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**ARCHAEOLOGICAL  
DESK BASED  
ASSESSMENT**

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**The Firs  
Church Grove  
Hampton Wick  
Richmond upon Thames**

**October 2016**

**Planning • Heritage**

Specialist & Independent Advisors to the Property Industry

**Local Planning Authority:  
London Borough of  
Richmond upon Thames**

**Site centred at:  
TQ 17395 69501**

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## **EXECUTIVE SUMMARY**

The site of The Firs, Hampton Wick, Kingston upon Thames has been reviewed for its below-ground archaeological potential.

In terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.

The site lies within the Bushy Park Archaeological Priority Area, as defined by the local planning authority.

The site can be considered likely to have a low archaeological potential for all past periods.

Past post depositional impacts are considered likely to have been severe as a result of existing development, together with historic tree clearance and land use.

Proposals comprise a multi-story residential development with basement level car parking and associated landscaping.

Based on the generally low archaeological potential of the study site and the severity of post-depositional processes, as demonstrated by this report, development proposals are considered very unlikely to have a significant or widespread negative archaeological impact and therefore no further archaeological work should be recommended.

## **1.0 INTRODUCTION AND SCOPE OF STUDY**

- 1.1 This below-ground archaeological desk-based assessment has been researched by Sylvia White, and prepared by Ashley Bryant of CgMs Consulting on behalf of Flower Michelin Architects LLP.
- 1.2 The subject of this Assessment comprises land at The Firs, Church Grove, Hampton Wick, Richmond upon Thames. The site is centred at TQ 17395 69501 within the London Borough of Richmond upon Thames. The study site is bordered by Church Grove to the southwest, Bushy Park nursery and pre-school to the southeast, and housing to the northeast/west (see Figures 1-2).
- 1.3 In terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- 1.4 The site is located within the Bushy Park Archaeological Priority Area, as defined by the London Borough of Richmond upon Thames (see Figure 2).
- 1.5 Flower Michelin Architects LLP has therefore commissioned CgMs Consulting to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.6 In accordance with central, and local government policy and guidance on archaeology and planning, including 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists August 2014), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.7 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including Richmond Local Studies Library. The report also includes the results of a comprehensive map regression exercise.
- 1.8 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

## **2.0 DEVELOPMENT PLAN FRAMEWORK**

- 2.1 Legislation regarding archaeology, including scheduled ancient monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaced previous national policy relating to heritage and archaeology (PPS5: Planning Policy Statement 5: Planning for the Historic Environment). The NPPF Planning Practice Guidance was published online 6<sup>th</sup> March 2014 and updated 10 April 2014 (<http://planningguidance.planningportal.gov.uk>).
- 2.3 The Planning Practice Guide previously issued in support of PPS5, together with accompanying English Heritage documentation, was cancelled 25 March 2015, to be replaced by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets.
- 2.4 Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
  - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
  - Conservation of England's heritage assets in a manner appropriate to their significance, and
  - Recognition of the contribution that heritage assets make to our understanding of the past.
- 2.5 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

- 2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.8 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
  - Protects the settings of such designations
  - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
  - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.11 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a



heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.12 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.12 The relevant Strategic Development Plan framework is provided by the London Plan Consolidated with Alterations Since 2011. The Further Alterations to the London Plan (FALP) were adopted 10 March 2015. This document includes the revised early minor alterations to the London Plan were published in October 2013. There are no changes to Policy 7.8; slight amendments have been made to the wording of Policy 7.10 World Heritage Sites, cross referencing this policy with the Supplementary Planning Guidance document for the setting of World Heritage Sites prepared in 2012. Recent Minor Alterations to the London Plan (MALP) published 14 March 2016, concern housing standards and parking, with no alteration to heritage policies.

2.13 Policy in the Consolidated London Plan relevant to archaeology at the study site includes the following:

## **POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY**

### **STRATEGIC**

#### **A. LONDON'S HERITAGE ASSETS AND HISTORIC ENVIRONMENT, INCLUDING LISTED BUILDINGS, REGISTERED HISTORIC PARKS AND GARDENS AND OTHER NATURAL**

**AND HISTORIC LANDSCAPES, CONSERVATION AREAS, WORLD HERITAGE SITES, REGISTERED BATTLEFIELDS, SCHEDULED MONUMENTS, ARCHAEOLOGICAL REMAINS AND MEMORIALS SHOULD BE IDENTIFIED, SO THAT THE DESIRABILITY OF SUSTAINING AND ENHANCING THEIR SIGNIFICANCE AND OF UTILISING THEIR POSITIVE ROLE IN PLACE SHAPING CAN BE TAKEN INTO ACCOUNT.**

- B. DEVELOPMENT SHOULD INCORPORATE MEASURES THAT IDENTIFY, RECORD, INTERPRET, PROTECT AND, WHERE APPROPRIATE, PRESENT THE SITE'S ARCHAEOLOGY.**

#### **PLANNING DECISIONS**

- C. DEVELOPMENT SHOULD IDENTIFY, VALUE, CONSERVE, RESTORE, RE-USE AND INCORPORATE HERITAGE ASSETS, WHERE APPROPRIATE.**

- D. DEVELOPMENT AFFECTING HERITAGE ASSETS AND THEIR SETTINGS SHOULD CONSERVE THEIR SIGNIFICANCE, BY BEING SYMPATHETIC TO THEIR FORM, SCALE, MATERIALS AND ARCHITECTURAL DETAIL.**

- E. NEW DEVELOPMENT SHOULD MAKE PROVISION FOR THE PROTECTION OF ARCHAEOLOGICAL RESOURCES, LANDSCAPES AND SIGNIFICANT MEMORIALS. THE PHYSICAL ASSETS SHOULD, WHERE POSSIBLE, BE MADE AVAILABLE TO THE PUBLIC ON-SITE. WHERE THE ARCHAEOLOGICAL ASSET OR MEMORIAL CANNOT BE PRESERVED OR MANAGED ON-SITE, PROVISION MUST BE MADE FOR THE INVESTIGATION, UNDERSTANDING, RECORDING, DISSEMINATION AND ARCHIVING OF THAT ASSET.**

#### **LDF PREPARATION**

- F. BOROUGHSHOULD, 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. BOROUGHSHOULD, IN CONSULTATION WITH ENGLISH HERITAGE, NATURAL ENGLAND AND OTHER RELEVANT STATUTORY ORGANISATIONS, SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR LDFS FOR IDENTIFYING, PROTECTING, ENHANCING AND IMPROVING ACCESS TO THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS WHERE APPROPRIATE, AND TO ARCHAEOLOGICAL ASSETS, MEMORIALS AND HISTORIC AND NATURAL LANDSCAPE CHARACTER WITHIN THEIR AREA.**

- 2.14 The relevant Development Plan framework for the study site is provided by the Richmond Upon Thames Development Management Plan, adopted November 2011. Policy relevant to the site includes:

#### **POLICY DM HD 4 ARCHAEOLOGICAL SITES**

**THE COUNCIL WILL SEEK TO PROTECT, ENHANCE AND PROMOTE ARCHAEOLOGICAL HERITAGE (BOTH ABOVE AND BELOW GROUND), AND WILL ENCOURAGE ITS INTERPRETATION AND PRESENTATION TO THE PUBLIC. IT WILL TAKE THE NECESSARY MEASURES REQUIRED TO SAFEGUARD THE ARCHAEOLOGICAL REMAINS FOUND, AND REFUSE PLANNING PERMISSION WHERE PROPOSALS WOULD ADVERSELY AFFECT ARCHAEOLOGICAL REMAINS OR THEIR SETTING.**

- 2.15 In terms of relevant designated heritage assets as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 2.16 The site is located within the Bushy Park Archaeological Priority Area as defined by the London Borough of Richmond upon Thames. The APAs of the borough are due to be revised in 2017.
- 2.17 In line with existing national, strategic and local planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

### **3.0 GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

3.1.1 The solid geology of the study site is shown by the British Geological Survey Online (2016) as London Clay (Clay and Silt) deposits forming the London Basin. Overlying the London Clay is the Kempton Park Gravel Formation (Sand and Gravel).

3.1.2 The Kempton Park Gravels have been categorised as part of the Devensian Stage, the last glacial stage of the British Pleistocene epoch (Gibbard 1994: 90).

3.1.3 No site-specific geotechnical data is currently available.

#### **3.2 Topography**

3.2.1 The study site occupies generally level ground at c. 10m AOD. Landscaping and planting along the edges of the gardens and house have resulted in raised areas of ground. Excavation of a former pond in the back garden has left an irregular shaped depression.

3.2.2 The course of the River Thames flows from south to north approximately 260m east of the study site.

#### 4.0 **ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSEMENT OF SIGNIFICANCE**

(Including Historic Map Regression exercise)

##### 4.1 Timescales used in this report:

###### **Prehistoric**

Palaeolithic	450,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

###### **Historic**

Roman	AD 43 -	410
Anglo Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1749
Modern	AD 1750 -	Present

##### 4.2 **Introduction**

4.2.1 What follows comprises a review of archaeological findspots within a 300m radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.

4.2.2 In terms of designated heritage assets, as defined above in paragraph 2.7 and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefields or Historic Wreck sites lie within the study area.

4.2.3 The site lies within the Bushy Park Archaeological Priority Area, as defined by the London Borough of Richmond upon Thames, which was a royal deer park with late 15<sup>th</sup> century origins (GLHER ref: DLO33452).

4.2.4 In general the GLHER findspots relate to artefactual discoveries of most past periods of human activity. Several recent archaeological interventions within the vicinity of the study site have not revealed archaeological remains (see Section 4.8 below).

4.2.5 The map regression demonstrates that the study site has been developed from the early 20<sup>th</sup> century with the house and gardens that presently occupy the site.

4.2.6 Chapter 5 subsequently considers the site conditions and whether the theoretical potential identified in this chapter is likely to survive.

### 4.3 **Prehistoric - Palaeolithic and Mesolithic**

4.3.1 The River Thames gravel terraces have been a valuable resource for the collection of Palaeolithic and Mesolithic artefacts. The riverside environment would have provided a rich and varied area for exploitation by mobile hunter-gathering peoples. However, the occurrence of *in-situ* palaeoliths in the underlying river Kempton Park terrace gravels is typically rare (BGS 1996: 130).

4.3.2 No Palaeolithic finds have been recorded within the study area.

4.3.3 Archaeological evaluation at the former Harcross Timber Yard c. 230m east of the study site revealed peat deposits which were radiocarbon dated to the Mesolithic period (MLO75653, MLO7430 at TQ1765 6950).

4.3.4 In view of the available information the archaeological potential of the study site for the Palaeolithic and Mesolithic periods can be identified as generally low. Small quantities of residual flintwork could conceivably be present.

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

4.4.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

- 4.4.2 By the 1<sup>st</sup> millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.
- 4.4.3 Flint debitage and burnt flint, together with two broken blades were found in residual contexts at the corner of Old Bridge Street c. 170m southeast of the study site (MLO65927 at TQ1757 6944).
- 4.4.4 No Bronze Age or Iron Age evidence has been recorded within the study area.
- 4.4.5 On the basis of the current evidence the archaeological potential of the study site for the later Prehistoric periods can be defined as generally low. Small quantities of residual material could conceivably be present.
- 4.5 **Roman**
- 4.5.1 Roman settlement is known from Kingston on the opposite side of the River Thames, and is also thought to occur at Hampton Wick, close to the river, probably associated with a river crossing.
- 4.5.2 Archaeological excavations at 11 Lower Teddington Road c. 200m northeast of the study site revealed three truncated features cutting natural river gravels containing mixed pottery of Roman date, which are thought to be associated with domestic activity (ELO3948, MLO3940 at TQ1760 6960).
- 4.5.3 No other Roman evidence is recorded within the study area. Archaeological evaluations outside of the study area, closer to the River Thames, have identified evidence of Roman settlement (Allen et al 2015).
- 4.5.4 Based on the available evidence the study site can be considered to have a low archaeological potential for the Roman Period.
- 4.6 **Anglo Saxon & Medieval**
- 4.6.1 The nearest recorded settlement in the 1086 Domesday Survey is Kingston on the opposite side of the River Thames to Hampton Wick.

- 4.6.2 Hampton Wick is recorded as *Hamptone la Wyke* in the 13<sup>th</sup> century, meaning ‘the harbour or trading settlement for Hampton’ (Mills 2010).
- 4.6.3 Settlement is thought to have been established at Hampton Wick by the Late Saxon period (DLO33456, TQ1752 6973). Evidence of settlement in this period has however not been clearly identified in the archaeological record within the study area.
- 4.6.4 Residual Saxo-Norman pottery was identified at the corner of Old Bridge Street c. 160m southeast of the study site (MLO65928 at TQ1757 6944).
- 4.6.5 Old Bridge Street to the southeast of the study area marks the site of the Medieval bridge across the Thames, the earliest incarnation of which has been dated to the later twelfth century (Weinreb et al 2008).
- 4.6.6 Evaluations at Kingston Bridge c. 260m southeast of the study site revealed possible building foundations, layers of waterlain silts containing late Medieval pottery, bone and roof tile, together with at least three phases of revetments, one phase of which was made from reused ships timbers (MLO70866-9 at TQ1770 6936). Evaluation at the corner of Old Bridge Street c. 160m southeast of the study site revealed masonry foundations and evidence of occupation activity (MLO65929 at TQ1757 6944).
- 4.6.7 A residual sherd of Late Medieval pottery was found at 2-6 Old Bridge Street c. 220m southeast of the study site (MLO68186 at TQ1762 6942). Two residuals sherds of Medieval white ware pottery were recovered from 19<sup>th</sup> century made ground associated with the construction of the present Kingston Bridge c. 260m southeast of the study site (MLO77497, MLO77497 at TQ 1769 6936).
- 4.6.8 The focus for known/potential areas of Medieval settlement activity is some distance to the southeast of the study site, nearer the west bank of the River Thames. Based on the available evidence the study site can be considered to have a generally low potential for Anglo Saxon and Medieval periods. Evidence of agricultural activity and land division could conceivably be present.
- 4.7 **Post Medieval and Modern (including map regression exercise)**
- 4.7.1 Bushy Park (NHL: 1000281) is a Grade I Registered Park and Garden located c. 15m southwest of the study site on the opposite side of Church Grove. Bushy Park was a



deer park from the late 15<sup>th</sup> century, prior to which it was arable farmland. Bushy Park is enclosed by a boundary wall opposite the study site (MLO91633, NHL: 1191699). Historic mapping indicates that the area of the park opposite the study site does not appear to have been formally landscaped, and has existed as fields, recreational grounds and allotments.

- 4.7.2 John Rocque's Survey of Middlesex (Fig 3: 1754) and Survey of London (Fig 4: 1766) show the study site within a wood or orchard. The boundary to the park is immediately west of the study site and in this area the park comprises largely wood and scrub land. The riverside settlement at Hampton Wick lies to the west of the study site. The 1811 Ordnance Survey Drawing (Fig 5) shows no significant change within the study site.
- 4.7.3 The Hampton Enclosure Map (Fig 6: 1826) shows the study site comprising open undeveloped land.
- 4.7.4 The First Edition Ordnance Survey (Fig 7: 1863) shows the site lying within the gardens of a large house, located to the north. The surrounding land has been intensively developed with housing and new roads, including Park Grove (now Church Grove) forms the western site boundary. The Second and Third Edition Ordnance Surveys (Fig 8: 1895 and Fig. 9: 1915) show no significant change within the study site.
- 4.7.5 By 1934 (Fig. 10) the study site is occupied by a house fronting Church Grove, with front and rear gardens.
- 4.7.6 The 1956 Ordnance Survey (Fig. 11) shows some changes to the footprint of the house occupying the study site. The property is identified as 'The Firs'.
- 4.7.7 No further significant changes within the study site occur to present day (Fig. 12-15).
- 4.7.8 The potential of the study site for the Post Medieval and Modern periods can be identified as generally low.

#### 4.8 **Negative/Neutral Evidence**

- 4.8.1 Negative evaluation has been undertaken at 1A Station Road (ELO11048 at TQ1744 6978), and at 2 Station Road (ELO6295, TQ17487 69750) c. 230m north of the study site, and at Becketts Place c. 230m northeast of the study site (ELO7014 at TQ 17656 69623); Modern remains were found at No 13 St Johns Road c. 70m east of the study site (ELO168 at TQ1748 6947). Post Medieval and Modern remains were identified at 25-27 High Street c. 120m east of the study site (ELO8061 at TQ17551 69502; MLO98628 at TQ17552 69506).
- 4.8.2 Monitoring at 11A St John Street c. 70m east of the study site revealed Modern remains (ELO6387 at TQ17491 69498); monitoring at No 1 Hampton Wick High Street c. 130m southwest of the study site revealed undated tree boles and Modern remains (ELO165 at TQ1752 6943)

#### 4.9 **Assessment of Significance**

- 4.9.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.9.2 No archaeological designated heritage assets as defined in the NPPF are recorded on or in close proximity to the study site. The site lies within the Bushy Park Archaeological Priority Area, as defined by the London Borough of Richmond upon Thames. However, the site is located outside the boundary of Bushy Park itself.
- 4.9.3 Overall it would appear that while it is possible that while there is a potential for archaeological remains to be present within the study site boundary, the balance of probability is that these will be purely of local significance.

## **5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT**

(Review of potential impact upon Heritage Assets)

### **5.1 Site Conditions**

5.1.1 The study site is currently occupied by a twentieth century house, with gardens and sheds. The site is access via a gated driveway off Church Grove. The front garden and the borders/rear of the back garden are significantly overgrown with vegetation. The back garden is primarily covered in grass, with areas of paving within the thick vegetation to the rear. There is also an irregular shaped hollow in the back garden which is the remnant of a pond (Figures 14-16 & Plates 1-7).

5.1.2 The construction of the existing building can be considered likely to have had a severe negative archaeological impact, concentrated within the footprint of the building, through the cutting of foundations and services.

5.1.3 Landscaping of the gardens, including the creation of a pond, is likely to have had a moderate, widespread negative archaeological impact.

5.1.4 The clearance of trees from the site during the late 19<sup>th</sup>/early 20<sup>th</sup> century is likely to have had a moderate, widespread negative impact on any archaeological remains that may be present at shallow depth.

5.1.5 Agricultural/horticultural use of the study site prior to development can be considered likely to have had a moderate, widespread negative archaeological impact.

### **5.2 The Proposed Development**

5.2.1 Proposals comprise a multi-story residential development with basement level car parking and associated landscaping (Figure 16-18).

### **5.3 Review of potential development impacts upon Archaeological Assets**

5.3.1 Whilst the study site has been included within the Bushy Park Archaeological Priority Area, it is not located within the boundary of Bushy Park itself. The Royal Borough of Richmond upon Thames does not provide a description that would account for this

extended boundary of the APA, which appears unlikely to reflect a significant potential for below-ground archaeological deposits.

5.3.2 This assessment has identified a limited archaeological potential for the study site, which has also been subject to past depositional impacts. The redevelopment proposals are therefore considered unlikely to have a significant or widespread negative archaeological impact and so no further archaeological work should be recommended.

## **6.0 SUMMARY AND CONCLUSIONS**

- 6.1 The site of The Firs, Hampton Wick, Kingston upon Thames has been reviewed for its below-ground archaeological potential.
- 6.2 In terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- 6.3 The site lies within the Bushy Park Archaeological Priority Area, as defined by the local planning authority.
- 6.4 The site can be considered likely to have a low archaeological potential for all past periods.
- 6.5 Past post depositional impacts are considered likely to have been severe as a result of existing development, together with historic tree clearance and land use.
- 6.6 Proposals comprise a multi-story residential development with basement level car parking and associated landscaping.
- 6.7 Based on the generally low archaeological potential of the study site and the severity of post-depositional processes, as demonstrated by this report, development proposals are considered very unlikely to have a significant or widespread negative archaeological impact and therefore no further archaeological work should be recommended.

## **SOURCES CONSULTED**

### 1. **General**

British Library  
Greater London Historic Environment Record  
Richmond Local Studies Library

### 2. **Internet**

<http://archaeologydataservice.ac.uk>  
<http://www.britainfromabove.org.uk/>  
<http://www.british-history.ac.uk/>  
<https://finds.org.uk/database/>  
<https://www.historicengland.org.uk/listing/the-list>  
<https://opendomesday.org.uk>  
<http://www.pastscape.org.uk>  
<http://planningguidance.planningportal.gov.uk>

### 3. **Bibliographic**

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### 3. **Cartographic**

1754 John Rocque Map of Middlesex

1766 John Rocque Map of London

1768 John Rocque Map of Surrey

1786 Cary Map of Kingston

1793 Lindley & Crossley Map of Surrey

1804 Ordnance Survey Drawing

1811 Ordnance Survey Old Series

1826 Hampton Enclosure Map

1863 Ordnance Survey

1895 Ordnance Survey

1915 Ordnance Survey

1920 Ordnance Survey

1932 Ordnance Survey

1934 Ordnance Survey

1956 Ordnance Survey

1968-1969 Ordnance Survey

1975-6 Ordnance Survey

## **Appendix 1**

Gazetteer of Greater London HER Records (within 300m radius of TQ 17395 69501)



Appendix 1: Gazetteer of Greater London HER Records (within 300m radius of TQ 17395 69501)

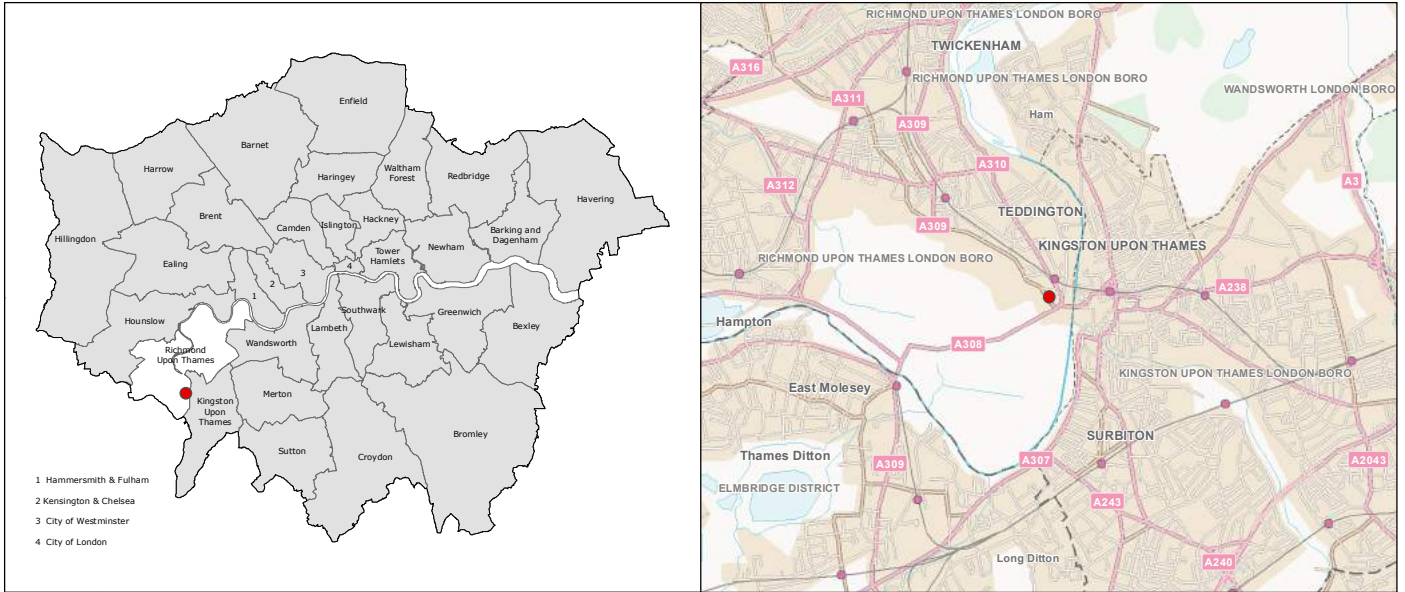
Monument Records:

MonUID	Name	Period
MLO102806	Hampton Court Road/High Street/Sandy Lane Teddington [Bushy Park], Richmond Tw11/Tw12/Kt1/K18 {Royal Deer Park}	Medieval to Modern
MLO107572	Sandy Lane (South Of), [Bushy Park], Teddington, {Site Of Camp Griffiss, Second World War American Airforce Headquarters}	World War Two to Modern
MLO107598	Hampton Court Road, High Street And Horse Fair, Hampton Wick, Kt1 {Hampton Wick War Memorial}	Modern to Unknown
MLO3887	11 Lower Teddington Road {Post Medieval Pits}	Post Medieval
MLO3940	11 Lower Teddington Road {Roman Structure}	Roman
MLO59318	Hampton Court, Hampton Court Road, [Hampton Court Park] {16Th Century Royal Park}	16th Century to Modern
MLO64414	Old Bridge Sthampton Wick	Post Medieval
MLO64416	Old Bridge Sthampton Wick	Post Medieval
MLO65927	Old Bridge St (Corner Of )	Early Neolithic to Late Bronze Age
MLO65928	Old Bridge St (Corner Of )	Early Medieval/Dark Age to Medieval
MLO65929	Old Bridge St (Corner Of )	Medieval to 19th Century
MLO67735	2-6 Old Bridge St	Post Medieval
MLO68186	2-6 Old Bridge St	Medieval
MLO68187	2-6 Old Bridge St	Post Medieval
MLO70866	Kingston Bridge	Medieval
MLO70867	Kingston Bridge	Medieval
MLO70868	Kingston Bridge	Medieval
MLO70869	Kingston Bridge	Medieval
MLO70870	Kingston Bridge	Post Medieval
MLO70871	Kingston Bridge	Post Medieval
MLO73646	Kingston Bridge	Medieval
MLO73647	Kingston Bridge	Post Medieval
MLO73648	Kingston Bridge	Post Medieval
MLO73649	Kingston Bridge	Post Medieval
MLO74305	Old Bridge St	Mesolithic
MLO74306	Old Bridge St	Post Medieval
MLO74307	Old Bridge St	Post Medieval
MLO74308	Old Bridge St	Post Medieval
MLO74882	White Hart	
MLO74883	White Hart	Post Medieval
MLO75653	Former Harcros Timber Yard	Mesolithic
MLO75666	13 St John'S Road, Hampton Wick	18th Century to 19th Century
MLO77292	Former Harcros Timber Yard	
MLO77293	Former Harcros Timber Yard	Post Medieval
MLO77497	Kingston Bridge	Medieval
MLO78021	Kingston Bridge	19th Century
MLO86162	2 High Street, Hampton Wick	17th Century to 19th Century
MLO89682	High Street (No 45A), Hampton Wick, Kingston, Richmond, Kt1 4Dg {Former Hampton Wick Local Board And Udc Offices}	19th Century to Modern
MLO90873	Hampton Court Park, [Home Park House] {18Th Century House}	17th Century to Modern
MLO90913	Church Of St John	19th Century
MLO91011	4 Lower Teddington Road	16th Century
MLO91034	Pont House 4 High Street, Hampton Wick	17th Century to 19th Century
MLO91035	16 High Street	16th Century to Modern
MLO91037	60 High Street, Hampton Wick	17th Century to 18th Century
MLO91101	Hampton Court Park, [The Gatehouse] {18Th Century House}	18th Century

MLO91148	40 Park Road, Hampton Wick	18th Century to 19th Century
MLO91442	Lower Teddington Road (No 2) [ River Cottage] Teddington, Richmond { 18Th Century House}	18th Century to Modern
MLO91479	High Street, (No. 9), Hampton Wick, Richmond, K11 4Da { 18Th Century House And Shop}	17th Century to Modern
MLO91498	Lower Teddington Road, (No. 6), Richmond, K11 4Er { 19Th Century House}	18th Century to Modern
MLO91633	Park Road/Sandy Lane, Teddington, Tw11 { Boundary Wall}	Unknown to Modern
MLO91661	Hampton Court Road, Richmond, K11 {Late 18Th Century Lodge}	18th Century to Modern
MLO97969	St John's Road (No. 11A) Hampton Wick, London K11 4An	18th Century to 19th Century
MLO98138	Station Road (2) [New Flats Adjacent To], Hampton Wick, Tw11	18th Century to 19th Century
MLO98628	High Street (Nos. 25-27), Hampton Wick {Remains Of Post Medieval Buildings}	17th Century to 19th Century

Event Records:

EvUID	Event Name
ELO10509	Hampton Court And Bushy Park, Richmond: Desk Based Assessment
ELO10511	Hampton Court And Bushy Park, Richmond: Field Survey
ELO10516	Old Bridge Street, Hampton Wick: Desk Based Assessment
ELO10605	High Street (No 1), [The White Hart Public House], Hampton Wick: Evaluation
ELO10609	63 High Street, Hampton Wick, Middlesex, K11
ELO11048	Station Road (No. 1A), London, K11: Evaluation
ELO12473	Old Bridge Street, Hampton Wick (Watching Brief)
ELO165	High Street (No 1), [The White Hart], Hampton Wick: Watching Brief
ELO168	St John'S Road (No 13), Hampton Wick: Evaluation
ELO3948	11 Lower Teddington Road K11
ELO4186	Old Bridge Street, [Harcross Timber Yard (Former)], Hampton Wick: Evaluation
ELO4201	Old Bridge Sthampton Wick
ELO4202	Old Bridge Street, Hampton Wick: Evaluation
ELO4211	Old Bridge Street (Nos 2-6), Hampton Wick: Evaluation
ELO5284	Old Bridge Street/High Street, Hampton Wick: Desk Based Assessment
ELO6295	Station Road (2) [New Flats Adjacent To], Hampton Wick, Tw11: Evaluation
ELO6295	Station Road (2) [New Flats Adjacent To], Hampton Wick, Tw11: Evaluation
ELO6387	St John'S Road (No. 11A) Hampton Wick, London K11 4An
ELO7014	Becketts Place [Becketts Wharf], Hampton Wick
ELO7014	Becketts Place [Becketts Wharf], Hampton Wick
ELO8061	High Street (Nos. 25-27), Hampton Wick: Evaluation
ELO9827	Old Bridge Street, [Phase II Development], Hampton Wick, Desk Based Assessment
ELO9828	Old Bridge Street, Hampton Wick, Richmond Upon Thames (Desk Based Assessment)
ELO9837	Horse Fair, [Kingston Bridge], Kingston Upon Thames, Evaluation



**Scale at A4: 1:5,000**  
 0 125m

**Site Boundary**

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**Figure 1: Site Location**



- Site Boundary
- Search Radius 300m
- Designated Assets:**
  - Conservation Area
  - Historic Park and Garden
  - Listed Building
- Archaeological Priority Area**
  - DLO33452 - Bushy Park
  - DLO33455 - Hampton Court, Hampton Court Park and Hampton Court Green
  - DLO33456 - Hampton Wick
  - DLO33481 - Thames Foreshore and Bank
- Non-Designated Assets:**
  - HER Record (Point)**
    - Marine
    - Find Spot
    - Monument
  - HER Record (Line)**
    - Listed Building
  - HER Record (Polygon)**
    - Listed Building
    - Monument
    - Park
- Previous Archaeological Work:**
  - Event Record (Point)
  - Event Record (Polygon)

Scale at A3: 1:2,500  
0 50m



Figure 2: Summary of Cultural Heritage Designations (data from GLHER)



○ Site Location



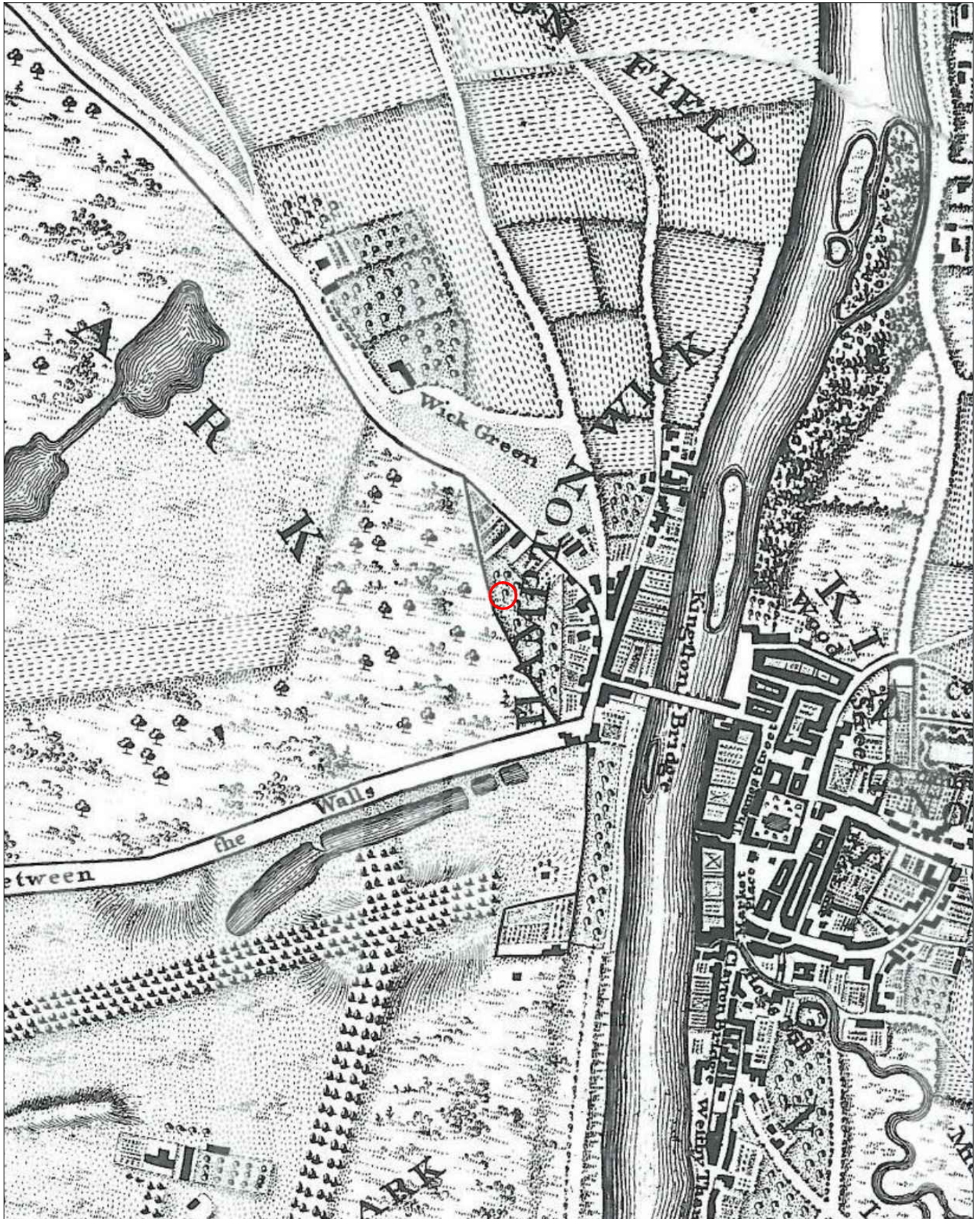
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Figure 3:  
1754 John Rocque's Map  
of Middlesex



○ Site Location

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Figure 4:  
1766 John Rocque's Map  
of London



 Site Location



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Figure 5:  
1809 Ordnance Survey  
Drawing



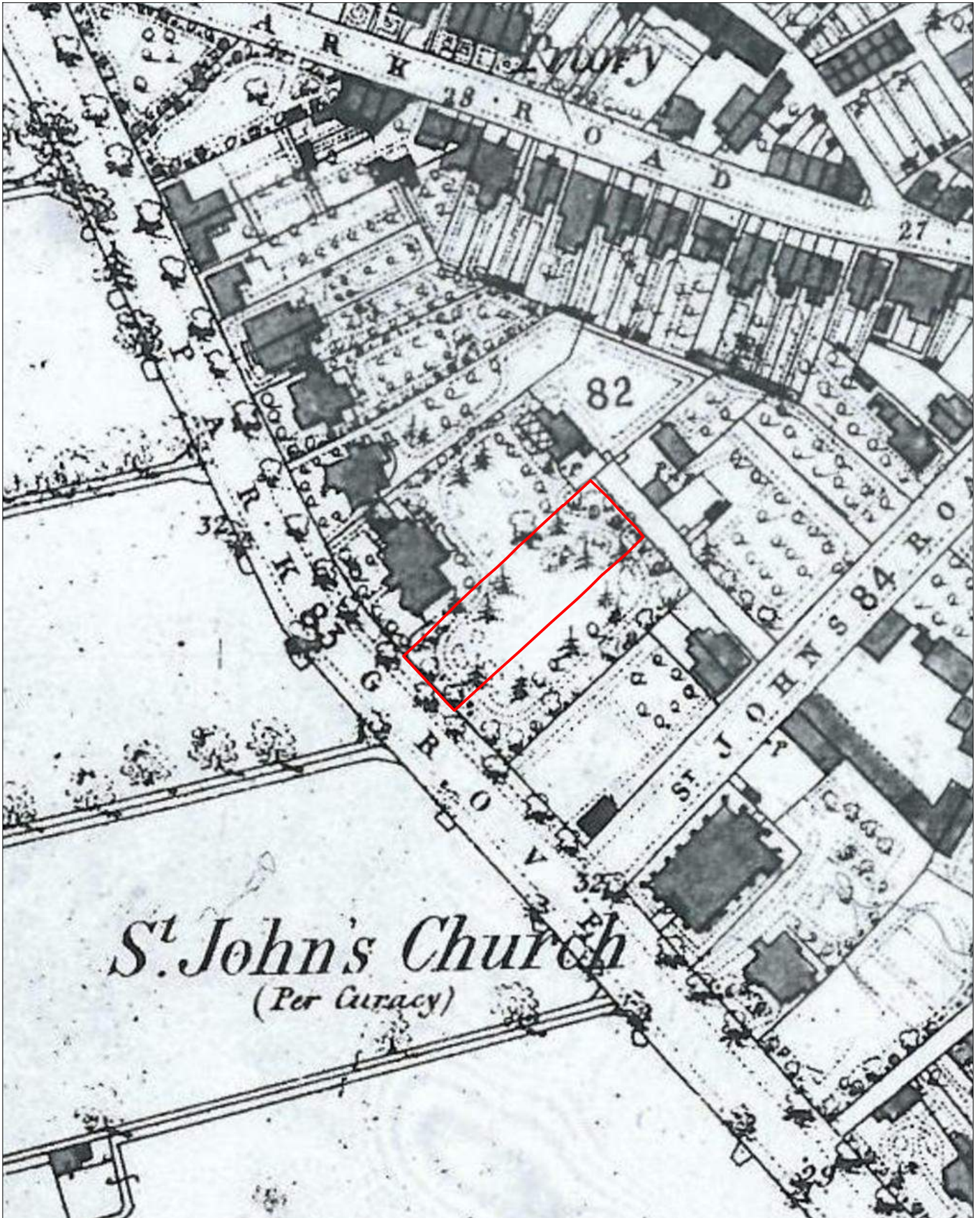
 Site Boundary



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Figure 6:  
1826 Hampton Enclosure  
Map





 Site Boundary



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Figure 7:  
1863 Ordnance Survey

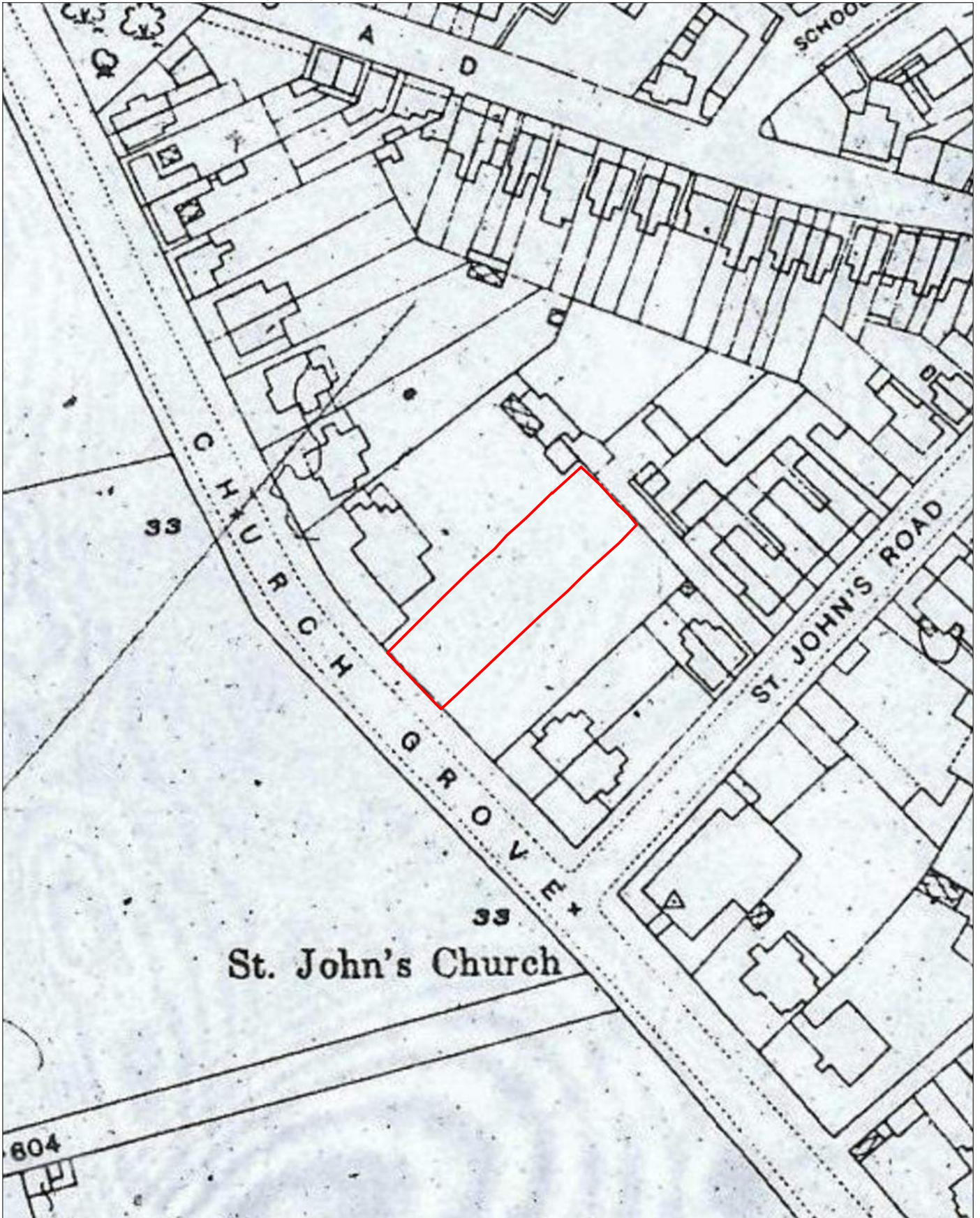


 Site Boundary



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Figure 8:  
1895 Ordnance Survey

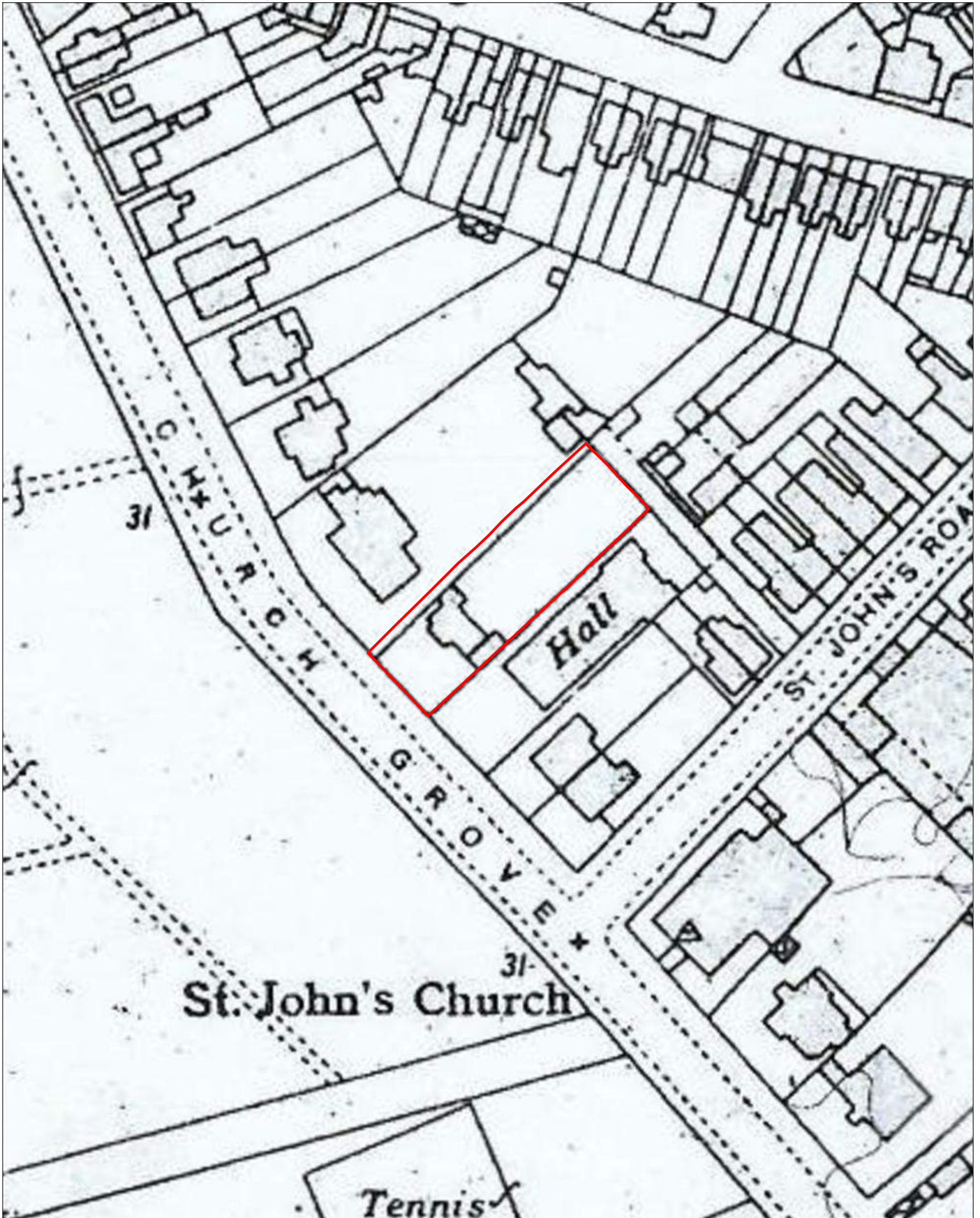


 Site Boundary



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Figure 9:  
1915 Ordnance Survey

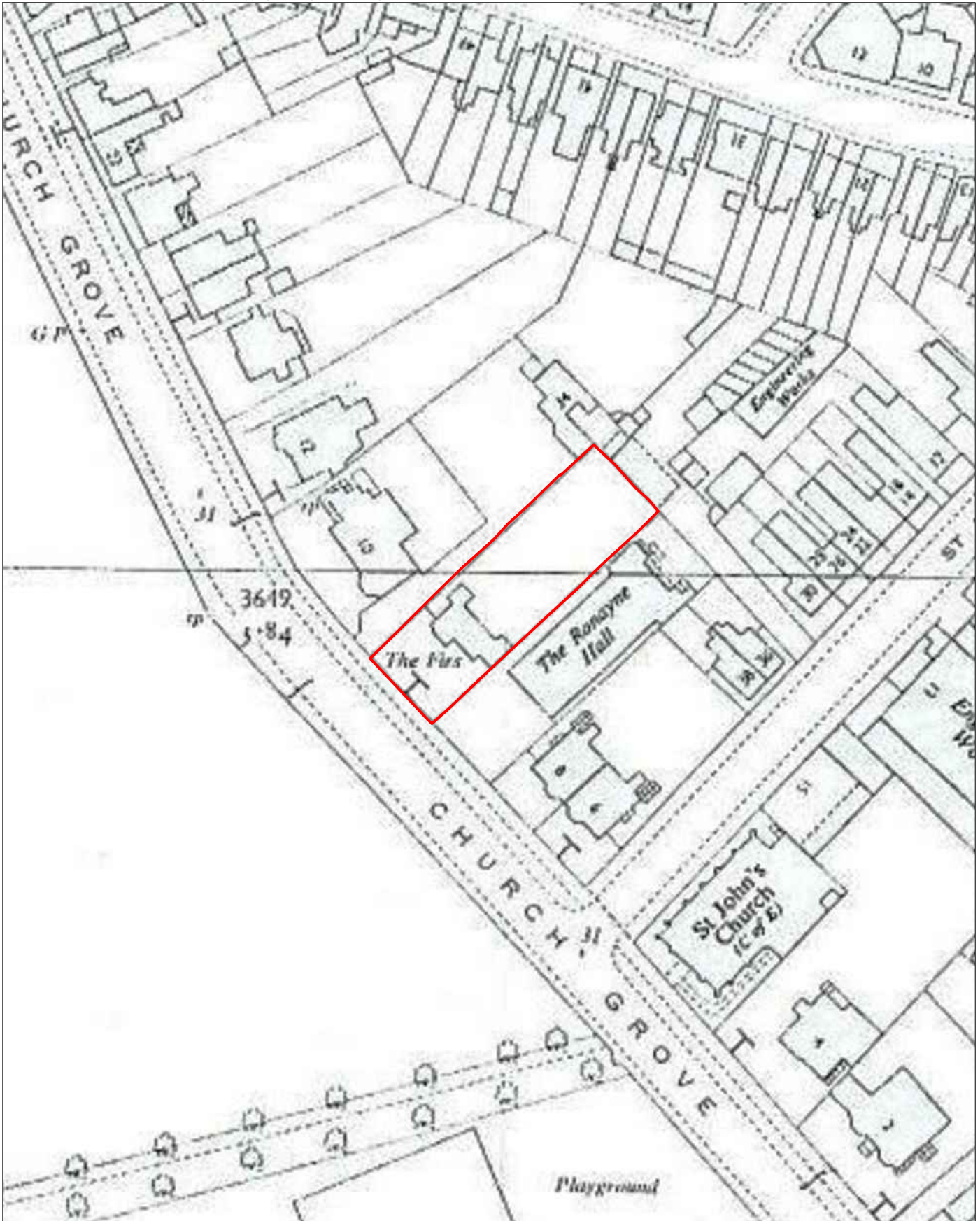


 Site Boundary



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Figure 10:  
1934 Ordnance Survey

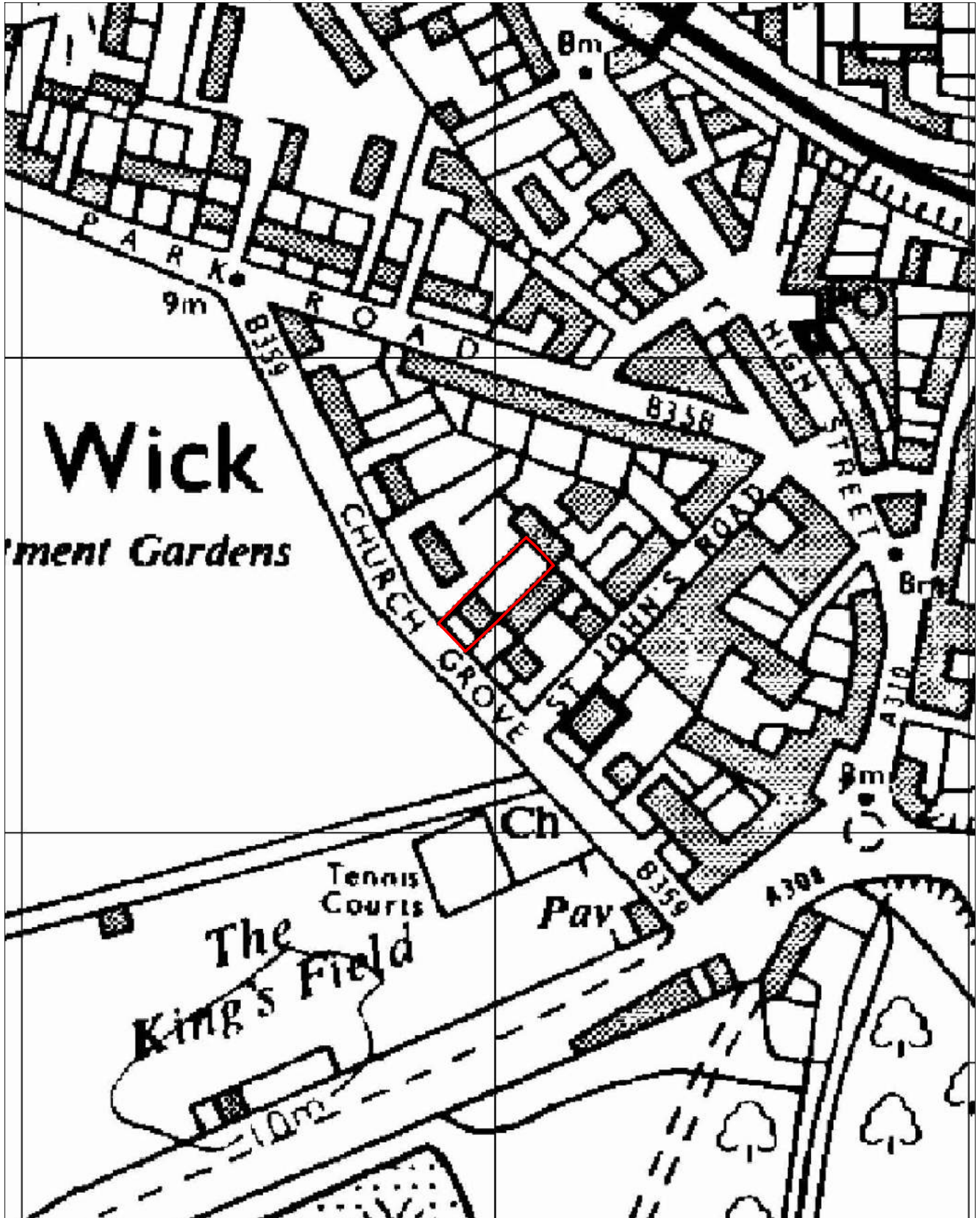


 Site Boundary



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Figure 11:  
1956 Ordnance Survey



 Site Boundary



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Figure 12:  
1975-76 Ordnance  
Survey

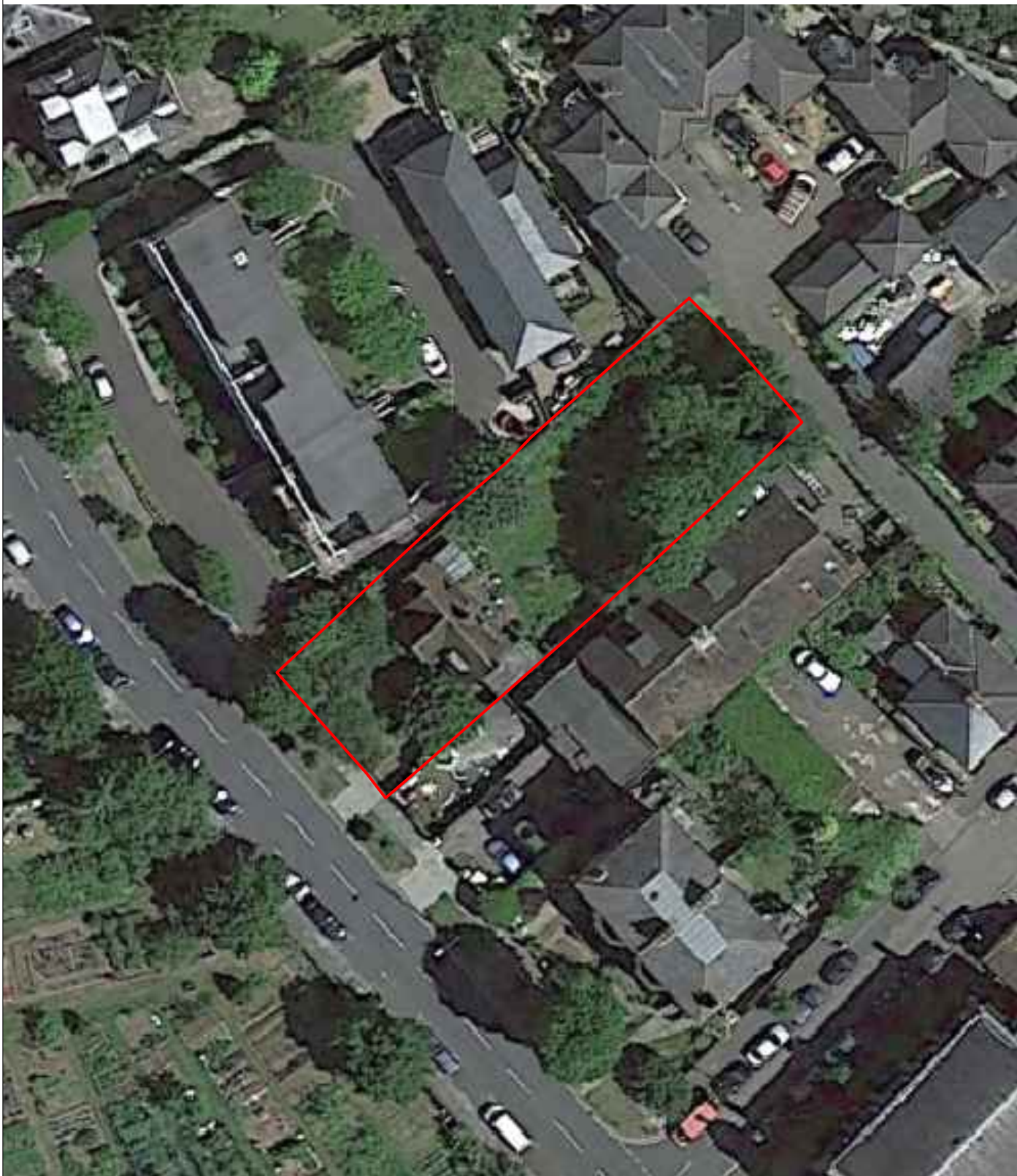


 Site Boundary



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Figure 13:  
2003 Aerial Photograph



 Site Boundary

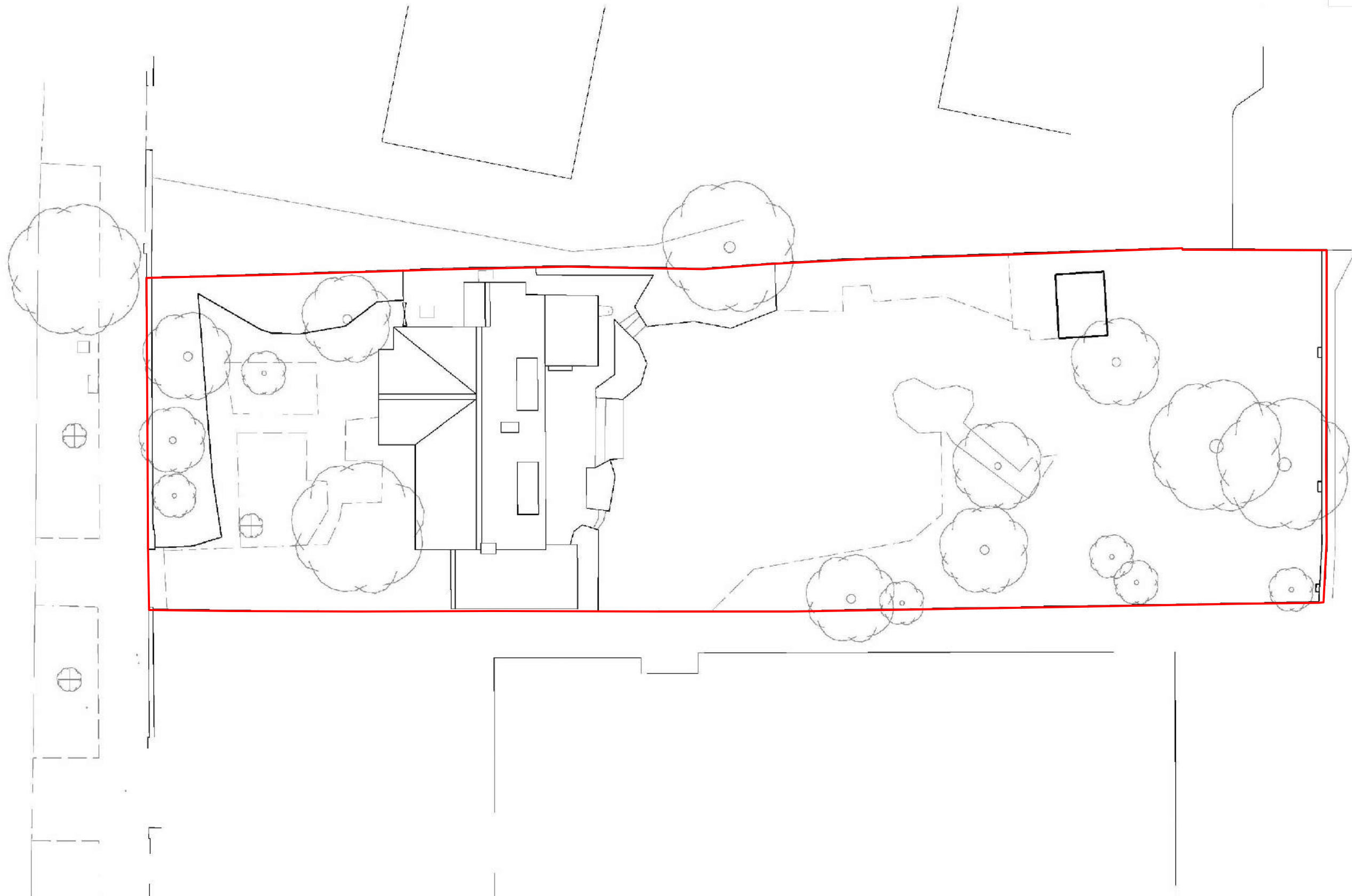


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Figure 14:  
2016 Aerial Photograph

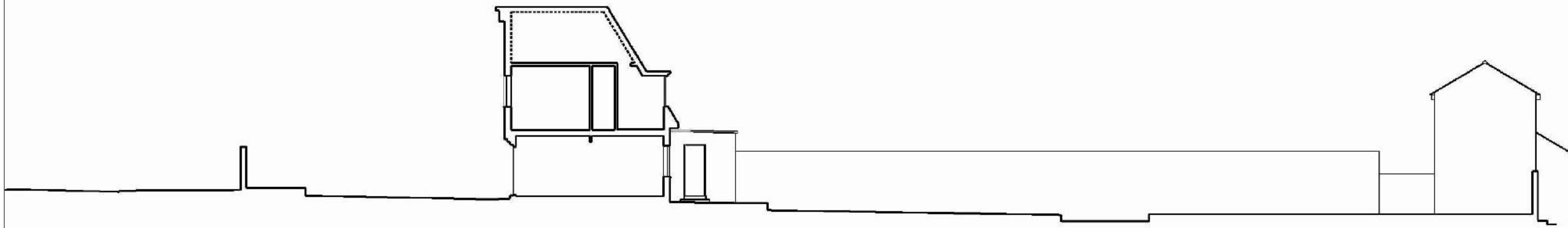


 Site Boundary

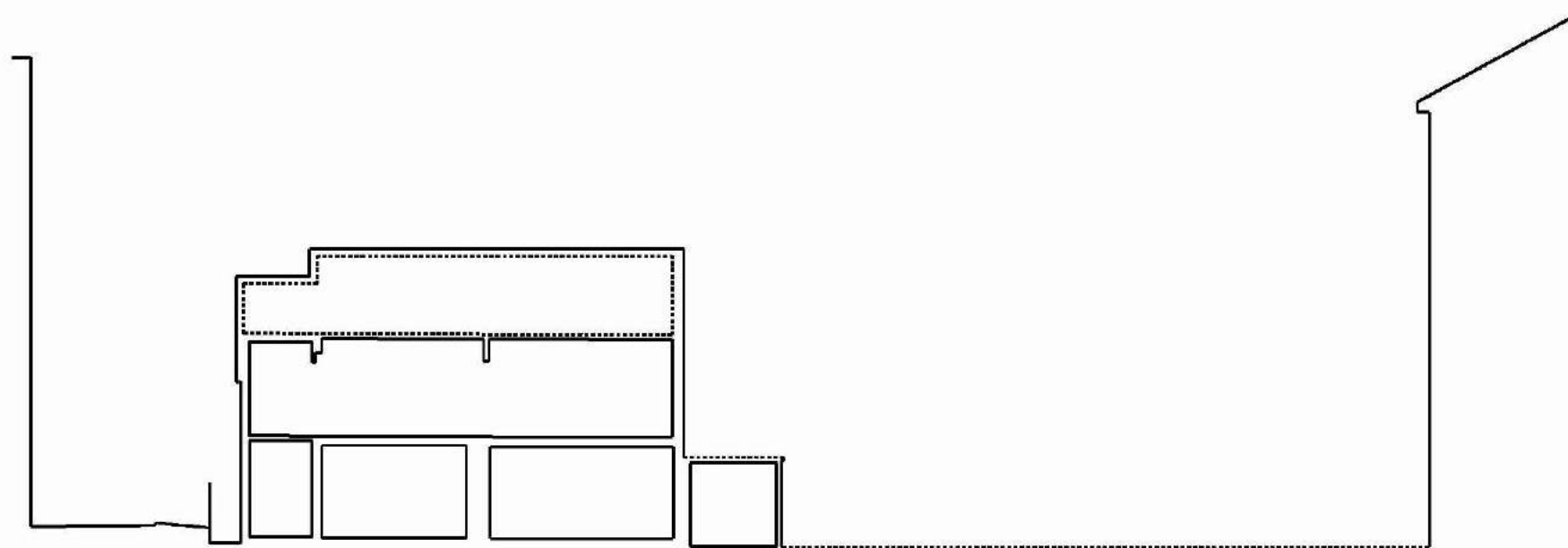


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Figure 15:  
Existing Site Plan



SECTION A

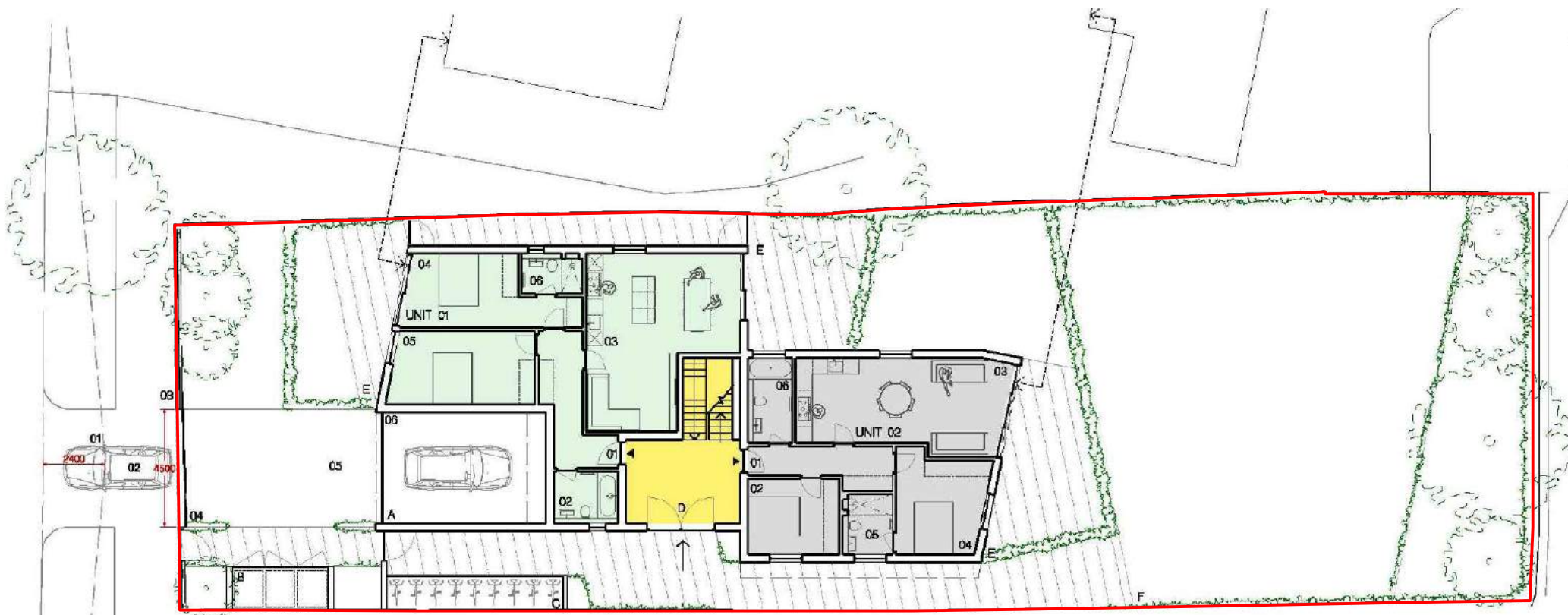


SECTION B

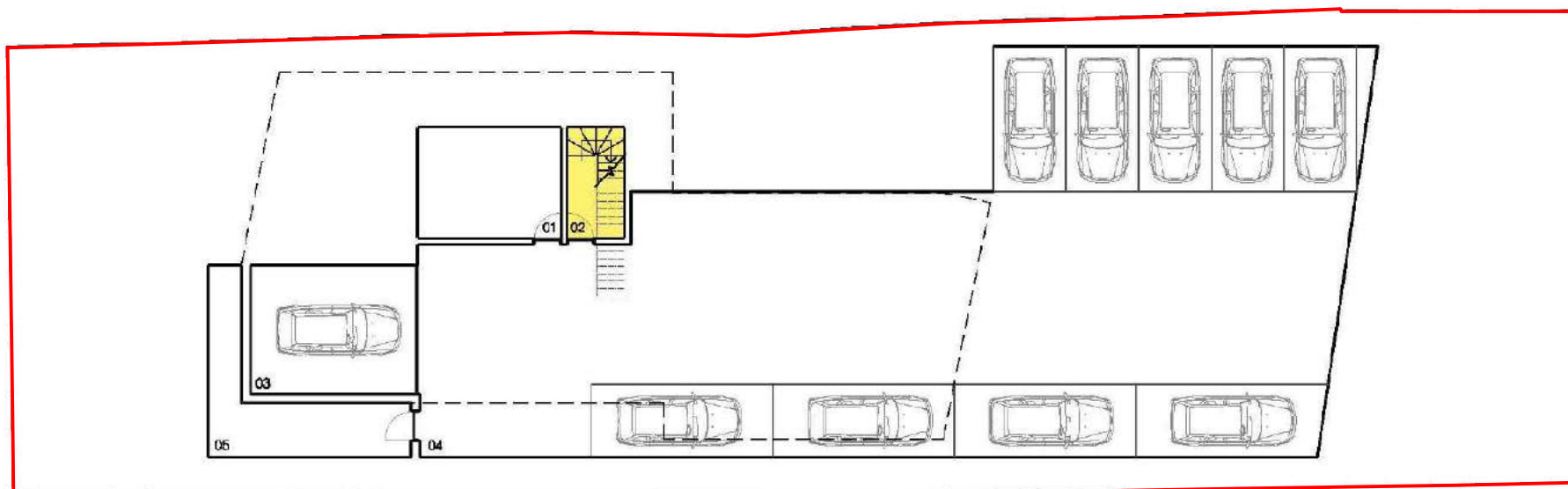
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Figure 16:  
Existing Sections

Site Boundary



Proposed Ground Floor



Proposed Basement

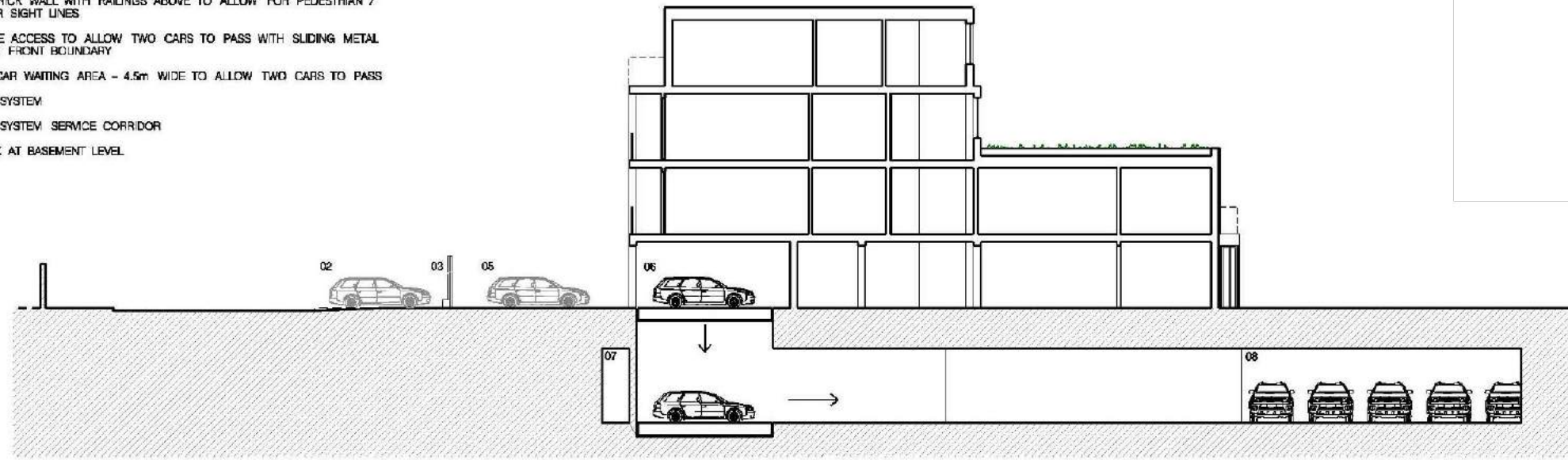


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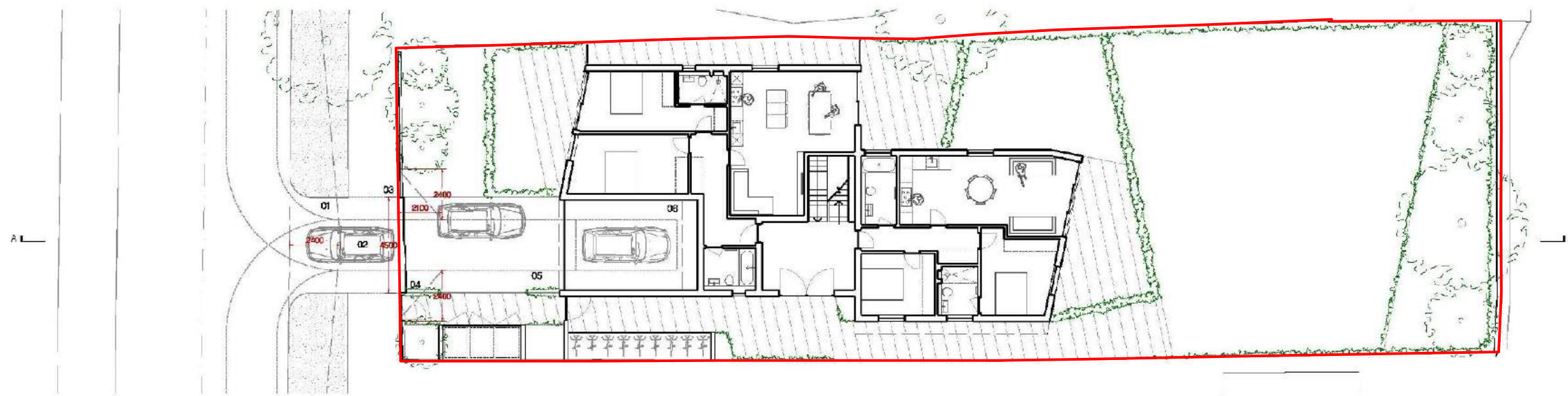
Figure 17:  
Proposed Development:  
Ground Floor and Basement  
Plans

NOTES:

- 01 DROPPED KERB WITH VISIBILITY SPLAY SET 2.4 METRES AWAY FROM EDGE OF HIGHWAY
- 02 CAR WAITING AREA 1
- 03 300mm BRICK WALL WITH RAILINGS ABOVE TO ALLOW FOR PEDESTRIAN / VEHICULAR SIGHT LINES
- 04 4.5m WIDE ACCESS TO ALLOW TWO CARS TO PASS WITH SLIDING METAL GATES TO FRONT BOUNDARY
- 05 ON-SITE CAR WAITING AREA - 4.5m WIDE TO ALLOW TWO CARS TO PASS
- 06 CAR LIFT SYSTEM
- 07 CAR LIFT SYSTEM SERVICE CORRIDOR
- 08 CAR PARK AT BASEMENT LEVEL
- 10 CAR PARK AT BASEMENT LEVEL



SECTION AA



GROUND FLOOR PLAN

Site Boundary



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Figure 18:  
Proposed Development:  
Car Lift Plan and  
Section



Plate 1 View of The Firs street frontage, facing northeast



Plate 2 View of study site from southeast corner of site boundary, facing north

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Plate 3 View along eastern site boundary, facing northeast



Plate 4 View of gated entrance to rear garden of The Firs, facing southwest

---



Plate 5 View along western access to rear garden, facing northeast



Plate 6 View of rear garden, facing northeast

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Plate 7 View of northern exterior of the house, facing southwest



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