of the original structure, features, material and plan form or features that contribute to the significance of the asset. With repairs, the Council will expect retention and repair, rather than replacement of the structure, features, and materials of the building which contribute to its architectural and historic interest; and will require the use of appropriate traditional materials and techniques;*
- 4. using its legal powers to take steps to secure the repair of Listed Buildings, where appropriate;*

- 5. protecting the setting of Ancient Monuments and Listed Buildings where proposals could have an impact;
- 6. taking a practical approach towards the alteration of Listed Buildings to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage [now Historic England] advice as a basis.

Policy DM HD 3: Buildings of Townscape Merit

The Council will seek to ensure and encourage the preservation and enhancement of Buildings of Townscape Merit and will use its powers where possible to protect their significance, character and setting, by the following means:

- 1. consent will not normally be granted for the demolition of Buildings of Townscape Merit;
- 2. alterations and extensions should be based on an accurate understanding of the significance of the asset including the structure, and respect the architectural character, and detailing of the original building. The structure, features, and materials of the building which contribute to its architectural and historic interest should be retained or restored with appropriate traditional materials and techniques;
- 3. any proposals should protect and enhance the setting of Buildings of Townscape Merit;
- 4. taking a practical approach towards the alteration of Buildings of Townscape Merit to comply with the Disability Discrimination Act 2005 and subsequent amendments, provided that the building's special interest is not harmed, using English Heritage [now Historic England] advice as a basis.

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.

3 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

3.1 The Prehistoric Periods (Palaeolithic c. 500,000 – 10000 BC; Mesolithic c. 10000 to 4000 BC; Neolithic c. 4000-2200 BC; Bronze Age c. 2200-700 BC and Iron Age c. 700 BC - AD 43) (Figure 6)

- 3.1.1 This stretch of the River Thames is known to have been part of an 'ancient' transport network and a canoe made from a tree trunk was recovered from the Thames close to Hampton Court, c. 1.8km to the southeast of the site (Page 1911). The site itself is located some 130m to the north of the River Thames.
- 3.1.2 There are six prehistoric entries recorded within the study area on the GLHER, which represent findspots rather than *in situ* evidence (e.g. pits / ditches etc.). Two Neolithic flint axes (**MLO19090**; **MLO3121**); a flint blade (MLO59549) and a late Neolithic / Early Bronze Age bronze axe (**MLO3128**) were recovered from the River Thames or the foreshore. One artifact described as a 'miscellaneous flint fragment' (**MLO10732**) was recorded c. 155m to the east of the site, and a third Neolithic axe (**MLO18954**) was recorded c. 280m to the west of the site.
- 3.1.3 No evidence of Iron Age activity has been recorded within the 500m study area.

3.2 The Roman Period (AD 43 – AD 410)

3.2.1 There is no evidence of Roman activity recorded within the study area on the GLHER.

3.3 The Early Medieval (Saxon) Period (AD 410-1066)

3.3.1 The name 'Hampton' is thought to derive its name from the Anglo-Saxon meaning 'settlement on the bend of a river' (London Borough of Richmond upon Thames 1991). The area is designated as an Archaeological Priority Area based on the early medieval settlement, which is thought to have grown up next to the river.

3.3.2 However, no evidence relating to this period has been recorded within the 500m study radius of the development site. Evidence of early medieval/Saxon activity is generally scarce nationally, partly due to the ephemeral nature of the remains.

3.4 The Medieval Period (AD 1066-1550) (Figure 6)

3.4.1 The Domesday survey of 1086 records Hampton as Hamnstone Manor. In 1515, Cardinal Wolsey acquired a 99 year lease on the manor and began construction of Hampton Court Palace, a Scheduled Monument which lies some 1.8km to the southeast of the site, beyond the study radius (London Borough of Richmond upon Thames 1991).

3.4.2 Bushy Park, a Registered Park and Garden (**DLO32832**), c. 420m to the east of the site, was first established as a medieval deer park when, in 1491, Giles d'Aubrey enclosed 162ha of arable farmland in the area of Middle Park. By 1504 Cardinal Wolsey, while involved at Hampton Court, enclosed as one three separate areas of ploughed farmland: Bushy Park, Middle Park, and Hare Warren. He also enclosed the Home Park of Hampton Court Palace. When Hampton Court became the property of Henry VIII in 1529 the enclosed parkland formed his deer park there. In 1629 James I added a further 68 hectares (Court Field) into Bushy Park on the Hampton side and enclosed it with a wall. In the mid 17th century a tributary of the River Colne was diverted through Bushy Park and new ponds were made (GLHER).

3.4.3 The historic village core of Hampton is centred on Church Street, High Street and Thames Street. The natural topography is probably responsible for the location of the town. The church is situated on a small hillock and vantage point adjacent to the Thames. River crossings also contribute to the location of early settlements and a ferry at Hampton opposite the church has been in existence since 1519 (Borough of Twickenham Local History Society 2015a).

3.4.4 A large quantity of medieval pottery (**MLO19052**) dated to the 12th/ 13th century was recorded in the garden of 9a Church Street. Documentary evidence relating to the Church of St Mary (**MLO19132**) on Thames Street indicates its existence from at least the 11th century.

3.5 The Post-Medieval (AD 1550-1900) and Modern Period (post 1900) (Figure 6)

3.5.1 The current Grade II Listed Church of St Mary (**DLO26262**; **MLO91265**) was rebuilt in 1829-31 incorporating monuments and fittings from the earlier 16th century church.

3.5.2 The remains of a 16th century wall (**MLO59757**) were recorded during a watching brief at 6 Thames Street. The wall was identified as part of a washhouse, an outbuilding of an earlier medieval building which later became the Feathers Inn. Sales particulars show the washhouse in existence in 1827.

3.5.3 Evaluation at 43 High Street revealed a sequence of deposits demonstrating the rural character of the area. Six ditches (**MLO71309**) were sealed by a deposit of ploughsoil, which produced fragments of post-medieval tile and pottery, which was overlain by 18th century garden soil (**MLO71310**). A stable (**MLO27743**) was also recorded at the same site. In 1801, only 134 houses are recorded in

Hampton and most of the land was used for agriculture and pasture (Borough of Twickenham Local History Society 2015b).

- 3.5.4 Garrick's Villa (**DLO26110**), c. 170m to the east of the site, is a Grade II* Listed Building. It was originally built in the 17th century as Hampton House, but was altered by Robert Adam, c. 1756 and 1773, for David Garrick. The gardens (**DLO32848**; **MLO59303**) were laid out in the 18th century and at its most extensive covered 2.5 acres. The gardens are now a grade II registered park and garden. Garrick's Shakespeare Temple (**DLO26065**) was erected c. 1765 in the southern part of the gardens and a tunnel (**DLO26111**) was built below Hampton Court Road, to provide access between the two areas of the garden. A 19th century boatyard (**MLO74085**) was established at Garrick's Lawn to the south of Hampton Court Road. Evaluation at the site recorded remains of an 18th century river wall constructed of earlier bricks.
- 3.5.5 The majority of post-medieval evidence within the study area relates to listed buildings. Those dating to the 17th century include: No. 8 High Street (**DLO26068**) and Staple Grove (**DLO25901**), while 18th century examples include: Orme House (**DLO26081**); 18-20 High Street (**DLO26115**); 46-54 High Street (**DLO26241**) and numbers 22, 38 and 54-56 Thames Street (**DLO26263**; **DLO26264**; **DLO26265**).
- 3.5.6 Nineteenth century evidence includes the Grade II Listed Buildings associated with the waterworks established by Southwark and Vauxhall Water Company, including: Riverdale Gates and Railings (**DLO26274**), c. 50m to the south of the site; Ruston (**DLO26373**), a waterworks built c. 1853-55; Hampton Waterworks, The Beam and Store Buildings to the West of the Beam (**DLO26275**); 29 Thames Street and Waterworks (**DLO26261**); and Hampton Water Works Moreland's Buildings, Engine House (**DLO26370**), built in c. 1867-70, c. 380m to the west of the site.
- 3.5.7 There are also 42 Locally Listed buildings (also known as Buildings of Townscape Merit) in the area surrounding the site. Although there is no date recorded on the local list, these are likely to be of post-medieval or modern date.
- 3.5.8 Another boatyard (**MLO1742**) was established on Platt's Eyot in 1864, c. 465m to the southwest of the site. Islands on the Thames were often used to generate electricity and in 1889 an electrical works and charging station was set up on Platt's Eyot, which was used to power pleasure craft and electric canoes.
- 3.5.9 The Conservation Area statement notes that Station Road is composed of late 19th century mixed residential and commercial property lining the formerly named 'New Street' which was built with the arrival of the railway (London Borough of Richmond upon Thames 2007). The railway came to Hampton in 1864 and encouraged growth and development, although much of the land was still used for farming. In the 1880s market gardening was popular in Hampton and by 1900 there were 32 nurseries (Borough of Twickenham Local History Society 2015c).

Jessamine House

- 3.5.10 Jessamine House was built in 1771 (Sheaf 2015). Thomas Rosoman, manager of Sadlers Wells Theatre, lived there from 1772 until his death in 1782 and the house remained in the ownership of his descendants until c. 1870 (Heath 1973). In 1864 and 1867 Edward Boodle is recorded as the occupant and between c. 1870 and c. 1880, the house was used as an overflow building for Latin School (Hampton Grammar School) (Twickenham Museum 2016).
- 3.5.11 It was auctioned in 1920, at which time it had a garden covering half an acre (Sheaf 1984). George Jenner Kingsbury purchased the site in the 1920s. It was requisitioned in the Second World War by the National Fire Service (Sheaf 2015; Twickenham Museum 2016) apparently strategically stationed

in this part of Hampton to protect the nearby Waterworks from any damage caused by potential air raid attacks (N. Kingsbury, pers. Comm.). Following the war, the house was converted into flats and in 1953 was inhabited by F Tokley in 58a; R Pember in 58b and P. Daly in 58c (Twickenham Museum 2016). However, the house had fallen into a state of disrepair and was demolished in 1957 (Sheaf 2015).

3.5.12 A search of available 19th and 20th century street directories revealed that Jessamine House was occupied by H. Perdue Esq. in 1885; Mrs Smith in 1890; Miss V. Bernard in 1900; and Walter Jerrold in 1910 (Kelly 1910, 1915; Phillipson 1885, 1890, 1900). The Census of 1911 records Jessamine House being occupied by Walter Jerrold, a journalist and author who became the deputy editor of the Observer (Sheaf 2015). The directories record that by 1920, Jessamine House was occupied by John Pritchard and in 1923, number 58 Thames Street was owned by George Kingsbury (Kelly 1920, 1923, 1926, 1930).

3.5.13 Photographs and illustrations of the house have been gathered from the personal archives at G. Kingsbury & Son Ltd. and Richmond Local Studies Library. These provide a record of the southern and western elevations, while historic mapping indicate the shape in plan. Jessamine House was a three storey brick house with dormer windows in the attic (**Plates 1 & 2**). It had twin bays on the southern façade with balustrade at attic level and a front porch supported on two columns. It had a gabled roof with a chimney at each gable end and sash windows on the southern elevation. The house fronted directly onto the pavement of Thames Street and was surrounded by iron railings. To the rear (north), is a two-storey extension of timber (or timber-clad) construction with a brick chimney in the northwestern corner (**Plate 3**), which was probably a later addition.

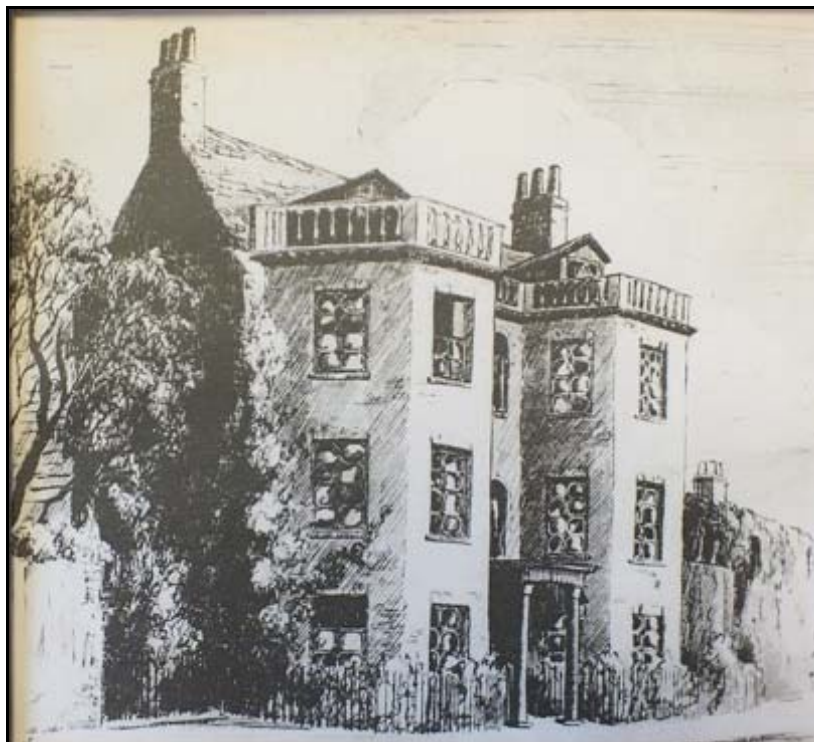


Plate 1: Jessamine House, no date (archive of G. Kingsbury & Sons Ltd.).



Plate 2: Jessamine House, no date (Richmond Local Studies Library).



Plate 3: Jessamine House (shown on the right), no date (Richmond Local Studies Library).



Plate 4: Plans of Jessamine House shown in historic mapping: Hampton Enclosure Map, 1826 (left) and Ordnance Survey Map, 1863 (right) (Richmond Local Studies Library).



Plate 5: Site of Jessamine House post-1957 demolition (archive of G. Kingsbury & Sons Ltd.).

3.5.14 A newspaper cutting held by the Richmond Local Studies Library entitled '*Hampton's History: Reviewed in Lantern Lecture at Kingston*' suggests that Jessamine House was the inspiration for the fictional 'Surbiton Cottage' featured in Anthony Trollope's literary work 'Three Clerks' published in 1858. In chapter 3 of the novel (extract below), Trollope describes Hampton and a house which bears some similarities with Jessamine House, although in reality, the gardens could not 'slope prettily to the river' because Thames Street is routed past the front door and was a main thoroughfare (so inconvenient to another well-known Hampton resident, John Garrick, that he had a tunnel (DLO26111) built under the road to access the river on the other side!).

“It is very difficult nowadays to say where the suburbs of London come to an end, and where the country begins. The railways, instead of enabling Londoners to live in the country, have turned the country into a city. London will soon assume the shape of a great starfish. The old town, extending from Poplar to Hammersmith, will be the nucleus, and the various railway lines will be the projecting rays.

There are still, however, some few nooks within reach of the metropolis which have not been be-villaged and be-terraced out of all look of rural charm, and the little village of Hampton, with its old-fashioned country inn, and its bright, quiet, grassy river, is one of them, in spite of the triple metropolitan waterworks on the one side, and the close vicinity on the other of Hampton Court, that well-loved resort of cockneydom.

It was here that the Woodwards lived. Just on the outskirts of the village, on the side of it farthest from town, they inhabited not a villa, but a small old-fashioned brick house, abutting on to the road, but looking from its front windows on to a lawn and garden, which stretched down to the river.

The grounds were not extensive, being included, house and all, in an area of an acre and a half: but the most had been made of it; it sloped prettily to the river, and was absolutely secluded from the road. Thus Surbiton Cottage, as it was called, though it had no pretension to the grandeur of a country-house, was a desirable residence for a moderate family with a limited income.” (Trollope 1858)

Kingsbury Motor and Cycle Works

- 3.5.15 Kingsbury Motor and Cycle Works was established in 1897 when the premises were located at 3 High Street, Red Lion Square, Hampton. George Jenner Kingsbury acquired the present site in Station Road in the 1920s. Kingsbury and Son Motor Engineers are first recorded at 47-49 Station Road in Kelly’s Directory in 1923 (Kelly 1923).
- 3.5.16 A search of available 19th and 20th century street directories revealed that nos. 47-49 Station Road were not listed in the years 1915-1921 (Kelly, 1915; 1920; 1921). In 1915, number 45 is occupied by a coachbuilder, Herbert Rowland (Kelly 1915). Prior to this date, the northern part of the site, fronting onto Station Road, appears to have been occupied by William Biden, coach builder / coach maker from at least 1885 (earliest available street directory) until 1910 (Kelly 1910; Phillipson 1885; 1890; 1900).
- 3.5.17 Photographs from the personal archives at G Kingsbury & Sons Ltd. show the development of the site over time. Plate 6 shows the original workshops in the east of the site. The photograph is not dated, but the car shown is a ‘Singer Nine’, which were produced in this bodywork in the 1930s. Plate 7 shows the northwestern part of the site. The corrugated roofs of the lock-up garages are visible in the background. This photograph is not dated but the Aston Martin reg ‘XPG 7’ was registered in June 1955 (DVLA 2016). Plate 8 shows the site prior to the redevelopment of 1978. The structures on the left are the original workshops in the east of the site.



Plate 6: Original workshops in the eastern part of the site (c. 1930s?) (archive of G. Kingsbury & Sons Ltd.).



Plate 7: Photograph of northwestern side of site, with the corrugated roofs of the lock-up garages visible in the background (c. 1950s?) (archive of G. Kingsbury & Sons Ltd.).



Plate 8: Central area of site prior to the redevelopment in 1978 (looking south), original workshops visible in the eastern part of the site (left), (archive of G. Kingsbury & Sons Ltd.).

- 3.5.18 Historic maps provide an idea of the previous use and development for the site and surrounding area. Hampton was a small village surrounded by farmland in the 18th century. The area of the proposed development site was located at the edge of the 18th century settlement and as Hampton expanded the site became a residential garden of Jessamine House, before being developed into a garage and showroom. A review of the available cartographic sources is found below:
- 3.5.19 John Rocque's map (**Plate 9**) dating from 1754 is surveyed at a small scale so it is difficult to discern individual plots; however, no development appears to be marked in the approximate site location. This map shows that the site is at the edge of the 18th century development, which is focussed further to the east of the site, although there are some outlying houses along (what is now) Station Road.

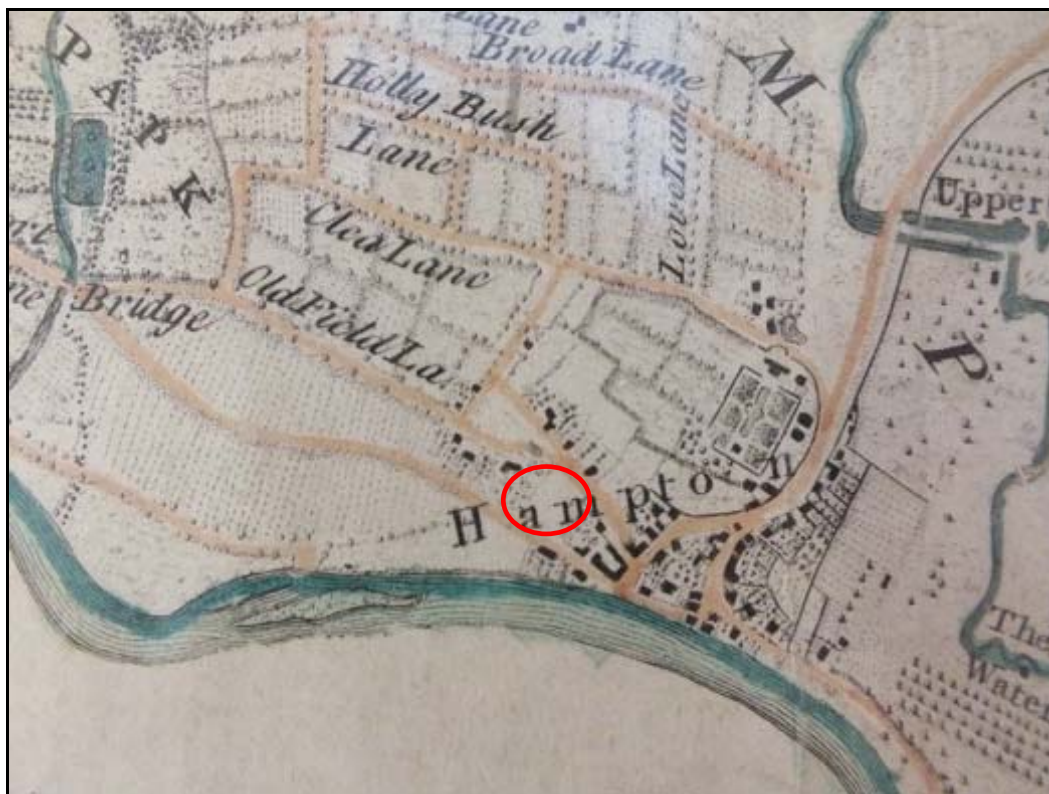


Plate 9: John Rocque's Map of Middlesex 1754 (Richmond Local Studies Library), with approximate site location shown in red.

3.5.20 The Enclosure Map of Hampton (**Plate 10**) dating to 1826 shows that a house (Jessamine House) has been constructed in the south of the site, fronting onto what is now Thames Street and a terrace of smaller structures have been built in the northeast of the site fronting onto Smoaky Lane (now Station Road). The area remains predominantly rural to the west and north of Hampton.

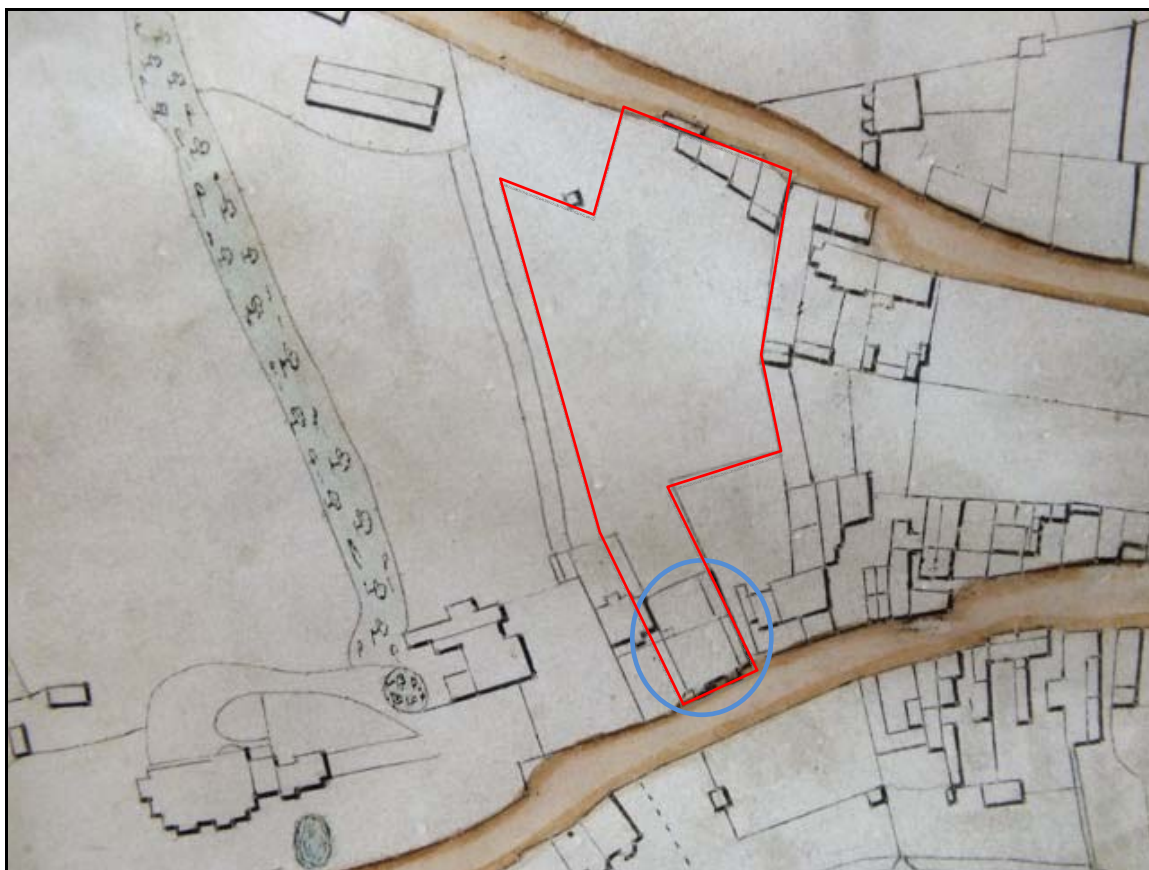


Plate 10: Enclosure Map of Hampton, 1826 (Richmond Local Studies Library), approximate site outline in red, Jessamine House circled in blue.

- 3.5.21 The 1st edition Ordnance Survey (OS) map of Hampton dating to 1865-80 (**Figure 7**) shows the area as predominantly rural. The main street pattern has been laid out, although Station Road is marked as New Street. Settlement is mainly focussed along Church Street, High Street, Thames Street and New Street. On the outskirts of the village core are several larger houses or villas which appear to be set within fairly large gardens and surrounded by plots of woodland and fields.
- 3.5.22 The southern limit of the site is divided into two small plots, one of which fronts onto Thames Street, and represents Jessamine House (although the mapping iconography is not clear). A narrow strip of land runs along the eastern boundary of the southern part of the site and two very small structures are shown within this plot. The majority of the site is shown within an area of mixed woodland / orchard, which is the garden of Jessamine Hosue. Three glass houses (or greenhouses) are shown adjacent to the northeastern site boundary. In the northeastern corner of the site appears to be a square structure fronting onto New Street. Its function is not indicated, it could have been domestic or commercial.
- 3.5.23 By 1897, the OS mapping (**Figure 8**) shows a dramatically changed landscape. Significant wider development has begun to spread across the surrounding area, which is now characterised by residential development. Several new roads have been laid out to the west of the site, leading southwards from Station Road (previously shown as New Street). These streets are lined with terraced housing, which appears only partially complete in some places, indicating that development is still in progress.
- 3.5.24 Within the site is a square building (Jessamine House) in the south of the site, fronting onto Thames Street, with a large plot to the rear (north). Five structures are shown in the north east of the site, two

of which front onto Station Road. In the east of the site is a plot with a small structure in the western corner (centre of the site).

- 3.5.25 The 1914-15 OS map (**Figure 9**) shows few discernable changes within the site, although the small structure roughly in the centre of the site has been removed and the eastern plot is shown empty. Outside the site, residential development has spread northwards from Station Road.
- 3.5.26 The Ordnance Survey map of 1934 (**Figure 10**) shows no changes to Jessamine House in the south of the site but the rear plot has been reduced in size and the centre of the site appears to be a yard with a row of small structures on the western side and southern side. These represent the garages / lock-ups noted during the site visit (see below). In the northeastern part of the site, two buildings are still shown in a rectangular plot and three structures are shown fronting onto Station Road. A new structure is shown to the south of these structures with a small rectangular plot to the southwest.
- 3.5.27 By 1957-62, the OS map (**Figure 11**) shows Jessamine House in the south of the site as number 58 Thames Street. The centre of the site remains a yard with two rows of small structures (garages) and the western row has been extended northwards since the previous map. However, the main changes within the site have taken place in the northeastern part of the site. All of the previous structures have been demolished and replaced by a large rectilinear structure, marked as a garage, which follows the line of the eastern boundary. Station Road has been widened and the street frontage moved back so a section of road / pavement now occupies the northern limit of the site. A small square structure is shown in the northern corner.
- 3.5.28 The OS maps of 1975 (**Figure 12**) and 1985-91 (**Figure 13**) are surveyed at a smaller scale and show less detail than the previous maps. However by 1975, Jessamine House, previously shown fronting onto Thames Street in the south of the site is no longer shown. By 1985-91, the row of small structures (garages) at the western boundary are no longer shown, leaving only the garage (showroom) structure in the eastern part of the site, which has been enlarged at the southern end of the building to occupy the centre of the site.
- 3.5.29 The current layout of the site (**Figure 2**) shows no significant changes since the 1985-91 mapping.
- 3.5.30 Evidence of modern activity within the study area includes three grade II listed boathouses (**MLO91323**; **MLO91350**; **MLO91351**). A 20th century anti-aircraft gun post (**MLO68333**) positioned to defend the waterworks at Hampton has also been recorded.

4 ADDITIONAL BACKGROUND RESEARCH

4.1 Previous Archaeological Site Investigations

- 4.1.1 The GLHER indicates that no archaeological mitigation has occurred within the site boundary. There are also no recorded finds or features from within the site boundary or in immediate proximity.
- 4.1.2 The closest recorded archaeological intervention comprises an evaluation at 36 Station Road (**ELO169**), c. 100m to the northeast of the site. Three evaluation trenches were investigated between 30th April and 4th May 2001. Small pieces of residual lave quern and thirteenth / fourteenth century Kingston white ware pottery were found in post-medieval contexts. These contexts included ditches cut from within the topsoil and the wall and floor of the nineteenth century Castle House, built from re-used sixteenth / seventeenth century bricks and seventeenth / eighteenth century floor tiles.
- 4.1.3 Natural gravels were observed around a height of 9.70-11.20m OD.

4.2 Previous Geotechnical investigations

4.2.1 Ground Investigations were undertaken within the site on 15th October 2015 by Jomas Associates Ltd (Jomas Associates Ltd 2015). A total of 5 window samples were explored. The location of these exploratory holes is shown on Plate 11.

4.2.2 The results of the ground investigation revealed a ground profile comprising a variable thickness of made ground (up to 1.5m bgl depth), overlying deposits of sandy gravel to gravelly sand, which are thought to represent the Kempton Park Gravels. These deposits were encountered to the base of boreholes WS1 – WS4, which were not completed to the anticipated 4m due to the density of the gravel / sand deposits. Below the sand / gravel deposits within borehole WS5 brown clay was encountered to the base of the borehole, which has been interpreted as the London Clay (Jomas Associates Ltd 2015).



Plate 11: Exploratory Hole Location Plan (Jomas Associates Ltd).

Table 1: Summary of window sample borehole logs.

Stratum and Description	Depth of deposit (m bgl)				
	WS1	WS2	WS3	WS4	WS5
CONCRETE and TARMAC over MADE GROUND – Brown sandy gravelly clay to clayey gravel. Gravel is of brick, flint, concrete and ash	0.00 - 1.20	0.00 – 1.20	0.00 – 1.10	0.00 – 1.50	0.00 - 1.00
Brown gravelly SAND to sandy GRAVEL. Gravel is of flint Encountered to base of boreholes WS1 - WS4	1.20 – 1.70 (end of borehole)	1.20 - 2.50 (end of borehole)	1.10 - 2.00 (end of borehole)	1.50 – 2.00 (end of borehole)	1.00 – 1.80
Light brown CLAY Encountered within and to base of borehole WS5 only					1.80 – 4.00 (end of borehole)

4.2.3 Indicative foundation recommendations provided by Jonas Associates Ltd, consider that conventional foundations, constructed at a depth of 1.5m bgl within the underlying sandy gravel / gravelly sand deposits, may be designed. These are indicative recommendations only and may be subject to change once reviewed by a structural engineer (Jonas Associates Ltd 2015).

4.2.4 As made ground in excess of 600mm thickness has been reported at all of the boreholes, suspended floor slabs are recommended. In view of the total thickness of made ground (with a maximum thickness of 1.5m reported) and the reported consistency (with a clay containing frequent to occasional fragments of brick), it is unlikely that the site level may be reduced sufficiently or the formation engineered to allow the use of a ground bearing slab (Jonas Associates Ltd 2015).

4.3 Site Walkover and Description

4.3.1 The proposed development site was visited on the 5th January 2015 to assess existing land use and the potential for heritage constraints. The current owner, Nick Kingsbury, provided insight into the recent history of the site during the site visit and provided access to archival material described above in Section 3.5)

4.3.2 The site is currently in use as a car showroom and service centre. The site is bound to the north by Station Road, which displays a mixture of historic and modern structures in the vicinity of the site.

4.3.3 The northeastern part of the site is occupied by the G. Kingsbury showroom built at some time in the 1920s-1930s, although its exterior has been altered (windows, signage, etc.). The western side of the site is an area of hardstanding / forecourt, surfaced variously with concrete and tarmac (Plate

12). In the centre of this area are two manhole covers, which are said to access disused (empty) petroleum storage tanks which were installed in 1972 and decommissioned in 1992. It is thought that the volume is c. 5000 gallons (N. Kingsbury, pers comm.).



Plate 12: View of site from northeastern boundary, with showroom on the left.

4.3.4 Where the forecourt area widens out, is a small lock-up at the northwestern boundary (**Plate 13**). It is a small square structure of no heritage interest that represents the last of a row of garages previous occupying this area. These were demolished during the 1970s modernisation of the site but the footings can still be seen in the concrete slab at the northwestern boundary (**Plate 14**).



Plate 13: Last surviving garage at western boundary

Plate 14: Concrete slab /footing for garages (now demolished).

4.3.5 Roughly in the centre of the site is the workshop (**Plate 15**). This comprises a large single storey building constructed from pre-fabricated concrete panels. It was constructed in 1978 and the date is written in the concrete slab adjacent to the entrance. The current owner, Nick Kingsbury, recalls the foundations being dug to a depth of approximately 3 feet (0.91m) and the slab laid over.



Plate 15: Workshop in the centre of the site, looking south

- 4.3.6 There are no inspection pits in the current workshop but the earlier workshop had both an inspection pit and hydraulic lift which would have required excavation of ground deposits. The brick wall of the earlier workshop survives at the eastern boundary (**Plate 16**) and is partially patched with breeze block. It does not display any particular features and is not considered of heritage interest.



Plate 16: Brick wall of earlier workshop forming eastern site boundary, looking northeast.

- 4.3.7 In 1978 the slab for the office building (to the rear of the showroom in the east of the site) was also laid, although the structure was built the following year. This building is also constructed from pre-fabricated concrete panels at ground floor level with corrugated metal facing the first floor level (**Plate 17**).



Plate 17: Office Building in east of the site, looking southeast.

- 4.3.8 The southern part of the site fronts onto Thames Street. To the east are Grade II Listed 54-56 Thames Street and to the west is Canister House (no. 60). To the south west of the site are the listed buildings associated with the waterworks, where at the time of site visit some development work appeared to be in progress. To the south of the site is a modern housing development.
- 4.3.9 Within the site there is a small wall marking the southern boundary with a small area of tarmac behind, currently displaying three cars (**Plate 18**). Beyond is a high timber fence, shielding views into the site from the south. The southern part of the site slopes down southwards and is covered by a concrete slab (**Plate 19**). The owner recalls that a large hole for a soakaway was dug in this area during the late 1970s redevelopment and filled with demolition rubble from the earlier workshops to aid drainage on the site (N. Kingsbury, pers.comm.)



Plate 18: View of southern limit of site, looking north.



Plate 19: Southern area of site, looking south.

- 4.3.10 The eastern boundary wall in the southern part of the site (**Plate 20**) appears to be quite old, and may represent the boundary wall / garden wall from Jessamine House. It is in varying states of preservation, some parts have already been patched or replaced, including a whole section at the northern end. It is not considered to be of significant heritage value. No other remains of Jessamine House were identified.



Plate 20: Eastern boundary wall in southern part of site, looking northeast.

- 4.3.11 The current buildings all date from the 20th century and none are considered to be of heritage value. The oldest structure on site is the eastern boundary wall but no features of specific heritage interest were noted. No basements exist in the current buildings, but other forms of intrusion from previous activity on the site have been identified including disused petrol tanks, inspection pit and lift in earlier workshops and soakaway in the south of the site.

5 ASSESSMENT OF EVIDENCE

5.1 Past Impacts within the Site Boundary

- 5.1.1 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the proposed development site.
- 5.1.2 The site appears to have been subject to small scale development from at least the 1771 when Jessamine House was built in the south of the site. Ordnance Survey mapping has shown the site to be occupied by various structures and subject to several rebuilding phases from the later 19th century onwards.
- 5.1.3 The southern limit of the site, fronting Thames Street, was occupied by Jessamine House, a late 18th century building. It is not known whether this building had a basement but houses of this period quite often contained a cellar or lower ground level. This building was demolished in 1957. A window sample in the southern part of the site recorded made ground to 1.00m below ground level (Jomas

Associates Ltd 2015), but it is not known whether this borehole was actually within the footprint of the building or further to the north. It is possible that some deposits may have been removed / disturbed during the demolition of Jessamine House in the 1950s.

- 5.1.4 The northeastern part of the site, fronting Station Road, was occupied by a number of different structures. No details are known about the foundations or possible basement levels. Results from a window sample taken in this area indicate made ground to a depth of 1.20m below ground level (bgl).
- 5.1.5 A garage was constructed in the eastern / central areas in the early-mid 20th century, including workshops and garages which may have had shallow footings. The earlier workshops are known to have included features that would have truncated below ground deposits, including an inspection pit and excavations for a hydraulic lift. Disused tanks of c. 5000 gallons exist in the central area of the site. No geotechnical investigations were undertaken in the eastern part of the site, within the footprint of the old workshop / current office buildings. Window samples taken from the yard / forecourt area in the western half of the site recorded made ground to 1.10m bgl and 1.20m bgl.
- 5.1.6 The site was redeveloped in 1978 and a larger workshop constructed in the centre of the site, which is thought to have foundations in the region of c. 90cm deep (N. Kingsbury, pers. comm.). A window sample taken within the footprint of the current workshop recorded Made Ground to a depth of 1.5m, with impenetrable gravel below (Jomas Associates Ltd 2015).
- 5.1.7 Geotechnical investigations recorded that made ground to a depth of between 1.0m – 1.5m across the site. Based on the above assessment, it is thought that there may be some pockets between areas of impact where deposits may survive but the majority of the site is likely to have been truncated to some degree.

5.2 Identified Archaeological Assets

- 5.2.1 The GLHER has recorded no archaeological or built heritage assets within the site boundary.
- 5.2.2 This assessment has identified the location of Jessamine House, an 18th century house built in the southern area of the site, which was demolished in 1957.
- 5.2.3 The closest recorded heritage assets are Canister House (**DLO26344**; **MLO91347**; **MLO91347**) and 54-56 Thames Street (**DLO26265**; **MLO91268**), which are adjacent to the eastern and western boundaries in the south of the site.

5.3 Assessment of Archaeological Potential

- 5.3.1 The site is located within Hampton Archaeological Priority Area, designated based on the location of Early Medieval (Saxon) settlement mentioned in Domesday, which developed close to the river and a potential for evidence of prehistoric activity along the shoreline. However, the site itself appears to be located to the west of the historic settlement of Hampton, which would have been clustered around the church in the area of Church Street, High Street and Thames Street. The site may have been within agricultural land prior to the construction of Jessamine House in the 18th century.
- 5.3.2 Geotechnical investigations recorded that Made Ground to a depth of between 1.0m – 1.5m across the site. Prior truncation of any potential below ground archaeological deposits by the construction of the existing and earlier buildings is likely. Should archaeological deposits survive within the site, it would be at some depth. Based on this and known archaeological deposits extrapolated from the GLHER, there is considered to be a:

- Low Potential for evidence of *significant* activity (e.g. *in-situ* settlement, occupation, industrial etc.) dating from the prehistoric and Roman periods. Prehistoric evidence within the study area is limited to residual findspots rather than *in-situ* evidence and there is no evidence for Roman activity within the study area. As such it is considered that there is low potential for archaeological deposits of this date; should evidence survive of this date it is considered likely to be of Local Significance.
- Low Potential for evidence of *significant* activity (e.g. *in-situ* settlement, occupation, industrial etc.) dating to the early medieval period. While the early settlement of Hampton is of Saxon origin, the core of the settlement would have been located slightly further to the east, clustered round the church. There is no recorded archaeological evidence of Early Medieval activity within the study area and such remains are generally scarce regionally. Any evidence relating to this period has the potential to be of Regional Significance due to their rarity.
- Low to Medium Potential for evidence of *significant* activity (e.g. *in-situ* settlement, occupation, industrial etc.) of medieval and post-medieval date being located within the site boundary. The site is located on the edge of the historic settlement of Hampton. The site itself was probably in use as agricultural land / woodland until the later post-medieval period with any remains likely associated with these agricultural activities. Later 19th and 20th century development within the site may also have truncated the upper layers of any potential archaeological deposits (*if present*). As such there is considered to be low- medium potential for archaeological deposits of these dates; should evidence survive of this date it is considered to be of Local Significance.
- Foundations associated with the late 19th / 20th century structures are considered to have negligible archaeological significance.

6 SUMMARY OF IMPACTS & RECOMMENDATIONS

6.1 Development Proposal & Summary of Impacts

- 6.1.1 The current development proposal involves demolition of all existing buildings for the erection of a new housing scheme incorporating a new garage and showroom. The design scheme comprises a two storey structure fronting onto Station Road in the northeast of the site, which will be occupied by a car show room with two flats above on the first floor and a garage / workshop area to the rear (south). A car park is proposed in the east of the site to the south of the showroom/ garage. A crescent of four terraced houses ('Crescent Houses') are proposed in the centre of the site with rear gardens to the east, while the western part of the site is to be landscaped to provide access and car parking. A pair of semi-detached houses ('Thames Street Houses') fronting onto Thames Street are proposed in the south of the site with rear gardens to the north.
- 6.1.2 Both Thames Street Houses, in the south of the site, have been designed with a lower ground floor. The basement floor level is proposed at a depth of c.1.0m below pavement level and 2.4m below ground level at the rear (north), due to the natural topography of the slope. Basements are also proposed for the two end Crescent Houses.
- 6.1.3 Indicative foundation recommendations provided by Jomas Associates Ltd, consider that conventional foundations, constructed at a depth of 1.5m bgl within the underlying sandy gravel / gravelly sand deposits, may be designed. These are indicative recommendations only and may be subject to change once reviewed by a structural engineer (Jomas Associates Ltd 2015).
- 6.1.4 The following provides outline identification of the phases of work and summaries of identified impacts.

- 6.1.5 **Ground works within the footprints of the proposed development:** The excavation of the ground for the new development, including any foundations and basements in the northern, southern and central areas proposed for new buildings and for any buried services across the site, may have a potential for encountering, and thus harming, any previously unrecorded archaeological assets (*if present*) where such excavations exceed the depth of Made Ground. Foundations are proposed at 1.5m deep and geotechnical investigations have revealed that previous impacts have disturbed the ground to between 1.0m and 1.5m bgl (depth of Made Ground).
- 6.1.6 **Visual Impact on nearby Designated Heritage:** Landscape and Visual Impact Assessment (LVIA) to assess any potential impact on the setting surrounding heritage assets is being undertaken in a separate report and thus has not been considered within this desk-based assessment.

6.2 Further Works / Mitigations Recommendations

- 6.2.1 In general, the archaeological potential of the site is deemed to be low or low-medium and any remains which could be present are likely to be of Local Significance. However, this does not preclude other types of remains that may have differing significance. The site is located within Hampton Archaeological Priority Area.
- 2.1.11 During initial consultation with Gillian King, the Archaeological Advisor for the Greater London Archaeological Advisory Service advisor for the London Borough of Richmond, on the 5th January 2016, she advised that further works may not be required *if* it can be proven that the site has been subject to such previous impacts that archaeological deposits are unlikely to survive. Geotechnical investigations have recorded Made Ground across the site to a depth between 1.0 and 1.5m below ground level.
- 6.2.2 As the site is located within an Archaeological Priority Area the Archaeological Advisor may request further works, but Gillian King indicated that any archaeological mitigation should be proportionate to the impact. Therefore, should further works be deemed necessary, AOC Archaeology recommend the evaluation of a test pit, targeted in an area of potential impact (e.g. basement area) or archaeological monitoring of groundworks (watching brief).
- 6.2.3 As photographs and illustrations of Jessamine House have been identified during the production of this report and the plan of the house is indicated on historic mapping, then little heritage value would be gained through excavations of any surviving foundations (*should they survive*).
- 6.2.4 It is anticipated that any further works, *if required*, could be secured as a condition of planning but it should be noted that the final decision regarding the mitigation strategy rests with the Greater London Archaeological Advisory Service.

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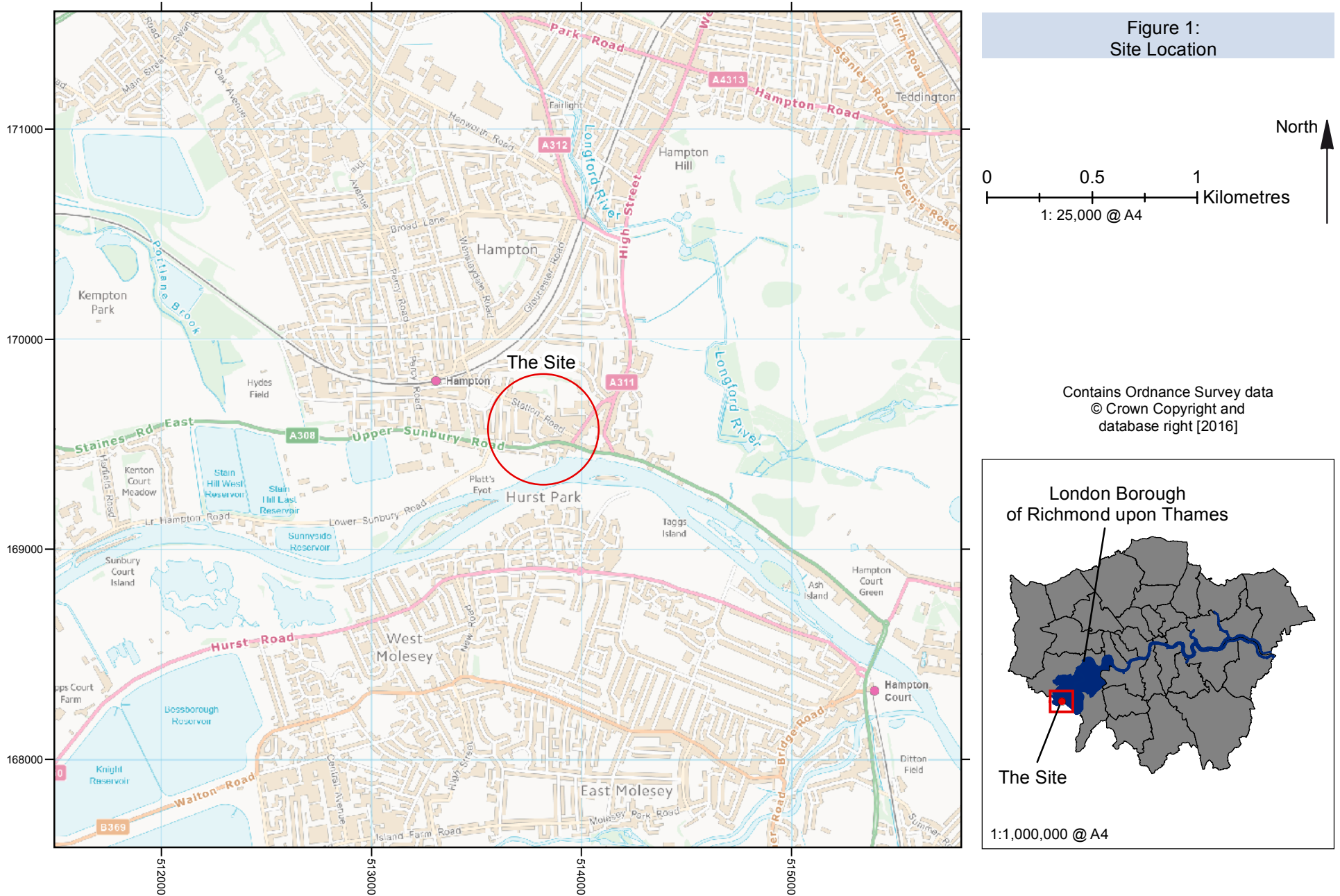
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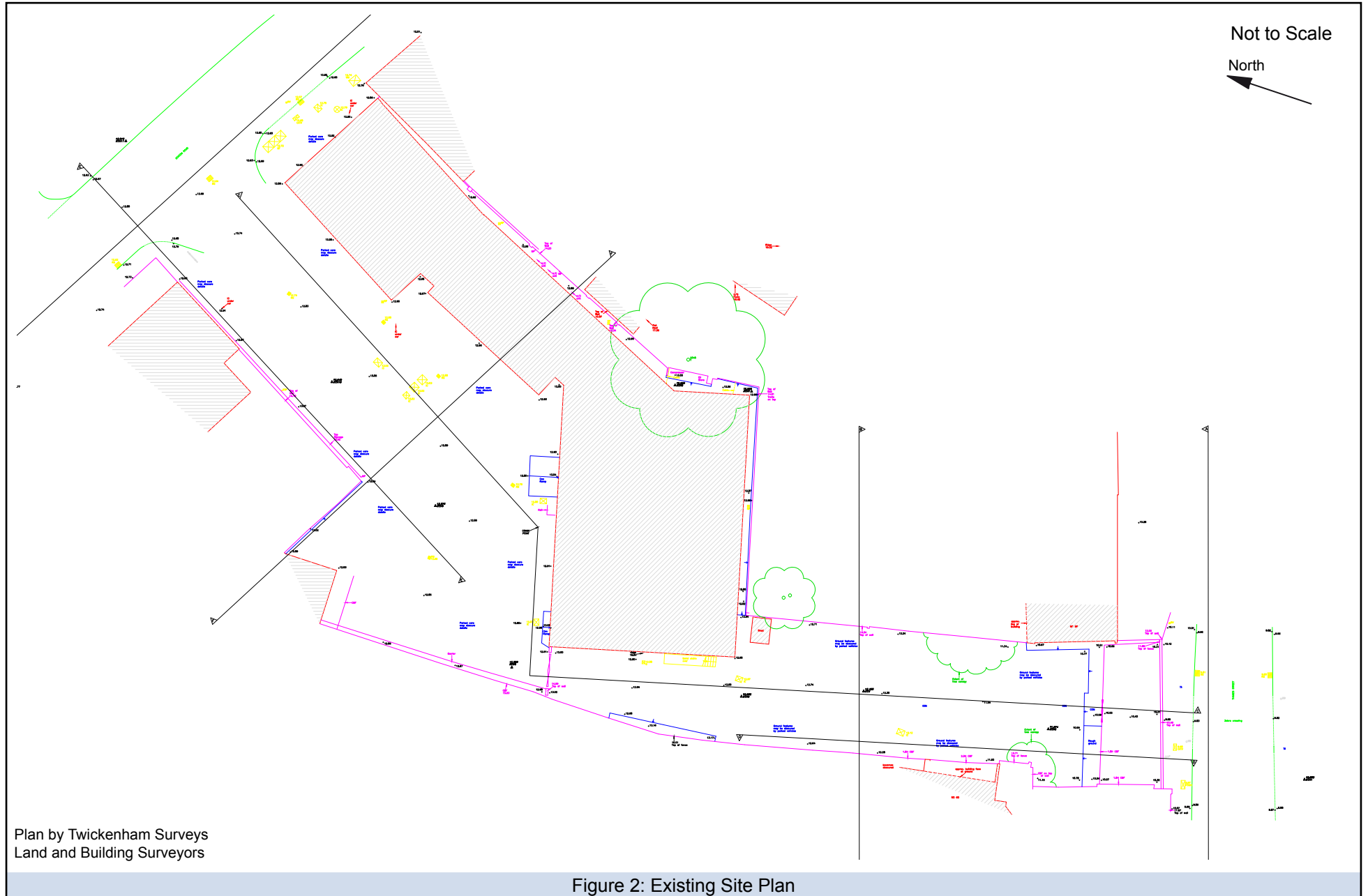
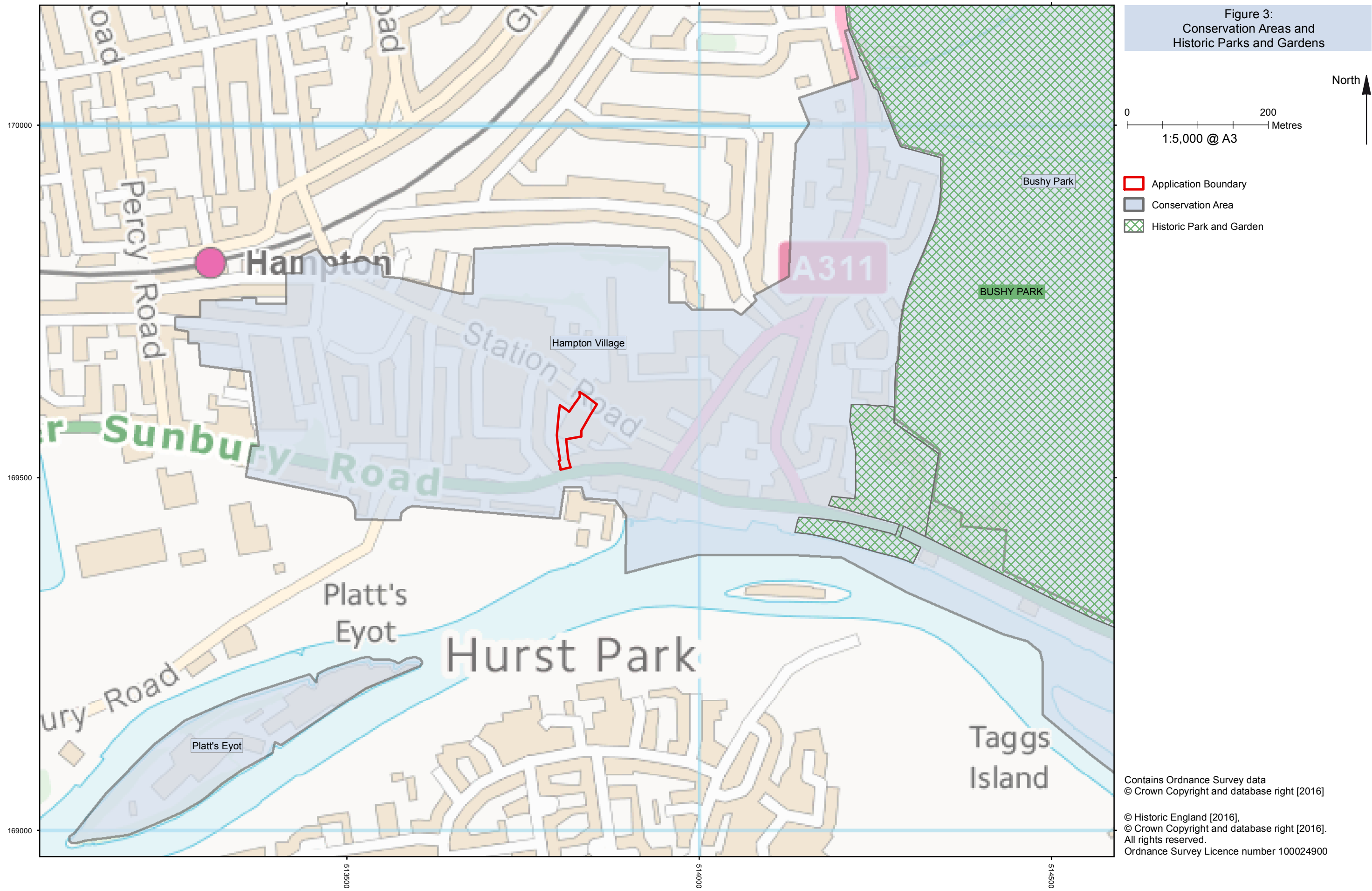


Figure 2: Existing Site Plan



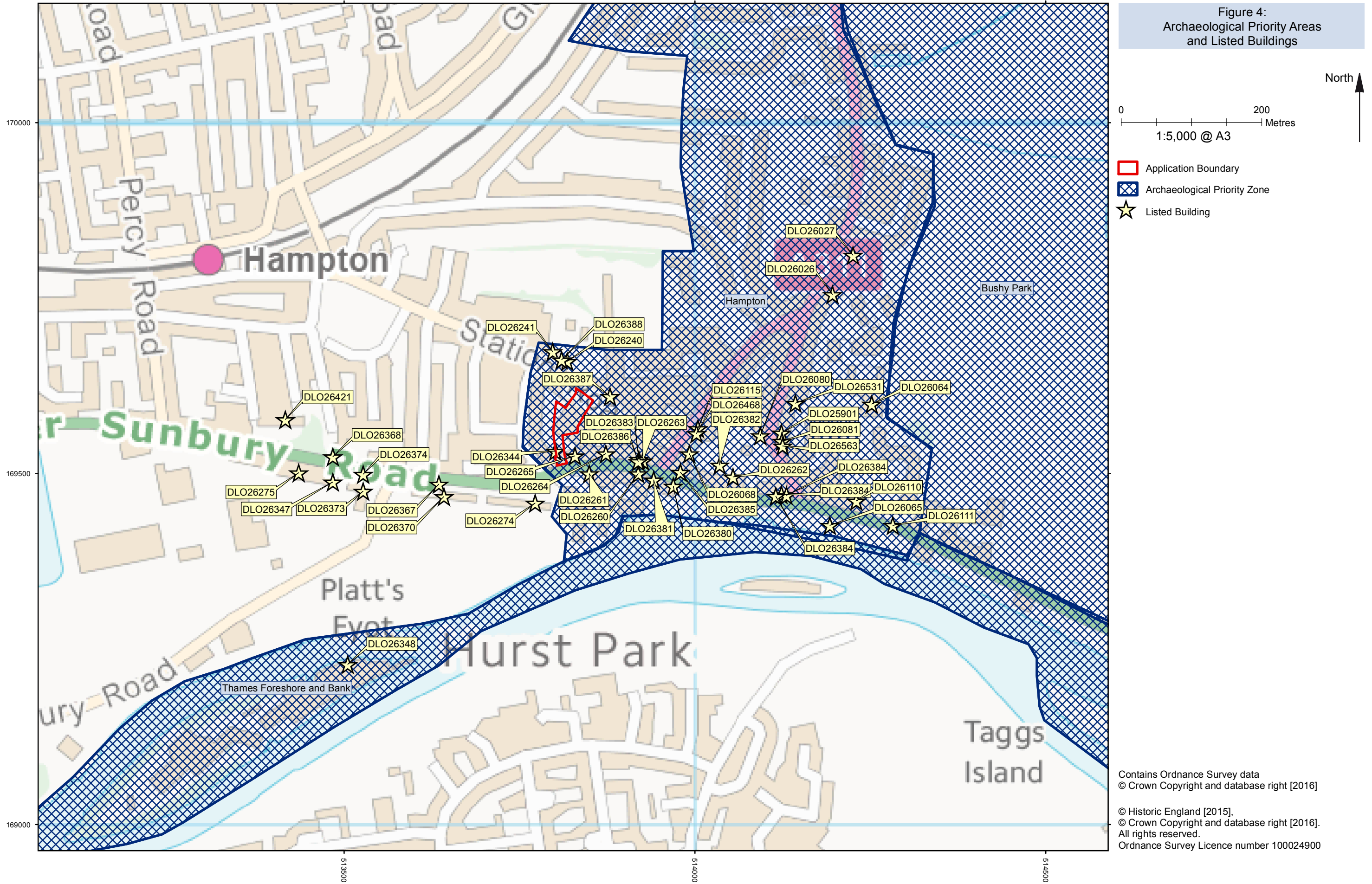
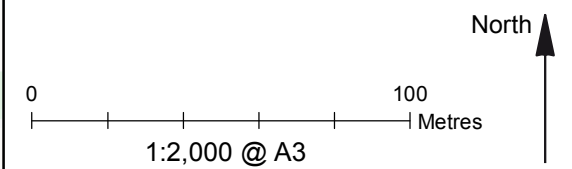




Figure 5:
Locally Listed Buildings
(date Unknown for all)



- Application Boundary
- Locally Listed Building

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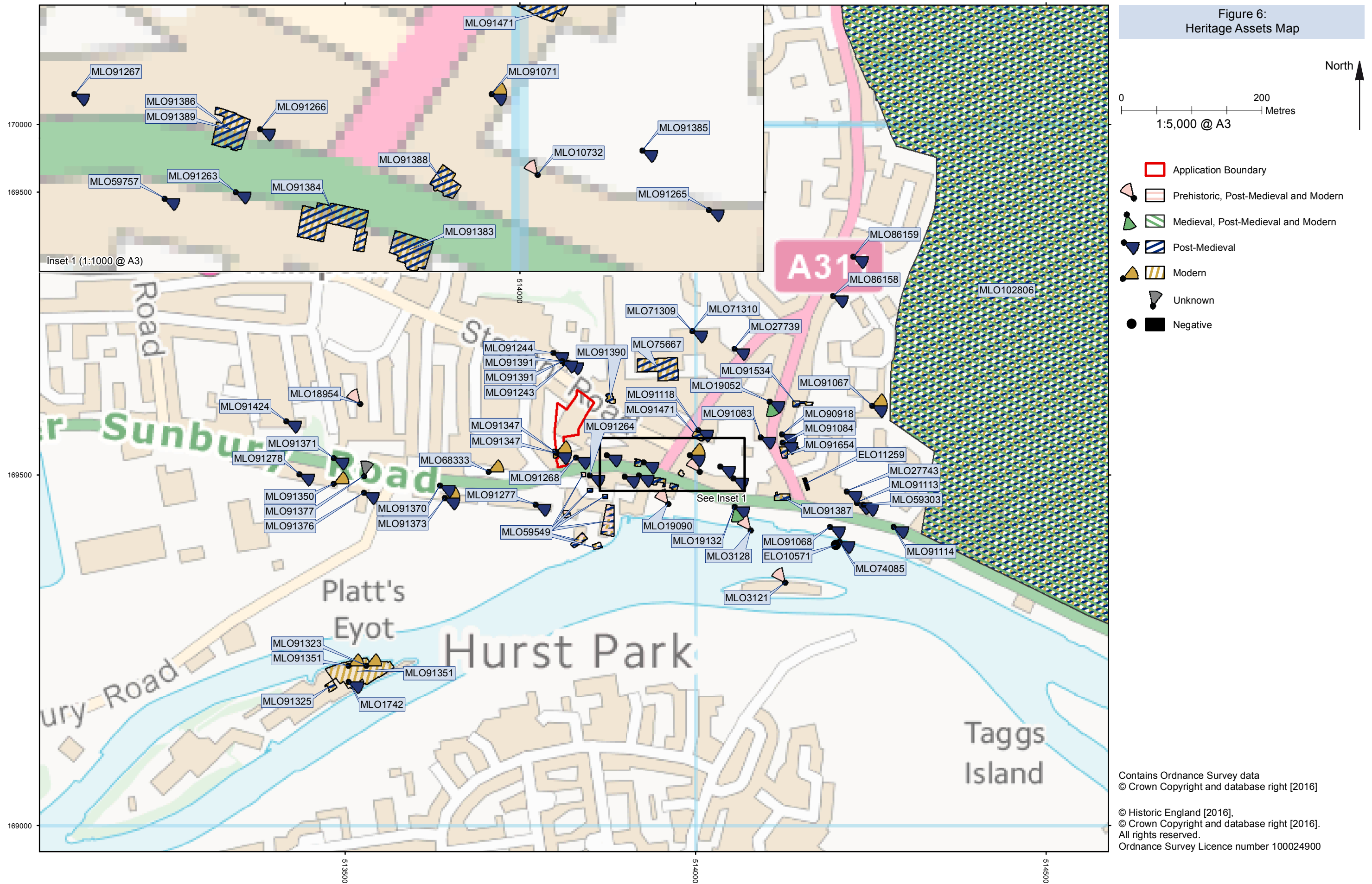


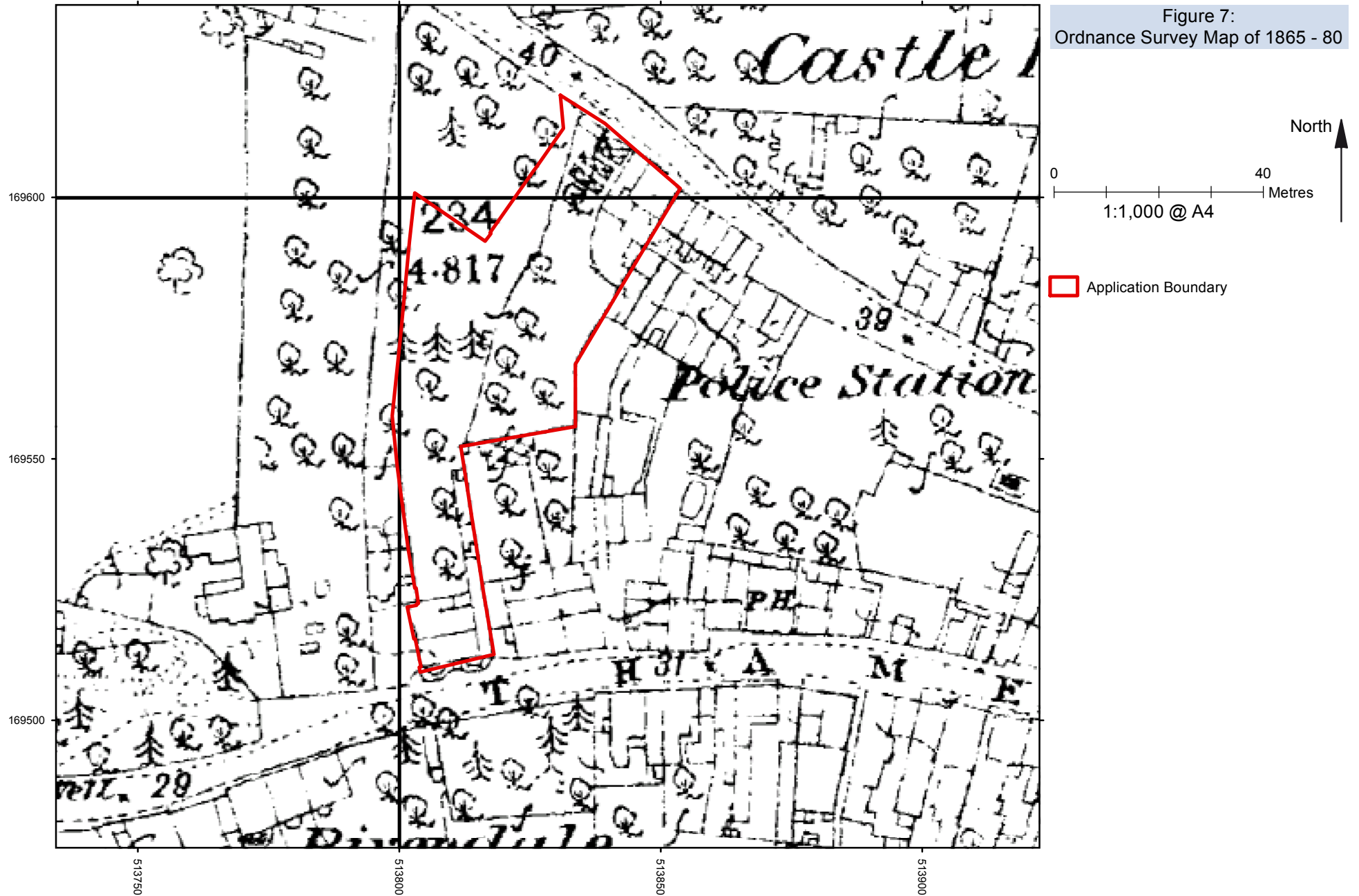
Figure 6:
Heritage Assets Map

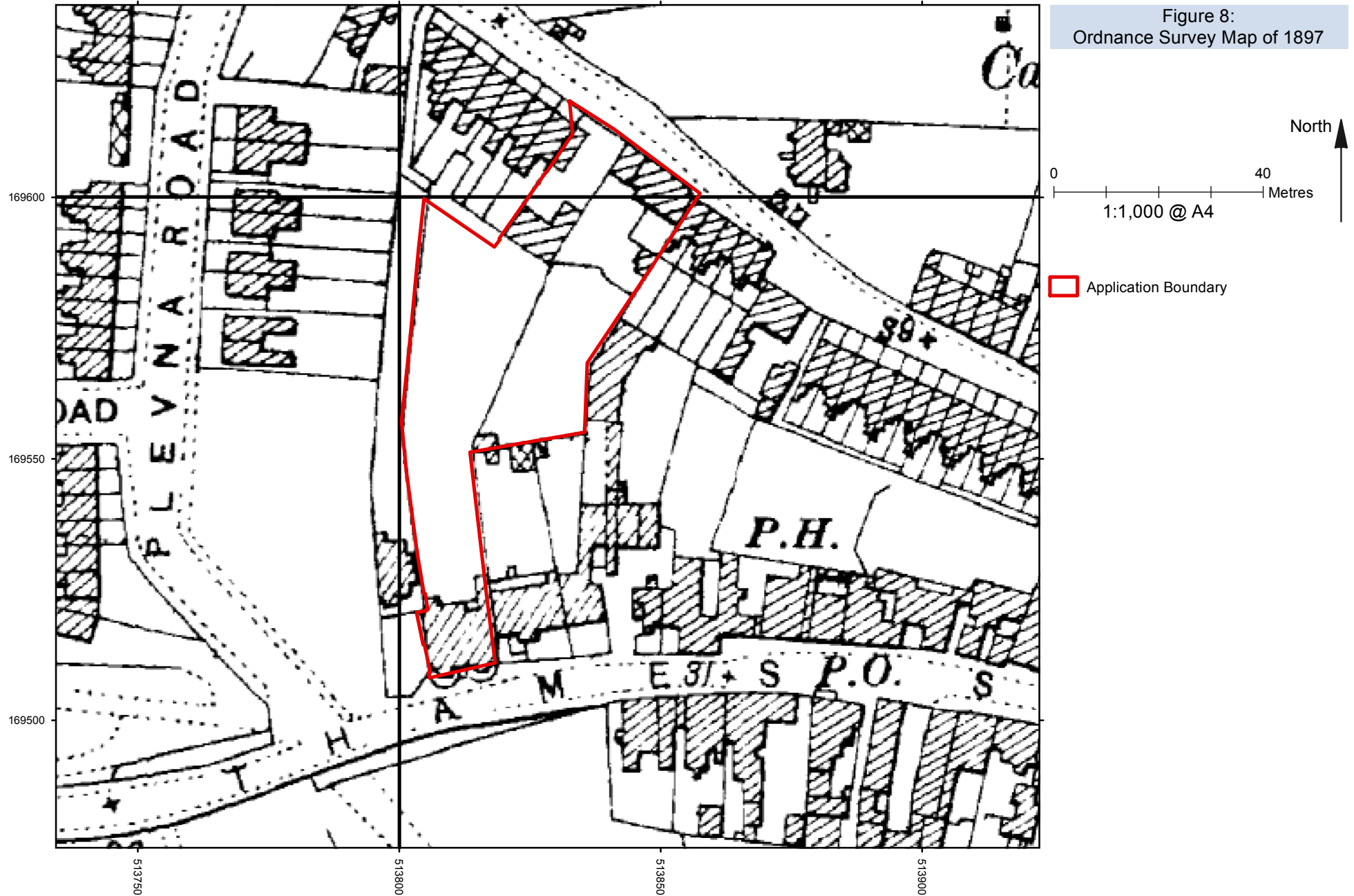
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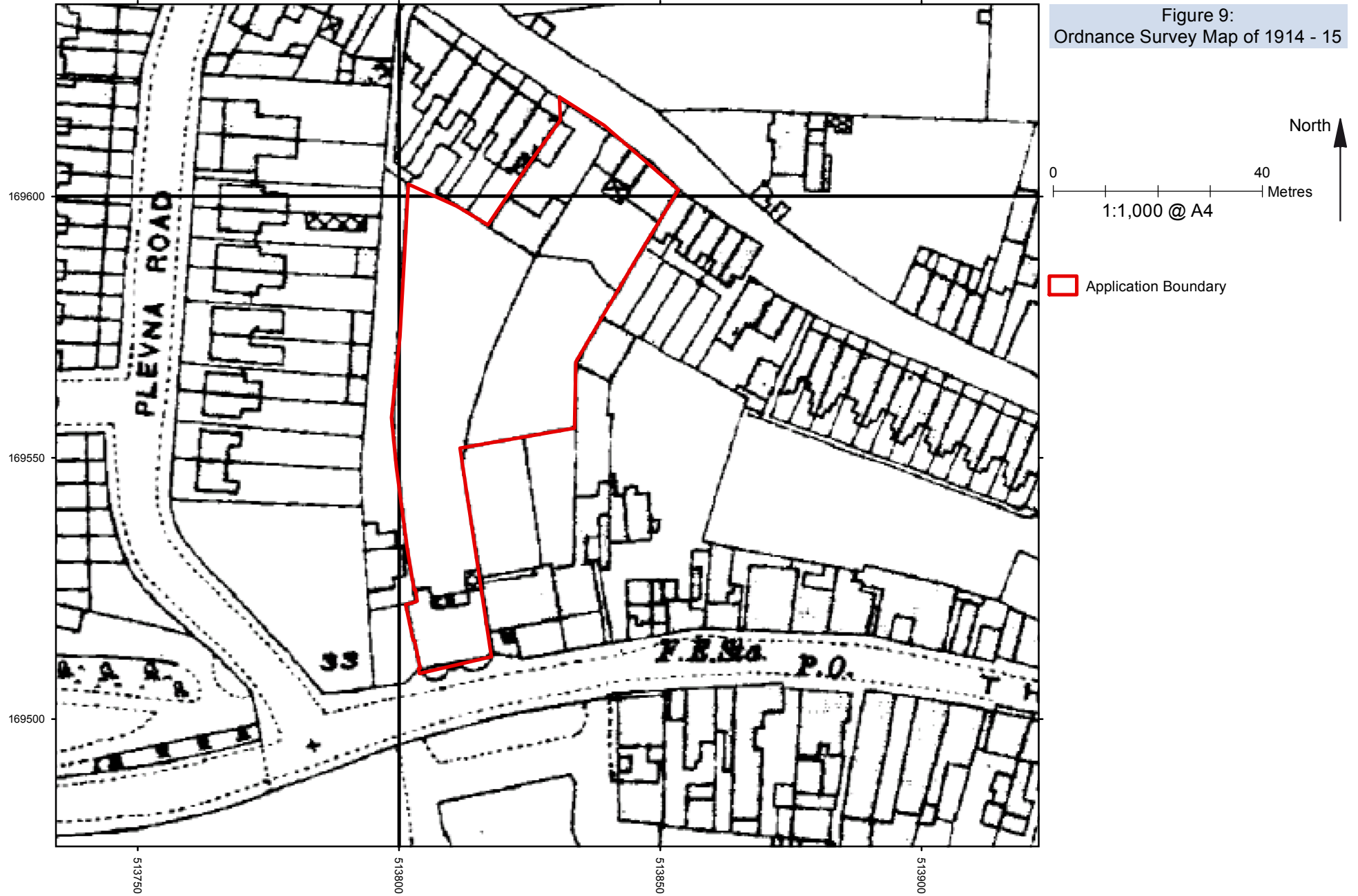
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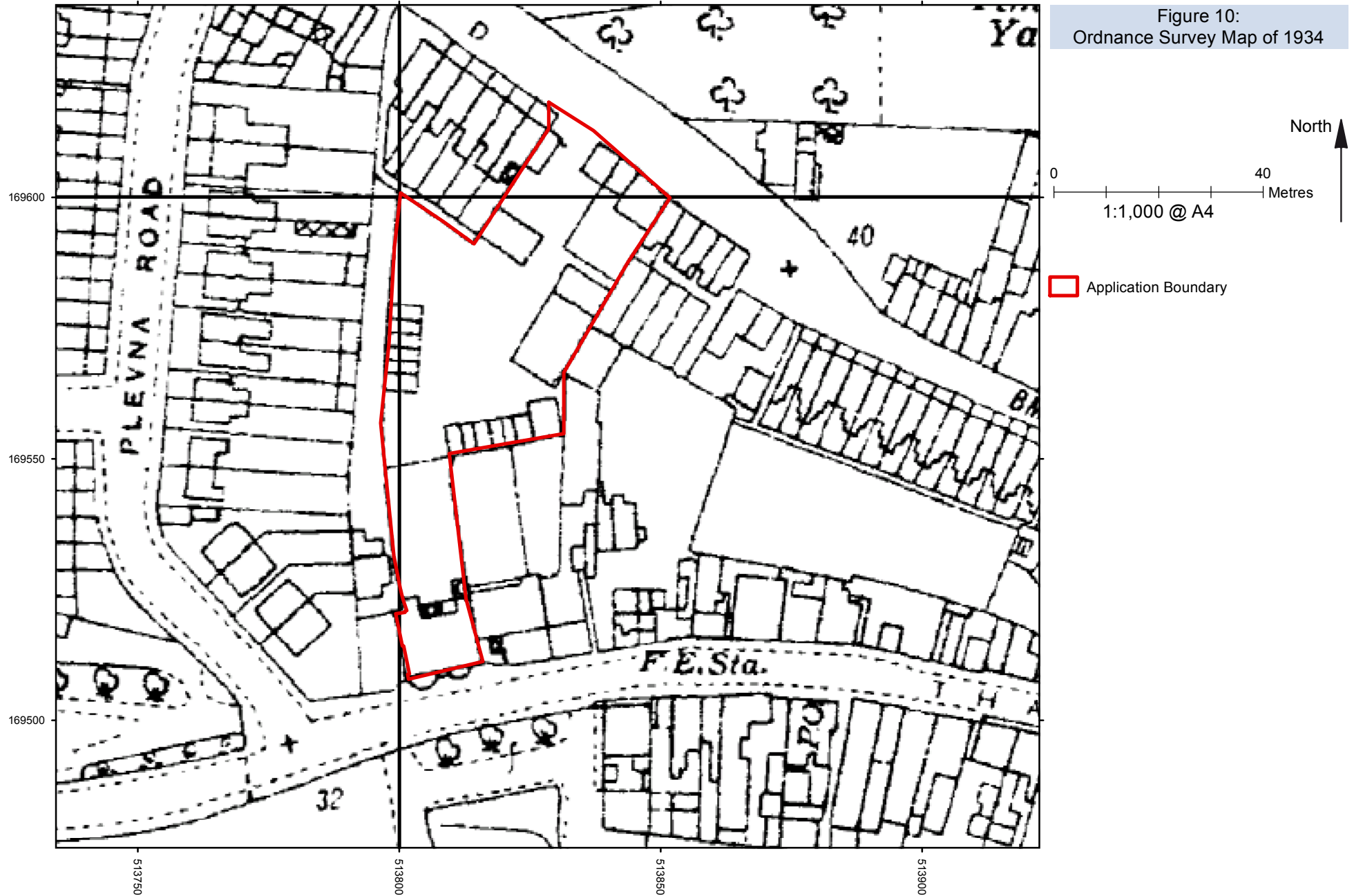
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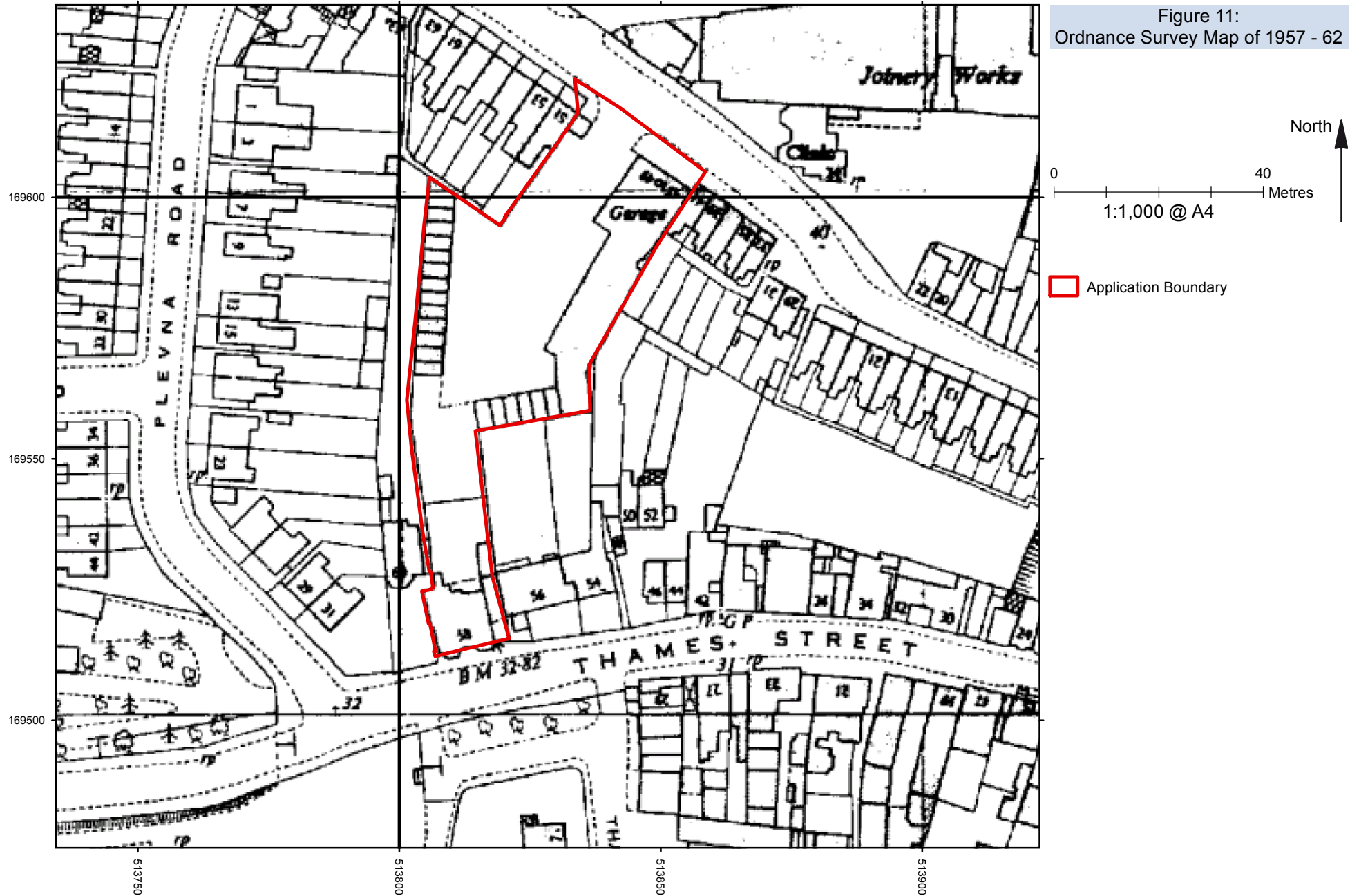
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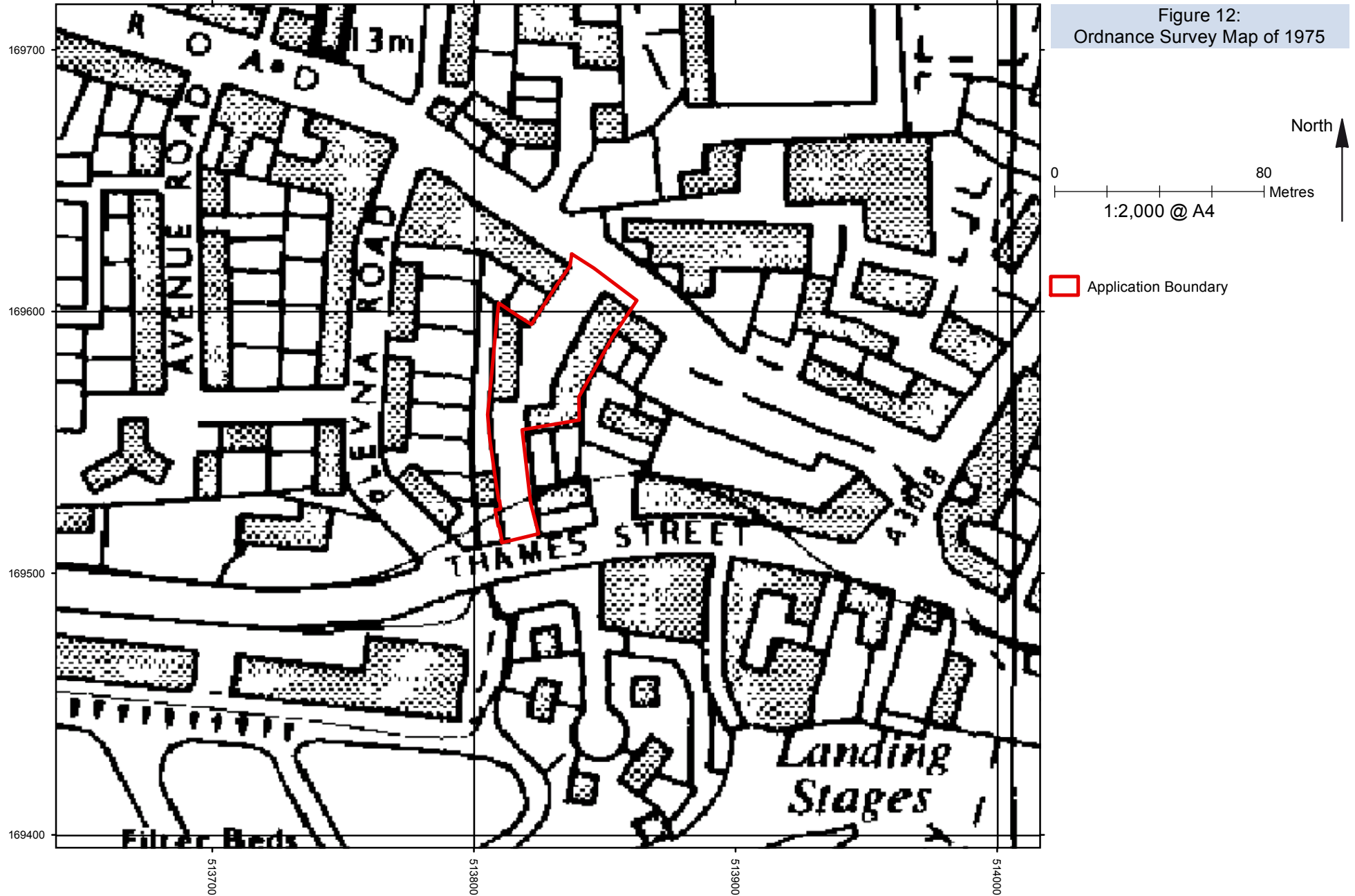


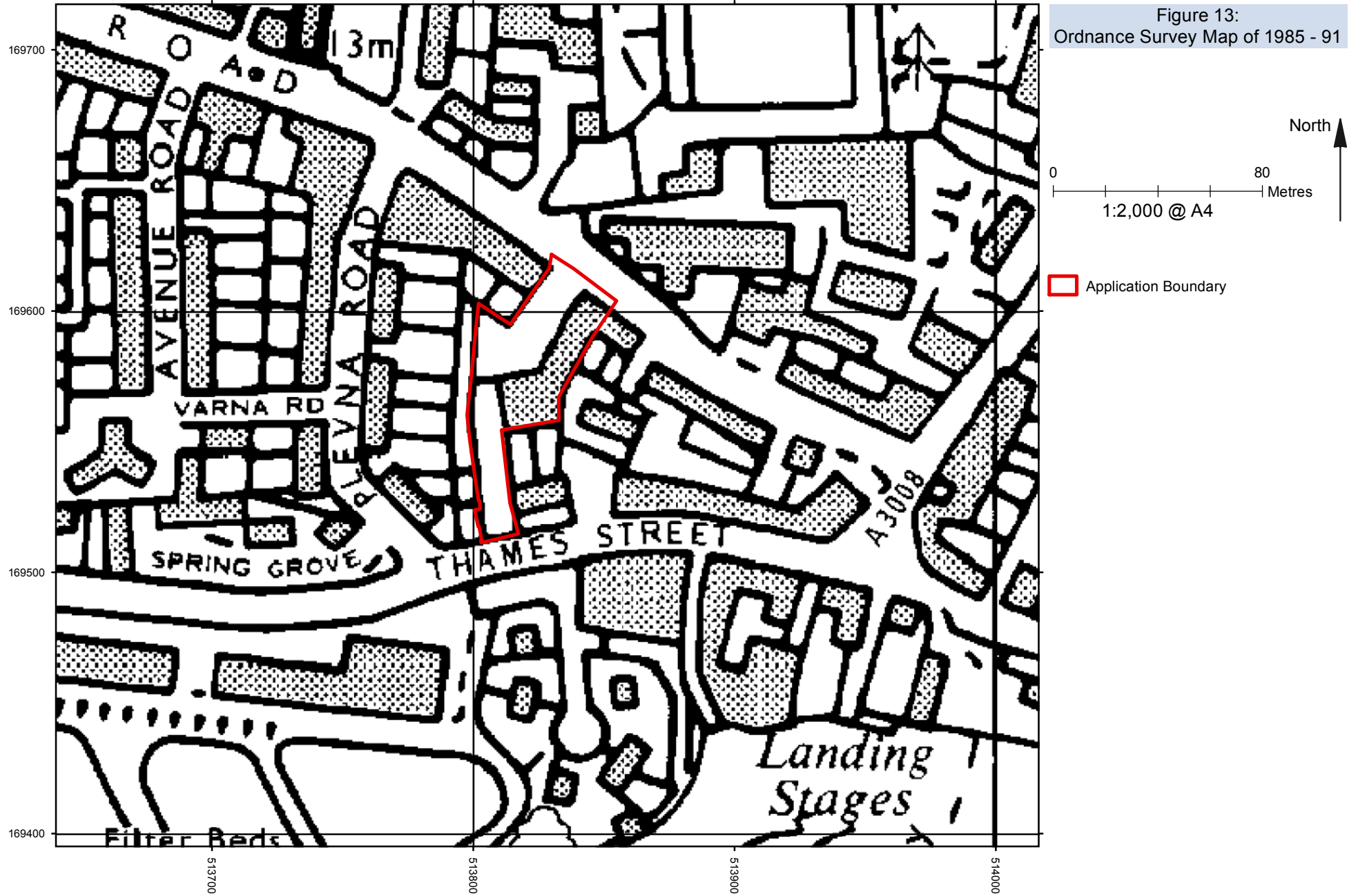














APPENDICES

APPENDIX A ASSESSMENT SCOPE & CRITERIA

Scope of the Assessment

This report details the results of an archaeological and built heritage assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from the proposed development scheme, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform upon the nature of any subsequent mitigation measures (if required), and provide advice upon the scope and design of the proposed development

The assessment has used the sources listed in below to identify and map Heritage Assets and other relevant find spots or evidence with the site and defined study area. Heritage Assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

Assessment Criteria

The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:

- High – The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium – The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- Low – The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where potential or known heritage assets are identified, the heritage significance of such assets is determined by reference to existing designations where available. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely historic, artistic or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 3, below) are occasionally made, where appropriate; for some types of finds or sites where there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

TABLE 2: Assessing the Significance of a Heritage Asset

SIGNIFICANCE OF HERITAGE ASSET IMPORTANCE	
NATIONAL	The highest status of asset, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
REGIONAL	Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
NEGLIGIBLE	Historic assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The likely magnitude of the impact of the proposed development works is determined by identifying the level of effect from the proposed development upon the 'baseline' conditions of the site and the heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 3 below.

TABLE 3: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Substantial impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change to the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access. Substantial harm to or loss of a grade II listed building, park or garden. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites,
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of a site that would result in detrimental changes to historic landscape character.

LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
HIGH	Positive changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

In certain cases it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

APPENDIX B GAZETTEER OF HERITAGE ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 500m radius from the centre of the proposed development site and a 500m search of Listed Buildings was adopted. The following gazetteer represents all of the entries from the Greater London Historic Environment Record; deletions of HER entries with the same number in different locations has only occurred if not relevant to the site. Event entries have been included within this gazetteer where physical evidence has been identified but there is no associated monument reference (a separate list of all events is provided in Appendix C). The entries are sorted by designation followed by period. Where relevant to the site the HER description summary is supplemented with the full description. Where previously unrecorded heritage assets are identified, these will be given an AOC reference e.g. (AOC X).

Abbreviations:

- AOC No.:** Number assigned to sites or features not previously recorded, referred to in the text in round brackets e.g. (AOC 1)
- GLHER:** Greater London Historic Environments Record
- MONUID:** Greater London Historic Environments Record monument identification reference number
- EVUID:** Greater London Historic Environments Record events identification reference number
- DESUID:** Greater London Historic Environments Record / National Heritage List for England Listed Building identification reference number
- NGR:** National Grid Reference

TABLE 4: Gazetteer of Relevant Heritage Assets

MONUID	DESIGUID	AOC PERIOD	NAME	MONUMENT TYPE	DESIGNATION
MLO91068	DLO26065	POST-MEDIEVAL	GARRICK'S SHAKESPEARE TEMPLE	COMMEMORATIVE MONUMENT, TEMPLE, STATUE	GRADE I LISTED BUILDING
MLO91113	DLO26110	POST-MEDIEVAL	GARRICK'S VILLA	VILLA	GRADE I LISTED BUILDING
MLO91265	DLO26262	POST-MEDIEVAL	CHURCH OF ST MARY	CHURCH, COMMEMORATIVE MONUMENT	GRADE II LISTED BUILDING
MLO90918	DLO25901	POST-MEDIEVAL	STAPLE GROVE	HOUSE	GRADE II LISTED BUILDING
MLO91084	DLO26081	POST-MEDIEVAL	ORME HOUSE	HOUSE, WEATHER VANE	GRADE II LISTED BUILDING

MONUID	DESIGUID	AOC PERIOD	NAME	MONUMENT TYPE	DESIGNATION
MLO91068	DLO26065	POST-MEDIEVAL	GARRICK'S SHAKESPEARE TEMPLE	COMMEMORATIVE MONUMENT, TEMPLE, STATUE	GRADE I LISTED BUILDING
MLO91113	DLO26110	POST-MEDIEVAL	GARRICK'S VILLA	VILLA	GRADE I LISTED BUILDING
MLO91118	DLO26115	POST-MEDIEVAL	84 HIGH STREET (NOS 18 & 20)	HOUSE	GRADE II LISTED BUILDING
MLO91244	DLO26241	POST-MEDIEVAL	84 HIGH STREET (NOS. 46-54)	TERRACE, TERRACED HOUSE	GRADE II LISTED BUILDING
MLO91263	DLO26260	POST-MEDIEVAL	CONSTABLES BOATHOUSE 15 THAMES STREET	RAILINGS, HOUSE	GRADE II LISTED BUILDING
MLO91266	DLO26263	POST-MEDIEVAL	22 THAMES STREET	HOUSE	GRADE II LISTED BUILDING
MLO91267	DLO26264	POST-MEDIEVAL	38 THAMES STREET	HOUSE	GRADE II LISTED BUILDING
MLO91268	DLO26265	POST-MEDIEVAL	38 THAMES STREET (54-56)	HOUSE	GRADE II LISTED BUILDING
MLO91391	DLO26388	POST-MEDIEVAL	STATION ROAD (44), RICHMOND {18TH CENTURY HOUSE}	HOUSE	GRADE II LISTED BUILDING
MLO86159	DLO26027	POST-MEDIEVAL	THE MOORINGS	HOUSE	GRADE II LISTED BUILDING
MLO91083	DLO26080	POST-MEDIEVAL	84 HIGH STREET (9 - 9A CHURCH STREET)	HOUSE	GRADE II LISTED BUILDING
MLO91114	DLO26111	POST-MEDIEVAL	TUNNEL UNDER HAMPTON COURT ROAD NEAR ITS JUNCTION WITH HOGARTH WAY	GROTTO, TUNNEL	GRADE II LISTED BUILDING
MLO91243	DLO26240	POST-MEDIEVAL	40-42 STATION ROAD	HOUSE	GRADE II LISTED BUILDING

MONUID	DESIGUID	AOC PERIOD	NAME	MONUMENT TYPE	DESIGNATION
MLO91068	DLO26065	POST-MEDIEVAL	GARRICK'S SHAKESPEARE TEMPLE	COMMEMORATIVE MONUMENT, TEMPLE, STATUE	GRADE I LISTED BUILDING
MLO91113	DLO26110	POST-MEDIEVAL	GARRICK'S VILLA	VILLA	GRADE I LISTED BUILDING
MLO91424	DLO26421	POST-MEDIEVAL	ROSE HILL (COUNCIL OFFICES)	HOUSE, PUBLIC LIBRARY, LOCAL GOVERNMENT OFFICE, HOUSE, APARTMENT, COACH HOUSE	GRADE II LISTED BUILDING
MLO86158	DLO26026	POST-MEDIEVAL	84 HIGH STREET (80 & 82 HIGH STREET)	HOUSE, SHOP	GRADE II LISTED BUILDING
MLO91370	DLO26367	POST-MEDIEVAL	UPPER SUNBURY RD- CAST IRON RAILINGS BETWEEN AND INCLUDING THE GATEWAY TO THAMES CLOSE AND TO WEST END OF MORELANDS BUILDING	GATE, RAILINGS	GRADE II LISTED BUILDING
MLO91371	DLO26368	POST-MEDIEVAL	ENTRANCE GATES TO ROSE HILL (RICHMOND PUBLIC LIBRARY)	GATE PIER, GATE	GRADE II LISTED BUILDING
MLO91385	DLO26382	POST-MEDIEVAL	THAMES STREET, [ST MARY'S CHURCH TOMB TO JOHN AND CATHERINE GREG] HAMPTON, RICHMOND {18TH/19TH CENTURY TOMB}	PLAQUE, TOMB	GRADE II LISTED BUILDING
MLO91264	DLO26261	POST-MEDIEVAL	38 THAMES STREET (NO.29 AND THE ADJOINING WATERWORKS)	HOUSE, GATEHOUSE	GRADE II LISTED BUILDING
MLO91277	DLO26274	POST-MEDIEVAL	RIVERDALE, GATE AND RAILINGS	WATERWORKS, ENGINE HOUSE	GRADE II LISTED BUILDING
MLO91278	DLO26370	POST-MEDIEVAL	HAMPTON WATERWORKS, THE BEAM AND STORE BUILDINGS TO THE WEST OF THE BEAM	WATERWORKS, ENGINE HOUSE, ENGINE HOUSE	GRADE II LISTED BUILDING

MONUID	DESIGUID	AOC PERIOD	NAME	MONUMENT TYPE	DESIGNATION
MLO91068	DLO26065	POST-MEDIEVAL	GARRICK'S SHAKESPEARE TEMPLE	COMMEMORATIVE MONUMENT, TEMPLE, STATUE	GRADE I LISTED BUILDING
MLO91113	DLO26110	POST-MEDIEVAL	GARRICK'S VILLA	VILLA	GRADE I LISTED BUILDING
MLO91376	DLO26373	POST-MEDIEVAL	RUSTON	WATERWORKS,	GRADE II LISTED BUILDING
MLO91067	DLO26064	POST-MEDIEVAL AND MODERN	BUSHY PARK, GARRICK'S VILLA [ORANGERY] {18TH CENTURY ORANGERY}	ORANGERY, APARTMENT, ORANGERY	GRADE II LISTED BUILDING
MLO91387	DLO26384	POST-MEDIEVAL AND MODERN	THAMES STREET (2-6), HAMPTON, RICHMOND {17TH CENTURY HOUSE}	HOUSE, TIMBER FRAMED HOUSE	GRADE II LISTED BUILDING
MLO91471	DLO26468	POST-MEDIEVAL AND MODERN	HIGH STREET, (NO. 16), [JOLLY COOPERS PUBLIC HOUSE], HAMPTON, RICHMOND, TW12 2SJ {18TH CENTURY PUBLIC HOUSE}	PUBLIC HOUSE	GRADE II LISTED BUILDING
MLO91654	DLO26563	POST-MEDIEVAL AND MODERN-	CHURCH STREET, (NO. 2), [THE OLD GRANGE], HAMPTON, RICHMOND, TW12 2EG {17TH CENTURY HOUSE}	HOUSE	GRADE II LISTED BUILDING
MLO91347	DLO26344	POST-MEDIEVAL AND MODERN	THAMES STREET (60), CANISTER HOUSE, RICHMOND {18TH CENTURY HOUSE}	HOUSE	GRADE II LISTED BUILDING
MLO91383	DLO26380	POST-MEDIEVAL AND MODERN	1 THAMES STREET	HOUSE	GRADE II LISTED BUILDING
MLO91389	DLO26386	POST-MEDIEVAL AND MODERN	THAMES STREET (24-26), HAMPTON, RICHMOND {18TH CENTURY HOUSE}	HOUSE	GRADE II LISTED BUILDING
MLO91390	DLO26387	POST-MEDIEVAL AND MODERN	STATION ROAD (24) [HAMPTON MATERNITY AND CHILD WELFARE CLINIC] HAMPTON, RICHMOND {18TH CENTURY BUILDING}	HOUSE, CHILDRENS HOSPITAL, CLINIC, MATERNITY CLINIC	GRADE II LISTED BUILDING

MONUID	DESIGUID	AOC PERIOD	NAME	MONUMENT TYPE	DESIGNATION
MLO91068	DLO26065	POST-MEDIEVAL	GARRICK'S SHAKESPEARE TEMPLE	COMMEMORATIVE MONUMENT, TEMPLE, STATUE	GRADE I LISTED BUILDING
MLO91113	DLO26110	POST-MEDIEVAL	GARRICK'S VILLA	VILLA	GRADE I LISTED BUILDING
MLO91071	DLO26068	POST-MEDIEVAL AND MODERN	84 HIGH STREET (NO 8)	TIMBER FRAMED HOUSE, HOUSE	GRADE II LISTED BUILDING
MLO91534	DLO26531	POST-MEDIEVAL AND MODERN	CHURCH STREET, (NO. 14), [ALMOND HOUSE], HAMPTON, RICHMOND, TW12 2EG {19TH CENTURY HOUSE}	HOUSE	GRADE II LISTED BUILDING
MLO91384	DLO26381	POST-MEDIEVAL AND MODERN-	THAMES STREET (3), HAMPTON, RICHMOND {18TH CENTURY HOUSE}	HOUSE	GRADE II LISTED BUILDING
MLO91386	DLO26383	POST-MEDIEVAL AND MODERN-	THAMES STREET (24-26), HAMPTON, RICHMOND {18TH CENTURY HOUSE}	HOUSE, SHOP	GRADE II LISTED BUILDING
MLO91388	DLO26385	POST-MEDIEVAL AND MODERN-	THAMES STREET (20), HAMPTON, RICHMOND {18TH CENTURY HOUSE}	HOUSE, SHOP, STEPS, RAILINGS	GRADE II LISTED BUILDING
MLO91325		POST-MEDIEVAL AND MODERN	PLAITS EYOT, [BUILDING NUMBER 14], RICHMOND. {LATE 19TH CENTURY BUILDING}.	OFFICE	GRADE II LISTED BUILDING
MLO91373	DLO26370	POST-MEDIEVAL AND MODERN	HAMPTON WATER WORKS MORELANDS BUILDINGS, ENGINE HOUSE	WATER TOWER, ENGINE HOUSE, WATERWORKS	GRADE II LISTED BUILDING
MLO91350	DLO26347	MODERN	BOATHOUSE 1	TIMBER FRAMED HOUSE, BOAT HOUSE	GRADE II LISTED BUILDING
MLO91351	DLO26348	MODERN	[BOATHOUSE 4] RICHMOND {20TH CENTURY BOATHOUSE}	SLIPWAY, TIMBER FRAMED BUILDING, BOAT HOUSE	GRADE II LISTED BUILDING

SITE AT G. KINGSBURY & SON LTD, 45 - 49 STATION ROAD, HAMPTON, LONDON BOROUGH OF RICHMOND UPON THAMES:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

MONUID	DESIGUID	AOC PERIOD	NAME	MONUMENT TYPE	DESIGNATION
MLO91068	DLO26065	POST-MEDIEVAL	GARRICK'S SHAKESPEARE TEMPLE	COMMEMORATIVE MONUMENT, TEMPLE, STATUE	GRADE I LISTED BUILDING
MLO91113	DLO26110	POST-MEDIEVAL	GARRICK'S VILLA	VILLA	GRADE I LISTED BUILDING
MLO91323		MODERN	PLATT'S EYOT, [BOATHOUSE 2], RICHMOND, {1916 BOATHOUSE}.	BOAT HOUSE	GRADE II LISTED BUILDING
MLO91377		UNKNOWN		GATE PIER, RAILINGS	GRADE II LISTED BUILDING
MLO102806	DLO32832	MEDIEVAL, POST- MEDIEVAL AND MODERN	BUSHY PARK	DEER PARK, MILITARY CAMP, ROYAL PARK, WOODLAND GARDEN, PLANTATION, CRICKET PITCH, CHILDRENS PLAYGROUND, SWIMMING POOL	GRADE I REGISTERED PARK AND GARDEN
DLO32848			GARRICK'S VILLA		GRADE II REGISTERED PARK AND GARDEN
AOC1		UNKNOWN	1-6 QUEENS BENCH COTTAGES, STATION ROAD, HAMPTON		LOCALLY LISTED
AOC2		UNKNOWN	2-12 (EVEN) STATION ROAD, HAMPTON		LOCALLY LISTED
AOC3		UNKNOWN	33 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC4		UNKNOWN	35 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC5		UNKNOWN	37 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC6		UNKNOWN	39 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC7		UNKNOWN	41 STATION ROAD, HAMPTON		LOCALLY LISTED

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ARCHAEOLOGICAL DESK-BASED ASSESSMENT

MONUID	DESIGUID	AOC PERIOD	NAME	MONUMENT TYPE	DESIGNATION
MLO91068	DLO26065	POST-MEDIEVAL	GARRICK'S SHAKESPEARE TEMPLE	COMMEMORATIVE MONUMENT, TEMPLE, STATUE	GRADE I LISTED BUILDING
MLO91113	DLO26110	POST-MEDIEVAL	GARRICK'S VILLA	VILLA	GRADE I LISTED BUILDING
AOC8		UNKNOWN	51 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC9		UNKNOWN	53 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC10		UNKNOWN	55 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC11		UNKNOWN	57 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC12		UNKNOWN	59 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC13		UNKNOWN	61 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC14		UNKNOWN	67-69 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC15		UNKNOWN	68 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC16		UNKNOWN	70 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC17		UNKNOWN	71 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC18		UNKNOWN	72 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC19		UNKNOWN	73 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC20		UNKNOWN	74 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC21		UNKNOWN	75 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC22		UNKNOWN	76 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC23		UNKNOWN	77-81 (ODD) STATION ROAD, HAMPTON	WAREHOUSE	LOCALLY LISTED
AOC24		UNKNOWN	78-80 (EVEN) STATION ROAD, HAMPTON		LOCALLY LISTED
AOC25		UNKNOWN	82 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC26		UNKNOWN	88 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC27		UNKNOWN	91 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC28		UNKNOWN	99 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC29		UNKNOWN	101 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC30		UNKNOWN	103 STATION ROAD, HAMPTON		LOCALLY LISTED
AOC31		UNKNOWN	105 STATION ROAD, HAMPTON		LOCALLY LISTED

MONUID	DESIGUID	AOC PERIOD	NAME	MONUMENT TYPE	DESIGNATION
MLO91068	DLO26065	POST-MEDIEVAL	GARRICK'S SHAKESPEARE TEMPLE	COMMEMORATIVE MONUMENT, TEMPLE, STATUE	GRADE I LISTED BUILDING
MLO91113	DLO26110	POST-MEDIEVAL	GARRICK'S VILLA	VILLA	GRADE I LISTED BUILDING
AOC32		UNKNOWN	109-112 (ODD & EVEN) STATION ROAD, HAMPTON		LOCALLY LISTED
AOC33		UNKNOWN	STATION HOUSE, STATION ROAD, HAMPTON		LOCALLY LISTED
AOC34		UNKNOWN	THE RAILWAY BELL, STATION ROAD, HAMPTON		LOCALLY LISTED
AOC35		UNKNOWN	21 THAMES STREET, HAMPTON		LOCALLY LISTED
AOC36		UNKNOWN	23 THAMES STREET, HAMPTON		LOCALLY LISTED
AOC37		UNKNOWN	25 THAMES STREET, HAMPTON		LOCALLY LISTED
AOC38		UNKNOWN	28 THAMES STREET, HAMPTON		LOCALLY LISTED
AOC39		UNKNOWN	34 THAMES STREET, HAMPTON		LOCALLY LISTED
AOC40		UNKNOWN	36 THAMES STREET, HAMPTON		LOCALLY LISTED
AOC41		UNKNOWN	40 THAMES STREET, HAMPTON		LOCALLY LISTED
AOC42		UNKNOWN	42 THAMES STREET, HAMPTON		LOCALLY LISTED
MLO3128		PREHISTORIC	HAMPTON CHURCH (RIVER OPPOSITE)	FINDSPOT	
MLO19090		PREHISTORIC	HAMPTON	FINDSPOT	
MLO18954		PREHISTORIC	HAMPTON	FINDSPOT	
MLO3121		PREHISTORIC	GARRICKS EYOT	FINDSPOT	
MLO10732		PREHISTORIC	HAMPTON	FINDSPOT	

SITE AT G. KINGSBURY & SON LTD, 45 - 49 STATION ROAD, HAMPTON, LONDON BOROUGH OF RICHMOND UPON THAMES:
ARCHAEOLOGICAL DESK-BASED ASSESSMENT

MONUID	DESIGUID	AOC PERIOD	NAME	MONUMENT TYPE	DESIGNATION
MLO91068	DLO26065	POST-MEDIEVAL	GARRICK'S SHAKESPEARE TEMPLE	COMMEMORATIVE MONUMENT, TEMPLE, STATUE	GRADE I LISTED BUILDING
MLO91113	DLO26110	POST-MEDIEVAL	GARRICK'S VILLA	VILLA	GRADE I LISTED BUILDING
MLO59549		PREHISTORIC, POST-MEDIEVAL AND MODERN	THAMES CLOSE, HAMPTON, RICHMOND, {PREHISTORIC BLADE AND LATE POST MEDIEVAL LAND RECLAMATION}	WHARF, LAND RECLAMATION, FINDSPOT	
MLO19052		MEDIEVAL AND POST-MEDIEVAL	9 CHURCH ST	FINDSPOT	
MLO19132		MEDIEVAL AND POST-MEDIEVAL	THAMES ST	CHURCH	
MLO1742		POST-MEDIEVAL	PLATTS EYOT	BOAT YARD	
MLO59757		POST-MEDIEVAL	6 THAMES ST	WALL, WASH HOUSE	
MLO27739		POST-MEDIEVAL	43 HIGH STHAMPTON	STABLE	
MLO27743		POST-MEDIEVAL	HAMPTON COURT RD	BAKEHOUSE	
MLO59303		POST-MEDIEVAL	HAMPTON COURT RD	GARDEN	
MLO71309		POST-MEDIEVAL	43 HIGH ST TW12	DITCH	
MLO71310		POST-MEDIEVAL	43 HIGH ST TW12	CULTIVATION SOIL	
MLO74085		POST-MEDIEVAL	HAMPTON COURT RD HAMPTON	BOAT HOUSE, RIVER WALL	

MONUID	DESIGUID	AOC PERIOD	NAME	MONUMENT TYPE	DESIGNATION
MLO91068	DLO26065	POST-MEDIEVAL	GARRICK'S SHAKESPEARE TEMPLE	COMMEMORATIVE MONUMENT, TEMPLE, STATUE	GRADE I LISTED BUILDING
MLO91113	DLO26110	POST-MEDIEVAL	GARRICK'S VILLA	VILLA	GRADE I LISTED BUILDING
MLO75667		POST-MEDIEVAL AND MODERN	STATION ROAD (NO 36), HAMPTON, RICHMOND {POST MEDIEVAL DITCHES AND STRUCTURAL REMAINS}	CULTIVATION SOIL, DITCH, CELLAR	
MLO68333		MODERN	UPPER SUNBURY RD	ANTI AIRCRAFT GUN POST	

APPENDIX C GREATER LONDON HISTORIC ENVIRONMENT RECORD LIST OF ARCHAEOLOGICAL EVENTS

The following table lists all the events provided by Greater London Historic Environment Record (GLHER) and Monument Records which are negative. This does not form a comprehensive list of archaeological investigations within the study area and should be read in conjunction with the heritage assets mapping.

Abbreviations:

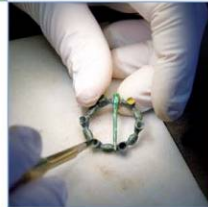
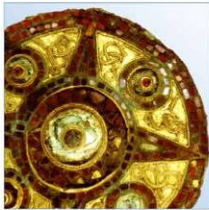
GLHER: Greater London Historic Environments Record

MONUID: Greater London Historic Environments Record monument identification reference number

EVUID: Greater London Historic Environments Record events identification reference number

TABLE 5: Greater London Historic Environment Record Events List

EVUID	NAME	RECORDTYPE
ELO8753	THAMES CLOSE, HAMPTON, RICHMOND, ARCHAEOLOGICAL EVALUATION	EVALUATION
ELO11259	JOHNSON DRIVE (NO. 1), LONDON, TW12 2EQ: WATCHING BRIEF	WATCHING BRIEF
ELO169	STATION ROAD (NO 36), HAMPTON, RICHMOND: EVALUATION	EVALUATION
ELO10509	HAMPTON COURT AND BUSHY PARK, RICHMOND: DESK BASED ASSESSMENT	DESK BASED ASSESSMENT
ELO10511	HAMPTON COURT AND BUSHY PARK, RICHMOND: FIELD SURVEY	FIELD SURVEY
ELO13486	UPPER SUNBURY ROAD [HAMPTON WATER WORKS], HAMPTON, RICHMOND, TW11: HISTORIC ENVIRONMENT ASSESSMENT	HISTORIC ENVIRONMENT ASSESSMENT
ELO3577	HIGH STREET (NO 43), [BEVEREE, TWICKENHAM PREPARATORY SCHOOL], HAMPTON: EVALUATION	EVALUATION
ELO6347	1 ORMOND CRESCENT, HAMPTON, TW12	EVP
ELO10571	HAMPTON COURT ROAD, [GARRICK'S LAWN], HAMPTON, TW12: WATCHING BRIEF	WATCHING BRIEF
ELO10629	STATION ROAD (NO 36), HAMPTON: DESK BASED ASSESSMENT	DESK BASED ASSESSMENT
ELO10621	HIGH STREET (24-32), HAMPTON: DESK BASED ASSESSMENT	DESK BASED ASSESSMENT



AOC Archaeology Group, Unit 7, St Margarets Business Centre, Moor Mead Road, Twickenham TW1 1JS
tel: 020 8843 7380 | fax: 020 8892 0549 | e-mail: london@aocarchaeology.com

www.aocarchaeology.com