

**St Michael's Convent  
Ham Common  
Richmond, Greater London**

*Archaeological Desk-Based Assessment*



for

Beechcroft  
Developments Ltd

CA Project: 660699

CA Report: 16286

June 2016



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Ham Common  
Richmond, Greater London

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CA Report: 16286

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## SUMMARY

**Project Name:** St Michael's Convent, Ham Common  
**Location:** Richmond, Greater London  
**NGR:** 51772, 17222

In April 2016 Cotswold Archaeology was commissioned by Beechcroft Developments Ltd to undertake an Archaeological Desk-Based Assessment at the site of St Michael's Convent, Ham Common, Richmond (centred on NGR: TQ 1772, 7222) hereafter, termed, 'the Site'. The assessment will form part of the planning application for development at the Grade II Listed Building of Orford Hall, the Grade II Listed The Cottage and the surrounding grounds, including partial demolition of existing buildings and the construction of new units to provide residential accommodation. This assessment specifically relates to the archaeological resource and an assessment of the built heritage within the Site, including the settings of designated heritage assets will be the focus of a separate Built Heritage Assessment.

The Site is situated within the Thames River Valley within the Thames gravels geology, which has produced extensive prehistoric artefact scatters and find spots. As such, there is some potential for unrecorded prehistoric artefacts to occur within the Site. During the historic era (specifically the medieval period onwards), the Site is likely to have been situated within the agricultural hinterland of the Manor of Ham. During the early post-medieval period two cottages are documented within the Site and there is some potential for archaeological remains relating to these cottages to exist within the Site. From 1730 the Site was occupied by Orford Hall and its surrounding grounds and there is also potential for residual archaeological remains relating to the occupation of the Hall to occur within the Site.

The building footprint within the Site has undergone relatively little alteration with the exception of two 20th century wings to the west and north-east. However, the construction of the hall and associated buildings are likely to have resulted in significant ground disturbance. Furthermore, horticultural activities within the grounds are likely to have resulted in the movement of soil and it is therefore likely that any archaeological remains will have been to a degree of truncation or disturbance.

Any surviving archaeological remains within the Site are unlikely to be of such significance as to influence or preclude development and any potential impacts can be suitably mitigated through an appropriate programme to be agreed with the Archaeological Advisor to the Local Planning Authority.

## 1. INTRODUCTION

### **Outline**

- 1.1. In April 2016 Cotswold Archaeology was commissioned by Beechcroft Developments Ltd to undertake an Archaeological Desk-Based Assessment at the site of St Michael's Convent, Ham Common, Richmond (centred on NGR: TQ 1772, 7222) hereafter, termed, 'the Site'. The assessment will form part of the planning application for the development of the Grade II Listed Building of Orford Hall, the Grade II Listed 'The Cottage' and surrounding grounds, including partial demolition of existing buildings and the construction of new units to provide residential accommodation. This assessment specifically relates to the archaeological resource and an assessment of the built heritage within the Site, including the settings of designated heritage assets, is the focus of a separate Built Heritage Assessment.

### **Location and Landscape context**

- 1.2. The Site is located centrally within Ham and lies on the northern extent of Ham Common (NGR: TQ 1772, 7222; Fig 1). The Site comprises the Grade II Listed Orford Hall, occupied until recently by the Sisters of St. Michael's Convent, alongside the Grade II Listed 'The Cottage, associated outbuildings and structures (Photo 1-3). The Site also comprises the gardens of St Michael's Convent Garden (Photo 4 and 5) including an 18th-century walled garden bounded by a high brick and stone wall, and areas of mature tree growth. The Site is bounded to the north by residential development, to the south by Ham Common and Ham Common Road, to the west by a private road and to the east by Martingales Close. The Site lies at approximately 7m above Ordnance Datum on relatively level ground.





**Photo 1: A view of the southern and western façade of St Michael's Convent**



**Photo 2: A view of the southern façade of St.Michael's Convent and the western façade of The Cottage.**



**Photo 3: A view of the western façade, showing the modern extension**



**Photo 4: A view south of the orchard within the northern extent of the Site**





**Photo 5: A view of the northern façade from the north. Including the lawn to the rear of the convent**

### ***Summary of development proposals***

- 1.3. The Site is proposed for the development of residential accommodation. The development proposals retain Orford Hall and its walled kitchen garden and also provide units for residential living. The proposals also provide areas of hardstanding car parking for residents.

### ***Scope and objectives***

- 1.4. The assessment focuses upon the known and potential archaeological remains identified within the Site, as well as a 1km 'buffer' around the Site, hereafter referred to as the 'study area' (Fig. 1).
- 1.5. The key objectives of the assessment are:
- to identify and gather information on designated and non-designated archaeological assets within the proposed Site and surrounding landscape, and, where sufficient information allows, to assess their significance;
  - where possible, to assess the resultant baseline information, and to offer an analysis of the potential for the presence of currently unrecorded heritage

assets of archaeological interest within the proposed Site, and of their likely significance; and

- to assess as far as possible, the potential effect of the proposed development on the significance of known and potential buried archaeological remains or upstanding earthwork remains within the proposed Site.

## 2. METHODOLOGY

- 2.1. The methodology employed for this assessment is based upon key professional guidance including predominantly the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists, 2014); and Historic England's Conservation Principles (EH 2008).
- 2.2. This assessment considers a minimum 1km study area surrounding the Site (Fig. 1) but also, where informative, historic environment evidence in the wider landscape. This study area has ensured that data sources provided sufficient contextual information about the Site and the surrounding landscape from which to assess known and potential impacts on the heritage resource.
- 2.3. Known and potential heritage assets within the study area are discussed in Section 4 and a gazetteer of these has been compiled, and is presented as Appendix A. Heritage assets are referred to in the text by a unique reference number **1**, **2**, etc. or in the case of designated assets, **A**, **B**, etc., and are illustrated on Figures 1 to 4.

### ***Data acquisition***

- 2.4. Historic environment data was requested in May 2016 from the Greater London Historic Environment Record (GLHER). This data related to all known designated and non-designated heritage assets recorded at the time of enquiry, and included detail on monuments, buildings, find spots, historic land-use and previous archaeological investigations.
- 2.5. In addition the following resources were consulted:
  - National Heritage List for England including World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Registered Battlefields.
  - Historic England Archive (HEA) for National Monuments Record data.
  - Richmond Local Studies Collection including published documentary sources and historic maps and photographs
  - Online sources including The British Geological (BGS) Geology of Britain Viewer and Cranfield Soilscales Viewer (Viewed May 2016).

### ***Previous archaeological investigations***

2.6. There have been no programmes of archaeological investigation recorded within the Site. A number of archaeological investigations have been undertaken within the vicinity of the Site. These include:

- A Desk-Based Assessment, Evaluation and Excavation undertaken at Grey Court School, Ham Street in 2013, approximately 170m to the north-west of the Site. The excavation produced evidence suggestive of a medieval brick-working site (Compass Archaeology 2013 Fig 3, 11).
- A number of archaeological investigations have taken place within the grounds of and in the vicinity of Ham House, sited c.700m to the north-west of the Site.

### ***Walkover Survey***

2.7. A Site visit and study area walkover survey was undertaken on the 25th May 2016 in order to identify heritage assets not previously recorded within the Site. The Site visit also provided an opportunity to identify visible potential heritage assets not recorded by the above accessed sources, to more fully understand the potential constraints, if any, to the proposed development and to identify previous impacts on the Site from land-use and buildings.

### ***Limitations***

2.8. This assessment is principally a desk-based study and utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate. The records held by the GLHER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.9. A walkover survey was conducted within the Site, which was undertaken in favourable weather conditions.



### **Significance of heritage assets**

- 2.10. Heritage assets are defined by the National Planning Policy Framework (henceforth, 'the Framework'; Annex 2, 2012) as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. The term Heritage Asset includes designated heritage assets and assets identified by the local planning authority (including local listing)'. Designated heritage assets include: World Heritage Sites; Scheduled Monuments; Listed Buildings; Protected Wreck Sites; Registered Parks and Gardens; Registered Battlefields; and Conservation Areas. Non-designated heritage assets include sites held on the Historic Environment Record, in addition to other elements of the landscape understood to have a degree of significance meriting consideration in planning decisions (see below, Section 3).
- 2.11. Assessment of the heritage value (significance) of a site sets out to identify how particular parts of a place and different periods in its evolution contribute to, or detract from, the identified heritage values associated with the asset.
- 2.12. Heritage significance is defined in the Framework (Annex 2) as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical fabric, but also from its setting'.
- 2.13. Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by Historic England in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. Within this document, significance is weighed by consideration of the potential for the asset to demonstrate the following criteria:
- **Evidential** value derives from 'the potential of a place to yield evidence about past human activity' (*ibid*, 28). It is primarily embodied by physical remains or historic fabric, but also includes buried archaeology;
  - **Historical** value derives from 'the ways in which past people, events and aspects of life can be connected through a place to the present' (*ibid*, 28). Illustrative historical value depends on visibility in a way that evidential value does not; and 'has the power to aid interpretation of the past [...] through shared experience of a place' (*ibid*, 29). Associative historical value creates resonance through felt connections with a notable family, person, event or movement;

- **Aesthetic** value derives from ‘the ways in which people draw sensory and intellectual stimulation from a place’ (*ibid*, 30). Aesthetic value might be generated through conscious design and artistic endeavour, fortuitous and organic change, and the relationship of structures and materials to their setting; and
- **Communal** value is tied to historical (associative) value and aesthetic value, deriving from ‘the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory’ (*ibid*, 31). Communal value may be commemorative, symbolic or social. The latter is typically ‘associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence’ and might only be articulated when the resource is under threat (*ibid*, 32).

2.14. Further information on good practice in implementing historic environment policy in the Framework is provided within the Historic England’s guidance *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment*. This document provides advice on the assessment of the significance of heritage assets in support of applications for planning permission, and emphasises that the information required regarding heritage significance should be no more than would be necessary to inform the planning decision.

### 3. PLANNING POLICY

#### **Legislative framework, national planning policy and relevant sector guidance**

3.1. This assessment has been compiled in accordance with the following legislative, planning policy and guidance documentation:

- National Heritage Act 1983 (amended 2002);
- National Planning Policy Framework (2012);
- National Planning Practice Guidance: Conserving and enhancing the historic environment (Dept. for Communities and Local Government 2014);
- National Planning Practice Guidance: Conserving and enhancing the historic environment (Dept. for Communities and Local Government 2014);
- Historic England, (2015a): Historic Environment Good Practice Advice in Planning: Note 2: Managing Significance in Decision-Taking in the Historic Environment; and

#### **National policy: National Planning Policy Framework (2012)**

3.2. The Framework sets out national planning policy relating to the conservation and enhancement of the historic environment. It defines the historic environment as *all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

3.3. Individual components of the historic environment are considered heritage assets: buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.

3.4. Heritage assets include designated sites and non-designated sites, and policies within the Framework relate both to the treatment of assets themselves and their settings, both of which are a material consideration in development decision making.

3.5. Key tenets of the Framework are that:

- when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be (Paragraph 132);

- significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to, or loss of, a Grade II Listed Building, park or garden should be exceptional. 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, should be wholly exceptional (Paragraph 132);
- where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Paragraph 133); and
- with regard to non-designated heritage assets, a balanced judgement will be required having due regard to the scale of any harm or loss, and to the significance of the heritage asset affected (Paragraph 135).

3.6. Local planning authorities should require an applicant to describe the significance of any heritage assets affected by a proposed development, including any contribution made to significance by their setting. The level of detail required in the assessment should be 'proportionate to the assets' importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.'

#### ***Local planning policy***

3.7. Local Planning Policy is contained within the London Borough of Richmond-upon-Thames Local Development Framework: Development Management Plan (2011), adopted November 2011. The relevant policies comprise of Policies DM HD 1 to DM HD 7 and echo NPPF principles regarding development impacts upon archaeological remains (incorporating both designated and non-designated assets) and Listed Buildings.

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, 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 proposals could have an impact;
- 5) 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 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.

## 4. OVERVIEW OF THE ARCHAEOLOGICAL RESOURCE

### ***Introduction***

- 4.1. This section provides an overview of the historical and archaeological background of the study area, and the wider landscape, in order to provide a better understanding of the context and significance of archaeological assets that may be affected by development within the Site. The assessment also seeks to identify the potential for encountering buried archaeological remains within the Site and to predict their likely nature, date, extent and condition. A determination is then also made of the significance of any such affected archaeological remains (Section 5).
- 4.2. Designated and non-designated archaeological assets within the study area are recorded in Appendix A. Figures 1 to 4 provide an illustration of those recorded heritage assets within the environs of the Site, which are considered to be relevant to the assessment of its historical development and archaeological potential and that of its surroundings.

### ***Topography, Geology and the palaeoenvironment***

#### ***Solid Geology***

- 4.3. The solid geology of the Site comprises the London Clay Formation. A Sedimentary Bedrock formed approximately 34 to 56 million years ago in the Palaeogene Period, during which the local environment was dominated by deep seas (BGS Geology of Britain Viewer, May 2016).

#### ***Superficial Deposits and Soils***

- 4.4. Superficial deposits of Kempton Park Gravel Formation overlie the solid geology of the Site, a superficial deposit formed up to 2 million years ago during the Quaternary Period, during which the local environment was dominated by rivers. These superficial deposits were laid down during the Devensian period, approximately 110-25,000 years BP. The Kempton Park Gravels have been identified in West London as an extensive narrow band which stretches eastwards along the north side of the River Thames. Within these gravel deposits are found localised deposits of organic channel fills. The Kempton Park gravels are in places covered by up to three metres of brickearth or the Langley Silt Complex, thought to have been deposited by a mixture of Aeolian and colluvial processes at approximately 17,000 BP (Museum of London 2000), and which can contain significant palaeoenvironmental remains.

- 4.5. The soils survey layer, which surveys the geology at a closer level, classifies the soil both in and within the vicinity of the Site as consisting of freely draining slightly acid loamy soils (Soilscapes, May 2016).

#### ***Summary of designated heritage assets***

- 4.6. The Site lies within the northern extent of the Ham Common Conservation Area which was designated as a Conservation Area by the London Borough of Richmond upon Thames in 1969. Orford Hall and St. Michael's Convent Gardens were included within the Ham Common Conservation Area boundary in 1992 (Fig 1). A detailed consideration of the Ham Common Conservation Area is beyond the scope of this assessment.
- 4.7. There are no Scheduled Monuments within the Site or in its vicinity. The nearest Scheduled Monument is site of the 15th century Shene Charterhouse (NHLE: 1412036), situated approximately 3km to the north of the Site, which was demolished in the 1760s in advance of the construction of the Royal Observatory.
- 4.8. There are two Grade II Listed Buildings situated within the Site, comprising of Orford Hall/ St. Michael's Convent (NHLE: 1080828, Fig 1, **A**) and 'The Cottage' which historically formed the stable block of Orford Hall (NHLE: 1192638). The assessment of these buildings and other designated heritage assets within the vicinity of the Site is beyond the scope of this report and are considered in a separate heritage assessment.

#### ***Prehistoric period (pre-AD 43)***

- 4.9. There are no recorded heritage assets of prehistoric date within the Site. The Greater London Historic Environment Record (GLHER) records extensive evidence of prehistoric activity within the vicinity of the Site. This activity largely consists of prehistoric lithic scatters and finds spots. These are considered by the London Archaeology Research Framework to be the characteristic form of evidence for prehistoric occupation within London as, 'a striking collection of artefacts have been fished from the Thames or dug from the gravel terraces that marked its ancient floodplains upstream and downstream from the city' (MOLA 2002).
- 4.10. An extensive scatter of prehistoric flint tools and pottery sherds has been recovered on the southern side of the Thames, approximately 800m to the north-west of the Site (Fig 2, 1). Within this area over 300 tools of various types were recovered over the course of the 20th century through amateur fieldwalking and antiquarian

collection. The densities of lithics within this area suggest there was intensive prehistoric occupation within the vicinity of the Site.

- 4.11. A further density of Lithic tools ranging in date from the Palaeolithic to Bronze Age have been recorded through amateur fieldwalking and antiquarian collection as find spots in an area c.500m to the west of the Site within Ham village (Fig 2, 2). Further lithic tool scatters are present within the vicinity of the Site, with a large scatter of implements dating from the Neolithic to the Bronze Age recovered as find spots in the vicinity of Church Road and Ham Common (Fig 2, 4). A scatter of implements ranging in date from the Palaeolithic period to the Neolithic period was also recovered as find spots in the vicinity of Sudbrook Park and Petersham Park (Fig 2, 5).
- 4.12. Evidence of possible prehistoric occupation has been identified along the northern bank of the River Thames in the vicinity of Teddington Lock, approximately 700m to the south-west of the Site, where a gully and water channel thought to be of Mesolithic or Neolithic date were excavated along with find spots of lithic tools and implements including a Palaeolithic hand axe within the wider vicinity of these features (Fig 2, 3).
- 4.13. A density of pottery sherds of Iron Age date have been recorded in the vicinity of Ham Lands (Fig 3, 1). Within this area pottery was discovered on the surface and within gravel pits and were thought to represent the remains of four late Celtic urns although it has also been suggested that they were Iron Age burial urns. This would seemingly indicate a focal point of Iron Age activity approximately 800m to the north-west of the Site.
- 4.14. The density and range of prehistoric find spots and artefacts within the vicinity of the Site suggest that this landscape was intensely occupied over the course of the prehistoric period, from the Palaeolithic up until the Bronze Age. It is likely that this location was occupied during the prehistoric period due to the proximity of the River Thames and the fertile alluvial river terraces and gravels, which could be easily exploited for agricultural activities.
- 4.15. There is no evidence to suggest that prehistoric occupation extended within the Site. However, given the proximity of the Site to the River Thames and that it is situated within the same geology as recorded archaeological assets of prehistoric date, the



Site would appear to sit within a location favoured for prehistoric occupation and agricultural activity.

***Roman period (AD 43 – AD 410)***

- 4.16. There are no archaeological assets of Roman date recorded within the Site. The Site lies approximately 22km to the south-west of the main Roman settlement of *Londinium* and the Site is likely to have comprised part of the wider agricultural hinterland surrounding the Roman town.
- 4.17. According to the London Archaeological Research Framework, palaeoenvironmental evidence suggests that there must have been major woodland industries near London, in Essex, Middlesex and Surrey, which suggests that these areas probably contained settlements associated with woodland industries rather than agricultural activities. However, given the location of the Site within the valley of the River Thames it is likely that any occupation of Roman date within the vicinity would be associated with agricultural activities exploiting the fertile soils of the Thames valley.

***Early medieval period (AD 410 – AD 1066)***

- 4.18. There are no recorded heritage assets of early medieval or medieval date located within the Site. The Site is not situated within a settlement recorded by the Domesday Book and during the early-medieval period the Site is likely to have formed part of the agricultural hinterland of the nearest settlement of Petersham. The nearest Domesday settlement is Petersham, situated c1km to the north-east of the Site, which formed part of the Hundred of Kingston and was overseen by the Abbey of St Peter, Chertsey. This settlement is documented as consisting of 17 households and of medium size and consisted of five ploughlands for one lord's plough teams and four men's plough teams. The Domesday entry also records three acres of meadow, one fishery and one church within Petersham.
- 4.19. Excavations undertaken near Teddington Lock, approximately 900m to the south-west of the Site have recorded the remains of an early-medieval grubenhaus structure (Collins 1976 Fig 3, 6). This feature is likely to represent a Saxon domestic occupation site situated on the northern bank of the River Thames as early Saxon domestic pottery, un-baked clay loom weights and animal bones were found within the grubenhaus. It is likely that the early medieval occupation was sited in this location in order to exploit the fertile soils of the Thames river valley for agricultural activities. There is no evidence to suggest that early medieval settlement extended

within the Site and it is likely that during the early medieval period the Site formed part of the agricultural landscape of the Thames Valley.

### ***Medieval period (AD 1066 – 1539)***

#### *The medieval Manors of Ham and Kingston-Canbury*

- 4.20. The Site may have been situated within the Manor of Ham during the medieval period, which was situated within the wider parish of Kingston-upon-Thames. According to the Victoria County History 'during the 12th century Ham (Hamma) was included in the royal demesne as a member of Kingston'. The Manor of Ham is not mentioned in the Conqueror's Survey but King Athelstan granted lands there to his minister Wulfgar. During the 13th century the Manor of Ham was granted to the men of the manor who, in 1215 when the King decided to restore it to Peter son of Maurice de Creon, were ordered to render obedience to the latter as to their lord' (VCH 18 May 2016). However, further sources state that Ham House was held copyhold of Kingston-Canbury Manor until the purchase of the freehold during the mid-19<sup>th</sup> century. This suggests that the Site was situated on the northern edge of the Kingston-Canbury Manor and bordered the Manor of Ham, although it cannot be fully ascertained in which manor the Site lay during the medieval period.
- 4.21. The agricultural nature of the parish during the medieval period is indicated by the documented location of the 15th-century farm known as Ham Manor Farm, approximately 300m to the north-west of the Site (Fig 3, 7). The location of this farm suggests that the medieval manor was situated within the vicinity of the Site, positioned within the meander of the River Thames in order to exploit the fertile soils of the Thames valley. There is no evidence of medieval occupation associated with Ham Manor or Kingston-Canbury Manor within the Site.

#### *The medieval parkland*

- 4.22. The medieval royal deer park of Richmond Park is situated approximately 900m to the east of the Site (Fig 3, 10). The park is thought to have origins in the 14th century, as the tradition of deer hunting in the area is known to go back to the 14th century, during which the park formed part of the Manor of Sheen. The 1637 Plan of Richmond Park shows that the Site was located outside of the western park boundary and there is no evidence to suggest that the park boundary ever extended further to the west to include the Site (Photo 6).



**Photo 6: An extract from the 1637 Enclosure Plan of Richmond Park**

- 4.23. There is no evidence to suggest that any medieval settlement extended within the Site. Cartographic sources indicate that the Site did not lie within the boundary of Richmond Park. It is possible that Ham Common extended further to the west than is depicted on the 1637 park plan. However, this cannot be confirmed and the plan also depicts an area of small enclosed fields to the west of Petersham Common, which are thought to pre-date the enclosure of Richmond Park (Fig 3, 8). Thus during the medieval period the Site is likely to have been situated within either common land or enclosed agricultural land..

#### ***Post-medieval period (1540 – 1800) and Modern period (1801 – present)***

##### *Ham House*

- 4.24. The Site lies approximately 700m to the south-east of Ham House, a Jacobean mansion originally constructed in 1610 on the southern banks of the River Thames, and now the focus of a Registered Park and Garden (Fig 3 and 4, 9 NHLE:1000282). The estate and formal gardens covered an area of 7ha but the extent of the gardens prior to 1670 is unknown. From 1670 onwards the gardens were extended and remodelled by Sir Thomas Vavasour for the Duke of Laurendales with formal gardens constructed to the south of the house. This period

of garden construction included the laying out of a number of avenues to create approaches to the house from the east and the south (Figure 3 and 4).

- 4.25. The southern avenue, of 17th century date, ran south-easterly towards Ham Common, passing the western boundary of the Site, where it joins the route of the modern A307 (Fig 4). This avenue is depicted on historic cartographic sources of early modern date and indicates that the avenue extended from Ham House down to and across the western portion of Ham Common. The course of the avenue lies approximately 20m to the west of the Site (Fig 4). The avenue was replanted during the 1950s and the initial part of the western side was incorrectly aligned, however the axis of the avenue extending to the south-east and across Ham Common is still apparent. The Site appears to have lain outside the formal landscaped gardens of Ham House.
- 4.26. The earliest available historic cartographic source to depict the Site is the 1841 Ham Tithe Map and indicates that by 1841 the Site had become enclosed and Orford Hall had been constructed within the south-eastern extent of the Site (Photo 7). This map shows Orford Hall to have been established by this time and is located on the northern extent of Ham Common (Fig 3, 13). The Common was created by Charles I in 1635, from wasteland adjacent to the Ham Gate of Richmond Park, when certain rights were given to the residents of the manors surrounding the park after 483 acres of land were taken to create Richmond Park. These sources suggest that the Site lay in a position between the common land of Ham Common and the designed landscape of Ham House.
- 4.27. There is no evidence within the Site to suggest that the landscaped gardens of Ham House extended within the Site and it is likely that during the post-medieval period the Site formed part of the enclosed grounds of Orford Hall, situated on the northern extent of Ham Common.

#### *The wider post-medieval landscape*

- 4.28. Further areas of parkland are situated within the wider landscape. Sudbrook Park (Fig 3, 12) is situated approximately 180m to the north-east of the Site. The house was constructed between 1726 and 1728 for the 2nd Duke of Argyll and Greenwich and the grounds were extended into a formal park and is therefore roughly contemporary with the construction of Orford Hall within the Site. The house was leased by the crown as a hydropathic spa and in 1898, the house and grounds were

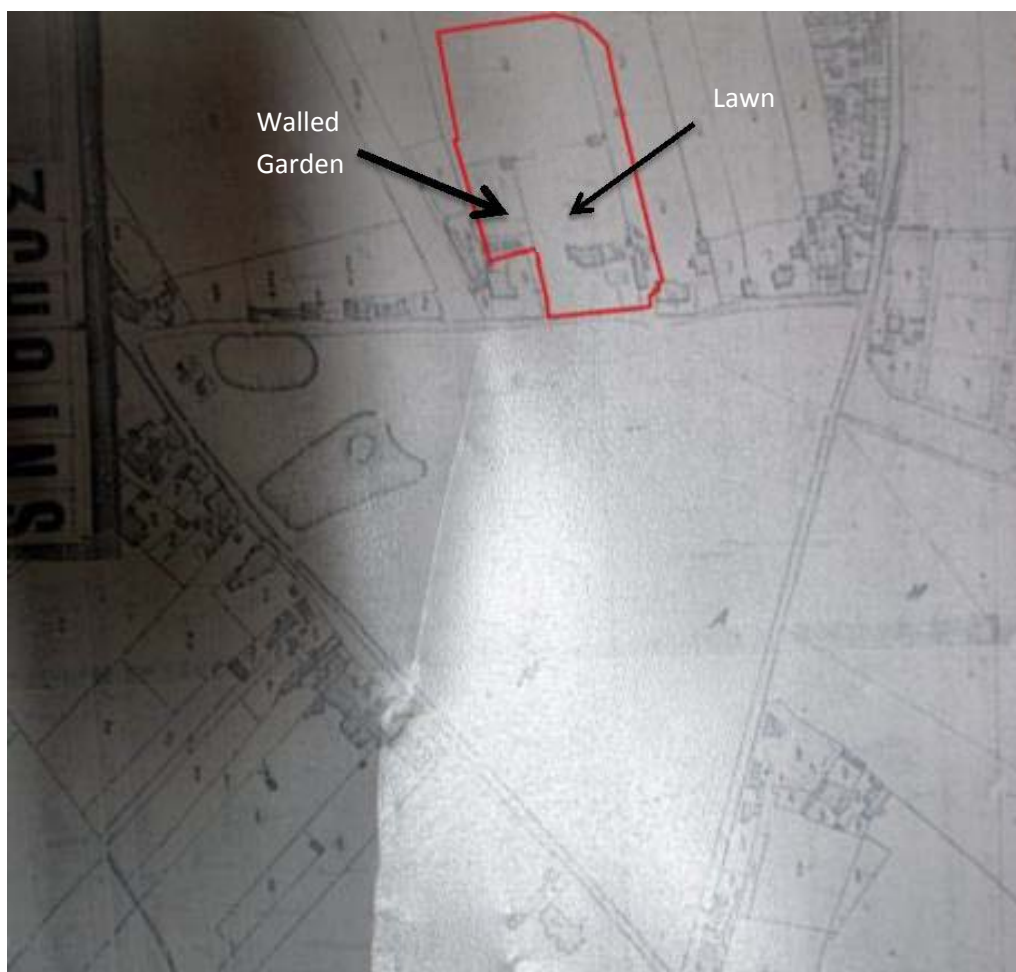


converted to a golf course and club house. There is no evidence to suggest that any areas of parkland associated with Sudbrook Park extended within the Site.

- 4.29. Post-medieval occupation and industrial activity has been recorded approximately 150m to the north-west of the Site (Fig 3, 11) where an archaeological excavation produced large amounts of brick debris, scattered clinker and burnt material of 17th-century date, which are thought to be indicative of a post-medieval brick working site (Compass Archaeology 2013). Further to the north-east of the Site on the boundary between Petersham Park and Richmond Park (Fig 3, 14), archaeological excavations revealed the remains of a truncated ditch containing a range of artefacts of 17th to 19th-century date and are thought to be indicative of an area of post-medieval settlement on the eastern edge of Petersham Park (Sutton Archaeological Services 1996). There is no evidence to suggest that post-medieval industrial activities extended within the Site.
- 4.30. Cartographic sources suggest that during the post-medieval period the Site comprised the enclosed grounds of Orford Hall and was situated between Ham Common and the designed parklands of Ham House and Sudbrook Park. This suggests that the Site appears to have formed part of the development of Ham and Petersham due to the popularity of Richmond which enjoyed Royal patronage during the 17th and 18th centuries, during which the landscape became enclosed with large homes and grounds.

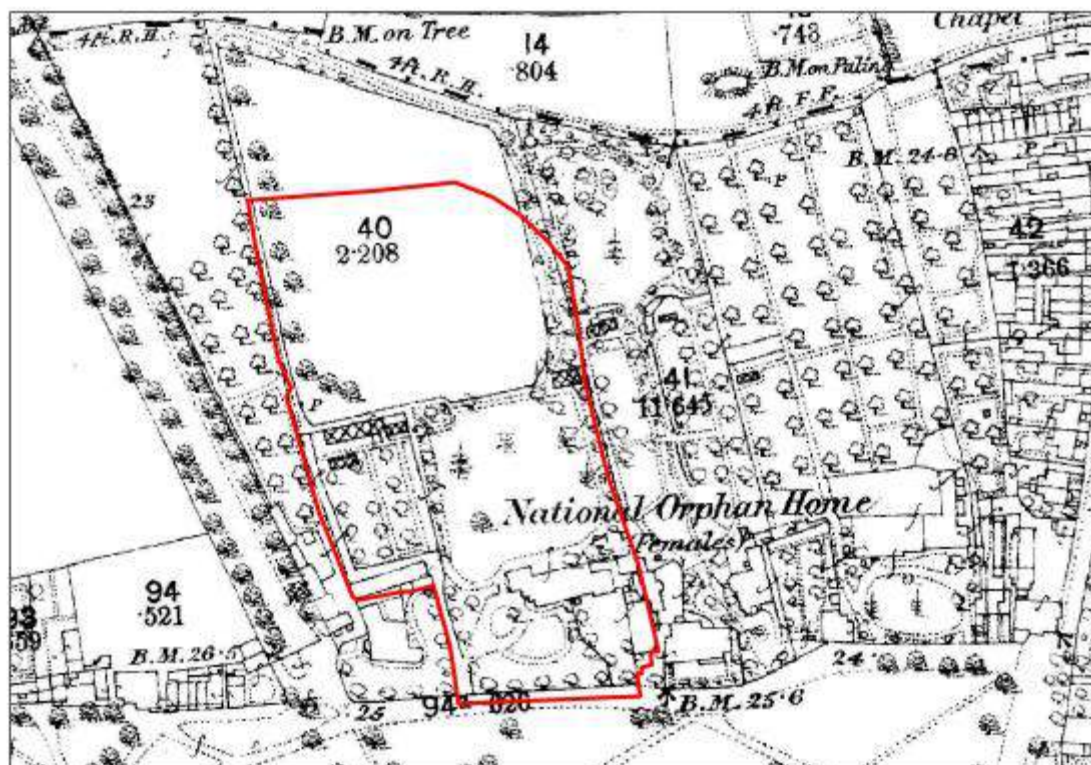
#### ***Historic Development of the Site***

- 4.31. Orford Hall was constructed in the early 18th-century, most likely between 1700 and 1734 (Pritchard 1995), and is broadly contemporary with Avenue Lodge (Fig 4), immediately to the west of the Site. These developments appear to have replaced two cottages which are thought to have been in existence in the vicinity, set in two closes with farm land at the rear (Pritchard 1995). There is no evidence to suggest the location of these cottages, but it is possible that these cottages were located within the Site, before the construction of Orford Hall. As such, there is some potential for archaeological remains relating to the occupation of these cottages to occur within the Site.
- 4.32. The earliest available cartographic source to depict the Site is the Ham Tithe Map of 1841 (Photo 7), which depicts the main building of Orford Hall situated within the south-eastern corner of the Site along with a stable block now known as The Cottage.



**Photo 7: An extract from the 1841 Ham Tithe Map (photocopy, Richmond Local Studies Archive)**

- 4.33. The First Edition Ordnance Survey Map of 1880 (Photo 8) records the grounds of Orford Hall extending further north than the present Site boundary, where it backs onto a large open area of parkland belonging to Ham House, to the south of Sandy Lane. The 1880 map depicts Orford Hall and stables in the south-eastern corner, an elaborate drive way with landscaping in the south-western corner, a walled kitchen garden with greenhouses at the central western extent of the Site, and a lawn at the rear of the hall. To the west of the Site, leading north from Ham common is a large tree lined avenue leading to Ham House. In the surrounding area, the settlement of Ham is located to the west along Ham Street beyond the tree lined avenue. Sudbrook Park is also located close by to the east of the Site.



**Photo 8: An extract from the 1st edition Ordnance Survey Map, 1880**

- 4.34. There are no notable, significant developments within the Site until 1897 when a conservatory extension is added to the south-western corner of Orford Hall (Photo 9). By 1913a small rectangular enclosure appears to the north of the walled garden (Photo 9). By 1934, this enclosure had extended further to the north forming a distinct separated area on the western extent of the Site (Photo 10).

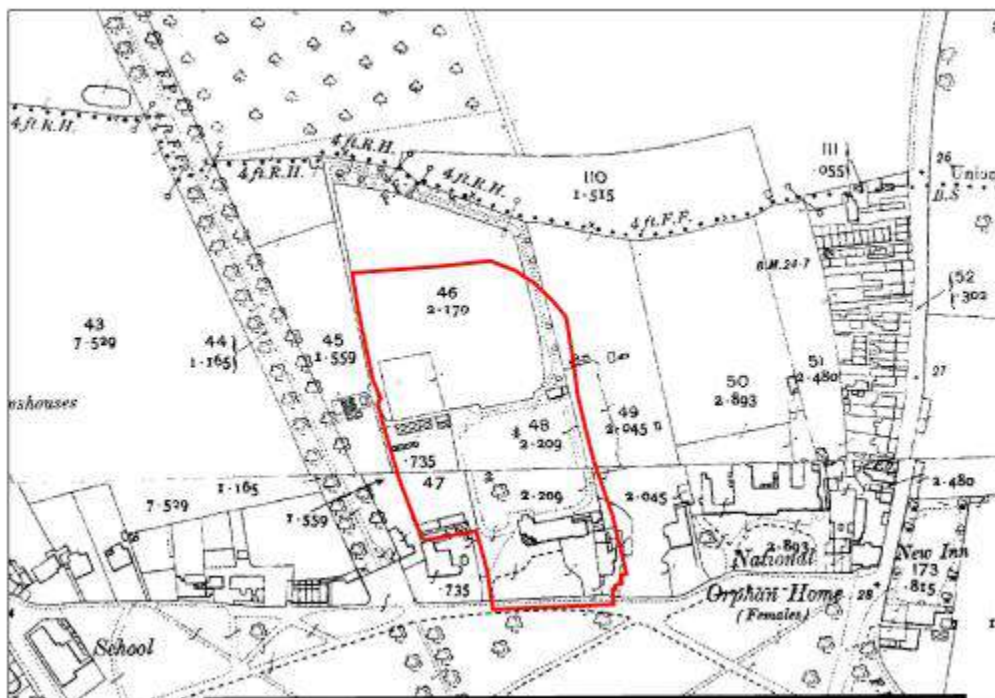


Photo 9: An Extract from the Ordnance Survey 1:2,500 Map, 1913

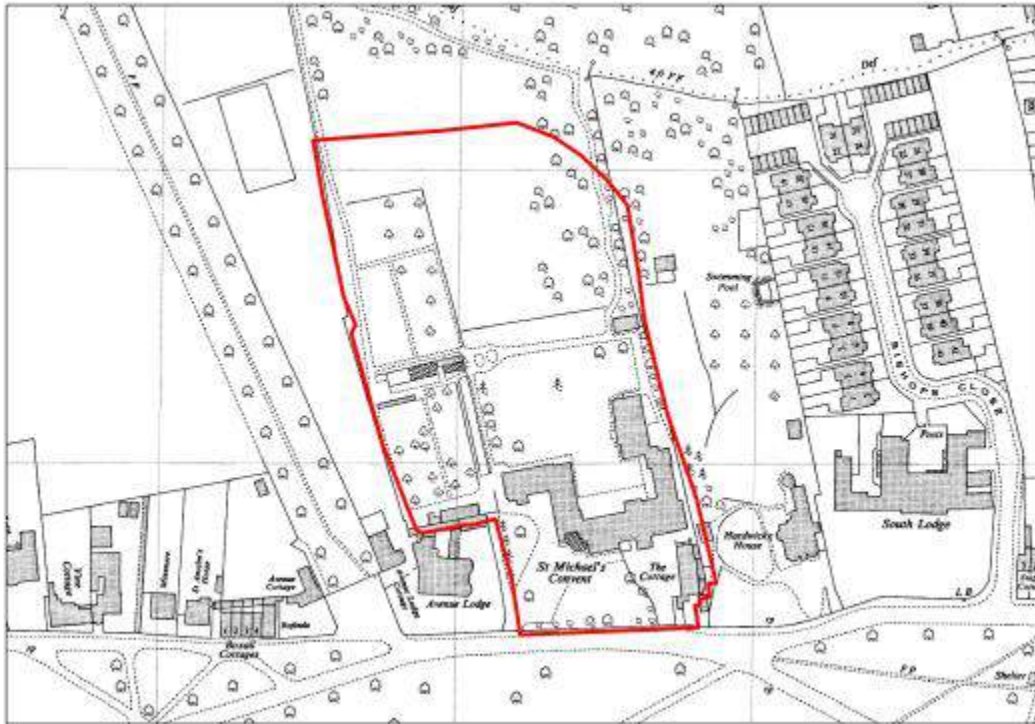


Photo 10: An extract from the Ordnance Survey 1:2,500 Map, 1934

4.35. By 1959 (Photo 11), the Convent building had increased in size, with extensions added to the north-western and north-eastern corners of the original Orford Hall. At this time, Orford Hall is known as St Michael's Convent and the stables block is labelled as 'The Cottage'. By 1959, development of the wider area can also be seen, including the construction of Bishops Close to the east of the Site.. Further



development immediately to the east of the Site and to the north in the 1960s results in the northern most extent of the Orford Hall landholding forming part of Martingales Close, resulting in the present Site boundary.



**Photo 11: An extract from the Ordnance Survey 1;1,250 map, 1959**

## 5. STATEMENT OF SIGNIFICANCE

### ***Significance of recorded archaeological features***

- 5.1. The Site is thought to have been occupied during the post-medieval period (prior to 1700, and the construction of Orford Hall) by two cottages and an area of farmland. Although the location of these cottages within the Site cannot be confirmed by the sources consulted as part of this assessment, there is some potential for residual archaeological remains relating to the occupation of these cottages. Any such remains are likely to relate to domestic and agricultural activity associated with the cottages. These potential remains are not of such significance as to preclude development within the Site.
- 5.2. There is also some potential for unrecorded residual archaeological remains relating to the post-medieval and modern occupation of Orford Hall to be present within the Site. These are likely to relate to horticultural activities associated with Orford Hall gardens and are not considered to be of such significance as to influence or preclude development within the Site.

### ***Previous disturbance within the Site***

- 5.3. The Site has been developed since at least the early 1700s with the possibility of two cottages preceding the current buildings on the Site. However, the earliest cartographic source to depict Orford Hall and its associated outbuildings comprises the Ham Tithe Map of 1841. A map regression study has shown that the building footprint within the Site has remained largely unchanged since 1841 with the only noticeable developments comprising 20th-century extensions to the north-east and north-west. A small rectangular building is present on cartographic sources on the eastern extent of the Site but this structure no longer remains. Photo 12 illustrates the greatest extent of development within the Site as recorded by historic cartographic sources.
- 5.4. Post AD1700 activities (i.e. following the construction of Orford Hall) undertaken within the Site comprise construction of a walled kitchen garden, an orchard at the northern end of the Site and a lawn immediately north of the hall. These activities within the Site, along with the construction of Orford Hall and its associated outbuildings, are likely to have resulted in areas of ground disturbance that have potentially disturbed any earlier archaeological remains.





subsistence and mobility. There is therefore some potential for prehistoric lithics and tools to be present within the Site but any such remains are not considered to be of great significance.

#### *Medieval and Post-Medieval*

- 5.7. An assessment of historic cartographic sources suggests that the Site formed part of the agricultural hinterland of the Manor of Ham during the medieval period. During the early post-medieval period, prior to the construction of Orford Hall, the Site may have been occupied by two cottages and an agricultural back plot. There is therefore some limited potential for medieval and post-medieval remains to be present within the Site and these are likely to relate to the agricultural and domestic use of the Site. Any such remains are not considered to be of such significance as to preclude development within the Site.
- 5.8. There is some potential for residual archaeological remains associated with the post-medieval and modern occupation of Orford Hall to occur within the Site. These remains are likely to relate to the domestic occupation of the Hall and horticultural activities undertaken within the grounds and are not considered to be of such significance as to preclude development within the site.

#### ***Potential development effects***

- 5.9. The Site is proposed for development into residential accommodation. The development proposals retain Orford Hall, The Cottage and the walled kitchen garden, together with new units, to provide a total of 28 residential units (Appendix B). The proposals also provide car parking for residents and visitors. The construction of new residential units will require the excavation of foundations and trenches for services. Groundworks associated with the development therefore have the potential to truncate and/or disturb any archaeological remains present within the Site.

## 6. CONCLUSION

- 6.1. This assessment has considered the archaeological resource within and in the vicinity of the Site. The principal objective of the assessment was to identify the nature, extent, character and condition of the archaeological resource within the Site and its immediate environs. The assessment has also assessed the potential effect of the proposed development on the significance of known and potential buried archaeological remains within the Site.
- 6.2. There is some potential for the presence of unrecorded archaeological remains of prehistoric date to be situated within the Site. The Site is situated within the River Valley of the River Thames and lies within the Thames gravels geology. This geology has produced extensive prehistoric artefact scatters and find spots. The location of the Site close to the River Thames would have been favourable for occupation during the prehistoric period and there is therefore potential for further prehistoric artefacts to be present within the Site.
- 6.3. The Site is likely to have been situated within the agricultural hinterland of the Manor of Ham during the medieval period. During the early post-medieval period two cottages and an area of agricultural land are documented to have been situated within the Site and there is some potential for archaeological remains relating to the occupation of these cottages to exist within the Site. From c.1730 the Site was occupied by Orford Hall and its surrounding grounds and there is also potential for residual archaeological remains relating to the occupation of the Hall to occur within the Site.
- 6.4. The building footprint within the Site has undergone relatively little alteration with the exception of two additional wings to the west and north-east in the 20th century. However, the construction of the hall, the extensions and associated outbuildings are likely to have resulted in a degree of ground disturbance within the Site. Furthermore, historic horticultural activities within the grounds are likely to have resulted in a degree of disturbance of any archaeological remains within the Site.
- 6.5. Any surviving archaeological remains within the Site are unlikely to be of such significance as to influence or preclude development and any potential impacts can be suitably mitigated through an appropriate programme of works agreed with the Archaeological Advisor to the Local Planning Authority.

## 7. REFERENCES

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Sutton Archaeological Services (1996) Evaluation Report of Petersham Parsonage, Bute Avenue, Richmond-upon-Thames.

### ***Cartographic sources***

#### ***London Borough of Richmond-upon-Thames Local Studies Library:***

<b>1637</b>	<b><i>Plan of Richmond Park</i></b>
<b>1841</b>	<b><i>Tithe Map of Ham</i></b>
<b>1880</b>	<b><i>OS 1<sup>st</sup> edition, 1:2,500</i></b>
<b>1913</b>	<b><i>OS County Series: Surrey 1:2,500</i></b>
<b>1934</b>	<b><i>OS County Series: Surrey 1:2,500</i></b>
<b>1959</b>	<b><i>OS County Series: Surrey 1:2,500</i></b>

## APPENDIX A: GAZETTEER OF RECORDED HERITAGE ASSETS AND OTHER ELEMENTS OF THE HISTORIC ENVIRONMENT

No.	Description	Period	Status	NGR (TQ)	Greater London HER NMR HE	Major Source
A	Orford Hall St Michael's Convent. An early 18 <sup>th</sup> century house of three storeys in brown brick with red dressings. Later wings were constructed to over the 18th, 19th and 20th centuries.	18th century	Grade II Listed Building	1775, 7217	<b>1080828</b>	Historic England
B	A brick stable block to the right of Orford Hall. Now known as 'The Cottage'.	18th century	Grade II Listed Building	1778, 7216	<b>1192638</b>	Historic England
C	Ham House, a Jacobean mansion built in 1610, originally in an H-Plan with entrance facing north towards the River Thames. The house had gardens and pleasure gardens covering 12 hectares but were expanded and refurbished. An archaeological watching brief found evidence of a post-medieval gate and ha-ha within the grounds of Ham House. An 18th century icehouse is situated within the gardens.	Medieval to Post-Medieval	Grade I Listed Building	1738, 7303	<b>1080832</b> MLO59328  <b>1142366</b> <b>538932</b>	Historic England GLHER
D	Royal Deer Park and Park of Richmond Park has pre-15th century origins with hunting traditions established during the 14th century when it formed part of the manor of Sheen. Henry VII established a royal palace and hunting lodge. It was imparked during the 17th century by Charles I. Full public access to the park was established in the mid-19th century.	Medieval-Modern	Grade I Registered Park and Garden	1947, 7224	1000828 MLO101339	Historic England GLHER
1	A large number of prehistoric flints and pottery have been recovered on the	Prehistoric		1647, 7257	MLO14119	GLHER





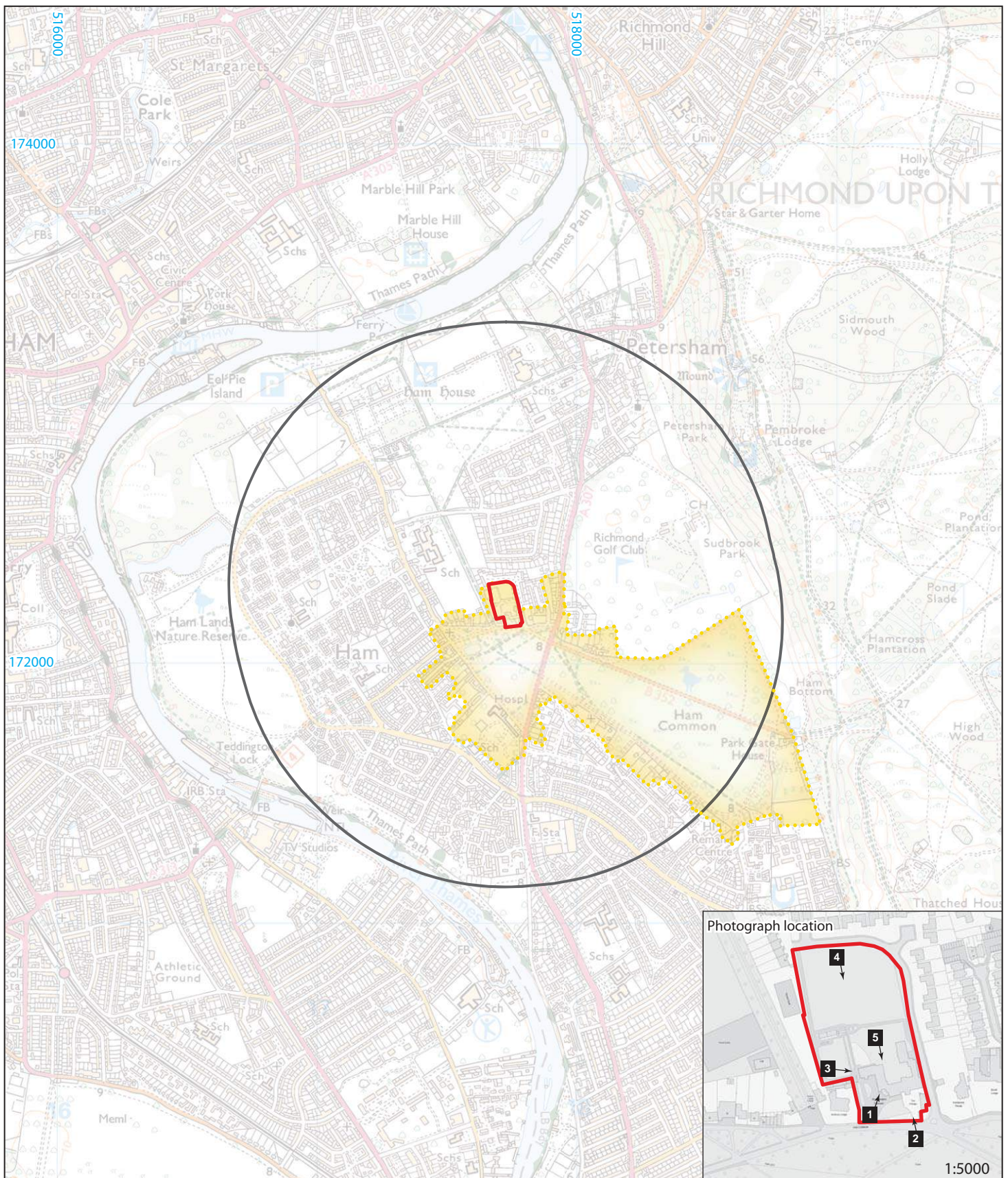
					<b>1128404 398067</b>	NMR
6	A Saxon settlement site located on the north banks of the Thames at Thames Gate Close. The site was excavated in the 1950s and the remains of an early medieval grubenhaus were discovered along with Saxon finds such as domestic pottery, loom weights and animal bones.	Saxon/ Early- Medieval		1692 7160	MLO13891  <b>648009</b>	GLHER  NMR
7	A 15th century farmhouse known as Ham Manor Farm.	Medieval		1729, 7230	<b>518490</b>	NMR
8	A system of irregular enclosed fields which pre-date the enclosure of Richmond Park are depicted on the enclosure map of 1637. Ridge and furrow cultivation earthworks are also noted in this area.	Medieval to Post- Medieval		1870, 7240	MLO66446	GLHER
9	An excavation produced evidence of a Post-Medieval brick working site as a large amount of brick debris plus scattered clinker and other burnt material of 17th century date were recovered.	Post- Medieval		1749, 7234	ELO13661	GLHER
10	Sudbrook Park built between 1726 and 1728 by James Gibbs for the 2nd Duke of Argyll and Greenwich with an 18th century formal park. The estate was re-purchased by the Crown in the 19 <sup>th</sup> century and leased as a hydropathic spa. During the late 19th century it was converted to a hotel and golf course. A post-medieval ditch was recorded within the park during an archaeological watching brief.	Post- Medieval to Modern		1829, 7242	MLO104166  <b>1587537</b>	GLHER  NMR
11	Ham Common created by Charles I in 1635 from wasteland near the Ham Gate into Richmond Park.	Post- Medieval to Modern		1848, 7195	MLO102886	GLHER
12	A truncated ditch containing a range of	Post- Medieval			MLO68003	GLHER





	items from the 17th century to the 19th century suggests an area of post-medieval settlement on the eastern edge of Petersham Park and Richmond Park.					
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## APPENDIX B: DESIGN DRAWINGS







-  Site boundary
-  Study area
-  Ham Common Conservation Area
-  direction of photograph

0 0.5km

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**PROJECT TITLE**

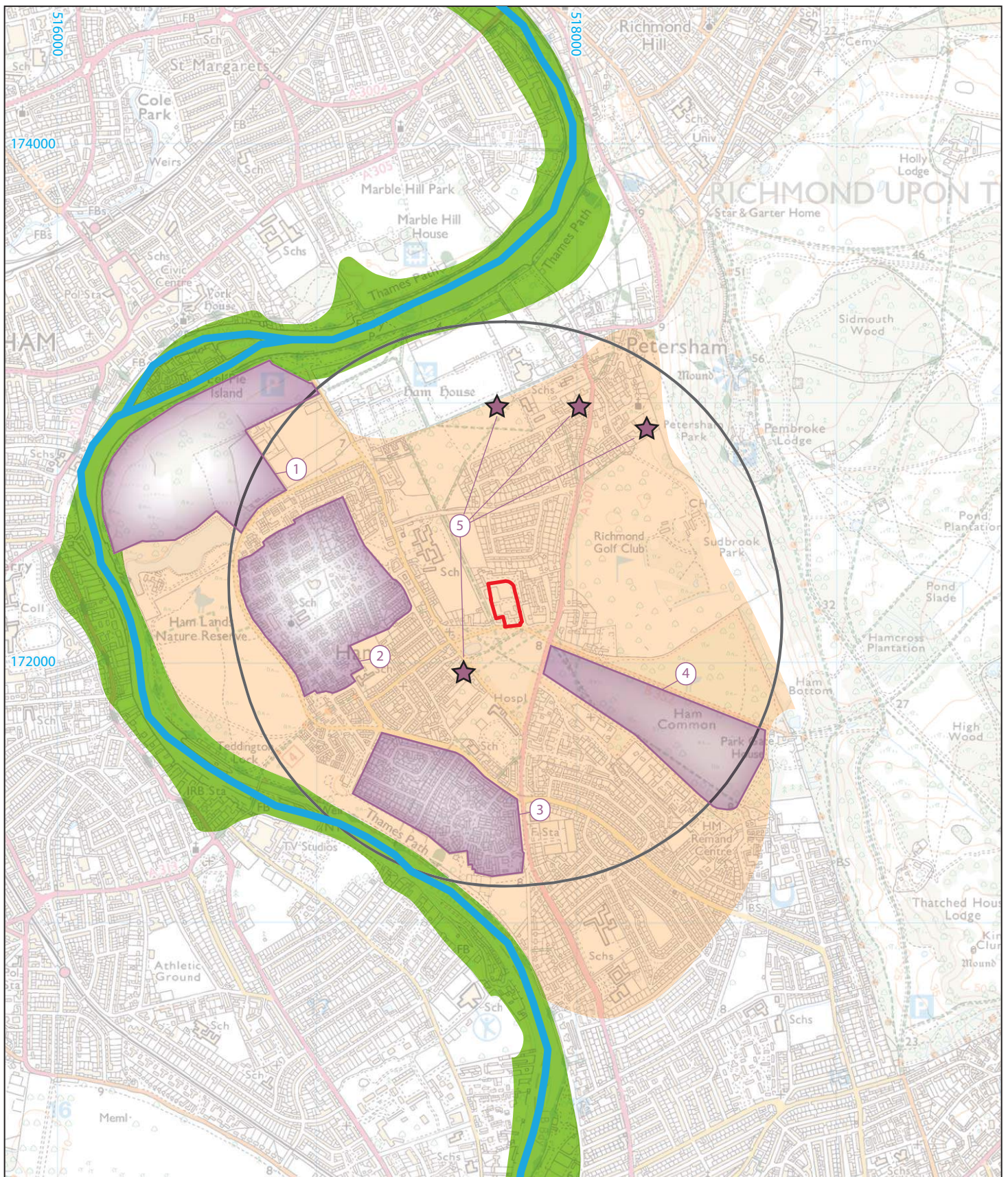
St Michael's Convent, Ham Common  
 Richmond, Greater London








**FIGURE TITLE**

Site location plan showing Designated  
 Heritage Assets and photograph location

<b>DRAWN BY</b> LJH	<b>PROJECT NO.</b> 660699	<b>FIGURE NO.</b>
<b>CHECKED BY</b> LM	<b>DATE</b> 31-05-2016	
<b>APPROVED BY</b> NB	<b>SCALE@A4</b> 1:20,000	<b>1</b>





-  Site boundary
-  Study area
-  River Thames
-  alluvium (Superficial Deposit)
-  gravel
-  prehistoric
-  finds spots



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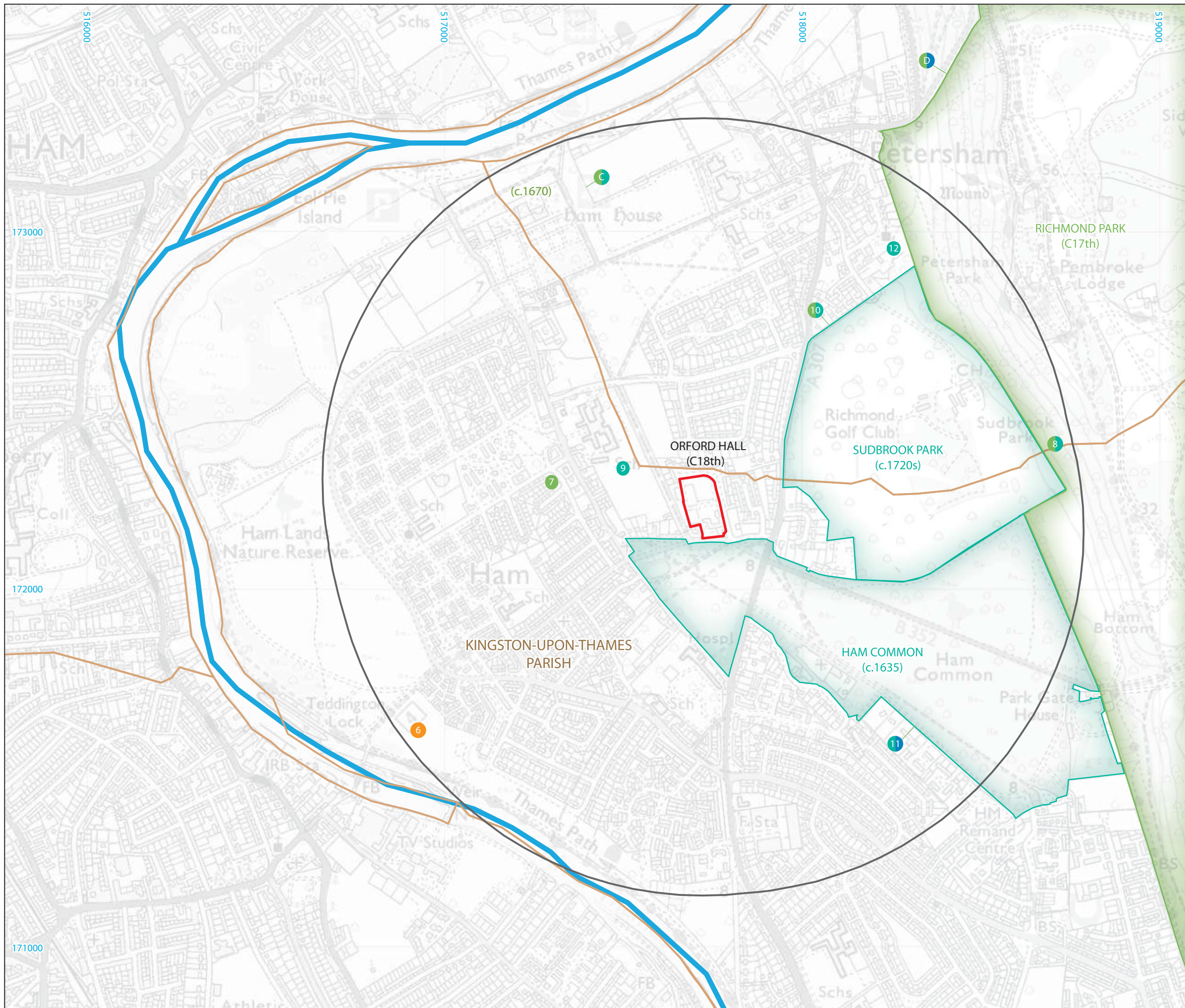
**PROJECT TITLE**  
 St Michael's Convent, Ham Common  
 Richmond, Greater London

**FIGURE TITLE**  
 The Prehistoric Landscape

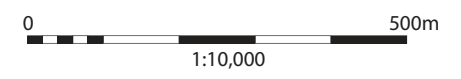
<b>DRAWN BY</b> LJH	<b>PROJECT NO.</b> 660699	<b>FIGURE NO.</b>
<b>CHECKED BY</b> LM	<b>DATE</b> 31-05-2016	
<b>APPROVED BY</b> NB	<b>SCALE@A4</b> 1:20,000	<b>2</b>







- Site boundary
- Study area
- parish boundary
- River Thames
- Ham House Grade II\* Registered Park and Garden
- Modern
- Post-medieval
- Medieval
- Saxon



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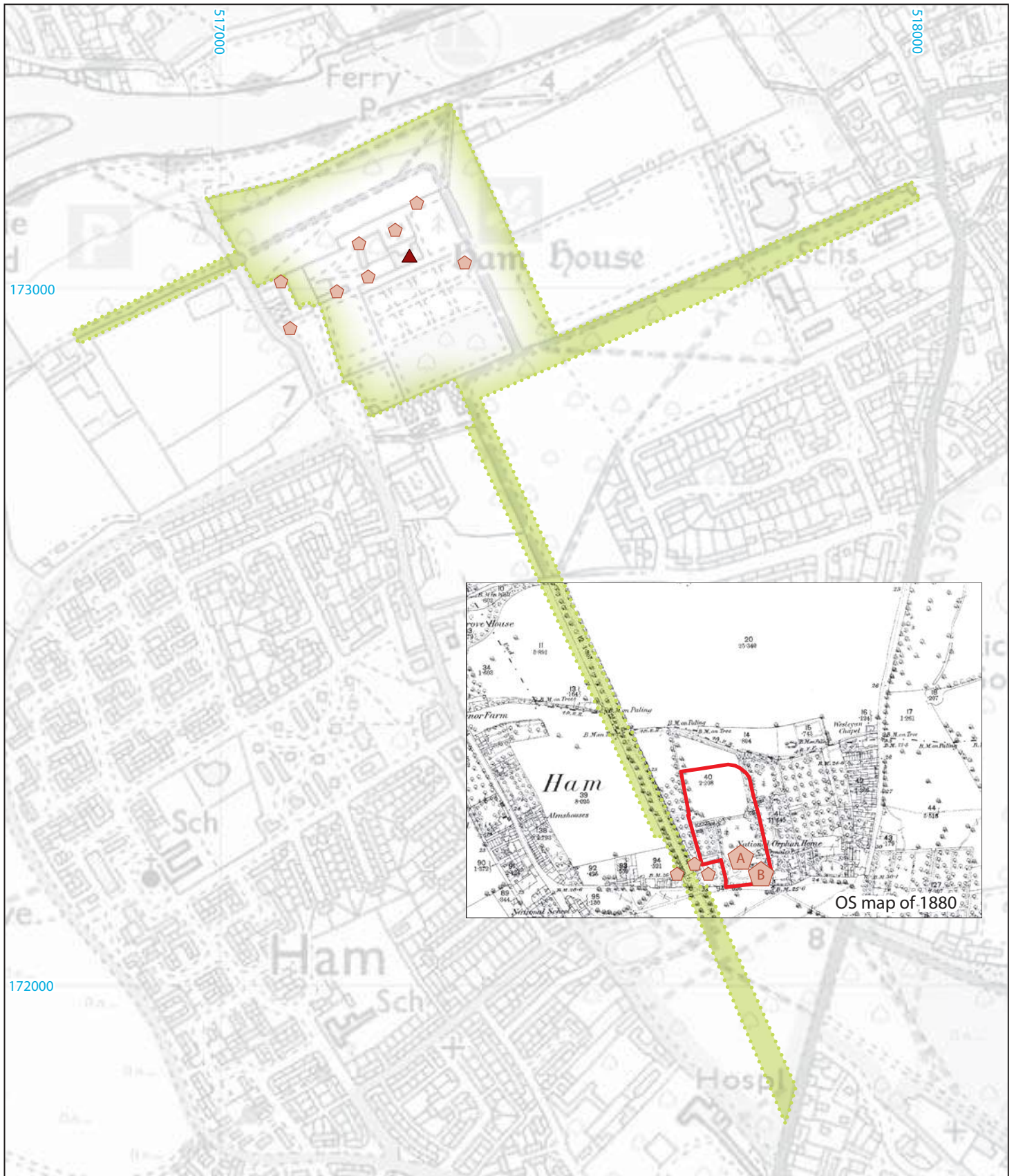

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**PROJECT TITLE**  
 St Michael's Convent, Ham Common  
 Richmond, Greater London

**FIGURE TITLE**  
 The Medieval and Post-Medieval  
 Landscape

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-  Site boundary
-  Ham House Grade II\* Registered Park and Garden
-  Grade I Listed Building
-  Grade II Listed Building



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**PROJECT TITLE**

St Michael's Convert, Ham Common  
Richmond, Greater London

**FIGURE TITLE**

**The Designed Landscape of the  
Grade II\* Listed Ham House  
Park and Garden**



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