

Desk-top Archaeological Assessment

63-71 HAMPTON HILL,
HAMPTON,
TW12 1NH



National Grid Reference: TQ 14242 70836

July 2016

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**63-71 HAMPTON HILL,
HAMPTON,
TW12 1NH**

London Borough of Richmond

on behalf of GreatPlanet Limited

National Grid Reference
TQ 14242 70836

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SUMMARY

A planning application is to be submitted for the redevelopment of the site to include demolition of the existing buildings, excavation of basement areas underlying the majority of the site and the erection of 8 townhouses, apartments and retail units.

A review of the existing information has identified designated and undesignated heritage assets within the study area. Generally these comprise: Archaeological Priority Areas; a Scheduled Ancient Monument; a Registered Park and Garden; Grade II listed buildings; that the site is situated in a conservation area; and archaeological monuments and features dating to the Roman, Saxon and Post-Medieval periods.

The significance of these heritage assets ranges from high for the Grade I Registered Park and Garden and Scheduled Ancient Monument to low for the archaeological monuments and finds.

The potential for finding buried heritage assets within the study area is thought to be low for occupation sites and low for stray, residual finds.

Before the site was developed in the mid 19th Century it was common land being used for arable cultivation, pasture or farmland. The intensity of development has been low, being concentrated on the High Street frontage and on the western boundary. It is likely that the historic development would have truncated any archaeological deposits and therefore the potential of finding buried heritage assets is thought to be low.

The proposed development will involve the demolition of the existing buildings and the excavation of a basement to c.5m across the majority of the site. This has the potential to truncate any potentially surviving archaeological deposits, however, the probability for this is thought to be low based on the archaeological and historical evidence.

Recommendations

Due to its nature this assessment cannot confirm the presence and significance of any buried heritage assets within the site. As the site is not located within an Archaeological Priority Area it is thought that archaeological fieldwork will not be required, however, the final decision rests with the London Borough of Richmond as the local planning authority, taking advice from their nominated archaeological advisors, Historic England.

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1.0 INTRODUCTION

1.1 Project Background

This archaeological desk-top assessment has been prepared to support the forthcoming planning application for the redevelopment of the site to include demolition of the existing buildings, excavation of basement areas underlying the majority of the site and the erection of 8 townhouses, apartments and retail units.

The assessment was commissioned by Shawn Cardoso on behalf of GreatPlanet Limited, the owners of the site.

1.2 Aims and Objectives

This assessment aims to:

- Establish the presence or otherwise of any identified heritage assets;
- Assess the likely impact of previous development on any identified heritage assets;
- Assess the impact which the proposed development may have on any identified heritage assets; and
- Propose research questions to inform any future mitigation strategy for the protection of any identified heritage assets.

2.0 METHODOLOGY

This assessment follows the guidelines established by English Heritage (1998) and the Institute of Field Archaeologists (2001).

A visit was made to the Local Studies Collection at Old Town Hall, Whittaker Avenue, Richmond TW9 1TP. Historical and geological maps and plans were consulted along with aerial photographs, books, reports, property deeds and parish records. Historic maps were photographed rather than photocopied and therefore have not been reproduced to scale.

Reports of previous archaeological work in the study area (defined as a distance of 500m from the centre of the site) and which are within the London Borough of Richmond were consulted. These included: desk top assessments; and reports on watching briefs, evaluations; and excavations.

A print out was obtained from Historic England's Greater London Archaeological Advisory Service of all entries held on the Historic Environment Record (HER) within a distance of 500m from the centre of the site, taken to be TQ 14242 70836 so as to be able to determine the nature and extent of known archaeological remains in the study area.

The internet was consulted in order to supplement information obtained from other sources such as Richmond Central Library and the HER.

A site visit was made in April 2016 to establish current land use.

Sources used within this report are listed in the bibliography.

3.0 ARCHAEOLOGY AND PLANNING

3.1 National Policy

The National Planning Policy Framework (NPPF) was published by the Government in March 2012. It replaced national policy relating to heritage and archaeology (Planning Policy Statement 5: Archaeology and Planning). Section 12 *Conserving and enhancing the historic environment* contains guidance to local authorities, developers, property owners and other stakeholders on the conservation and investigation of heritage assets. The key paragraphs are:

- 128: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation;*
- 135: *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset;*
- 139: *Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets; and*
- 141: *Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

In the NPPF the following definitions are used:

- *Heritage assets:* 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- *Archaeological interest:* There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- *Designated heritage assets:* A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

- *Significance:* The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- *Setting of a heritage asset:* The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

3.2 Regional Policy

The London Plan contains overarching policies for the Greater London area (GLA, March 2015). Policy 7.8 relates to heritage assets and archaeology:

Strategic

A. London's heritage assets and historic environment, including listed buildings, registered historic parks and gardens and other natural and historic landscapes, conservation areas, World Heritage Sites, registered battlefields, scheduled monuments, archaeological remains and memorials should be identified, so that the desirability of sustaining and enhancing their significance and of utilising their positive role in place shaping can be taken into account.

B. Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present the site's archaeology.

Planning decisions

C. Development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate.

D. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

E. New development should make provision for the protection of archaeological resources, landscapes and significant memorials. The physical assets should, where possible, be made available to the public on-site. Where the archaeological asset or memorial cannot be preserved or managed on-site, provision must be made for the investigation, understanding, recording, dissemination and archiving of that asset.

LDF preparation

F. Boroughs should, in LDF policies, seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

G. Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, protecting, enhancing and improving access to the historic environment and heritage assets and their settings where appropriate, and to archaeological assets, memorials and historic and natural landscape character within their area.

3.3 Local Policy

At a local level heritage and archaeology are considered in the London Borough of Richmond's Development Management Plan (DMP) which was adopted in November 2011.

The overarching policy which covers both above ground and below ground heritage assets is Policy DM HD 4 *Archaeological Sites* which states:

“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”.

As explanation for Policy DM HD 4 the DMP goes on to state:

4.3.18 *Archaeology can include industrial sites, buildings, machinery, artifacts, air raid shelters and modest domestic buildings. The preservation of archaeological remains is a material consideration when determining planning applications. As set out in PPS 5, there is a presumption in favour of preservation in-situ, where the remains are of national importance. While it is desirable to treat all remains in this manner, it is recognised that it may not always be practical to do so.*

4.3.19 *However, regardless of their status, established procedures of consultation and evaluation as set out in PPS 5 and other advice must be followed in preparing development proposals. Prospective developers should make an initial assessment of whether the site is known or likely to contain archaeological remains by consultation with the appropriate specialist bodies, normally English Heritage and the Greater London Archaeological Advisory Service. The Proposals Map identifies scheduled ancient monuments. The Archaeological Constraints map (Map 1) identifies areas with archaeological potential where sites of importance could exist, but not all sites of archaeological importance will necessarily be on the constraints map; developers should check the latest known information with English Heritage.*

4.3.20 *The Council wishes to endorse the spirit of the Code of Practice already established by The British Archaeologists and Developers Liaison Group and developers are also referred to advice published by English Heritage.*

3.3 Assessing Significance

Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- *Evidential value* derives from the potential of the physical remains to yield evidence of past human activity;
- *Historical value* derives from the ways in which past people, events and aspects of life can be connected through a place to the present;
- *Aesthetic value* derives from the ways in which people draw sensory and intellectual stimulation from a place.
- *Communal value* derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

The significance of heritage assets is summarised in the table below:

| Significance | Factors determining significance |
|-------------------------|--|
| International/very high | World Heritage Site Assets of recognised international importance Assets that contribute to international research objectives |
| National/high | Scheduled Ancient Monuments Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Conservation Areas Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas |
| Regional/medium | Grade II Listed Buildings Grade II Registered Parks and Gardens Assets that contribute to national research agendas |
| Local/low | Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives |
| Negligible | Assets with little or no archaeological/historical interest |
| Unknown | The importance of the asset has not been ascertained from available evidence |

Table 1. Significance of heritage assets.

4.0 SITE LOCATION, GEOLOGY AND TOPOGRAPHY

4.1 Site Location

The application site is located at 63-71 High Street, Hampton Hill, Hampton, TW12 1NH. It is rectangular in shape, measuring c. 70m by 40m and covers an area of approximately 2,800m². It is bounded by the High Street to the east, retail with residential over to the north on the High Street frontage and a new development of residential houses to the rear, to the west is the St Clare Business Park, accessed off Holly Road and to the south a fairly modern terrace built as offices, now largely converted for residential use (figure 1).

The site is currently occupied by two office buildings fronting High Street which are joined at first floor level by an overhead walkway and the St Clare Studio in the south west quadrant (plates 1 and 2).

The centre of the site is at TQ 14242 70836.

4.2 Geology

Sheet 270 from the British Geological Survey shows the site lying predominantly on Taplow Gravel Formation, comprising sand and gravel, a riverine deposit that formed up to 2 million years ago during the Quaternary period. The solid geology of the area comprises of London Clay, comprising clay and silt, a sedimentary bedrock formed during the Palaeogene Period, approximately 34 to 56 million years ago (BGS, 1991).

A Phase 1 Preliminary Risk Assessment Report has been prepared by HBPW LLP which has confirmed that the Taplow Gravel extends to a depth of at least 8m (HBPW LLP, 2016, 5).

4.3 Topography

The site is level, lying at c.17m OD.

5.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

The potential for finding archaeological activity on a site and its surrounding area is determined by a number of factors. For the earliest period, the prehistoric, there is no documentary evidence to help determine the previous use. Instead, the archaeological record, particularly other sites with similar geological, topographical and hydrological characteristics, can be used to determine the potential for any archaeological remains.

The appearance of maps and documents can help trace the historical development of a site and its surrounding area. Maps can trace the topography as well as the building, demolition and alteration of settlement indicating changes in ownership, fashion, affluence and politics.

Likewise documents can be used to trace the changing development and fortunes of a site and its surrounding environment. Past owners, the value of the land, its use (whether for agriculture, uncultivated or developed *etc.*) can be ascertained all of which can be used as supporting evidence for the historical maps.

It is therefore essential to examine the archaeological record as well as the historic maps and documents in order to build up as comprehensive a picture as possible.

The timescales used in this assessment are:

| | | |
|---------------|---|---------------------|
| Palaeolithic | - | 450,000 – 12,000 BC |
| Mesolithic | - | 12,000 – 4,000 BC |
| Neolithic | - | 4,000 – 2,000 BC |
| Bronze Age | - | 2,000 – 600 BC |
| Iron Age | - | 600 BC – AD 43 |
| Roman | - | AD 43 – 410 |
| Saxon | - | 410 – 1066 |
| Medieval | - | 1066 – 1485 |
| Post-Medieval | - | 1485 – 1900 |
| Modern | - | 1900 – present |

5.2 Greater London Historic Environment Record

An important source of designated and non-designated heritage assets is the Historic Environment Record (HER), a database of archaeological sites, scheduled ancient monuments, parks and gardens, listed buildings and aerial photographs in Greater London, held by Historic England. A print out of all entries held on the HER was obtained for an area of c.0.25km² with the proposed development site at its centre, at Ordnance Survey grid reference TQ 14242 70836 (figure 3 and tables 3a and 3b).

The HER print out shows that there are 14 designated and undesignated Heritage Assets within 500m of the site (table 3a): two Archaeological Priority Areas; one Scheduled Ancient Monument; one registered park and garden; four listed buildings; two findspots dating from the Roman and Saxon periods; and four monuments.

The HER also shows that there have been 10 previous archaeological investigations in the study area (table 3b): one field survey; two watching briefs; one watching brief and evaluation; and six evaluations.

Archaeological Priority Areas

Bushy Park APA ([1] in table 3a and on figure 3) is a royal deer park with late 15th Century origins, being enlarged by Cardinal Wolsey and subsequent monarchs. The underlying geology comprises of Kempton Park gravel overlying London Clay. The High Street forms the eastern boundary to the Bushy Park APA which is c.50m at its closest point from the site.

Hampton APA [2] covers the early Medieval settlement of the same name and is mentioned in the Domesday Book. It has Saxon origins developing next to the river. The underlying geology comprises mainly of Kempton sand and gravel formation overlying London Clay. Howard Close, c.375m to the south of the site forms the northern boundary to the Hampton APA.

Scheduled Ancient Monument

The Old Brew House [3] is a late 17th/early 18th Century built by the Earl of Halifax. It is a 2 storey oblong block building in brown brick with red dressings and formed part of the complex of buildings which supported the Upper Lodge (see [8] below). As well as being a SAM, the Old Brew House is a Grade II listed building (see [6] below). It lies c.400m to the south east of the site in Bushy Park.

Registered Park and Garden

As well as being designated an APA, Bushy Park [4] is also a Grade I Registered Park and Garden.

Listed Buildings

Brick walls [5] forming the boundary to Upper Lodge are Grade II listed. They comprise of a semi-circle wall on the eastern side of Upper Lodge and return southwards along the High Street and terminate just north of Hampton Court Road. They lie c.355m to the north east of the site.

As well as being designated a SAM (see also [3] above) the Old Brew House [6] is a Grade II listed building.

The 19th Century stables and garden wall to Upper Lodge [7] are Grade II listed and form an enclosed stable yard. The buildings along the yard are early 18th and early 19th Centuries and are of a single storey with dormers in brown brick with red dressings and a central brick pediment. They lie c.285m to the south east of the site.

The Upper Lodge [8] was rebuilt in the early 19th Century and is now an irregular complex of buildings in stock brick with slate roofs. The main house is of 3 storeys with 2 storey wings with double bays on the garden front. It lies c.410m to the south east of the site.

Findspots

'Roman objects' were recorded in 1930, 290m north west of the site in the study area [9] and a Saxon sherd dating to 450-650 AD was found during an evaluation 430m to the north east [10].

Monuments

Two pipes and a brick culvert [11] dating to the early 18th Century associated with the Brew House were recorded during archaeological fieldwork in 2002. They lie c.400m to the south east of the site.

The site of the Central Basin [12] was part of Charles Montagu's water gardens. It was located during archaeological fieldwork in 1997. The basin was in existence between c.1709 and 1775, prior to which it was a 17th Century brick garden wall and dumped deposits. The basin was filled in in the 19th Century and replaced with a fountain and concrete basin, which in turn was destroyed in the late 19th Century. This was replaced by gravel hard standing and later topsoil. It lies c.420m to the south east of the site.

The site of the Upper and Lower Pools [13] was part of Charles Montagu's water gardens. It was located during archaeological fieldwork in 1997. A dam was contained between the two pools, one of the earliest examples of its kind. It lies c.350m to the south east of the site.

Dumped clay material [14] relating to the backfilling of the Central Basin to the Upper Lodge was recorded during reinstatement work in 2002. It was deposited from the late 18th Century onward and lies c.420m to the south east of the site.

Previous Archaeological Work

The HER records 10 archaeological investigations within the study area, mainly concentrated around the Upper Lodge in Bushy Park [15], [16], [17], [18], [19], [20], [21], [22] and [24]. The one exception is land to the rear of 41-105 Laurel Road [23] c. 435m to the north east of the site, where fieldwork did not record anything of note.

A desk-top assessment for the St Clare Business Park to the west of the proposed site was prepared by the Heritage Collective in December 2014. The DBA showed that development on the site had occurred since the mid 19th Century, first with residential buildings, then with warehouses and workshops. Prior to this the site was open, potentially being used for agricultural purposes.

The development from the mid 19th Century would have involved the excavation of foundations, service trenches and landscaping work, each of which is likely to have horizontally truncated below ground strata (Heritage Collective, 2014, 4).

5.3 Documentary and Cartographic Sources

The origins of Hampton are likely to date from the Saxon period where place-name evidence indicates that 'Hamm' means an enclosure and 'ton' means a farmstead or settlement, therefore the farm in the bend of the river (Weinreb and Hibbert, 1987, 358).

The Anglo Saxon parish of Hampton included the present day settlements of Hampton, Hampton Hill, Hampton Wick and the hamlet of Hampton Court. For much of its history it comprised of pasture, meadow and arable land (Sheaf and Howe, 1995, 10).

The Domesday Survey of 1086 records the former owner of the Manor of Hampton as Earl Algar and the new owner as Walter de Valery (Williams and Martin, 2003, 365). The Manor stayed in his family until 1236 when the Knights Hospitallers of the order of St John of Jerusalem owned the manor.

In 1514 Thomas Wolsey bought the manor from the Knights Hospitallers. As part of his tenure he demolished the original manor house and built Hampton Court Palace on the same

site and enclosed Bushy Park and divided it into three parts with the area to the east known as 'Middle Park'. The Old Brew House [3] was constructed in the 18th Century and supplied the estate workers with ale (Sheaf and Howe, 1995, 49).

The population of the parish has steadily risen from 45 ordinary landowners for Hampton, Hampton Wick and Teddington with a total population of around 200 at the time of the Domesday Survey in 1086 to 9,400 in 1900 (www.botlhs.co.uk/local-history/hampton/medieval, first accessed 5th May 2016)

The growth in population, particularly during the 19th Century, was stimulated by the arrival of the Water Companies in the 1850s, the railway in 1864 and the growth of market gardening to supply the increased numbers. It was facilitated by the Earl of Carlisle, who in 1897, decided to break up the Manor House Estate (www.botlhs.co.uk/local-history/hampton/19th-century, first accessed 5th May 2016).

The earliest maps which depict the study area date from the late 16th and early 17th Centuries are small scale showing little detail. Christopher Saxton's map of Kent, Surrey, Sussex and Middlesex of 1579 (figure 4) shows the general area with Hampton to the west whilst Van der Keere's map of 1605 (figure 5) adds little further detail.

John Roque's Map of Middlesex South West of 1754 shows the study area to be open fields with Upper Lodge to the south east (figure 6).

The Ordnance Surveyors Drawing of 1804 (figure 7) shows that the road network between the villages of Twickenham to the north east of the site, Teddington to the east and Hampton to the west had been established. The open spaces of Bushy Park to the east and Hampton Common to the north west are also shown.

At the beginning of the 18th Century Hampton and Hampton Wick had a combined population of 1,150. Hampton Hill had yet to come into existence and the land was just part of "The Common". By the end of the century the population of Hampton had increased to 1,722 and that of Hampton Wick to 793 (www.botlhs.co.uk/local-history/hampton/georgian, first accessed 5th May 2016).

The rapid expansion of Hampton Hill in the mid 19th Century created a mixture of building styles with those fronting the High Street being simple houses, cottages and shops of 2 storeys with yellow stock and red brick facades. Wooden gates, doors and passages led to yards and gardens which reflect the working origins of Hampton Hill (LBR, n.d., 4).

The Hampton Tithe Map of 1850 (figure 7) shows Hampton Court Palace and Bushy Park but does not show the application site itself which lay outside the boundary of the park.

The first edition Ordnance Survey (OS) map of 1863 (figure 9) is the first map which shows the area in any great detail. The site comprises of four rectilinear plots running north west/south east. Structures (possible shops) are shown in the east corner of the site, fronting the High Street. New Hampton is shown to the north of the site along with a congregational chapel. Linear development on both sides of High Street to the west and the area to the immediate south and west is shown as open ground.

The name New Hampton was officially changed to Hampton Hill in 1890 (www.lovehamptonhill.com/history/single-history, first accessed 5th May 2016 and LBR, n.d., 3).

The OS map of 1915 (figure 10) shows that considerable development has taken place in the intervening 47 years particularly to the west of High Street. Within the site, buildings are

shown along the full boundary fronting High Street. In the wider area a nursery is shown to the west of the site and the railway line beyond.

Development to the west of the railway line is shown on the OS map of 1934 and a library to the north (figure 11).

The site is shown as being used as a builder's yard on the OS map of 1961 (figure 12). In the wider area the area to the west of the site is now a builder's yard as well.

The 1993 OS map (figure 13) shows that the buildings connected with the builder's yard have been demolished and replaced.

The OS map of 2001 (figure 14) and Google Earth map (figure 15) shows the current land with two office buildings fronting High Street which are joined at first floor level by an overhead walkway and the St Clare Studio in the south west quadrant (plates 1 and 2).

6.0 ARCHAEOLOGICAL POTENTIAL AND ASSESSMENT OF SIGNIFICANCE

6.1 Introduction

The archaeological potential of the study area (the area within 500m from the centre of the site) is based upon the presence, or otherwise, of designated and undesignated heritage assets and the impact which previous and future land use has had, and will potentially have on them. Consideration should also be given to the as yet unidentified heritage assets such as archaeological remains. This is based on information collated from existing information (maps, documents, previous fieldwork within the study area); a site visit; and professional judgement.

This assessment has identified a number of heritage assets within the study area as shown in the table below:

| Heritage Asset | Designated/ Undesignated | Significance | Present within the study area? |
|--|-----------------------------|--------------|--------------------------------------|
| World Heritage Site | Designated | Very high | No |
| Scheduled Ancient Monuments | Designated | High | Yes |
| Conservation Areas | Designated | High | Yes |
| Buildings in conservation areas | Designated | High | Yes |
| Listed buildings – Grade I and II* | Designated | High | No |
| Archaeological Priority Areas | Designated | High/medium | Yes |
| Listed buildings – Grade II | Designated | Medium | Yes |
| Historic parks and gardens | Designated | Medium | Yes |
| War memorials | Desig & Undes | Medium/low | No |
| Any other building, monument, site place area or landscape positively identified as having a degree of significance warranting consideration in planning decisions | Undesignated | Medium/low | No |
| Locally listed buildings | Undesignated | Low | No |
| Locally registered parks and gardens | Undesignated | Low | No |

Table 2. Heritage assets within the study area.

6.2 Heritage Assets within the Study Area

The following designated heritage assets have been identified on Historic England's HER which are within the study area:

Archaeological Priority Areas

- Bushy Park [1]; and
- Hampton [2].

Scheduled Ancient Monument

- Old Brew House, Bushy Park [3].

Registered Park and Garden

- Bushy Park [4].

Listed Buildings

- Brick boundary walls, Bushy Park [5];
- Old Brew House, Bushy Park [6];
- Stables and garden wall to Upper Lodge, Bushy Park [7]; and
- Upper Lodge, Bushy Park [8].

The following undesignated heritage assets have been identified on Historic England's HER which are within the study area:

Findspots

- Roman – 'small objects' [9]; and
- Saxon – single pottery sherd [10].

Monuments

- Post-Medieval – 17th Century pipes and brick culvert [11];
- Post-Medieval – site of 18th Century Central Basin [12];
- Post-Medieval – site of the 18th Century upper and lower pools [13]; and
- Post-Medieval – 18th Century dumped material from the Central Basin [14].

The site lies within the Hampton Hill High Street Conservation Area, which although a designated heritage asset, is not listed on the Greater London HER.

6.3 Future land use including the current proposals

A planning application is to be submitted for the redevelopment of the site to include demolition of the existing buildings, excavation of basement areas underlying the majority of the site and the erection of 8 townhouses, apartments and retail units.

The basement areas will be excavated to a depth of c.5m which has the potential to truncate any potentially surviving archaeological deposits; however, the prospect of this is thought to be low based on the archaeological and historical evidence.

6.4 Assessment of Significance

After considering the heritage assets together with the historic land use of the study area and the future land use of the site, an assessment can be made of the significance of any impact on any potential archaeological remains.

The significance of the Archaeological Priority Areas is high.

The significance of the Scheduled Ancient Monument is high.

The significance of the Registered Park and Garden is high.

The significance of the conservation area is medium.

The significance of the listed buildings is medium.

The significance of the findspots and monuments is low.

The cartographic evidence shows that development has occurred on the site since the mid 19th Century with the construction of buildings fronting High Street and gardens/backyards behind. Following the Second World War the site was used as a builder's yard until the 1980s when the current land use was established. This development would have potentially truncated any surviving archaeological deposits. Therefore the significance of finding buried heritage assets based on the cartographic evidence is low.

The excavation of a basement across most of the site to a depth of c.5m will have the potential to truncate any surviving archaeological deposits and to this extent is significant, however, the potential of finding buried assets is low.

7.0 CONCLUSIONS AND RECOMMENDATIONS

A planning application is to be submitted for the redevelopment of the site to include demolition of the existing buildings, excavation of basement areas underlying the majority of the site and the erection of 8 townhouses, apartments and retail units.

A review of the existing information has identified designated and undesignated heritage assets within the study area. Generally these comprise: Archaeological Priority Areas; a Scheduled Ancient Monument; a Registered Park and Garden; Grade II listed buildings; that the site is situated in a conservation area; and archaeological monuments and features dating to the Roman, Saxon and Post-Medieval periods.

The significance of these heritage assets ranges from high for the Grade I Registered Park and Garden and Scheduled Ancient Monument to low for the archaeological monuments and finds.

The potential for finding buried heritage assets within the study area is thought to be low for occupation sites and low for stray, residual finds.

Before the site was developed in the mid 19th Century it was common land being used for arable cultivation, pasture or farmland. The intensity of development has been low, being concentrated on the High Street frontage and on the western boundary. It is likely that the historic development would have truncated any archaeological deposits and therefore the potential of finding buried heritage assets is thought to be low.

The proposed development will involve the demolition of the existing buildings and the excavation of a basement to c.5m across the majority of the site. This has the potential to truncate any potentially surviving archaeological deposits, however, the probability for this is thought to be low based on the archaeological and historical evidence.

Recommendations

Due to its nature this assessment cannot confirm the presence and significance of any buried heritage assets within the site. As the site is not located within an Archaeological Priority Area it is thought that archaeological fieldwork will not be required, however, the final decision rests with the London Borough of Richmond as the local planning authority, taking advice from their nominated archaeological advisors, Historic England.

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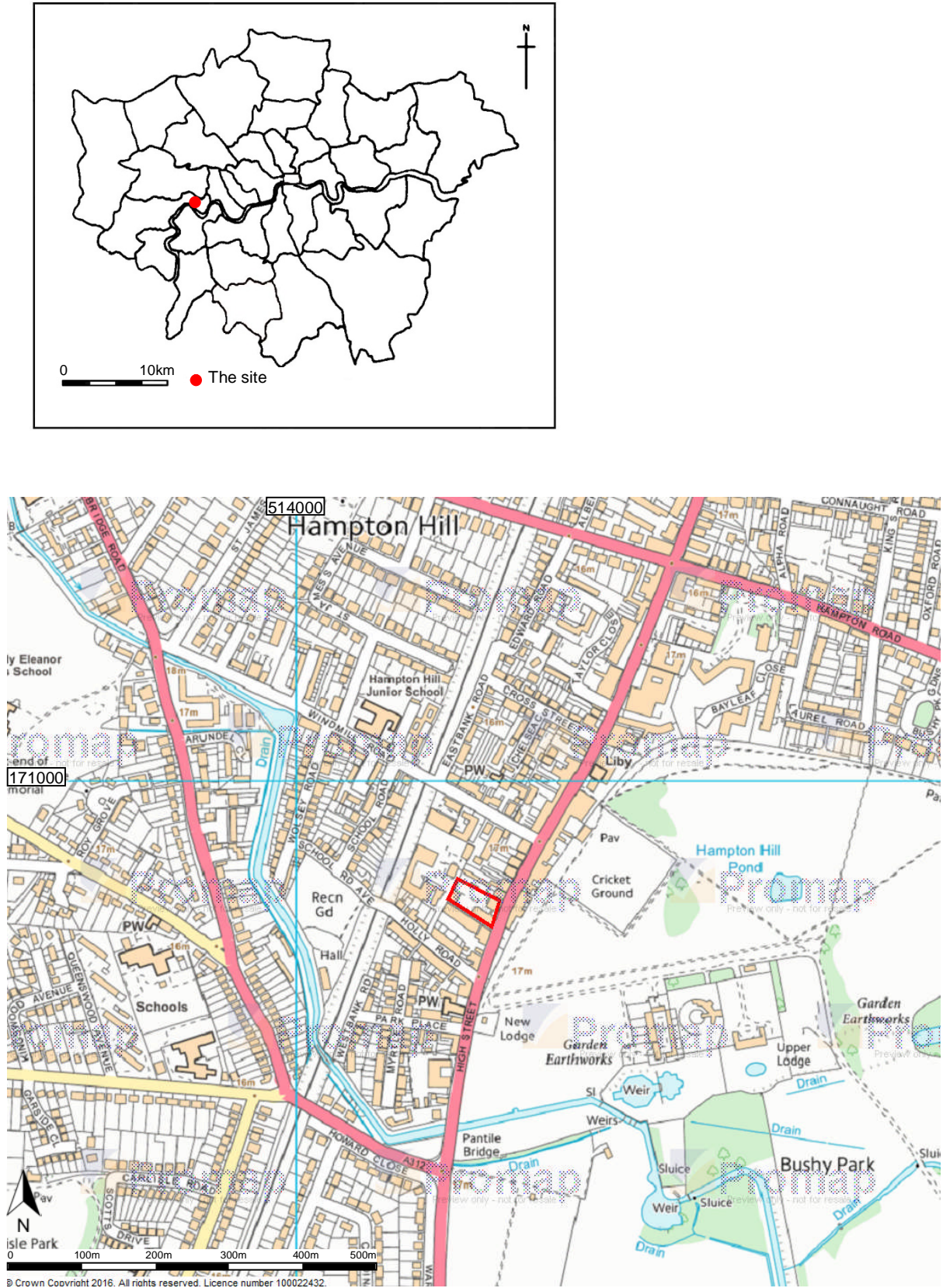


Figure 1. Location plan showing the site outlined red.

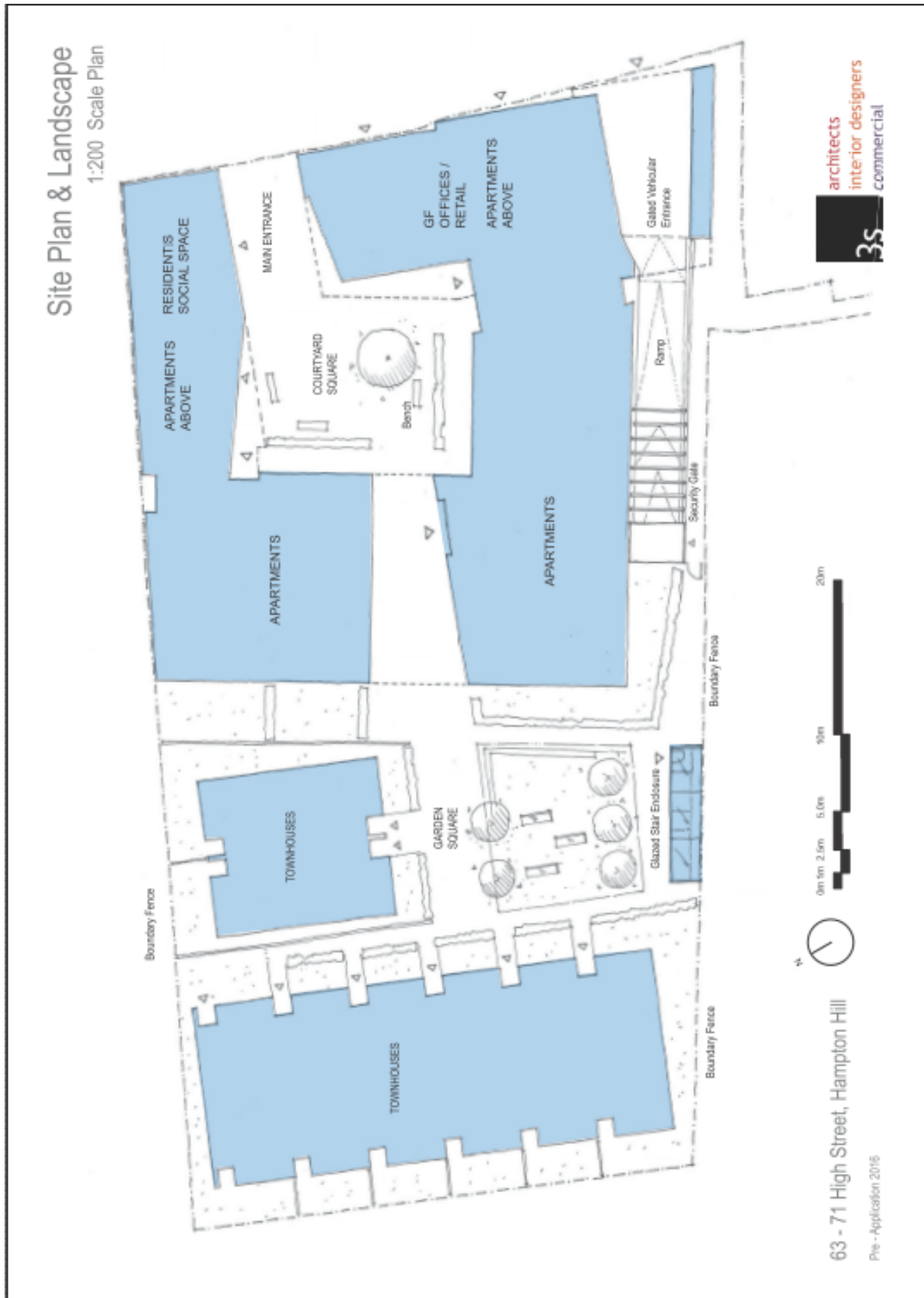
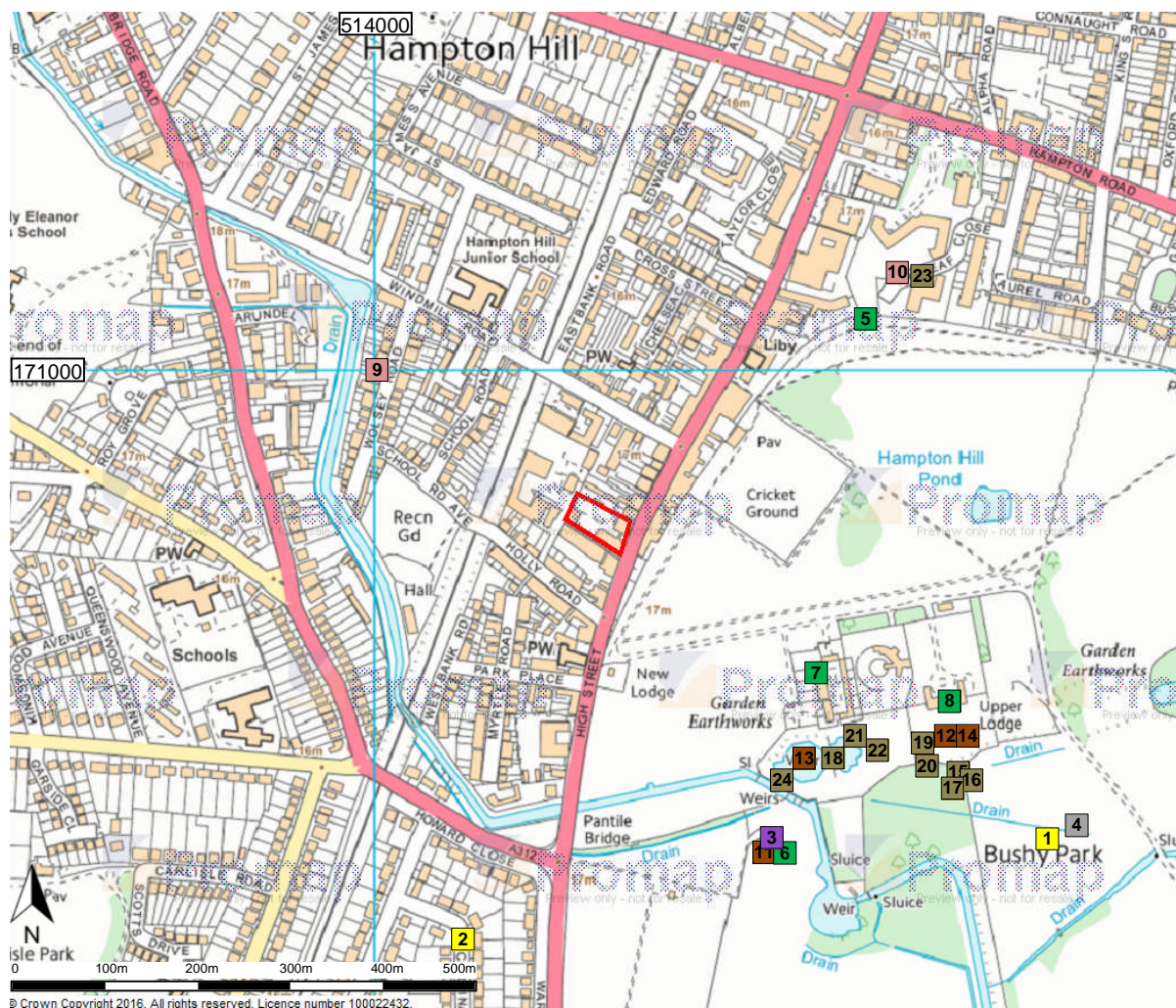


Figure 2. Indicative site layout and landscape plan (not to scale)(copyright: 3S).



Key:

- Site
- Archaeological Priority Areas, numbers 1 - 2
- Scheduled Ancient Monument, number 3
- Registered Park and Garden, number 4
- Listed Buildings, numbers 5 - 8
- Findspots, numbers 9 - 10
- Monuments, numbers 11 - 14
- Fieldwork, numbers 15 - 24

Figure 3. Archaeological entries held on Historic England’s Historic Environment Record (© Historic England [2015] © Crown Copyright and database right [2015]. All rights reserved. Ordnance Survey Licence number 100019088).

| No. | HER no. | Address | OS Grid Ref | Period | Heritage Asset | Description |
|-----|----------|------------------------------------|-------------------|---------------|------------------------------|--|
| 1 | DLO33452 | Bushy Park | TQ 1561 6979 | Medieval | Archaeological Priority Area | Royal deer park with late 15 th Century origins. |
| 2 | DLO33450 | Hampton | TQ 1408 6987 | Medieval | Archaeological Priority Area | Early Medieval settlement mentioned in the Domesday Book with Saxon origins. |
| 3 | DLO13334 | Old Brew House, Bushy House | TQ 1441 7049 | Post-Medieval | Scheduled Ancient Monument | Late 17 th /early 18 th Century 2 storey oblong block building in brown brick with red dressings. |
| 4 | DLO32832 | Bushy Park | TQ 1559 6980 | Medieval | Registered Park & Garden | Grade I. Royal deer park with late 15 th Century origins. |
| 5 | DLO25924 | Bushy Park | TQ 14526 71057 | Post-Medieval | Listed Building | Grade II. Brick boundary walls. |
| 6 | DLO25921 | Old Brew House, Bushy Park | TQ 14419 70500 | Post-Medieval | Listed Building | Grade II. Late 17 th /early 18 th Century 2 storey oblong block building in brown brick with red dressings. |
| 7 | DLO26075 | Bushy Park | TQ 14476 70670 | Post-Medieval | Listed Building | Grade II. 19 th Century stables and garden wall to Upper Lodge. |
| 8 | DLO26540 | Upper Lodge, Bushy Park | TQ 14610 70648 | Post-Medieval | Listed Building | Grade II. House rebuilt early 19 th Century. |
| 9 | MLO18994 | Hampton Hill | TQ 14000 71000 | Roman | Findspot | Small objects found in the area in 1930. |
| 10 | MLO59407 | 41-105 Laurel Road (rear of) | TQ 14580 71100 | Medieval | Findspot | A Saxon pottery sherd dating to 450-650 found during an evaluation. |
| 11 | MLO73817 | Brewhouse, Upper Lodge, Bushy Park | TQ 14420 70500 | Post-Medieval | Monument | Two pipes and a brick culvert dating to 1700 found during archaeological work. |
| 12 | MLO74257 | Upper Lodge, Bushy Park | TQ 14610 70610 | Post-Medieval | Monument | Site of the Central Basin, part of Charles Montagu's water gardens dating from the 18 th Century. |
| 13 | MLO74258 | Upper Lodge, Bushy Park | TQ 14470 70580 | Post-Medieval | Monument | Site of the Upper and Lower Pools water gardens dating from the 18 th Century. |
| 14 | MLO75642 | Upper Lodge, Bushy Park | TQ 14610 70610 | Post-Medieval | Monument | Dumped material dating from the 18 th Century found during reinstatement works of the Central Basin of the Upper Lodge. |

Table 4a. Heritage assets held on English Heritage's Historic Environment Record.

| No. | HER no. | Address | OS Grid Ref | Fieldwork | Description |
|-----|----------|---|-------------------|-------------------------------|--|
| 15 | ELO10529 | Upper Lodge (Gardens), Bushy Park | TQ 14600 70540 | Field Survey | Field survey undertaken in 1995 recorded no archaeological features or finds. |
| 16 | ELO10535 | Upper Lodge (south side), Bushy Park | TQ 14600 70540 | Watching Brief | Fieldwork undertaken in 1998 recorded no archaeological features or finds. |
| 17 | ELO142 | Upper Lodge (Central Basin), Bushy Park | TQ 14610 70610 | Watching Brief | Fieldwork undertaken in 2002 recorded the remains of the central basin. |
| 18 | ELO10267 | Bushy Park Water Garden | TQ 14490 70580 | Watching Brief and Excavation | Fieldwork undertaken in 2008 identified that the water garden cascade was a multi-phase structure being remodelled at least 8 times between the 18 th and 20 th Centuries. |
| 19 | ELO10530 | Upper Lodge, Bushy Park | TQ 14600 70600 | Evaluation | Fieldwork undertaken in 1997. |
| 20 | ELO10531 | Upper Lodge, Bushy Park | TQ 14600 70540 | Evaluation | Fieldwork undertaken in 1998. |
| 21 | ELO10532 | Upper Lodge (Pools), Bushy Park | TQ 14500 70600 | Evaluation | Fieldwork undertaken in 1998. |
| 22 | ELO2802 | Upper Lodge (Central Basin), Bushy Park | TQ 14550 70590 | Evaluation | Fieldwork undertaken in 1999. |
| 23 | ELO3883 | 41-105 Laurel Road (land to rear), Hampton Hill | TQ 14580 71100 | Evaluation | Fieldwork undertaken in 1993. |
| 24 | ELO7769 | Upper Lodge (Cascade and Brewhouse), Bushy Park | TQ 14458 70550 | Evaluation | Fieldwork undertaken in 2002 identified the remains of the cascade and Brewhouse. |

Table 4b. Fieldwork entries held on English Heritage's Historic Environment Record.



Figure 4. Christopher Saxton's map of Kent, Surrey, Sussex and Middlesex, 1579 (not to scale).



Figure 5. Van den Keere's Map of Surrey, 1605 (not to scale).



Figure 6. John Roque's Map of Middlesex South West, 1754 (not to scale).

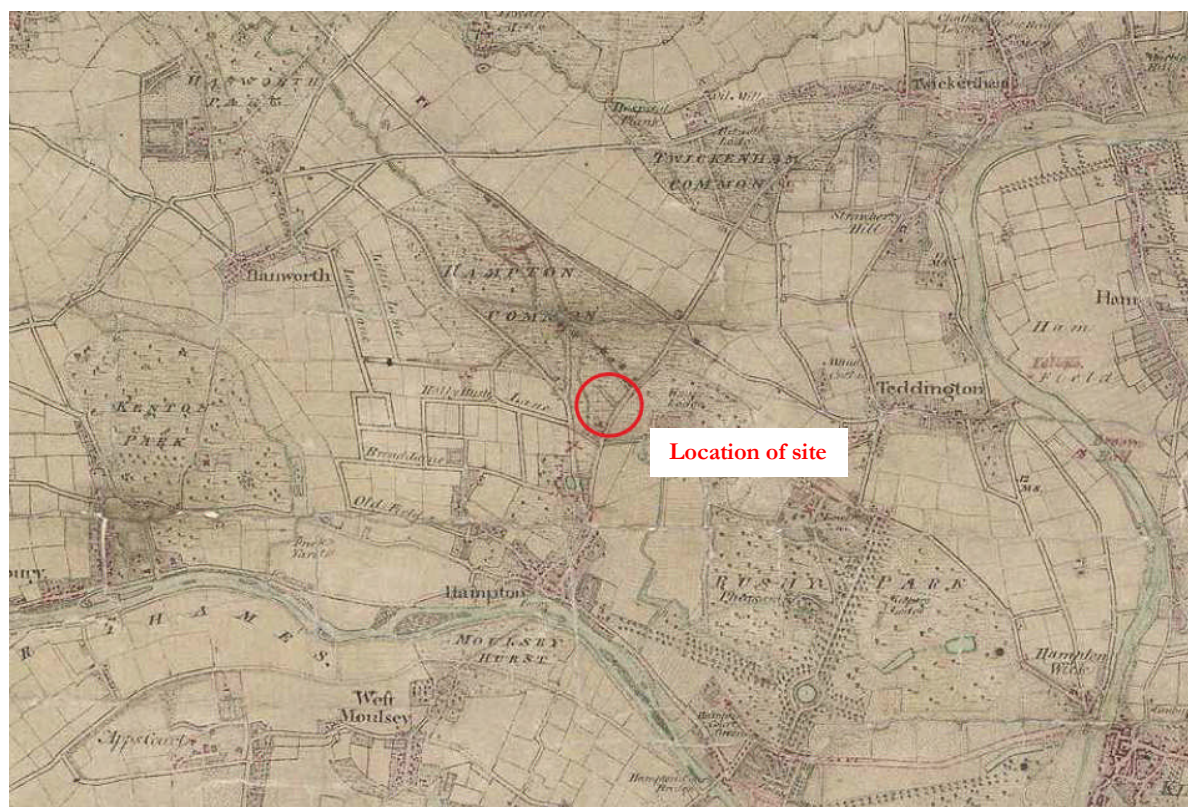


Figure 7. Ordnance Surveyors Drawing, 1804 (not to scale).

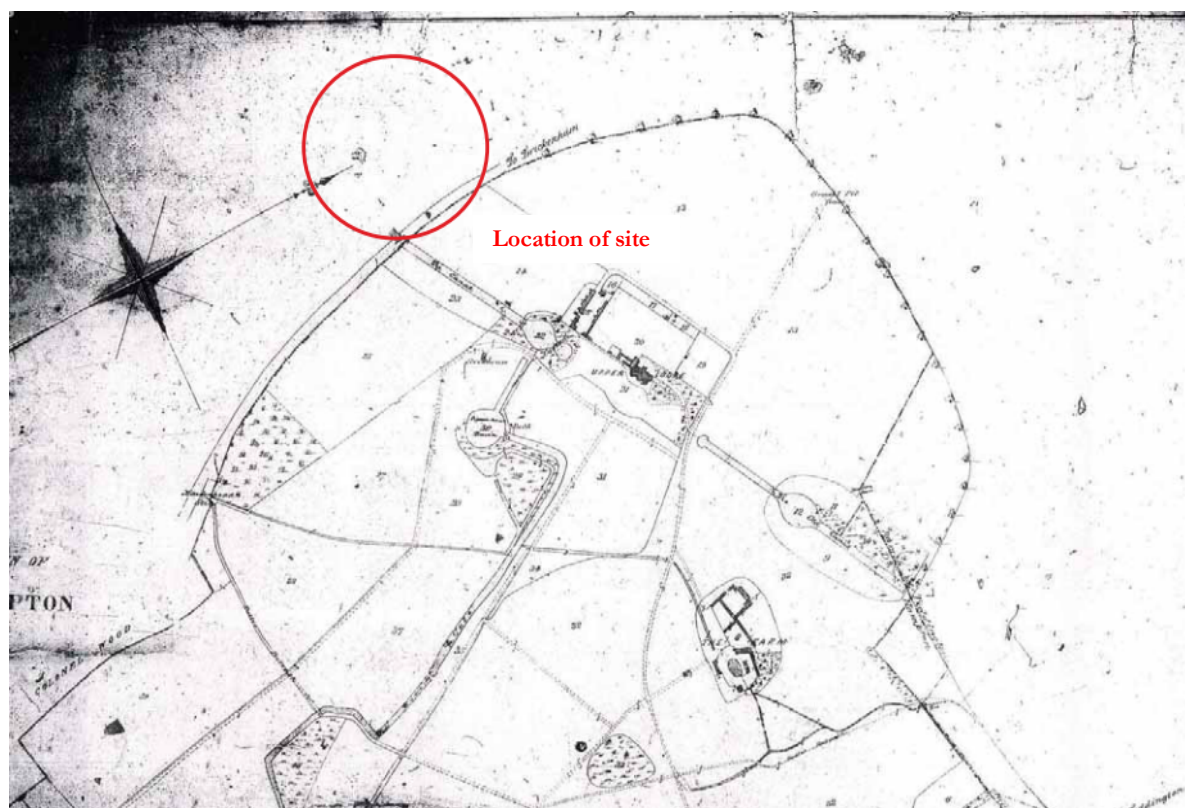


Figure 8. Tithe Map of Hampton, 1850 (not to scale).



Figure 9. First Edition OS Map, 25 inches to 1 mile, 1863 (not to scale).



Figure 10. OS Map, 25 inches to 1 mile, 1915 (not to scale).

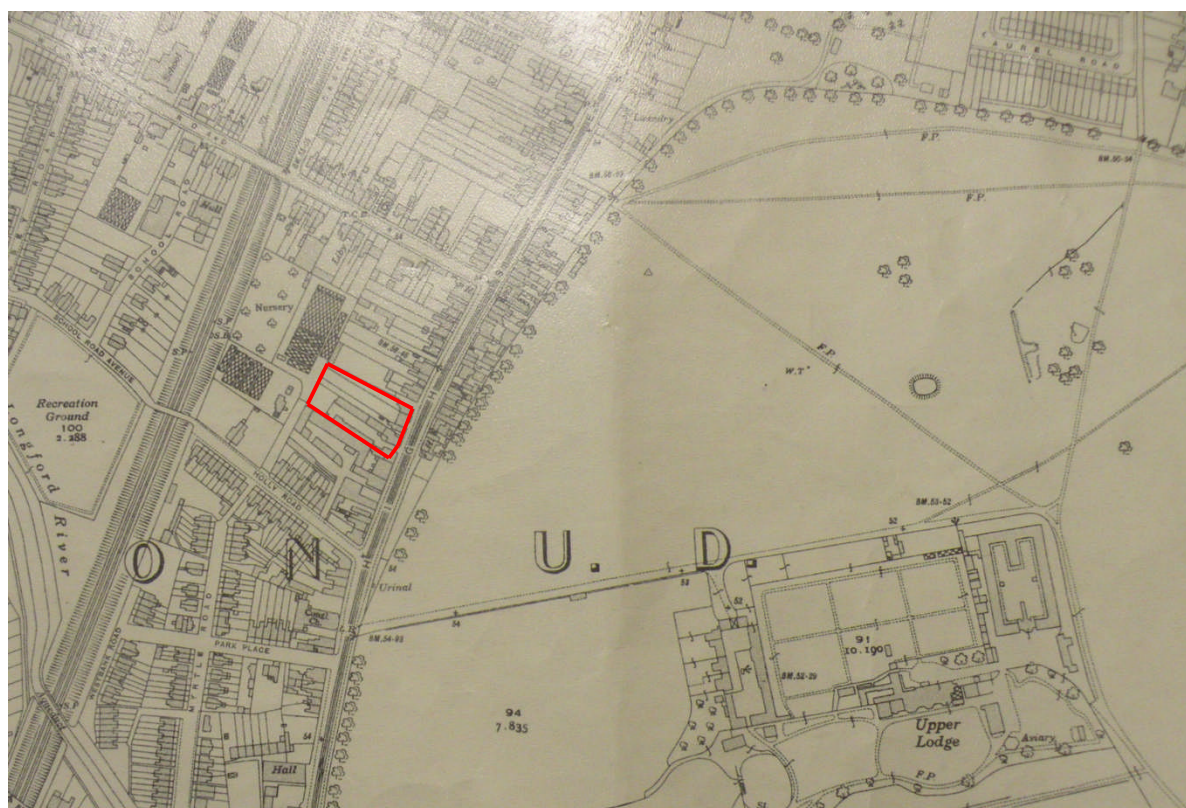


Figure 11. OS Map, 25 inches to 1 mile, 1934 (not to scale).

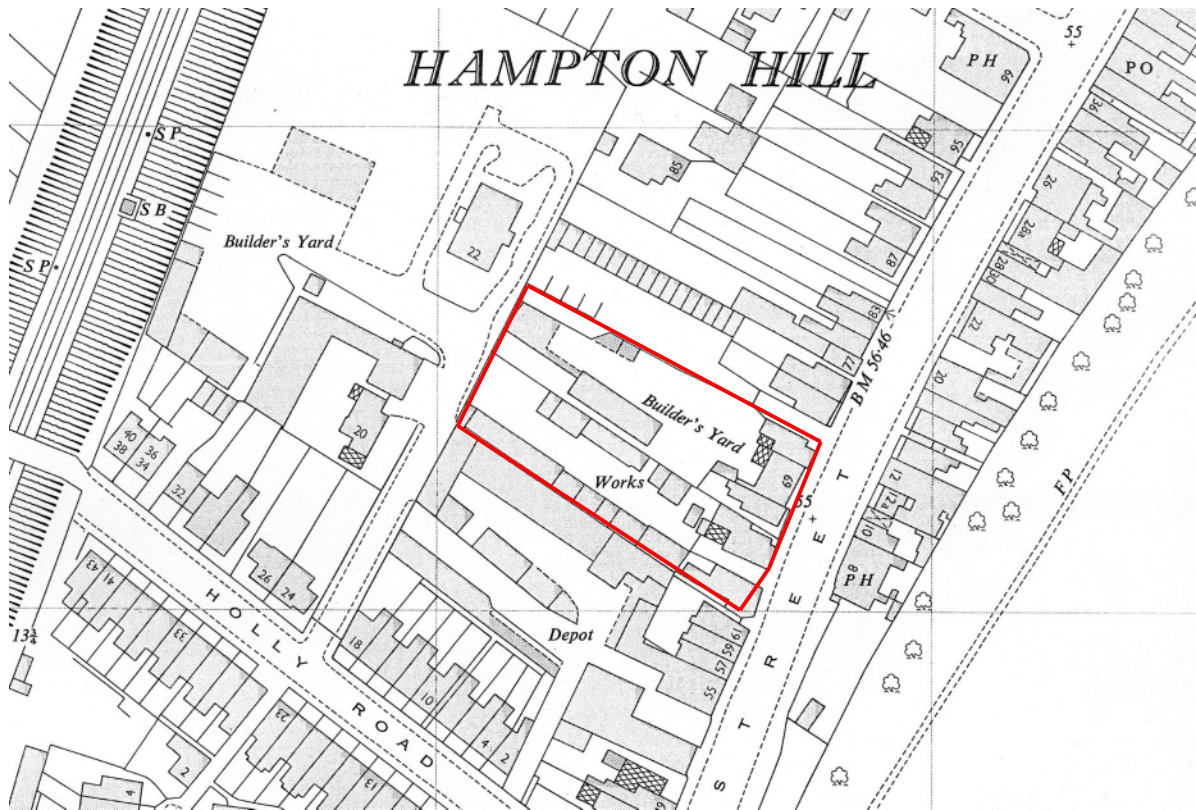


Figure 12. OS Map, 1:1250, 1961 (not to scale).



Figure 13. OS Map, 1:1250, 1993 (not to scale).



Figure 14. OS Map, 1:1250, 2001 (not to scale).

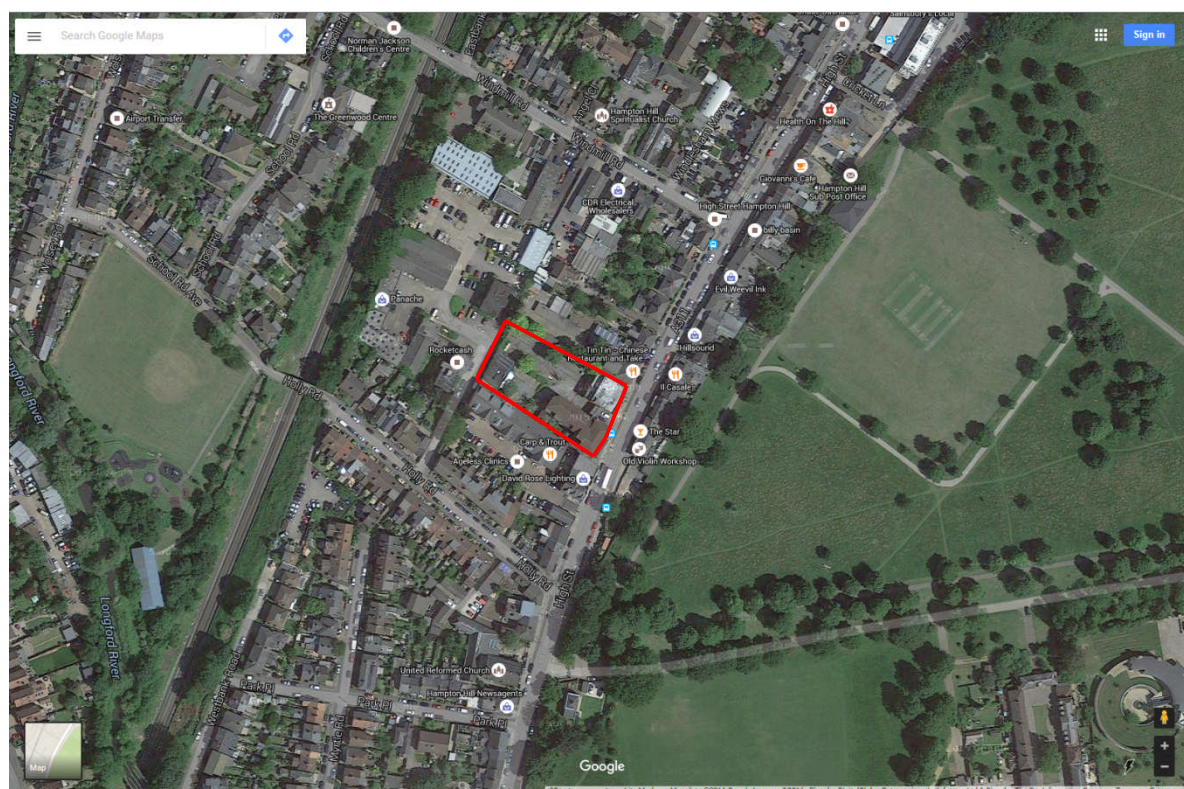


Figure 15. Google Earth Map, 2016.



Plate 1. View of the site looking west.



Plate 2. View of the site looking south east.