



Addendum Note

February 2017

St Michael's Convent, Ham Common, Richmond (16/3552/FUL and 16/3553/LBC): Addendum to Archaeological Desk-Based Assessment

In April 2016 Cotswold Archaeology were commissioned by Beechcroft Developments Ltd to produce an Archaeological Desk-Based Assessment (CA Report: 16286) at the site of St Michael's Convent, Ham Common, Richmond. The assessment was produced in support of a planning application for the redevelopment of the Grade II Listed Orford Hall, the Grade II Listed The Cottage and the surrounding grounds. The assessment specifically focussed upon the archaeological resource within the Site.

The assessment identified that the Site is situated within the Thames River Valley in an area of Thames Gravels geology. This area has previously produced extensive prehistoric artefact scatters and findspots and as such there is some potential for unrecorded prehistoric artefacts to occur within the Site. The assessment also identified that during the historic era the Site formed part of the agricultural hinterland of the Manor of Ham and during the early post-medieval period two cottages were documented as being situated within the Site. There is therefore some potential for remains relating to these cottages to exist within the Site.

In February 2017 a revised design plan for the proposed development was issued, following consultation with the Local Planning Authority. The revised development proposal reflects a reduction in the number of units proposed, from 26 to 23. The development proposals now also include a single storey estate manager's office and meeting rooms, situated within the walled garden within the north-eastern corner of the Site. The reduction of units will reduce the overall amount of ground disturbance associated with the scheme in the immediate vicinity of the Listed Buildings within the Site. The construction of the estate manager's office and meeting rooms has the potential to cause limited ground disturbance within the north-eastern corner of the Site.

The revised development proposals do not alter the conclusions presented within the previous Archaeological Desk-Based Assessment. Any potential archaeological remains are likely to already have been subject to a degree of truncation or disturbance as a result of the construction of Orford Hall and associated horticultural activities within the surrounding grounds. 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 archaeological works to be agreed with the Archaeological Advisor to the Local Planning Authority.

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