



Stag Brewery, Mortlake

Archaeology (Buried Heritage) EIA Report

For Reselton Properties

February 2018



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Quality Assurance – Approval Status

This document has been prepared and checked in accordance with
Waterman Group's IMS (BS EN ISO 9001: 2015, BS EN ISO 14001: 2015 and BS OHSAS 18001:2007)

Issue	Date	Prepared by	Checked by	Approved by
Final	February 2018	Richard von Kalinowski- Meager Director (CgMs Consulting)	Duncan Hawkins Operational Director (CgMs Consulting)	Kirsty Rimondi Technical Director

K. Rimondi

Comments

Comments



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1. Introduction

This Archaeology EIA report has been prepared by CgMs on behalf of Reselton Properties Limited ('the Applicant') in relation to three linked planning applications for the comprehensive redevelopment of the former Stag Brewery site in Mortlake and land at Chalkers Corner ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT').

This report presents the assessment of the likely significant effects on archaeological (buried heritage) resources within the Site associated with the proposed demolition, alteration, refurbishment and construction works ('the Works'). No assessment was undertaken (or is, indeed necessary) in relation to the completed and operational Development. This is because likely effects to archaeology would result from intrusive ground works only. These would be limited to the Works. Accordingly, there would be no archaeological effects associated with the completed and operational Development. (see below for a definition of the Development). This report comprises the Environmental Statement (ES) Chapter and associated figures and appendices.

1.1 Report Context and Approach

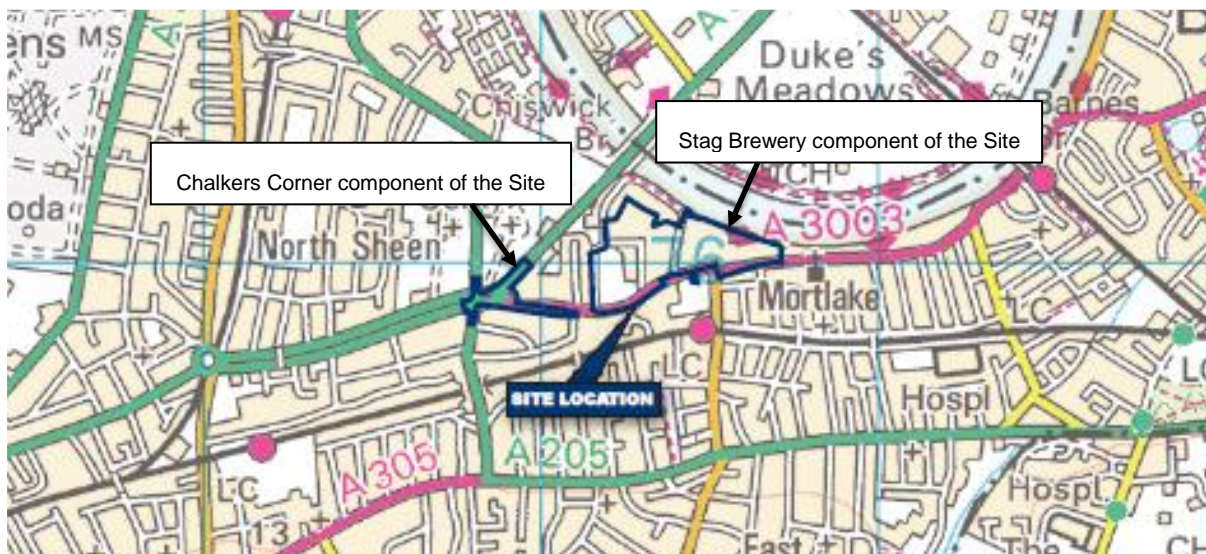
The Development is considered as EIA Development under Schedule 2, Category 10(b) (urban development projects) of the Town and Country Planning (Environmental Impact Assessment) Regulations, 2011 (as amended 2015)¹.

The ES reports the key findings of the EIA process undertaken for the Development and accompanies all three Planning Applications (as described below). At the request of the LBRuT, standalone reports have been provided, but do not differ from those contained within the ES. Justification as to the scope of the ES is summarised in ES Chapter 2: EIA Methodology. Further information on the description of the existing Site and surrounds, the proposed Development, the Works, alternatives and design evolution, and cumulative effects are provided in the ES.

1.2 Site Context and Development Proposals

The location of the Site is shown in Figure 1 below and comprises two components referred to as the 'Stag Brewery component of the Site' and the 'Chalkers Corner component of the Site'.

Figure 1: Site Location



¹ HMSO (2015) Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended 2015).

The Stag Brewery component of the Site is bounded by Lower Richmond Road to the south, the river Thames and the Thames Bank to the north, Williams Lane to the east and Bulls Alley (off Mortlake High Street) to the west. The Stag Brewery component of the Site is bisected by Ship Lane. The Stag Brewery component of the Site currently comprises a mixture of large scale industrial brewing structures, large areas of hardstanding and playing fields. The Chalkers Corner component of the Site comprises highway and associated landscaping referred to as Chalkers Corner junction which includes the junction with the A316 (Clifford Avenue, A3003 (Lower Richmond Road) and A205 (South Circular). Refer to ES Chapter 3: Existing Site and land uses for further information.

The redevelopment will provide homes (including affordable homes), accommodation for an older population, complementary commercial uses, community facilities, a new secondary school alongside new open and green spaces throughout. Associated highway improvements are also proposed, which include works at Chalkers Corner junction. The proposed floorspace of the Development (made up of the three planning applications) is provided in Table 1 below. Refer to ES Chapter 5: The Proposed Development for further information on the Development. The Works would be carried out over a period of approximately 8 years, anticipated to commence in June 2019 and complete in September 2027 (as set out in ES Chapter 6: Development Programme, Demolition, Alteration, Refurbishment and Construction).

Table 1: Proposed Floorspace of the Development

Land Use and Class	Floorspace Area (m ²)	
	Gross External Area (GEA)	Gross Internal Area (GIA)
Residential (Use Class C3, excluding assisted living)	Up to 84,639 (Up to 667 units)	Up to 75,119 (Up to 667 units)
Office (Use Class B1) (including Site management office)	2,674	2,457
Cinema (Use Class D2)	2,565	2,120
Gym (Use Class D2)	912	740
Flexible Uses - Restaurant / bar / retail / community / boathouse (Use Classes A1 / A2 / A3 / A4 / B1 / D1 / Boathouse)	5,308*	4,664*
Hotel (Use Class C1)	1,858	1,668
Assisted Living (Flexible Use Class C2 / C3)	Up to 16,246	Up to 14,738
Nursing and Care Home (Use Class C2)	Up to 10,293	Up to 9,472
School (Use Class D1)	11,430	9,319
Plant and storage.	Up to 4,536 (+ Plant and storage included in school)	Up to 4,244 (+ 249 included in school)
Car parking spaces.	Up to 708 spaces	Up to 708 spaces
Cycle parking spaces.	Up to 1,611 spaces	Up to 1,611 spaces
Basement residential access / circulation	1,868	1,810
Private amenity space.	Up to 5,912	Not applicable
Public amenity space (including external and internal play space for residents and school play space).	Up to 38,943	Not applicable

Play space (including external and internal play space for residents and school play space).

Up to 14,353

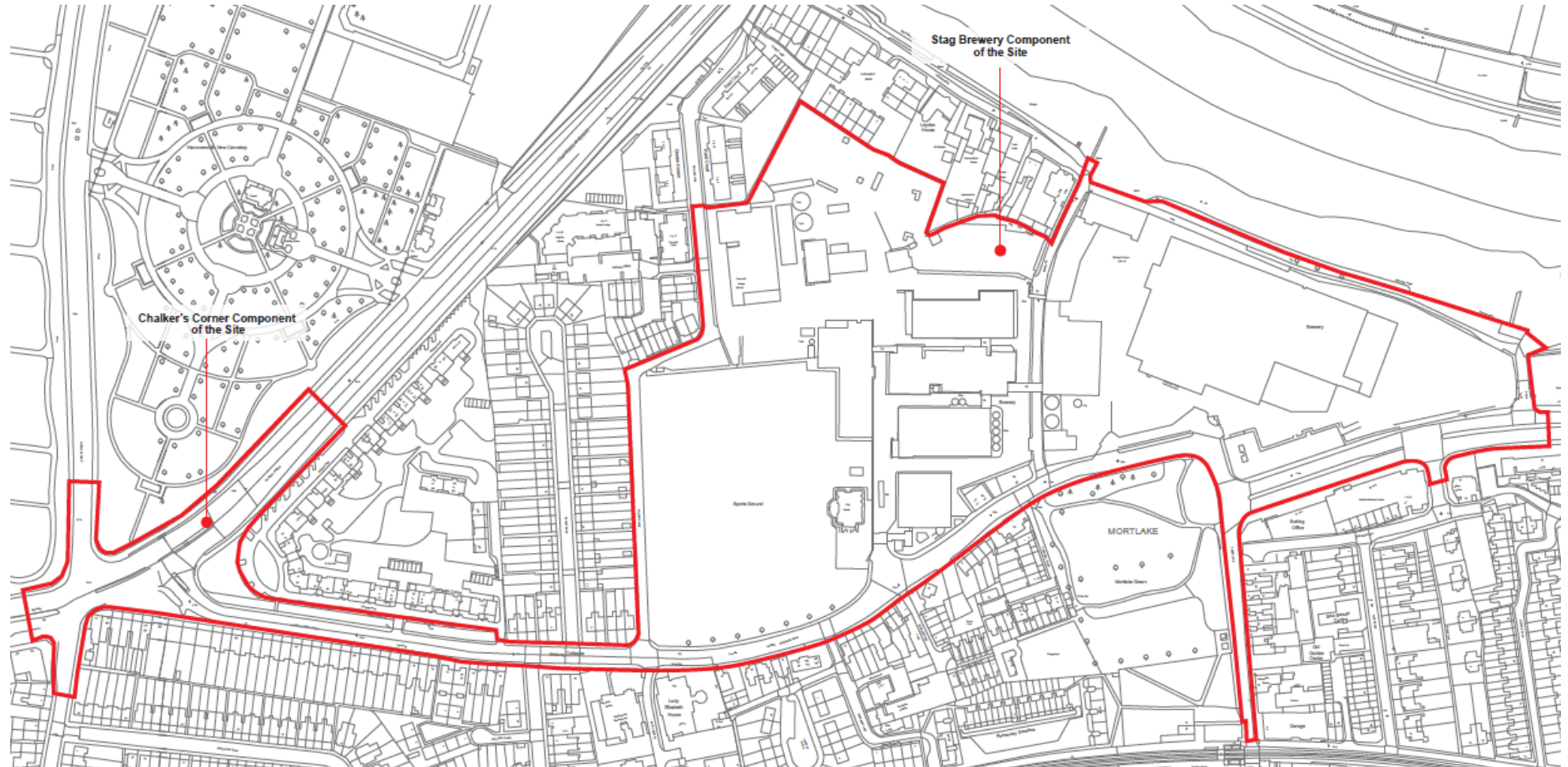
Not applicable

The three planning applications are as follows:

- Application A – hybrid planning application for comprehensive mixed use redevelopment of the Stag Brewery component of the Site consisting of:
 - Land to the east of Ship Lane applied for in detail (referred to as ‘Development Area 1’ throughout); and
 - Land to the west of Ship Lane (excluding the school) applied for in outline detail (referred to as ‘Development Area 2’ throughout).
- Application B – detailed planning application for the school (on land to the west of Ship Lane within the Stag Brewery component of the Site).
- Application C – detailed planning application for highways and landscape works at Chalkers Corner.

The three Planning Applications are separate applications, but will be linked through a S106 agreement to ensure that the Application B (school) land is handed over at an appropriate time and that the Application C (Chalkers Corner) works are carried out at an appropriate stage in conjunction with either Application A or B. For the purposes of assessment, all three Planning applications are therefore considered together as one comprehensive redevelopment proposal. As such, for the purposes of the EIA and ES, the proposals defined by the Planning Applications are collectively referred to as the ‘Development’. Similarly, the collective parcels of land associated with the Planning Applications are referred to as the ‘Site’, as shown on Figure 2.

Figure 2: The Site for the Purposes of the EIA





2. Assessment

14. Archaeology (Buried Heritage)

Introduction

- 14.1 This Chapter, which has been prepared by CgMs (part of RPS Group Plc) presents an assessment of the likely significant effects and likely residual effects (accounting for recommended mitigation) of the Development on archaeological (buried heritage) resources within the Site.
- 14.2 This Chapter provides a description of the methods used in the assessment and the relevant baseline conditions of the Site. This is followed by an assessment of the likely significant effects of the Development during the demolition, alteration, refurbishment and construction works (the Works). Where appropriate, mitigation measures are identified to avoid, reduce or offset any likely significant adverse effects. Taking account of the mitigation measures, the likely nature and significance of the residual effects are described.
- 14.3 No assessment was undertaken (or is, indeed necessary) in relation to the completed and operational Development. This is because likely effects to archaeology would result from intrusive ground works only. These would be limited to the Works. Accordingly, there would be no archaeological effects associated with the completed and operational Development.
- 14.4 The preparation of this Chapter has been informed by a below ground Desk Based Archaeological Assessment (DBA), which is presented in **Appendix 14.1**, together with the results of archaeological evaluation and monitoring fieldwork, the report for which is presented at **Appendix 14.2**.
- 14.5 It should be noted that the assessment of the likely significant effects of the Development upon above ground built heritage is presented in **Chapter 15: Above Ground Built Heritage**.

Assessment Methodology and Significance Criteria

Assessment Methodology

- 14.6 The DBA (refer to **Appendix 14.1**) upon which this Chapter is based, was carried out in accordance with the requirements of the National Planning Policy Framework (NPPF)¹, and to standards specified by the Chartered Institute of Archaeologists (CIfA)² and the Greater London Archaeological Advisory Service (GLAAS)³.
- 14.7 In summary, the preparation of the DBA and this Chapter has employed the following steps:
- a review of legislative framework and requirements, as well as policy and best practice guidance considerations;
 - undertaking of a comprehensive data search of the Greater London Historic Environment Record (GLHER) maintained by the Greater London Archaeological Advisory Service (GLAAS), for records of previously identified heritage assets (in particular, relevant scheduled monuments, archaeological investigations and find spots). The data search was undertaken for the Stag Brewery component of the Site and also within a 750m of the boundary of the Stag Brewery component of the Site. For the purposes of this assessment, this data search area is referred to as the 'Study Area';
 - an examination of reports of relevant archaeological investigations, in particular those undertaken within the Stag Brewery component of the Site in 1995, 1996, 1999;

- an examination of other relevant publications, articles, historic maps, plans and other documentary evidence;
 - a walkover survey of the Stag Brewery component of the Site undertaken in May 2016 to define the existing ground conditions and the potential for buried heritage assets to survive;
 - the incorporation of the results of archaeological evaluations and archaeological monitoring of site investigation works within the Stag Brewery component of the Site undertaken in July and October 2016 (refer to **Appendix 14.2**);
 - identification of the likely significant effects of the Development during the Works;
 - identification of appropriate mitigation to prevent, reduce and off-set any identified significant adverse effects resulting from the Development; and
 - identification of the likely residual effects (and their significance) following the successful implementation of the recommended mitigation.
- 14.8 Whist the DBA focusses on the Stag Brewery component of the Site (Applications A and B) (and not the Chalkers Corner component of the Site (Application C)), this is due to the fact that the highway works associated with Chalkers Corner relate to highway improvements and landscaping (refer to **Chapter 5: The Proposed Development**). Such works are not highly intrusive and would unlikely lead to any significant (if any) below ground works. Accordingly, and based on professional and expert judgement, the proposals at the Chalkers Corner component of the Site are unlikely to give rise to any significant archaeological effects. The geographical coverage of the DBA is therefore considered to be appropriate and robust for the purposes of the assessment.
- 14.9 In addition to the above, consultation was undertaken with the GLAAS Officer for London Borough of Richmond upon Thames (LBRuT) regarding the form and content of the DBA and associated field evaluation. Reference to **Appendix 14.1** confirms that the information gathered and presented to date is sufficient for the purposes of the Planning Applications and, therefore, the Development.
- 14.10 Finally, in respect of the assessment of the outline component of the Development, the assessment has considered the maximum allowable spatial parameters sought for approval. This would give rise to the most intrusive ground works and so can be considered to reflect a 'worst-case' assessment. That said, based on professional and expert judgement, it is unlikely that the minimum allowable spatial parameters sought for approval would give rise to materially different archaeological effects. This is because the scale of Works that would be required for both the maximum and minimum allowable parameters would be similar and due to the finite nature of below ground archaeological resources.

Significance Criteria

- 14.11 The intrinsic significance unique to each heritage asset (including below ground heritage assets) can be defined as the sum of tangible and intangible values which make it important to society. This may consider age, aesthetic and the fabric of an asset as well associations with historic people or events.
- 14.12 The determination of the significance of heritage assets is based upon English Heritage (now known as Historic England) guidance which recommends assigning significance via four main categories:
- **Evidential value:** derived from “...*the potential of a place to yield evidence about a past human activity*”;

- **Historical value:** derived from “...the way in which past people, event and aspect of life can be connected through a place to be present”;
- **Aesthetic value:** derived from “...the ways in which people draw sensory and intellectual stimulation from a place”; and
- **Communal value:** derived from “...the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.

14.13 The significance of any given heritage asset is the product of the sum of its values. However, it must be noted, that the terms ‘significance’ and ‘value’ are used interchangeably in the NPPF and associated guidance. The terms are therefore also used interchangeably in this assessment and Chapter.

14.14 The criteria for establishing the significance of the below ground heritage assets at the Site are set out as follows:

- **High:** A feature, space or theme which is significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site;
- **Medium:** A feature, space or theme which is significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site;
- **Low:** A feature, space or theme which is of local or regional significance;
- **Neutral:** A feature, space or theme which has no cultural significance but is also not considered intrusive to heritage value; and
- **Intrusive:** A feature, space or theme which detracts from heritage value.

14.15 In order to determine the likely effect of the Development on the significance of buried heritage assets, the magnitude of change brought about by the Development to the buried heritage assets must be understood. The criteria for assessing the magnitude of change are set out in **Table 14.1**.

Table 14.1: Magnitude of Change

Magnitude of Change	Description
Major	The Development would cause a large change to existing environmental conditions. Change to most or all key archaeological materials, such that the resource is totally altered.
Moderate	The Development would cause a noticeable change to existing environmental conditions. Changes to many key archaeological materials, such that the resource is clearly modified.
Minor	The Development would cause a small change to existing environmental conditions. Changes to key archaeological materials, such that the asset is slightly altered.
Insignificant	The Development would cause no discernible change to existing environmental conditions. Very minor changes to archaeological materials.

14.16 The significance of the likely effect has been derived from establishing the significance of the buried heritage asset and the magnitude of change as shown in **Table 14.1**. The likely significant effects can be direct or indirect, adverse or beneficial and the criterion used in this assessment is set out in **Table 14.2**.

Table 14.2: Significance of Likely Effects

Significance / Value of Buried Heritage Assets	Magnitude of Change			
	Major	Moderate	Minor	Insignificant
High	Effect of major significance.	Effect of major significance.	Effect of moderate significance.	Insignificant effect.
Medium	Effect of major significance.	Effect of moderate significance.	Effect of minor significance.	Insignificant effect.
Low	Effect of moderate significance.	Effect of minor significance.	Effect of minor significance.	Insignificant effect.
Neutral	Insignificant effect.	Insignificant effect.	Insignificant effect.	Insignificant effect.

- 14.17 Where preservation of a buried heritage asset in situ is not feasible, as part of the overall design of a development, measures to mitigate likely significant adverse effects to buried heritage assets would normally consist of investigation and recording before and during redevelopment (i.e. preservation by record). Accordingly, the likely residual effect reflects the success rating for the recommended mitigation. It may be beneficial, insignificant or adverse depending on whether mitigation would enhance or detract from the asset.
- 14.18 **Table 14.3** provides an indication of the significance of likely residual effects (i.e. likely effects following the implementation of recommended mitigation).

Table 11.3: Significance of Likely Residual Effects

Significance	Description
Adverse effect of major significance	Major harm to, or loss of, an asset's significance as a result of changes to its physical form or setting.
Adverse effect of moderate significance	Less than major harm to an asset's significance as a result of changes to its physical form or setting.
Adverse effect of minor significance	Limited harm to an asset's significance as a result of changes to its physical form or setting.
Insignificant effect	No appreciable change to an asset's significance.
Beneficial effect of minor significance	Limited improvement of an asset's significance as a result of changes to its physical form or setting.
Beneficial effect of moderate significance	Notable enhancement of an asset's significance as a result of changes to its physical form or setting.
Beneficial effect of major significance	Major enhancement of an asset's significance as a result of changes to its physical form or setting.
Uncertain	Significance of effect uncertain due to lack of information on the importance of the asset.

- 14.19 An evaluation of the likely extent, nature and importance of the archaeological resource was undertaken qualitatively, based on the above sources of information, and taking into account

existing designations. Where such resource has no formal designation status, professional judgement has been used.

Baseline Conditions

- 14.20 Full details of the relevant baseline conditions are presented in **Appendix 14.1** and **Appendix 14.2**. A summary of most relevant matters is summarised as follows.
- 14.21 A review of historical maps and other relevant sources indicates that the eastern part of the Stag Brewery component of the Site (Development Area 1) is known to have been occupied by the site of the Medieval palace of the Archbishops of Canterbury, together with the site of the fourteenth century parish church, while the western part of the Stag Brewery component of the Site (Development Area 2 plus school location) is known to contain the site of the Renaissance mansion of Thomas Cromwell, Earl of Essex.
- 14.22 The earliest mention of the brewing industry associated with Mortlake is in the late fifteenth century and by the early nineteenth century, the Stag Brewery component of the Site had undergone significant development for brewery uses. During the twentieth century, the demolition and construction of industrial buildings at the Site was undertaken to allow the expansion of brewery operations. By the second half of the twentieth century the brewery had extended west across Ship Lane.
- 14.23 One of the significant phases of the Site's redevelopment was in the 1970's, which included construction of new brewery buildings across the Stag Brewery component of the Site.
- 14.24 The Stag Brewery ceased operations in late 2015 and decommissioning of brewery infrastructure was undertaken following cessation of brewery activities. Most recently, works on-Site have been undertaken in respect of removal of brewery fixtures and fittings.

Topography

- 14.25 The modern topography of the Stag Brewery component of the Site is generally level, with a slight drop from south to north, and west to east. The Stag Brewery component of the Site to the west of Ship Lane is generally level at circa (c.) 4.99-6.40m Above Ordnance Datum (AOD) (Development Area 2). The Stag Brewery component of the Site to the east of Ship Lane (Development Area 1) is generally level at c.4.5-6.0m AOD. The natural topography is however believed to comprise a drop towards the river to the north, as well as a drop from west to east.
- 14.26 Mortlake lies on the south western side of the arc of a bend in the River Thames. The river flows from north west to north east beyond the north western boundary of the Stag Brewery component of the Site, and abuts the north eastern boundary.

Geology

- 14.27 The mapped geology of the Stag Brewery component of the Site comprises Kempton Park floodplain gravels, with a thin strip of alluvium along the northern boundary with the River Thames. Site investigation and archaeological works (refer to **Appendix 11.2** and **14.2**) within the Stag Brewery component of the Site have revealed substantial quantities of made ground above the natural deposits, associated with previous and existing development, including landforming.

Designated Heritage Assets

- 14.28 In terms of relevant designated heritage assets, as defined in NPPF, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck Sites have been identified within the Site or its immediate vicinity.

Non-Designated Heritage Assets

- 14.29 In terms of relevant local designations, the whole Site lies within the Mortlake and Barnes Archaeological Priority Area (APA). The northern boundary of the Stag Brewery component of the Site abuts the Thames Foreshore and Bank APA, related to archaeology from all past periods of human activity, particularly the prehistoric.

Prehistoric

- 14.30 A moderate archaeological potential has been identified for the Prehistoric periods within the Stag Brewery component of the Site. Primarily, this is due to the proximity of the adjacent water source, the River Thames. Small quantities of Palaeolithic and Mesolithic flintwork artefacts have been identified within the Study Area, together with finds and features of Neolithic, Bronze Age and Iron Age date.

Roman

- 14.31 A low archaeological potential has been identified for the Roman period within the Site. No archaeological finds or features of Roman date have been identified within the Study Area.

Early Medieval

- 14.32 A low archaeological potential has been identified for the Anglo-Saxon period within the Stag Brewery component of the Site. No archaeological finds or features of Anglo-Saxon date have been identified within the study area search radius. Evidence of agricultural activity and land division could conceivably be present within the archaeological record.

Medieval

- 14.33 Within the Stag Brewery component of the Site to the east of Ship Lane, a high archaeological potential has been identified for the Medieval period. The site of the palace of the Archbishops of Canterbury is known to have been present, by 1099 until the sixteenth century. The site of a church has also been identified within the Site east of Ship Lane, present by 1349 and demolished by 1543.
- 14.34 Within the Stag Brewery component of the Site to the west of Ship Lane, a generally low archaeological potential has been identified for the Medieval period. Evidence of agricultural activity and land division could conceivably be present within the archaeological record.

Post Medieval

- 14.35 The potential of the Stag Brewery component of the Site for the Post Medieval and Modern periods can be categorised as high. Remains of a Renaissance mansion owned by Thomas Cromwell, Earl of Essex (Cromwell House c.1491-1857) may survive within the north western boundary of the Stag Brewery component of the Site. Remains associated with the former Archbishop's Palace may survive east of Ship Lane (apparently extant until the early / mid nineteenth century) together with village activity and occupation in the south eastern corner, prior to absorption into the brewery complex in 1865.

Industrial Age - Present Day

- 14.36 Documentary sources relating to commercial brewing at Mortlake date from 1765 onwards. Major expansion of the Brewery complex appears to have taken place in the mid nineteenth century, and also during the twentieth century.
- 14.37 Across the whole of the Stag Brewery component of the Site, remains associated with previous phases of the brewery dating from the eighteenth century onwards are likely to survive below the existing facility, where not truncated by later development.

Known Below Ground Heritage Significance

- 14.38 The Stag Brewery component of the Site is known to have been previously occupied by a Medieval bishop's palace and parish church, to the east of Ship Lane, and by a Post Medieval mansion to the west of Ship Lane.

Truncation and Potential for Survival

- 14.39 The post-depositional impact within the Stag Brewery component of the Site, primarily as a result of the development of the Brewery, is considered likely to have been severe. The significant quantities of made ground identified in the site investigation and archaeological evaluation and monitoring work is indicative of truncation of archaeological remains.
- 14.40 The phases of archaeological works previously undertaken within the Stag Brewery component of the Site (in 1995, 1996 and 1999) do not reveal ploughsoils / garden soils dating from the Medieval period onwards, together with Medieval, Post Medieval and Modern walls and foundations. Most recently, archaeological evaluation and monitoring within both the western and eastern sides of the Stag Brewery component of the Site in 2016 (refer to **Appendix 14.2**) revealed evidence of extensive horizontal truncation. Intact subsoil above natural sands and gravels were noted in places, together with traces of nineteenth century buildings, and a large piece of decorated masonry which may relate to Medieval / Post Medieval activity, albeit discovered in a modern context, to the west of Ship Lane.

Likely Significant Effects

The Works

- 14.41 The Works required to facilitate the Development have the potential to impact upon below ground archaeological remains through the following activities (as described in **Chapter 6: The Development Programme, Demolition, Alteration, Refurbishment and Construction**):
- demolition of the majority of existing structures and buildings, with the exception of the Maltings and the façade of the Former Hotel and Former Bottling building;
 - grubbing out of existing foundations, basement areas and other features associated with the existing buildings;
 - landforming / excavation associated with the proposed basements. Within the Stag Brewery component of the Site, proposed basements are extensive across the principal area of the Site east of Ship Lane (Development Area 1). To the west of Ship Lane, areas of basement are proposed within the central / northern parts of this part of the Stag Brewery Component of the Site (Development Area 2). No basement is proposed underneath the school location and play facilities;
 - pile probing, the insertion of pile caps and ground beams;

- the cutting of other associated foundations and footings; and
 - the cutting of services.
- 14.42 The bottom of the proposed basement slab within the east part of the Stag Brewery component of the Site (east of Ship Lane) would be set at 0.76m OD. This area of the Site recorded natural terrace gravel at between 4.4m and 2.68m OD, so the proposed basement would likely impact on any archaeological structures or deposits present.
- 14.43 The maximum extent for the proposed basement within the west part of the Stag Brewery component of the Site (west of Ship Lane), would be set at 2.45m OD. The natural gravel in this area of the Site was recorded at between 5.6 and 4.68m OD, so the proposed basement would also likely impact on any archaeological structures or deposits present in this area of the Site.
- 14.44 The proposed foundation design for all buildings within the detailed element of the Stag Brewery component of the Site would comprise a 1 m deep piled raft, with the exception of the proposed cinema area which would be founded in 1 m deep local pile caps with 1 m deep ground beams. Below the foundations, all buildings would have an expanse of piles (3 to 5 per column) that would be 600mm in diameter and extending down 25m in length.
- 14.45 In addition to the above, the new river wall would be formed of a sheet pile wall with an in-situ reinforced concrete capping beam. The toe level of the sheet pile wall would be set at -1m AOD.
- 14.46 Without the implementation of appropriate mitigation measures, the Works associated with the Development have the potential to have a **direct, permanent, local, adverse** effect of **major significance** on archaeological remains of potential national importance. Potential remains include the Medieval archbishop's palace, and church with burial ground, on the east side of Ship Lane, with any associated features, and the Post Medieval mansion on the west side of Ship Lane, again with any associated features.
- 14.47 Due to the Site's perceived low to moderate potential for the prehistoric, Roman and Anglo-Saxon periods, the Works of the Development would have an **insignificant** effect on any surviving archaeological remains of these periods, of local importance.
- 14.48 Across areas of the Stag Brewery component of the Site where archaeological remains are likely to have been truncated by previous and existing development, associated with the brewery, the Works of the Development have an **insignificant** effect on any surviving archaeological remains of all past periods of human activity.

Mitigation Measures and Likely Residual Effects

The Works

- 14.49 Given the likely significant adverse effects of the Works associated with the Development (in the absence of any mitigation), the following measures are proposed in order to mitigate such effects:
- implementation of a phased archaeological evaluation programme, following demolition and Site clearance, moving across the Site behind the demolition; and
 - implementation of further excavation work dependent upon the results of the evaluation recommended above.
- 14.50 The above mitigation strategy has been discussed and agreed with the GLAAS Officer for LBRuT (refer to **Appendix 14.1**). Furthermore, it has been agreed that it would be appropriate to secure such mitigation via an appropriate planning condition.

- 14.51 The implementation of the proposed mitigation would result in an **insignificant** likely residual effect, upon archaeological remains of potential national importance.
- 14.52 For past periods of human activity where a low potential has been identified (from the pre-historic, Roman and Anglo-Saxon periods), the likely residual effect would remain **insignificant** with implementation of the proposed mitigation.
- 14.53 Across areas of the Stag Brewery component of the Site where archaeological remains are likely to have been truncated by previous and existing development, the likely residual effect would remain **insignificant** with implementation of the proposed mitigation.

Summary

- 14.54 **Table 14.4** summarises the likely significant effects, mitigation measures, and likely residual effects identified within this Chapter.

Table 14.4: Summary of Likely Significant Effects, Mitigation Measures and Likely Residual Effects

Issue	Likely Significant Effect	Mitigation Measures	Likely Residual Effect
The Works			
Archaeological remains of national importance (medieval and post-medieval remains).	Direct, permanent, local, adverse effect of major significance.	Implementation of a phased archaeological evaluation programme, following demolition and Site clearance, moving across the Site behind the demolition.	Insignificant.
Archaeological remains from the pre-historic, Roman and Anglo-Saxon periods.	Insignificant.	Implementation of further excavation work dependent upon the results of the evaluation recommended above.	Insignificant.
Archaeological remains likely to have been previously truncated by existing development i.e. the Stag Brewery.	Insignificant.		Insignificant.

References

- 1 Department of Communities and Local Government (2012); 'National Planning Policy Framework', DCLG London.
- 2 Chartered Institute for Archaeologists (2014); 'Standard and guidance for historic environment desk-based assessment. The Chartered Institute for Archaeologists: Reading'.
- 3 Greater London Archaeological Advisory Service (2015); 'Guidelines for Archaeological Projects in Greater London'.



APPENDICES

A. Appendix 14.1: Archaeological Desk Based Assessment

APPENDIX 14.1 ARCHAEOLOGICAL DESK BASED ASSESSMENT



**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

**STAG BREWERY
MORTLAKE**

October 2017

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

**Site centred at:
TQ20371 76022**

**Author:
Richard von Kalinowski-Meager
BA MA PG Cert FSA MI fA**

**Approved by:
Duncan Hawkins BA FSA MSc
MI fA**

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Sources Consulted

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Appendix 2 Correspondence re archaeological mitigation

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- Fig. 2 Summary of Cultural Heritage Designations (data from GLHER)
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EXECUTIVE SUMMARY

The Site of the Stag Brewery, Mortlake (hereafter the 'Site') has been reviewed for its below ground archaeological potential.

In terms of relevant nationally designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck Sites lie within or in immediate proximity to the Site.

In terms of relevant local designations the Site lies within the Mortlake and Barnes Archaeological Priority Area, as defined by the London Borough of Richmond upon Thames.

The Site is considered to have an archaeological potential for the Medieval, Post Medieval and Modern periods. The eastern part of the Site is known to contain the site of the Medieval palace of the Archbishops of Canterbury, together with the site of the fourteenth century parish church, while the western part of the Site is known to contain the site of the Renaissance mansion of Thomas Cromwell, Earl of Essex.

Past post-depositional impacts are considered likely to have been severe and cumulative across the Site as a result of previous and existing phases of development, principally relating to the Brewery complex which currently occupies the Site.

Programmes of archaeological fieldwork undertaken across the Site have revealed evidence of Medieval and Post Medieval deposits, together with substantial modern horizontal truncation.

The Site is proposed for comprehensive mixed use, residential-led redevelopment, including areas of basement beneath the Site.

Redevelopment of the Site as a whole can be considered likely to have a potential adverse impact on below ground archaeological deposits of potential national significance.

Relevant archaeological measures are therefore proposed in order to mitigate the impact of redevelopment upon the Site's archaeological potential, which have been discussed and approved by the planning authorities' archaeological advisor. Such work will be secured by appropriate condition(s) attached to the granting of planning consent for redevelopment.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been prepared by CgMs Consulting, on behalf of Reselton Properties Limited.
- 1.2 The subject of this Assessment comprises the site of the Stag Brewery, Mortlake, also referred to as the Site. The Site is centred at TQ20371 76022 within the London Borough of Richmond upon Thames (see Figures 1, 2 and 18).
- 1.3 In terms of relevant designated heritage assets, as defined below in Section 2 and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck Sites have been identified within the Site or its immediate vicinity.
- 1.4 In terms of relevant local designations, the Site lies within the Mortlake and Barnes Archaeological Priority Area (APA), as defined by the London Borough of Richmond upon Thames (see also Figure 2).
- 1.5 Reselton Properties Limited have commissioned CgMs Consulting to establish the archaeological potential of the Site, to accompany a planning application for redevelopment, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.6 In accordance with relevant government policy and guidance on archaeology and planning, and in accordance with the '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 The assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including Richmond Local Studies and Archives Centre. The report reviews existing site investigation/geotechnical data, together with the results of archaeological interventions within the Site undertaken in 1995, 1996, 1999 and 2016.
- 1.8 The Assessment thus enables relevant parties to understand 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 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). The National Planning Practice Guidance (NPPG) was published online 6th March 2014 and updated 10 April 2014 (<http://planningguidance.planningportal.gov.uk>).
- 2.3 In addition the NPPF and NPPG are supported by three Good Practice Advice (GPA) documents published by Historic England in March 2015: 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;
 - 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.
- 2.13 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.
- 2.14 Policy in the Consolidated London Plan relevant to archaeology at the 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. BOROUGHES 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. BOROUGHES, 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.**

- 2.15 The relevant Development Plan framework for the 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.

- 2.16 Policies relevant to below ground archaeology at the Site contained within the London Borough of Richmond upon Thames Local Plan (Pre-publication version for consultation 8th July – 19th August 2016) include the following:

New Policy LP 4 Non-Designated Heritage Assets

The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features. Applicants will be required to:

1. retain the character of Buildings of Townscape Merit, war memorials and any other non-designated heritage assets;
2. assess the potential harm to, or loss of, the significance of the non-designated heritage asset, including from both direct and indirect effects;
3. describe the significance of the non-designated heritage asset affected, including any contribution made by their setting; the extent of the relevant setting will be proportionate to the significance of the asset. Appropriate expertise should be used to assess a non-designated heritage asset; and
4. retain or restore the structures, features and materials of the asset, which contribute to its architectural integrity and historic interest.

New Policy LP 7 Archaeology

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.

Desk based assessments and, where necessary, archaeological field evaluation will be required before development proposals are determined, where development is proposed on sites of archaeological significance or potential significance.

- 2.17 In terms of relevant designated heritage assets as defined above in the NPPF, and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck designations lie within, or in immediate proximity, to the Site. In terms of relevant local designations, the Site is located within an Archaeological Priority Area as designated by the London Borough of Richmond-upon-Thames.
- 2.18 This desk based assessment therefore aims to meet relevant policy and guidance as set out above, in order to clarify the archaeological potential of the Site and therefore the need or otherwise for further mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Mapped Geology

3.1.1 The solid geology of the Site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).

3.1.2 The underlying geology of the Site is summarised by British Geological Survey Sheet 270 (South London: 1998) to comprise Kempton Park floodplain Gravels, defined as 'Post-diversionary Thames River Terrace Deposits: gravel, sandy and clayey in part'. A thin strip of alluvium (defined as 'mainly sand, silt and clay') is shown running along the northern boundary of the Site, adjacent to the River Thames.

3.2 Site Investigation Data

3.2.1 Boreholes undertaken across the Site in the mid 1990s encountered river terrace gravels at 1.95m-3.1m AOD, overlying the London Clay, below made ground (MoLAS 1995a: 11). Site investigations undertaken in 1995, 2003 and 2015 indicate quantities of made ground up c.0.4-3.0m thick, above naturally occurring sands and gravels. The intervention logs and their location plan are reproduced at Appendix 1.

3.3 Archaeological Data

3.3.1 Archaeological evaluation and monitoring of the eastern part of the Site in 1995, 1996 and 1999 revealed substantial quantities of overburden dated to the Medieval, Post Medieval and Modern periods, above the gravels and alluvium, which had been truncated by concrete basement slabs and walls, brick and concrete footings and foundations, hogging, and service trenches. The top of the alluvial deposits were observed at 3.3-3.92m AOD, with the top of the sands and gravels noted at 2.6-3.6m AOD (MoLA 1995, 1996, 1999; see also Figure 21).

3.3.2 Archaeological evaluation undertaken within the eastern part of the Site in August 2016 revealed quantities of made ground indicating substantial horizontal truncation of the natural sequence. Naturally occurring river gravels were found at c.2.25-4.40m AOD within this part of the Site, with subsoil identified in the western and central

areas. Archaeological monitoring of SI works within the eastern part of the Site identified primarily deposits of made ground, with natural deposits identified at c.2.12-4.77m AOD, confirming the increase in the depth of made ground towards the east (PCA 2016).

3.3.3 Archaeological evaluation undertaken within the western part of the Site in August 2016 revealed made ground above natural geological horizons. In the evaluation trenching within this part of the Site, natural gravels were observed at c.5.04-5.06m AOD, with intact subsoil above. Within the test pits, natural gravels were observed at c.4.68-4.76m AOD, with no subsoil, indicating truncation of natural horizons (PCA 2016).

3.3.4 It is important to note that in all of the geotechnical and archaeological interventions undertaken at the Site to date, no deposits of peat were identified.

3.4 Deposit Model

3.4.1 The results of the Site investigation logs and the 2016 archaeological evaluation are shown in deposit model format at Figures 21-22, providing a vertical profile of the site's underlying make up and geology. The east-west transect through the Site demonstrates the varying thickness of the made ground and the varying heights of the naturally occurring deposits. As a general trend, the heights of the natural geology drop from west to east, and the thickness of the made ground increases, to the east, however the thickness of the made ground and the height of the made ground does vary across the Site. The short north-south transect also shows varying thicknesses of made ground. The presence of varying thicknesses of made ground beneath the Site represents the varying levels of impact through previous and existing development.

3.5 Topography

3.5.1 The modern topography of the Site is generally level, with a slight drop from south to north, and west to east. The Site to the west of Ship Lane is generally level at c.4.99-6.40m AOD; the Site to the east of Ship Lane is generally level at c.4.5-6.0m AOD.

3.5.2 However it is believed that the natural topography prior to development included a steeper drop towards the river than is present today, suggesting that substantial landforming and river revetment has been carried out across the northern parts of the

Site. This was borne out by the results of an archaeological watching brief carried out in 1996 (MoLA 1996). There may also have been a natural, gradual drop in height from west to east (PCA 2016).

- 3.5.3 Mortlake lies on the southwestern side of the arc of a bend in the River Thames. The river flows from northwest to northeast beyond the northwestern boundary of the Site, and abuts the northeastern boundary.

4.0 **ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT 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 is a consideration of archaeological finds and features from within a 750m radius of the Site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a map regression charting the history of the Site from the eighteenth century until the present day.

4.2.2 In terms of relevant nationally significant designated heritage assets, as defined above in Section 2 and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck Sites have been identified within the Site or its immediate vicinity. The Site lies within the Mortlake and Barnes Archaeological Priority Area (APA), as defined by the London Borough of Richmond upon Thames (GLHER ref DLO33477, TQ2125 7615). The northern boundary of the Site abuts the Thames Foreshore and Bank APA, related to archaeology from all past periods of human activity, particularly the prehistoric (DLO33481, TQ1815 7383).

- 4.2.3 Many of the finds of prehistoric material have been given a generic grid reference (TQ2050 7600) which places their location within the Site. However, it is probable that in fact these discoveries have been made in the general Mortlake area, possibly from the River Thames, and have therefore been 'rounded up' on the designated grid point. Unfortunately, this lessens the effectiveness of these findspots when reviewing potential.
- 4.2.4 The GLHER indicates that several known archaeological Sites and findspots occur within the Site, most notably the Medieval Archbishop's Palace on the eastern part of the Site, together with the early Post Medieval palace of the Earl of Essex, Thomas Cromwell, on the western part of the Site (see Sections 4.7 and 4.8 below).
- 4.2.5 Four phases of investigative archaeological works have been undertaken within the Site. Evaluation and two phases of watching brief have been undertaken on the eastern part of the Site in 1995, 1996 and 1999. This work revealed ploughsoils/ garden soils dating from the Medieval period onwards, together with Medieval, Post Medieval and Modern walls and foundations. Most recently, archaeological evaluation within both the western and eastern sides of the Site has revealed extensive horizontal truncation, however with intact subsoil above natural sands and gravels in places, together with traces of nineteenth century buildings, a large piece of decorated masonry which may relate to Medieval/Post Medieval activity, albeit discovered in a modern context, and a cut feature (see paragraphs 4.7.23-4 below; Figure 20; MoLAS 1995, 1996 and 1999; PCA 2016; ELO4480, TQ2046 7606).

4.3 Prehistoric - Palaeolithic and Mesolithic

- 4.3.1 Kempton Park Gravels, which underlie the study Site, have been categorised as part of the Devensian Stage, the last glacial stage of the British Pleistocene epoch. Organic material within the Kempton Park Gravels has been dated to c.45,000-30,000 BP, within the Middle Devensian Stage. While vertebrate remains have been identified within the Kempton Park Gravels, the identification of archaeological artefacts to date has not been common (Gibbard 1994: 90).
- 4.3.2 Within the study area, a small Palaeolithic flint flake has been identified southeast of the Site, at a depth of c.4.5 metres in sand, c.275 metres from the River Thames (MLO20853, TQ205 755). A small handaxe was also identified in 1903-4, the grid

reference places the location of this find within the eastern part of the Site (MLO13286, TQ2050 7600).

4.3.3 Finds of Mesolithic date have included three tranchet axes and Thames Picks, two within the northwestern part of the Site (MLO18147, TQ2030 7610) and another from the general Mortlake area (MLO18370 TQ2050 7600).

4.3.4 In view of the finds identified within the study area the potential of the Site for the Palaeolithic and Mesolithic can be categorised as moderate. It is interesting to note an absence of peat deposits within the site investigation data and from the archaeological fieldwork undertaken to date at the Site; alluvial deposits were recorded in the 1995 archaeological fieldwork (see paragraph 4.2.5 above; also Section 3 above and Appendix 1).

4.4 Neolithic, Bronze Age and Iron Age

4.4.1 Quantities of Prehistoric finds from the general Mortlake area include Neolithic axeheads (MLO18921) Neolithic pottery (MLO19094) Bronze Age horn hammerheads (MLO18979, MLO19105), Bronze axeheads (MLO18980, MLO23453), and Bronze ingots (MLO14382).

4.4.2 Undiagnostic prehistoric finds and features have been identified to the east of the Site along Mortlake High Street, at Nos 61-69 (MLO71683, TQ2070 7600), at Nos 77-91 (ELO161, MLO75689, TQ2071 7599; MLO75660, MLO77301, TQ2077 7601), and at No 105 (MLO71386, TQ2084 7599).

4.4.3 Quantities of Neolithic and Bronze Age artefacts, including pottery, metalwork and flintwork, have been identified in the vicinity of Townmead Road, northwest of the Site (ELO956, MLO76430, TQ19790 76410). Shallow pits, gullies and well abraded pottery dated to the Bronze Age and Iron Age have been identified at 107 Mortlake High Street, east of the Site (ELO4090, MLO67490-91, TQ2085 7600).

4.4.4 In view of the finds of Neolithic, Bronze Age and Iron Age date within the study area, the potential of the Site itself for these periods can be identified as moderate. Evidence for land division and agricultural activity may be represented. It is interesting to note an absence of peat deposits within the Site investigation data and from the archaeological fieldwork undertaken to date at the Site; alluvial deposits were

recorded in the 1995 archaeological fieldwork (see paragraph 4.2.5 above; also Section 3 above and Appendix 1).

4.5 Roman

4.5.1 No archaeological finds or features of Roman date have been identified on the GLHER within a 750m radius of the Site.

4.5.2 A correspondingly low archaeological potential can be identified for the Roman period at the Site itself.

4.6 Anglo-Saxon

4.6.1 The manor and settlement at Mortlake was evidently an extensive and prosperous one in the Late Saxon period, in the ownership of the Archbishops of Canterbury, as indicated by its entry in Domesday Book (1086):

The Archbishop holds Mortlake himself, in lordship. Before 1066 it answered for 80 hides. The Canons of St Paul's hold 8 of these hides, which paid and pay tax with these. Now they pay tax together for 25 hides. Land for 35 ploughs. In lordship 5 ploughs; 80 villagers and 14 smallholders with 28 ploughs. A church; 16 slaves 2 mills at 100s; meadow, 20 acres; from the woodland, 55 pigs from pasturage. In London there were 17 dwellings which paid 52d; in Southwark 4 dwellings at 27d; from the village of Putney 20s from tolls. 1 fishery without dues. Before 1066 Earl Harold had this fishery in Mortlake. Archbishop Stigand had it for a while after 1066. However [the jurors] state that Harold established it by force before 1066 on Kingston land, and on St Paul's land. Value of the whole manor before 1066 £32; later £10; now £38.

4.6.2 Mortlake is recorded in Domesday Book as *Mortelage*, which is thought to derive from a stream with young salmon, and perhaps refers to the fishery mentioned in the entry, probably situated on a now vanished tributary of the Thames (VCH Surrey 1912: 69-74; Weinreb, Hibbert & Keay 2008: 561).

4.6.3 No finds of Anglo-Saxon date have been identified within a 750m radius of the Site. In view of this the potential for this period at the Site can be categorised as generally low, although evidence of agricultural activity and land division could conceivably be present.

4.7 Medieval

- 4.7.1 The site of the Medieval Archbishops Palace at Mortlake has been identified on the eastern side of Ship Lane, within the Brewery complex at the Site. It is known to have been a residency of the See of Canterbury from 1099 and remained in the ownership of the Archbishops until the sixteenth century. Brickwork dated to 'the time of the Plantagenets' (1154-1485 AD) was identified here in 1817 (MLO19136, TQ2046 7606; Phillips 1817). Also in 1817, a walled up gateway interpreted as part of the Archbishops Palace was noted within the eastern part of the Site (MLO48473, TQ2046 7606); a Chapel was also present within the palace precinct, present since at least 1095 (MLO48474, TQ207 763; MoLAS 1995a: 16), with associated human remains (MLO48488, TQ207 763) and a summerhouse fronting the river (MLO48487, TQ207 763; see paragraph 4.7.7). Figure 5, which reproduces a section of Samuel Leigh's *Panorama of the Thames from London to Richmond* undertaken in 1829, shows a section of wall east of Ship Lane fronting the river on the northern boundary of the Site, which has been interpreted as part of the Medieval palace precinct wall.
- 4.7.2 Analysis of documentary sources has identified probable areas of Medieval land use on the eastern side of the Site. The results are reproduced on plan at Figure 19, and demonstrate three principal zones: the site of the Archbishops Palace to the west, the church and cemetery to the east, and residential occupation along both sides of Thames Street to the southeast. It is believed that the western side of the Site, west of Ship Lane, comprised open agricultural and horticultural land during the Medieval period.
- 4.7.3 The church referred to in Domesday in the Manor of Mortlake is believed to have existed at Wimbledon, c.5 miles to the south of the Site (Manning & Bray 1814: 306; VCH 1912: 69-74; MoLAS 1995a: 14). However, a church was licensed in 1349 and constructed west of the present building in Mortlake, to save the villagers the trip to Wimbledon (VCH 1912: 69-74). This church has been sited within the eastern end of the Site, within the curtilage of the manor house, on the opposite side of the high street from the existing church (MoLAS 1995a: 20-23). It was demolished and moved to its present site, to the southeast of the Site by Henry VIII in 1543 (MLO19129, TQ2084 7599).
- 4.7.4 Archaeological fieldwork undertaken within the eastern part of the Site, between Ship Lane and Bulls Alley, revealed alluvial deposits containing tile and pottery dating to

the Medieval period onwards (MoLAS 1995b) together with ploughsoils of possible Medieval date, truncated by Medieval walls and foundations (MoLAS 1996; MLO67935, TQ2046 7606). Recent evaluation on the western part of the Site revealed a large piece of decorated masonry which may relate to the documented Medieval/Post Medieval activity, albeit discovered in a modern context (PCA 2016).

- 4.7.5 Beyond the eastern end of the Site, evidence for dumping thought to demonstrate enwharfment during the Medieval period was identified at 105 Mortlake High Street to the east (MLO71387, TQ2084 7599). Alluvial silts dated to the Medieval period, together with building material, refuse and pottery dated to the 13th-15th Centuries has been identified at 107 Mortlake High Street (MLO67492, TQ2085 7600). Two lines of stake and postholes were revealed at 77-91 Mortlake High Street, with remains indicating that from the fifteenth century two burgage plots were developed with buildings (ELO162, MLO77303, MLO77304, TQ2077 7601), and a well, ditches and pits were identified at Tapestry Court (ELO148, MLO75647, MLO77281, TQ2077 7600).
- 4.7.6 A wharf dated by documentary references to the fifteenth century existed at the northern end of Ship Lane, adjacent to the Site's northern boundary (MLO72098, TQ2040 7610). A sherd of Surrey Hampshire Coarse Borderware pottery was found at 10 Thames Bank, northwest of the Site (MLO72157, TQ2037 7611).
- 4.7.7 The potential of the eastern part of the Site for the Medieval period can therefore be categorised as high. Figure 19 summarises the Medieval landuse in this area, which potentially includes remains of the Bishops Palace, chapel and manorial centre, the fourteenth century church and associated cemetery, together with residential occupation and activity associated with Mortlake village to the southeast.
- 4.7.8 The western part of the Site, west of Ship Lane, is most likely to have comprised open land during the Medieval period, used for agriculture and/or horticulture. Evidence of such activity together with land division is most likely to be present on this side of the Site. The archaeological potential of this part of the Site is therefore categorised as generally low.
- 4.7.9 In spite of the generally negative results of intrusive archaeological fieldwork within the Site, it is considered likely that archaeological remains of Medieval date may remain at depth below the Site, through the identification of fragmentary remains of possible Medieval date, together with intact subsoils above natural sands and gravels.

4.8 Post Medieval and Modern (including map regression exercise)

- 4.8.1 It is thought that brewing was taking place in Mortlake by the very early Post-Medieval period, established by John Morgan c.1487 to supply the household of Henry VII. The site of the brewery is thought to have lain within the eastern part of the Site, adjacent to the Archbishops Palace (Watneys London n/d; Port of London 1984). This brewery is likely to be simply a facility within a palace, rather like a bakery or a blacksmiths, instead of a commercial enterprise.
- 4.8.2 A large house was recorded as being constructed on the east side of Williams Lane, within the western boundary of the Site, after 1493 by a brewer named John Williams. This house is subsequently thought to have been occupied by Sir Thomas Cromwell, Earl of Essex (information from Barnes & Mortlake History Society website), and it became known as Cromwell House (MLO1753, TQ2020 7605).
- 4.8.3 The Archbishop of Canterbury exchanged the manor of Mortlake with Henry VIII for other lands in 1535-6 (VCH 1912: 69-74). The king granted the Manors of Mortlake and Wimbledon to Cromwell in 1536, who is believed to have undertaken much building work there. Cromwell was an English lawyer and statesman, who served as Henry VIII's chief minister 1532-1540. He rose to power as an advocate of the Church of England and presided over the Dissolution of the monasteries (Leithead 2004/2009). A letter from Richard Tomyow to Henry VIII in 1536 references '*Mortlake, where Cromwell's servants are in health and his building ariseth fair*' (VCH 1912: 69-74; Barnes & Mortlake History Society website). It can therefore be conjectured that Cromwell rebuilt or significantly added to the existing house built by John Williams, perhaps utilising materials from the former Archbishops Palace to the east.
- 4.8.4 The Site of a manor house has been established close to the Thames on the eastern side of Ship Lane, within the central part of the study Site towards the northern boundary, possibly associated with the former Archbishops Palace (VCH 1912: 69-74; Barnes & Mortlake History Society website). Cromwell appears to have sold the manors of Mortlake and Wimbledon back to Henry VIII in 1540, prior to his execution in July of that year.
- 4.8.5 The king may have utilised Mortlake as a residence after Cromwell's execution; in 1543 he ordered the demolition of the existing church and its reconstruction beyond the Site boundary (MLO19129, TQ2084 7599; VCH 1912: 69-74). In 1543-4 Henry

VIII granted the manors of Mortlake and Wimbledon to Katherine Parr and she held the manor until her death in 1548. The manor of Mortlake subsequently became merged with that of Wimbledon, which had become the head manor at the beginning of the 1540s. A succession of owners subsequently possessed the manors (VCH 1912: 69-74).

- 4.8.6 At least part of the former Bishops Palace is thought to have still been extant in 1663, and by the late seventeenth century the gatehouse and associated buildings were in use as an inn. The Palace is recorded as having been largely demolished after 1700, but garden walls were apparently extant in 1812 (Manning & Bray 1814: 306; MoLAS 1995a). The earliest available map which shows the Site in any detail, John Rocque's Survey of London (Fig 3: 1745) shows the former palace site devoid of buildings, and occupied by market gardens. The site of Cromwell House, towards the centre of the western boundary, is shown occupied a range of buildings fronting a lane running east-west towards the centre of the Site. The southeastern part of the Site and much of the southern boundary has been developed with houses, with a meadow in the southwestern corner, and further areas of market garden present towards the centre of the Site.
- 4.8.7 Cromwell House, within the western boundary of the Site, remained in occupation throughout the seventeenth, eighteenth and nineteenth centuries. Upon the death of Valentina Aynscombe in 1841 however, the house fell into disrepair, and it was finally demolished in 1857. Another house named Cromwell House was built to the northwest of the study Site, fronting the river (Barnes & Mortlake History Society website).
- 4.8.8 Archaeological fieldwork undertaken within the eastern side of the Site, between Ship Lane and Bulls Alley, revealed Post Medieval ploughsoils, walls and foundations, including a wall of probable eighteenth century date (MoLAS 1995b, 1996). Recent evaluation on the western part of the Site revealed a large piece of decorated masonry which may relate to the documented Medieval/Post Medieval activity, albeit discovered in a modern context (PCA 2016).
- 4.8.9 Documentary references to commercial brewing at Mortlake date to 1765, when court rolls mention two small breweries adjacent to each other on either side of Thames Street, within the southeastern part of the study Site (Brown 1997: 34). It is this brewery, rather than the fifteenth century establishment, which is the most likely origin of the existing brewing facility.

- 4.8.10 The Lindley & Crossley Map of Surrey (Fig 4: 1793) shows little change within the Site from Rocque's survey. In 1807, James Weatherstone and his partner extended their brewery fronting Thames Street northwards to the river (Brown 1997: 34).
- 4.8.11 Observations made in 1817 referred to upstanding masonry dated 'to the time of the Plantagenets' on the site of the Medieval Archbishops Palace east of Ship Lane fronting the river (see paragraph 4.6.1 above). A painting of the river at Mortlake by WH Harriot, dated 1824, together with Samuel Leigh's *Panorama of the Thames from London to Richmond* undertaken in 1829 (Figure 5), both appear to show survival of the precinct wall around the former Medieval palace, including buttresses and the feature identified as a summer house, fronting the river on the Site's northern boundary.
- 4.8.12 The Mortlake Tithe Map (Fig 6: 1839) and the associated Award shows the Site occupied by brewery buildings at the eastern end, with buildings fronting the west side of Ship Lane which runs through the centre of the Site, Mortlake High Street on the southern boundary, and the road running east-west through the centre of the Site. The bulk of the remainder of the Site comprises horticultural land and meadow. The parcel of land in the southeastern corner, between Thames Street and the High Street, is shown fully developed.
- 4.8.13 In 1852, the Mortlake brewery was bought by Charles John Phillips, who expanded the facility significantly (Brown 1997: 35).
- 4.8.14 The First Edition Ordnance Survey (Fig 7: 1865) shows the expansion of the brewery towards the river from the road to the south. A large house named *The Cedars* is shown adjacent, which is known to have been basemented (information from Richmond Local Studies Library). A riding school is shown to the east of Ship Lane, where an L-shaped lane has been laid out. Further residential development is shown along the southern boundary. The site of Cromwell House is indicated within the western boundary of the Site, while the extent of the Bishops Palace is shown on the eastern part of the Site, fronting the river. The land between Thames Street and Mortlake High Street to the southeast is shown partially cleared to the west, with intact brewery buildings to the east.
- 4.8.15 The line of Thames Street, within the southeastern part of the Site, was absorbed into the brewery complex in 1865. Figure 8 comprises a plan showing the extent of what

became part of the Site. Phillips acquired the freehold of substantial areas of land along the riverside in 1865, after which buildings including a tithe barn (probably of Late Medieval origin) docking house, shop and stable, slaughterhouse, lofts and blacksmiths workshop were demolished. The new brewery included the brick wall still present along the north side of Mortlake High Street (Brown 1997: 36; Cherry & Pevsner 1999: 514-5).

- 4.8.16 The Second Edition Ordnance Survey (Fig 9: 1896) shows the absorption of Thames Street within the Site, and the brewery's dominance east of Ship Lane. Further development is shown along Cromwell Road, which runs east of Ship Lane. West of Ship Lane, a building labelled *Fairfax*, probably a large house, has been built towards the centre of the Site, with buildings formerly fronting the west side of Ship Lane now demolished.
- 4.8.17 The brewery at Mortlake was taken over by Watneys in 1898. In 1903, an eight storey maltings was constructed on the river frontage (Brown 1997: 36; Port of London 1984). This was constructed on the Site of the riding school, on the east side of Ship Lane fronting the river.
- 4.8.18 The 1907 GOAD Insurance Plan (Fig 10) shows the eastern part of the Site, between Ship Lane and Bulls Alley, occupied by the *Watney Coombe Reid & Co Limited Mortlake Brewery*. The functions of various buildings within the brewery complex are shown, which at this time included beer stores, engine rooms, tun rooms, bottling and sugar stores, cask washing areas, wheelwrights, smithy, stables and paint shops, with the 1903 malthouse shown in the northwestern corner. Basements are shown beneath "E" *Beer Store No 4* towards the eastern end, and beneath the tun rooms fronting the river, with buildings varying in height from one to eight storeys. Residential houses are shown fronting Guildford Place (formerly Cromwell Road) within the centre of the Site.
- 4.8.19 The Third Edition Ordnance Survey (Fig 11: 1913) shows little change across the eastern part of the Site from the earlier GOAD plan. Through the middle of the Site, between Aynscombe Lane and Ship Lane, West Street has been laid out, with houses either side and allotment gardens to the north. The western part of the Site remains primarily open land.

- 4.8.20 The Revised Ordnance Survey (Fig 12: 1940) shows alterations within the main brewery complex, together with the replacement of the allotment gardens north of West Road, in the centre of the Site, with a single large building. Buildings have also been constructed on the northern edge of the cricket ground, including a pavilion on the western boundary. The site of the brewery is thought to have received only minor damage during World War Two (James 1963: 168; Barnes & Mortlake Historical Society 2004).
- 4.8.21 The 1952-1961 composite Ordnance Survey (Fig 13) shows redevelopment of the northwestern part of the brewery, east of Ship Lane between 1953 and 1961, and additions to the pavilion in the northwestern corner of the sports ground. Figure 14 reproduces an aerial photo of 1962 which shows in the foreground two large pavilions occupying the northwestern and northeastern corners of the sports ground.
- 4.8.22 The bulk of the mid nineteenth century and later brewery buildings were demolished in the 1970s and replaced by the modern industrial brewing facility occupying the Site today. Several alleys, streets and paddocks were removed in the process, which extended the brewery west of Ship Lane (Brown 1997: 36; Cherry & Pevsner 1999: 515). There were several significant fires at the Brewery complex during the later twentieth century, which resulted in significant reconstruction (information from Richmond Local Studies Library).
- 4.8.23 The 1965-1968 composite Ordnance Survey (Fig 15) shows the repositioning of the pavilion within the northeast corner of the cricket ground, the demolition of buildings along the southern boundary and the construction of a circular building at the main entrance. The buildings fronting Mortlake High Street on the southeastern boundary have been modified, and a new building constructed at the eastern end.
- 4.8.24 Three phases of fieldwork were carried out by the Museum of London Archaeology Service (MoLAS) including an evaluation in 1995, followed by monitoring programmes during 1996 and 1999. The reports indicate that *in-situ* river terrace gravels were observed, together with ploughsoils, garden soils, walls and foundations dating from the Medieval period to the eighteenth century (MoLAS 1995b, 1996, 1999).
- 4.8.25 The above work was carried out prior to the construction of the lager bottling plant currently occupying the centre of the eastern part of the Site. The plant comprises an

open plan warehouse with a raft base and piled foundations, and required the reduction of the ground level by 1.2m within its footprint (MoLAS 1995a).

- 4.8.26 Archaeological evaluation undertaken across the Site in 2016 revealed traces of nineteenth century buildings together with Post Medieval and Modern truncation (PCA 2016).
- 4.8.27 The 1992-1998 composite Ordnance Survey (Fig 16) shows the redevelopment of the eastern side of the Site in progress. Substantial detached brewery buildings have been constructed through the centre of the Site, replacing West Street and its associated structures. Additional buildings have also been constructed in the northwestern corner, and a new club house has been constructed on the eastern boundary of the sports ground. The building formerly known as Fairfax on the northern boundary west of Ship Lane has been demolished.
- 4.8.28 The 2009 Ordnance Survey (Fig 17) shows the Site as it remains today, occupied by the buildings of the brewery, with the sports ground and pavilion to the southwest. In comparison with the 1992-1998 survey the scale of recent redevelopment on the eastern side of the Site is clearly evident.
- 4.8.29 The current Site survey (Fig 18) shows no substantial changes within the Site.
- 4.8.30 The potential of the Site for the Post Medieval and Modern periods can be categorised as high. Remains of Cromwell House (c.1491-1857) may survive within the northwestern boundary of the Site; remains associated with the former Archbishops Palace may survive east of Ship Lane (apparently extant until the early/mid nineteenth century) together with village activity and occupation in the southeastern corner, prior to absorption into the brewery complex in 1865. Across the whole of the Site, remains associated with previous phases of the brewery dating from the eighteenth century are likely to survive below the existing facility.
- 4.8.31 In spite of the generally negative results of intrusive archaeological fieldwork within the Site, it is considered likely that archaeological remains of Post Medieval date may remain at depth below the Site, through the identification of fragmentary remains of possible Post Medieval date, together with intact subsoils above natural sands and gravels.

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 Site. In terms of local designations, the Site lies within an Archaeological Priority Area as defined by the London Borough of Richmond upon Thames.
- 4.9.3 Overall, it is possible that archaeological remains of national significance may be present within the Site boundary, relating to the known presence of the Site of the Medieval palace and parish church, together with village settlement, and the Renaissance mansion to the west.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

(Review of potential impact upon Heritage Assets)

5.1 Site Conditions

- 5.1.1 The Site is currently occupied by the buildings of the Mortlake Brewery complex, dating to the nineteenth and twentieth centuries, with a sports ground and pavilion occupying the southwestern corner (Fig 18).
- 5.1.2 The construction of the existing brewing facility is considered likely to have had a cumulative, severe destructive impact on underlying archaeological deposits.
- 5.1.3 The construction and demolition of buildings formerly occupying the Site can be considered likely to have had a severe negative impact on any underlying archaeological deposits through the cutting of foundations and services, and in particular any basements or cellars formerly present. This will include previous phases of the brewery (see paragraph 4.8.17 above) together with domestic buildings (see paragraph 4.8.10 above).
- 5.1.4 The negative impact of previous and existing development is demonstrated by the results of archaeological works undertaken within the Site to date (see paragraph 4.2.5 above). Figures 21-22 reproduce the deposit model which demonstrates the extent of made ground across the Site, while Figure 29 identifies areas of existing and previous basements.
- 5.1.5 Phases of landforming across the Site, including revetment along the Thames frontage of the Site and levelling of the natural topography, are thought to have been carried out from the Medieval period into the eighteenth century. These are considered likely to have buried the original land surface of the northern part of the Site below several metres of made ground (see paragraph 3.4.2 above). This process has the potential to have preserved archaeological remains at depth.
- 5.1.6 The bulk of the sports ground occupying the southwestern corner of the Site appears to have remained undeveloped within its documented history. The insertion of drainage and any floodlighting measures can be considered to have had a severe but localised archaeological impact through the cutting of services.

5.1.7 Any agricultural and/or horticultural use of the Site prior to development can be considered to have had a moderate, widespread negative archaeological impact.

5.2 Proposed Development

5.2.1 Draft proposals include the mixed use, residentially led redevelopment of the Site, to include areas of basement to the west and east of Ship Lane (see Figures 23-28).

5.3 Review of Potential Impact

5.3.1 In view of the Site's known archaeological potential, combining the Medieval palace, church and part of Mortlake village to the east, with the early Post Medieval mansion of Cromwell House to the west, together with related activity, any redevelopment of the Site could potentially have a detrimental archaeological impact upon remains deemed to be of national significance.

5.3.2 Previous archaeological work within the Site has indicated significant truncation as a result of successive phases of the brewery which has occupied the Site since the eighteenth century (see section 3 above and Figs 21-22). However, surviving Medieval and Post Medieval deposits have been noted below modern development, together with intact subsoil and natural sands and gravels, where archaeological remains may be present.

5.3.3 The bottom of the proposed basement slab within the eastern part of the Stag Brewery component of the Site (east of Ship Lane) would be set at 0.76m OD. This area of the Site recorded natural terrace gravels at between 4.4m and 2.68m OD, so the proposed basement would likely impact on any archaeological structures or deposits present (see Figure 22). The proposed foundation design for all buildings within the eastern part of the Stag Brewery component of the Site (east of Ship Lane) would comprise a 1m deep piled raft, with the exception of the proposed cinema area which would be founded in 1m deep local pile caps with 1m deep ground beams. Below the foundations, all buildings would have an expanse of piles (3 to 5 per column) that would be 600mm in diameter and extending down 25m in length.

5.3.4 The maximum extent for the proposed basement within the west part of the Stag Brewery component of the Site (west of Ship Lane), would be set at 2.45m OD. The natural gravel in this area of the Site was recorded at between 5.6 and 4.68m OD, so

the proposed basement would also likely impact on any archaeological structures or deposits present in this area of the Site (see also Figure 22).

- 5.3.5 In addition to the above, the new river wall would be formed of a sheet pile wall with an *in-situ* reinforced concrete capping beam. The toe level of the sheet pile wall would be set at -1m AOD.
- 5.3.6 It is considered that the archaeological fieldwork and desk based assessment undertaken to date has sufficiently characterised the Site. Site restrictions due to the presence of existing buildings together with associated internal and external plant also preclude the application of additional targeted exploratory archaeological fieldwork, prior to demolition.
- 5.3.7 Given the absence to date of identified appropriate geological horizons, it is not proposed to progress geoarchaeological/palaeoenvironmental work at the Site.
- 5.3.8 Given the likely archaeological potential, further archaeological works are proposed in the form of a phased evaluation programme, following demolition, with further works dependant upon the results of the evaluation. Additionally it is anticipated that a programme of historic building recording for the extant Brewery buildings will also be required. Such work can follow the granting of planning consent, secured by condition.
- 5.3.9 The above approach to archaeological mitigation has been discussed and approved by the Greater London Archaeological Advisory Service (GLAAS) officer for the London Borough of Richmond upon Thames, Laura O’Gorman (see Appendix 2).

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The Site of the Stag Brewery, Mortlake, has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of relevant nationally designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck Sites lie within or in immediate proximity to the Site.
- 6.4 In terms of relevant local designations the Site lies within the Mortlake and Barnes Archaeological Priority Area, as defined by the London Borough of Richmond upon Thames.
- 6.5 The Site is considered likely to have a moderate potential for the Prehistoric periods. Original land surfaces within the Site are thought to be buried beneath made ground and later structures, where not truncated by subsequent development.
- 6.6 The Site is considered likely to have a generally low potential for the Roman and Anglo-Saxon periods.
- 6.7 The eastern side of the Site is considered likely to have a high potential for the Medieval period. The eastern part of the Site is known to contain the site of an Archbishops Palace, together with a chapel or church, with part of the Medieval village to the southeast. The western part of the Site is understood to have comprised principally open fields during the Medieval period, with a correspondingly generally low archaeological potential.
- 6.8 The Site is considered likely to have a high potential for the Post Medieval and Modern periods. The Renaissance mansion of Sir Thomas Cromwell is known to lie on the western part of the Site, while the brewery developed on the eastern part from the eighteenth century onwards.

- 6.9 Past post-depositional impacts within the Site are considered to have been severe and cumulative as a result of previous and existing phases of development, particularly the construction and demolition of phases of the Mortlake Brewery across the Site during the nineteenth and twentieth centuries.
- 6.10 Programmes of archaeological fieldwork undertaken across the Site have revealed Medieval and Post Medieval deposits, together with substantial modern deposits and post depositional impacts.
- 6.11 Redevelopment of the Site can be considered likely to have an adverse archaeological impact.
- 6.12 On the basis of the available information it is proposed to progress archaeological mitigation measures in the form of a phased archaeological evaluation programme, following demolition and Site clearance, with further excavation work dependant upon the results of evaluation. Additionally, a programme of historic building recording on the extant Brewery buildings is also anticipated.
- 6.13 The above mitigation strategy has been discussed and approved by the planning authorities' archaeological advisor.
- 6.14 Such work would necessarily follow the granting of planning consent, secured by relevant condition(s).

SOURCES CONSULTED

1. **General**

Barnes & Mortlake History Society (website)
British Library
Greater London Historic Environment Record
London Archaeological Archive and Research Centre
Richmond Local Studies Library
Society of Antiquaries Library

2. **Internet**

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3. **Cartographic**

1745 John Rocque's Map of London

1768 John Rocque's Map of Surrey

1793 Lindley & Crossley's Map of Surrey

1823 Charles & John Greenwood's Map of Surrey

1839 Mortlake Tithe Map

1865 Ordnance Survey

1865 Plan of Thames Street Mortlake

1894-6 Ordnance Survey

1907 GOAD Insurance Plan

1913 Ordnance Survey

1940 Ordnance Survey

1948 Ordnance Survey

1952 Ordnance Survey

1953 Ordnance Survey

1958 Ordnance Survey

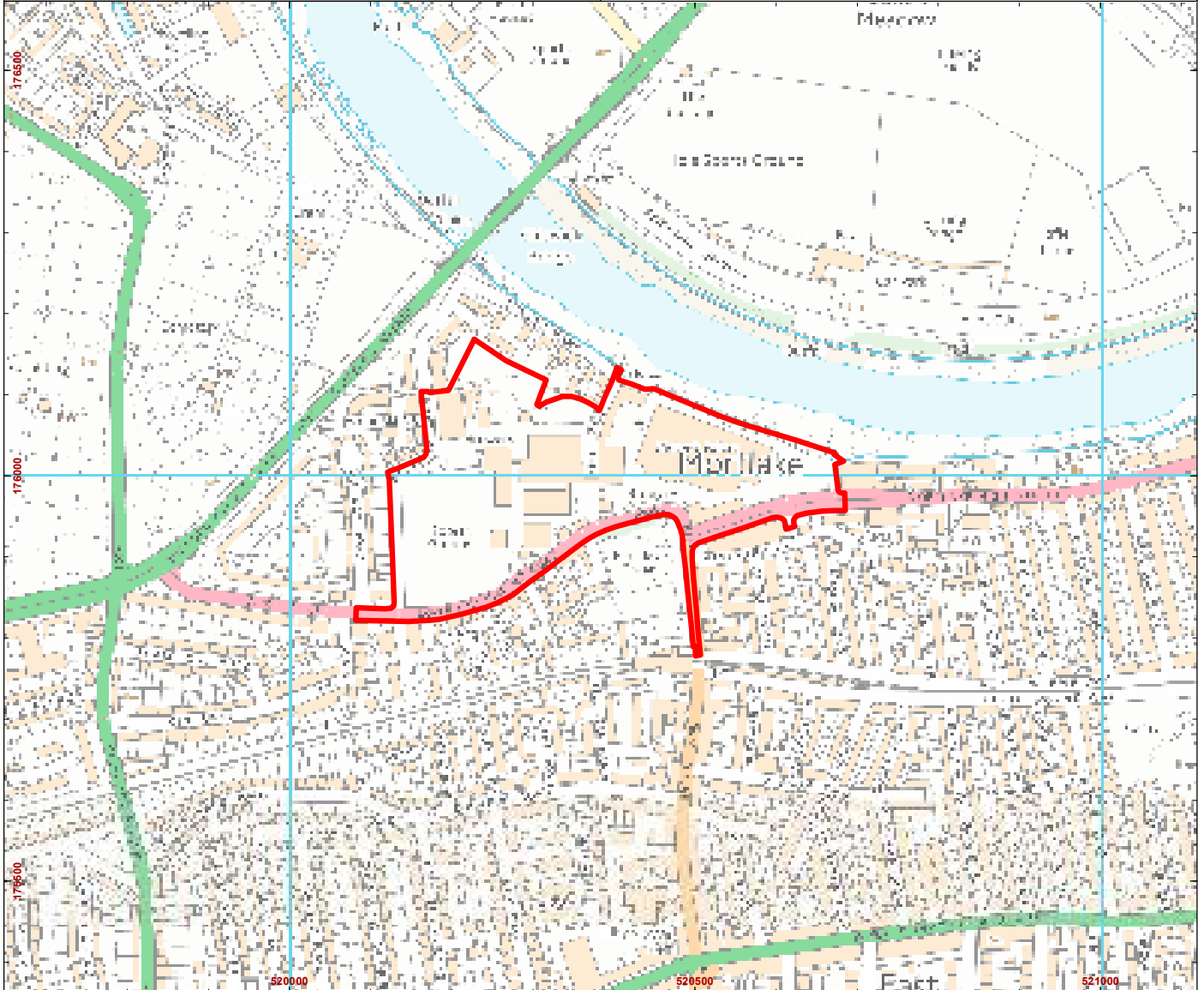
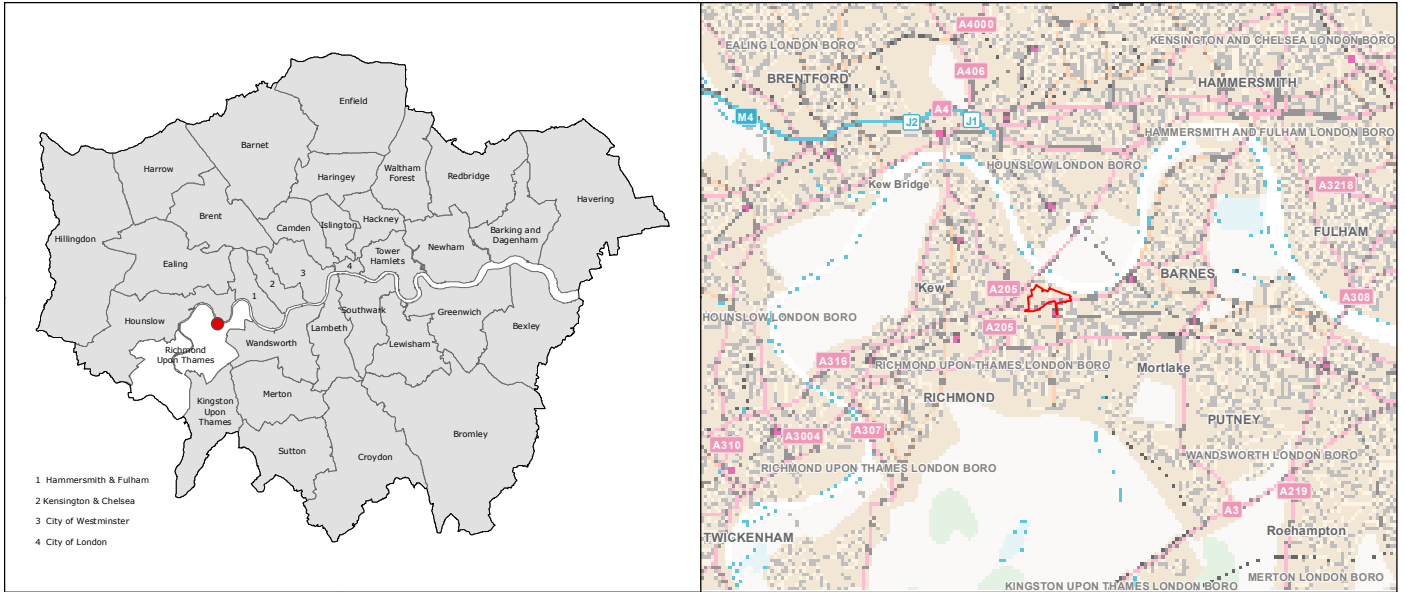
1961 Ordnance Survey





1965 Ordnance Survey

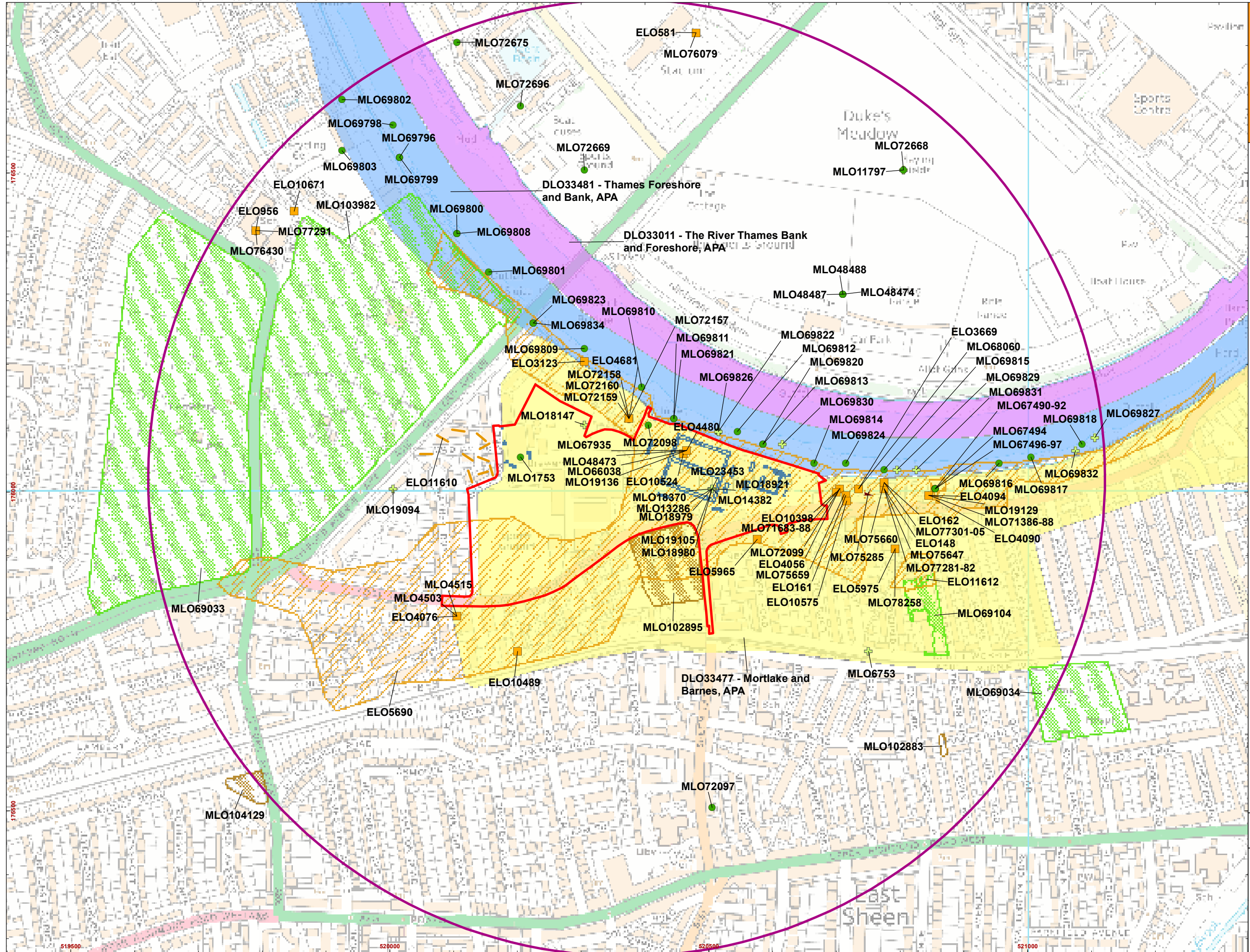
1967 Ordnance Survey

1968 Ordnance Survey

1973 Ordnance Survey
1976 Ordnance Survey
1977 Ordnance Survey
1982 Ordnance Survey
1987 Ordnance Survey
1988 Ordnance Survey
1991 Ordnance Survey
1992 Ordnance Survey
1993 Ordnance Survey
1998 British Geological Survey Sheet 270 (South London)
2009 Ordnance Survey
2016 Site survey



<p>  Site Boundary </p> <p style="text-align: center;">  </p>	 <p> <i>Planning • Heritage</i> www.cgms.co.uk </p>	<p>Scale at A4: 1:8,000</p> <p>0  200m</p> <p style="text-align: center;"> Figure 1: Site Location </p>
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- Site Boundary
- Search Radius 750m

- Designated Assets:**
- Archaeological Priority Areas**
- DLO33011 - The River Thames Bank and Foreshore
 - DLO33477 - Mortlake and Barnes
 - DLO33481 - Thames Foreshore and Bank

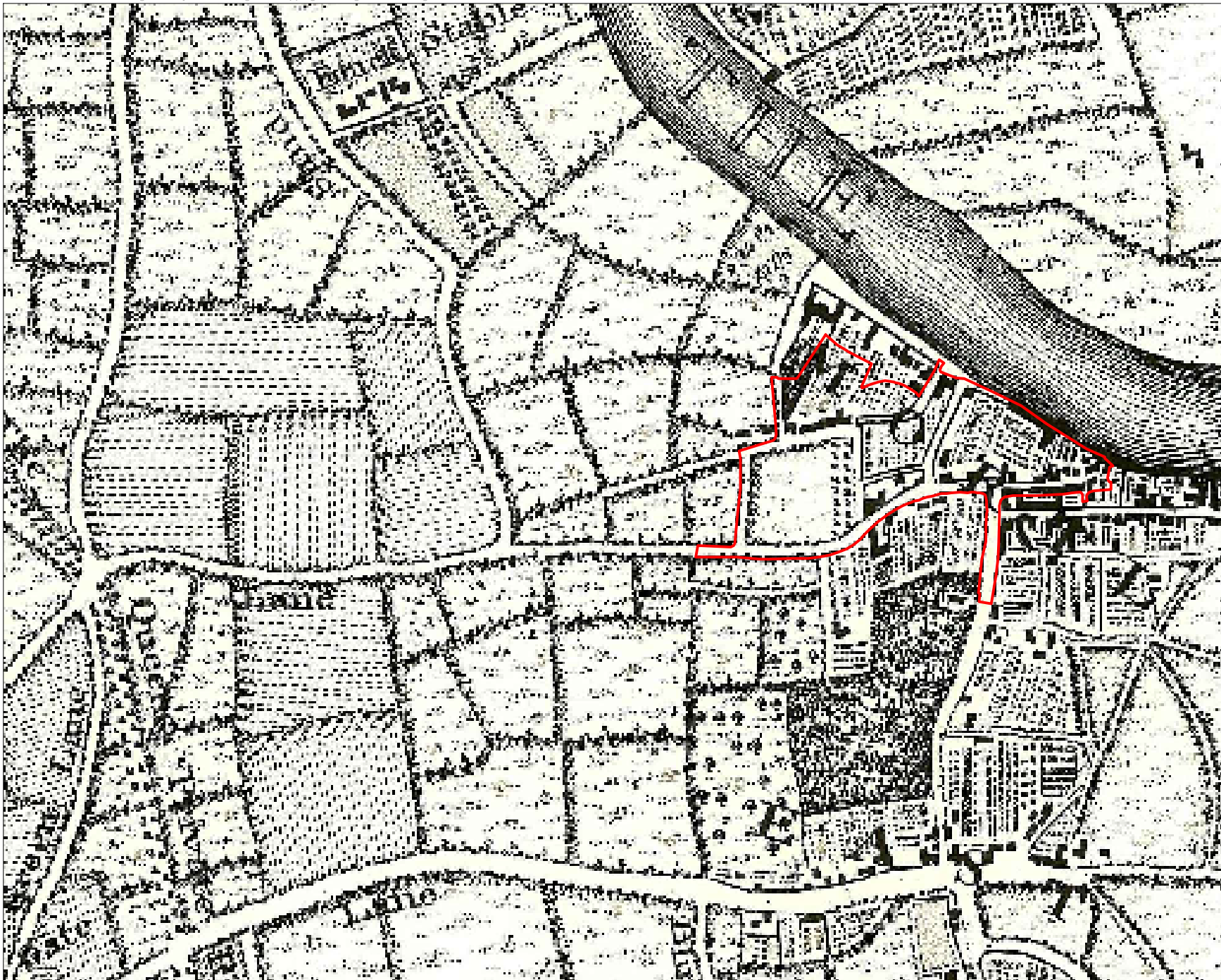
- Non-Designated Assets:**
- HER Record (Point)**
- Monument
 - Find Spot
 - Marine
- HER Record (Polygon)**
- Monument
 - Park

- Previous Archaeological Work:**
- Event Record (Point)
 - Event Record (Linear)
 - Event Record (Polygon)
 - Archaeological works within the site


N

Scale at A3: 1:5,500

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



Planning • Heritage
www.cgms.co.uk

 Site Location



Not to Scale:
Illustrative Only

Figure 3:
1745 John Rocque's Map
of London



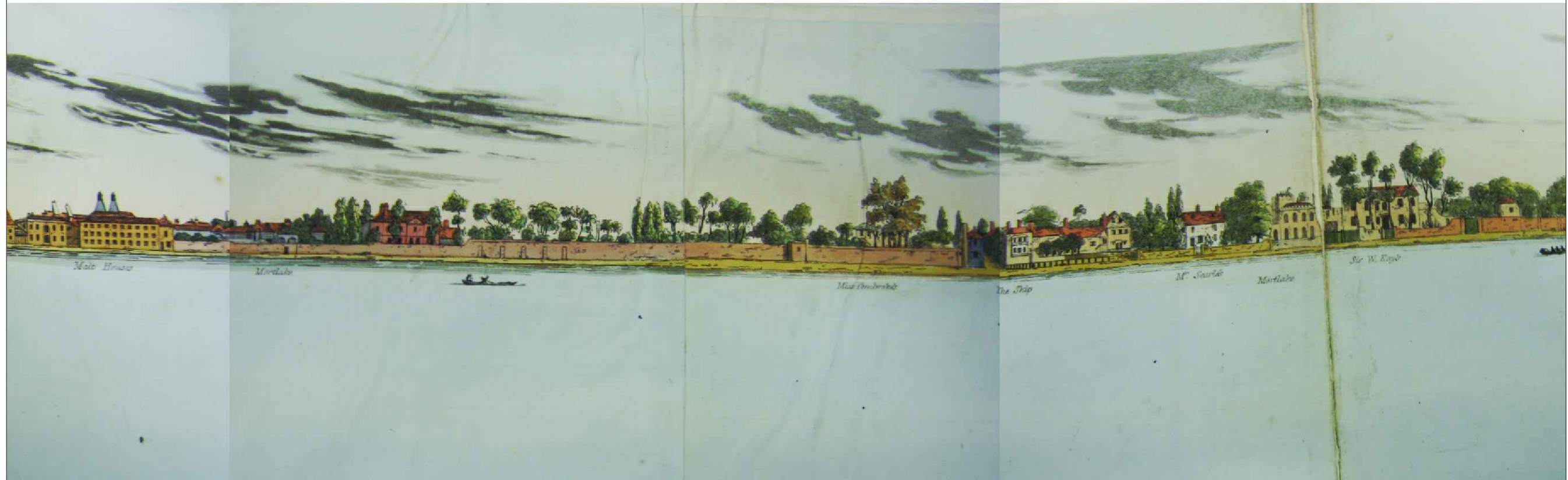
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 Site Location



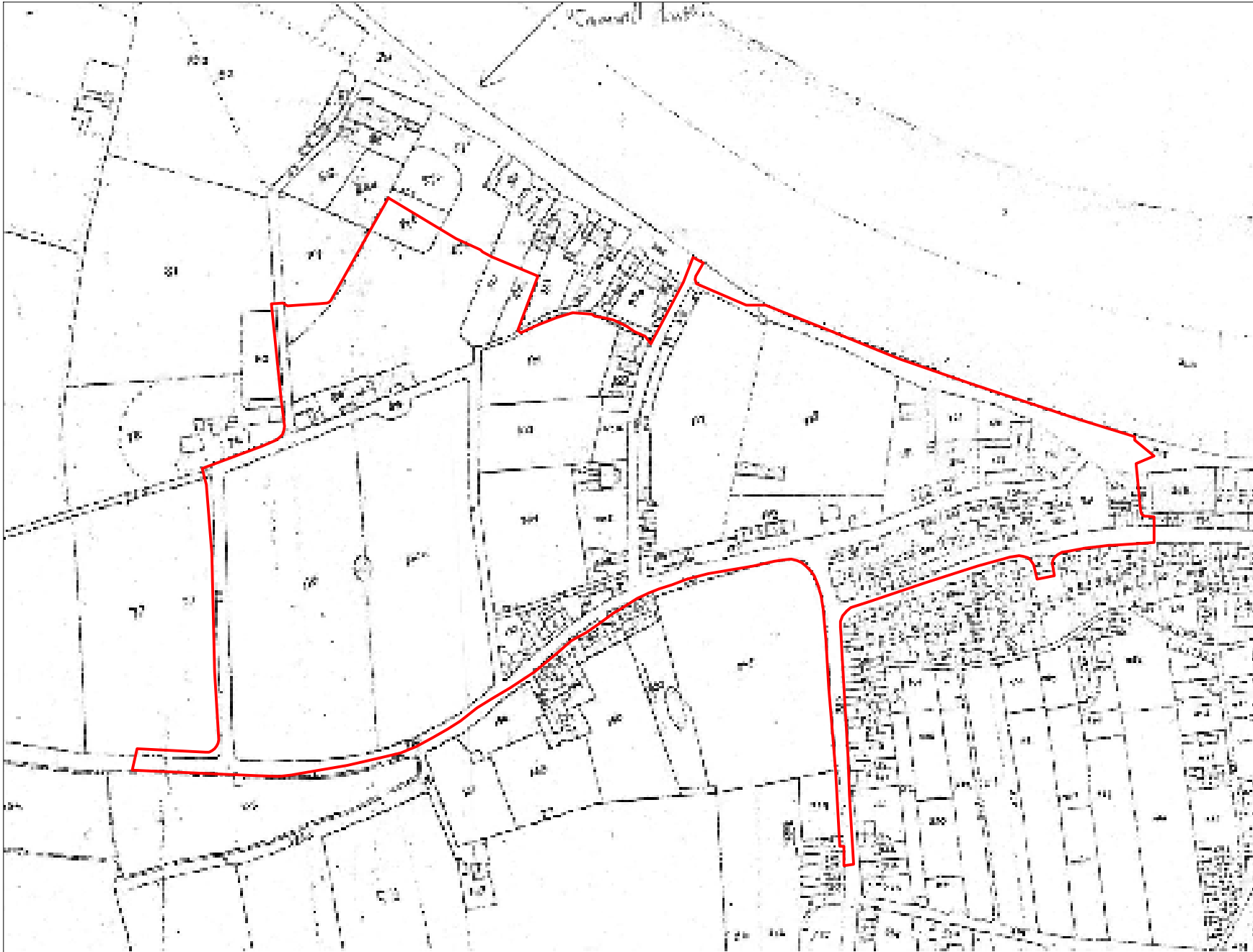
Not to Scale:
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Figure 4:
1793 Lindley & Crossley's
Map of Surrey



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Figure 5:
1829 View of Mortlake
(including the northern site
frontage) from the River
Thames



 Site Boundary



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Figure 6:
1839 Mortlake Tithe Map



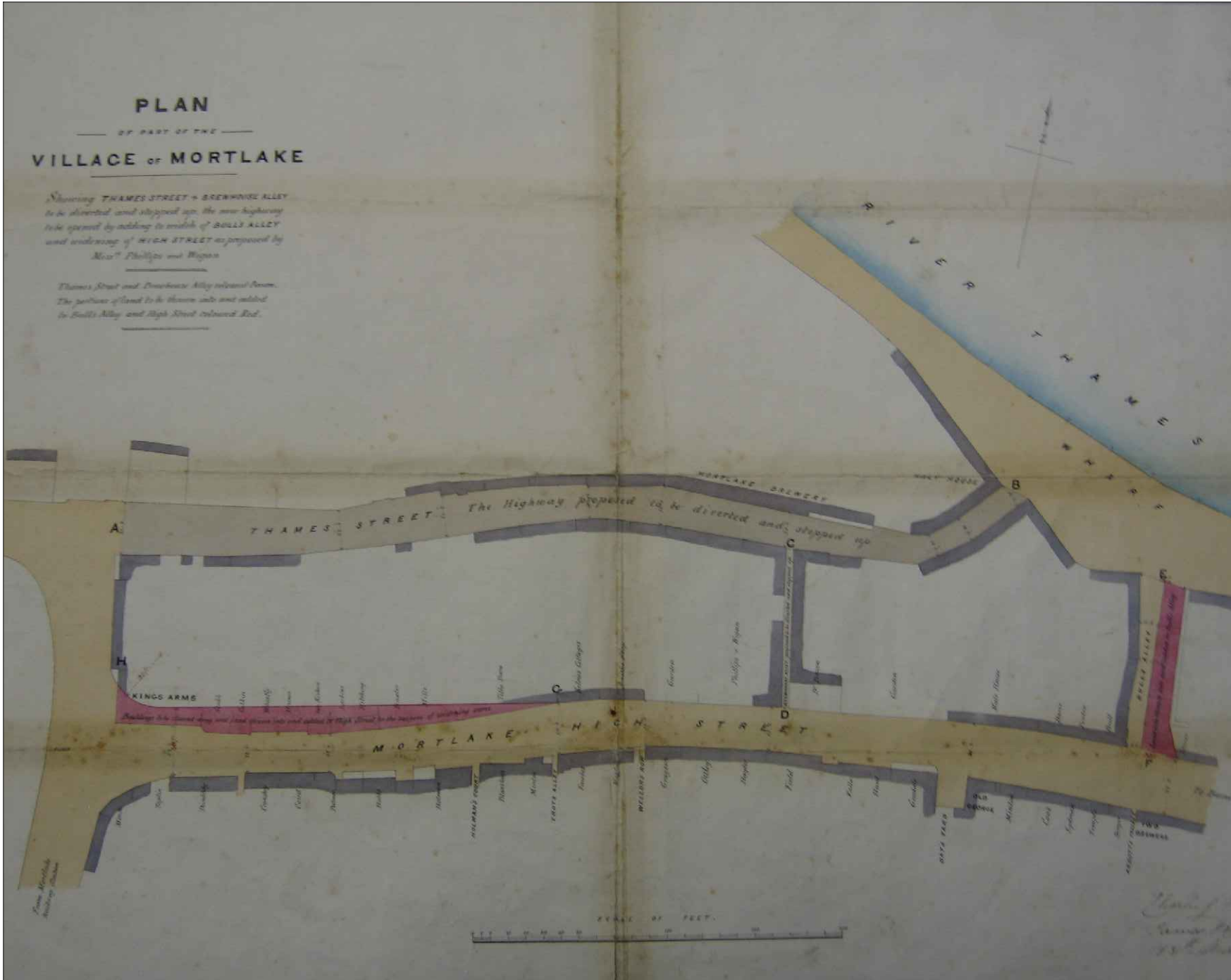
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 Site Boundary



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Figure 7:
1865 Ordnance Survey

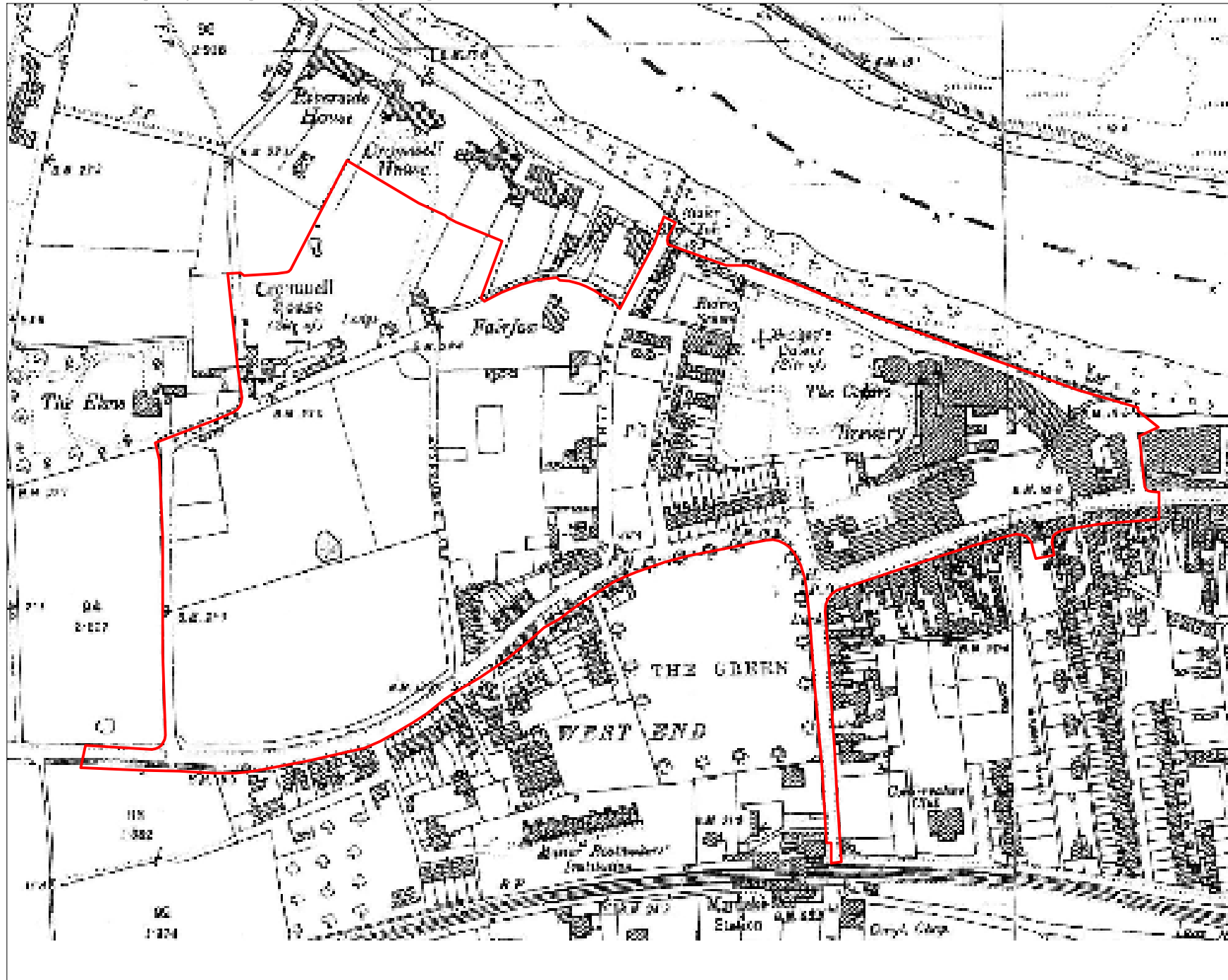


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Figure 8:
1865 Plan of Thames Street



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 Site Boundary



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Figure 9:
1896 Ordnance Survey

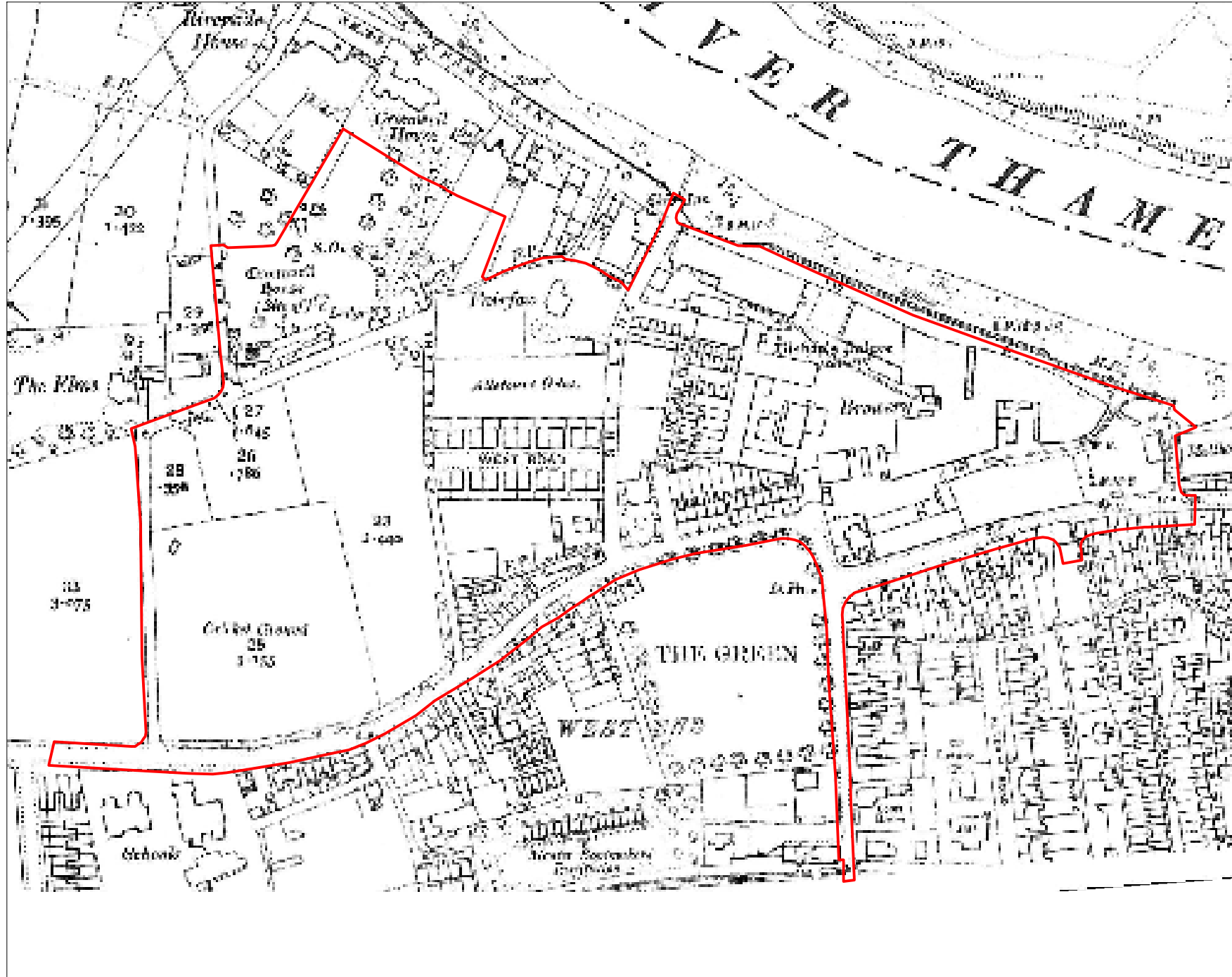


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Figure 10:
1907 GOAD Insurance
Plan



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 Site Boundary



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Figure 11:
1913 Ordnance Survey



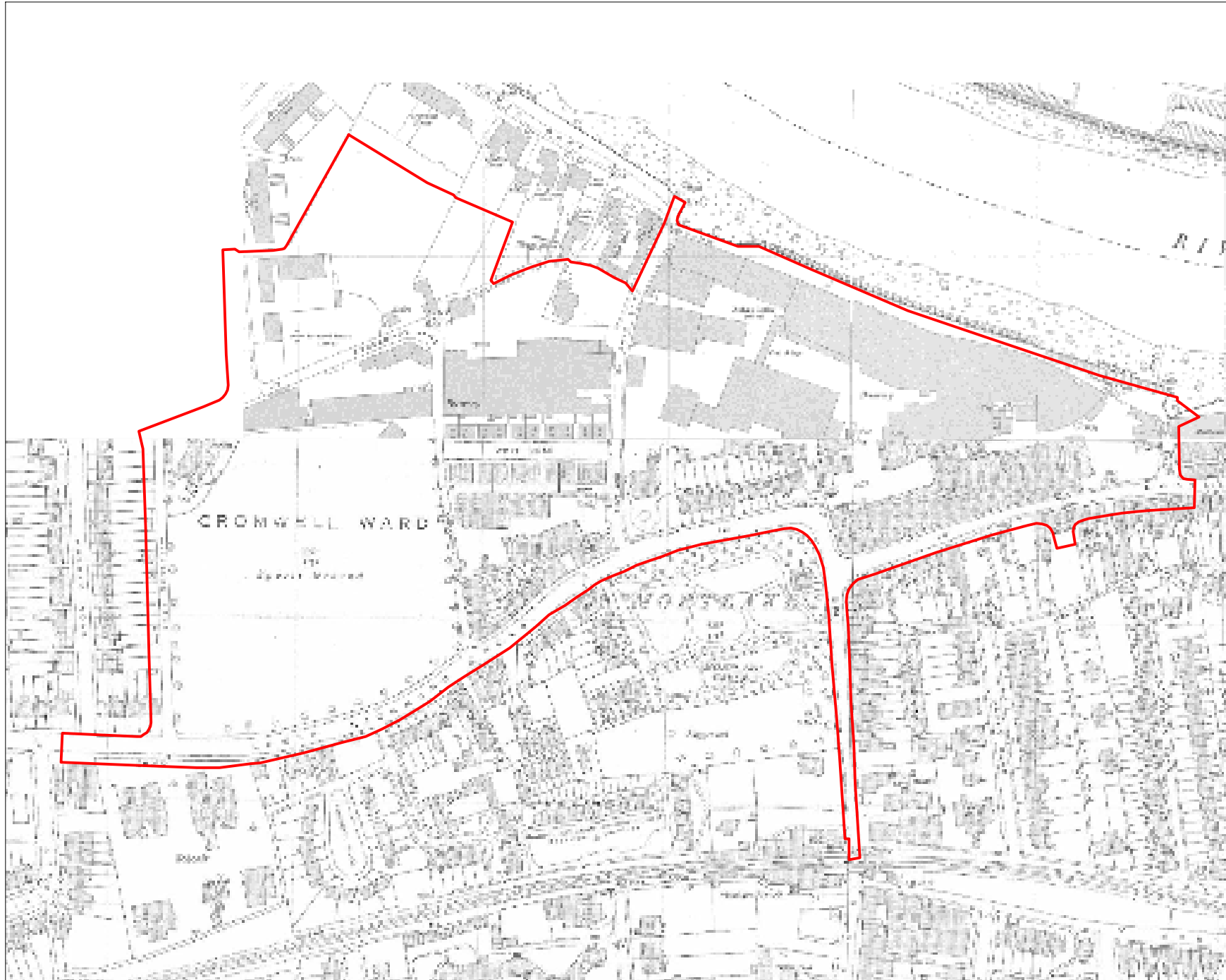
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 Site Boundary



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Figure 12:
1940 Ordnance Survey

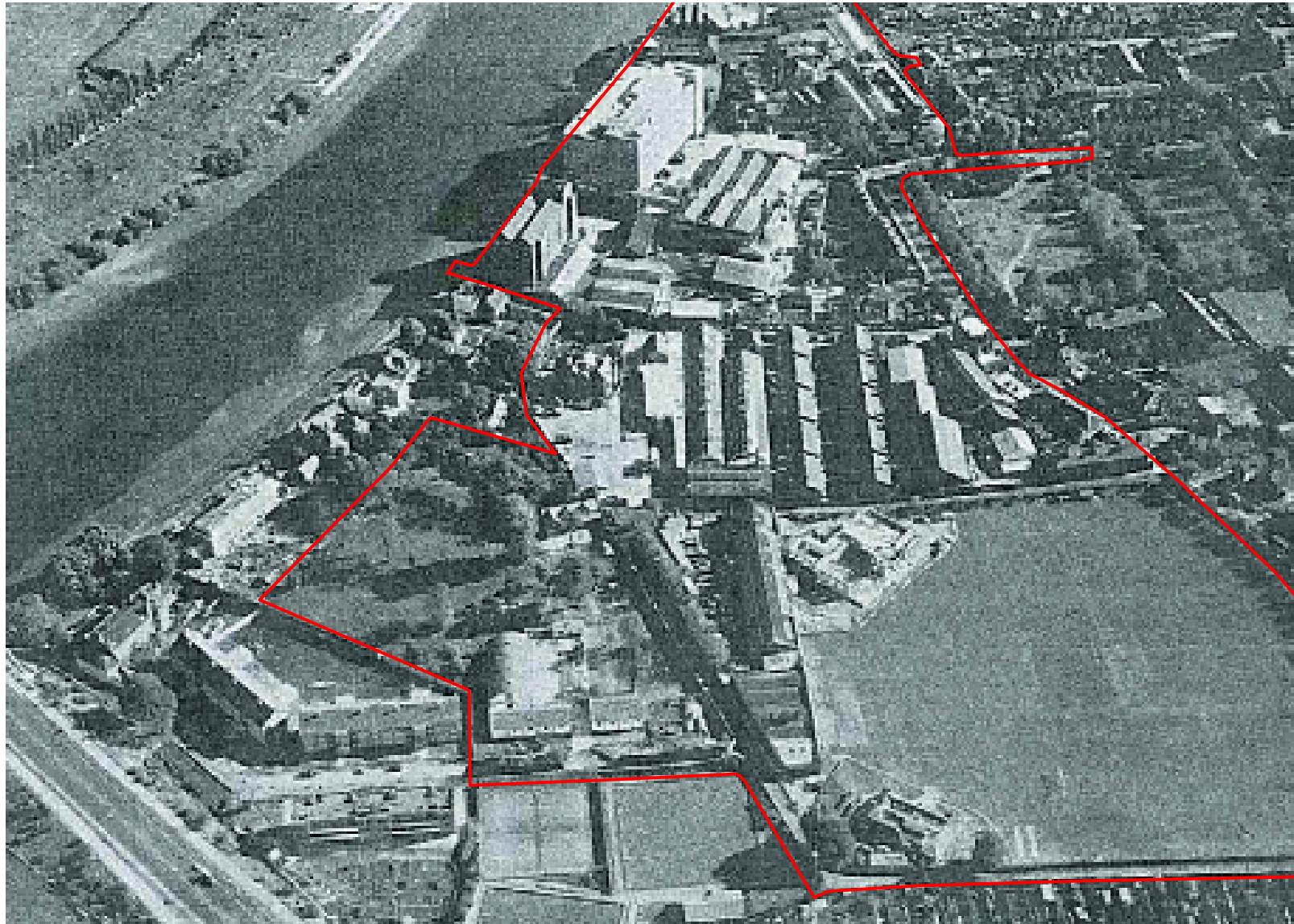


 Site Boundary



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Figure 13:
1952-61 Ordnance
Survey

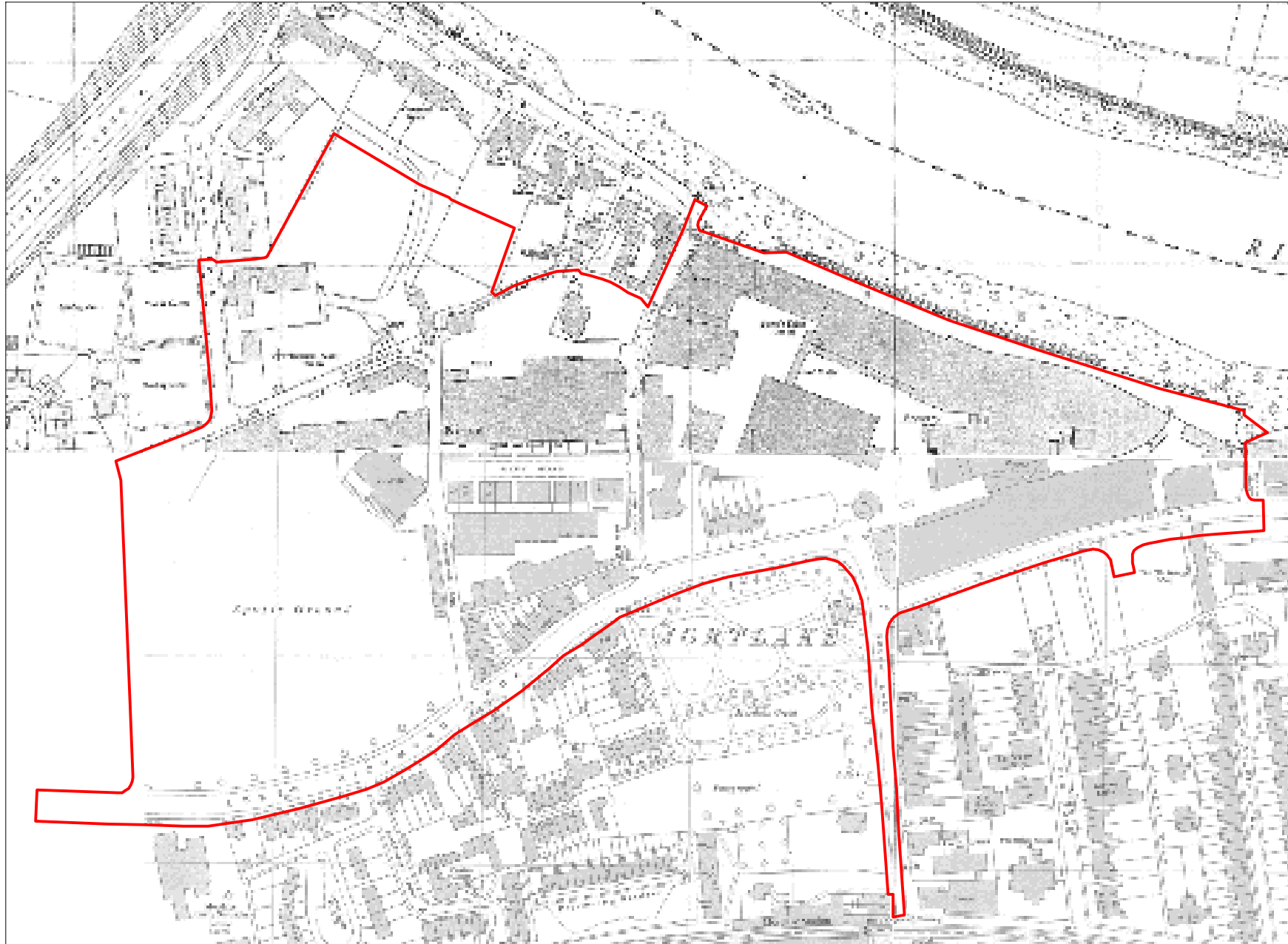


 Site Boundary



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Figure 14:
1962 Aerial Photograph

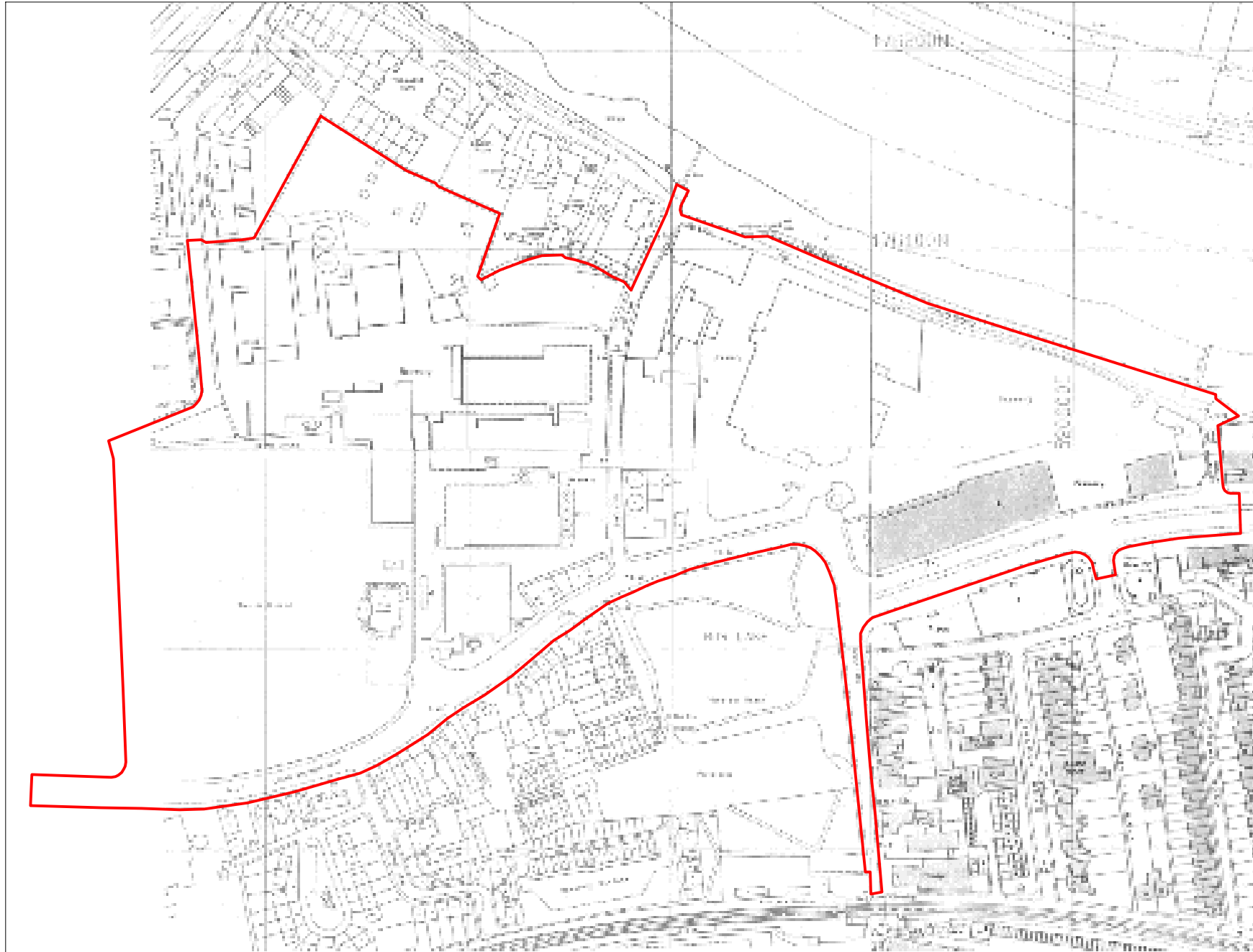


 Site Boundary



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Figure 15:
1965-68 Ordnance
Survey

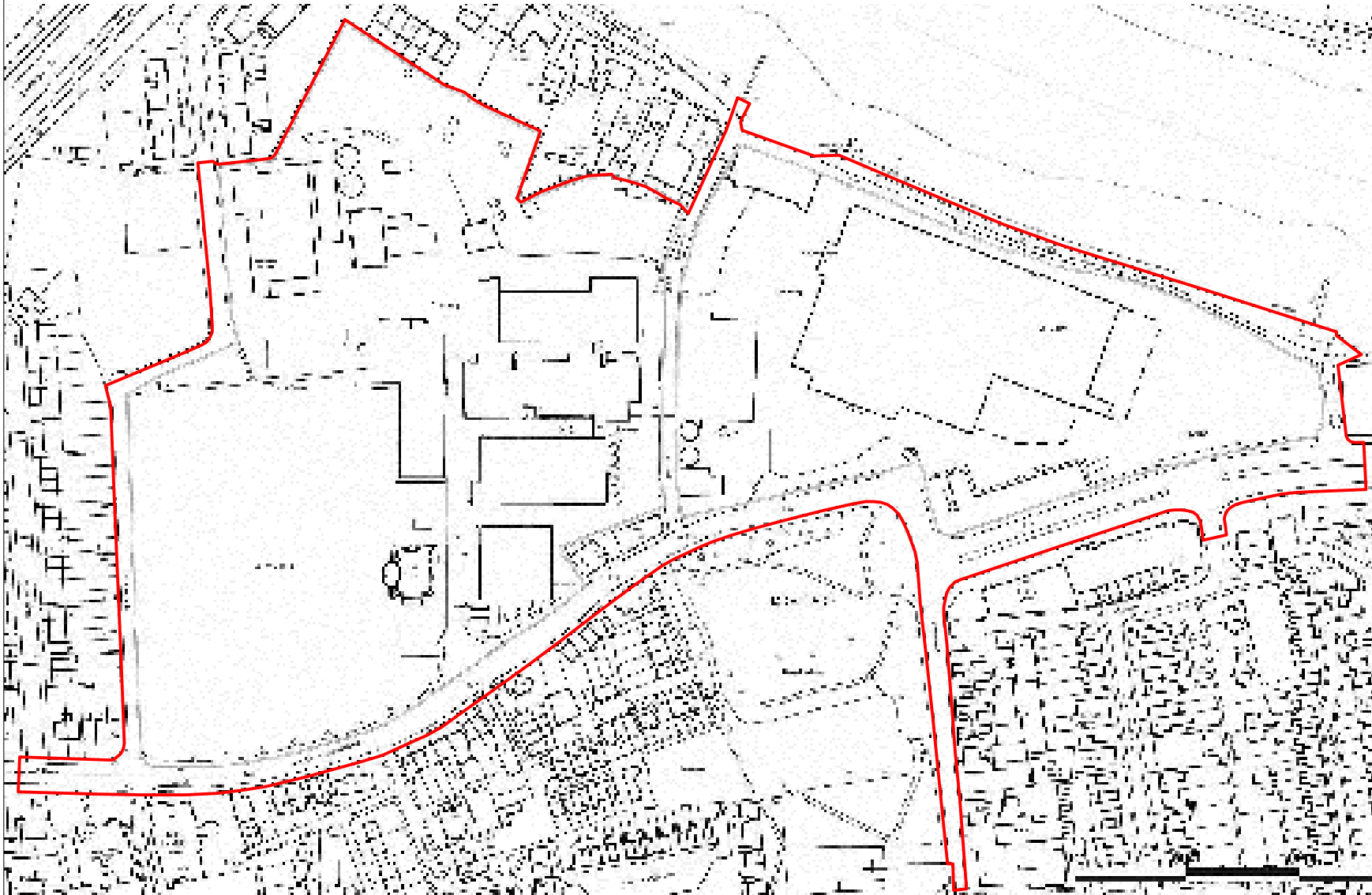


 Site Boundary



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Figure 16:
1992-1998 Ordnance
Survey

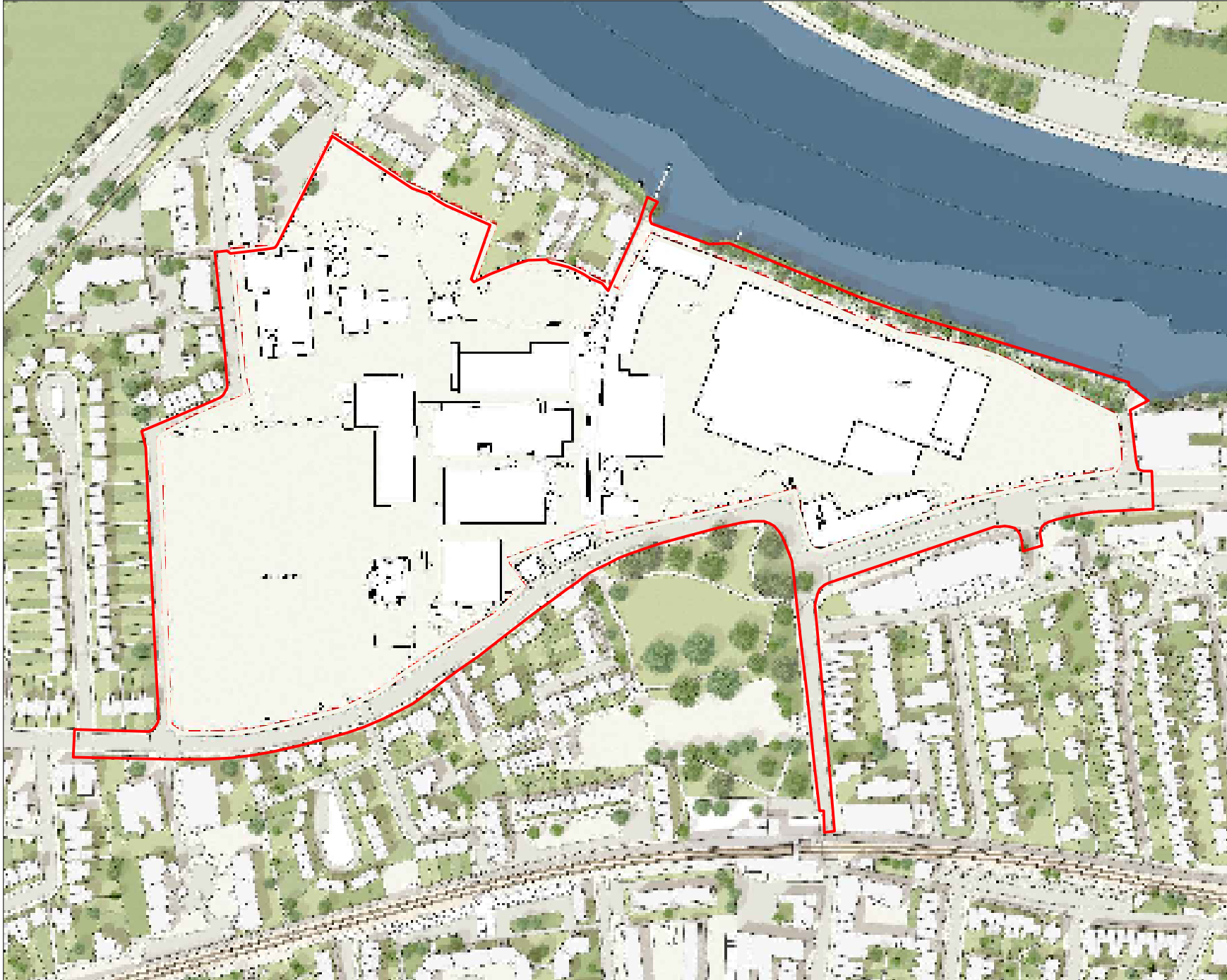


 Site Boundary



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Figure 17:
2009 Ordnance Survey

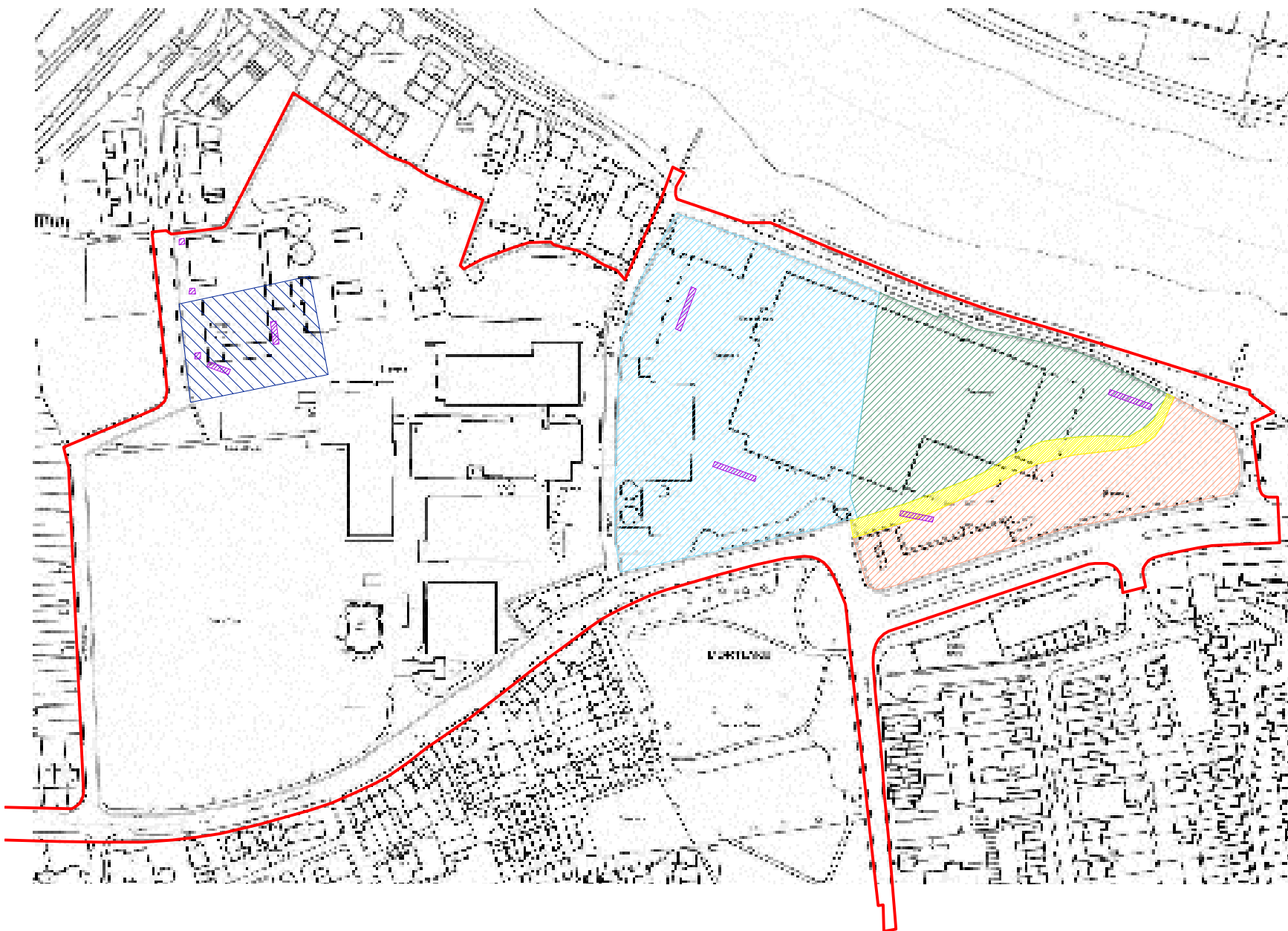


 Site Boundary



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Figure 18:
2016 site survey



Additional information:

- Site boundary
- Church and Cemetery
- Palace Precinct
- High Street Frontage
- Line of Thames St. absorbed into brewery in 1865
- Site of Sixteenth Century Cromwell House

Project title:

Stag Brewery, Mortlake

London

Cheltenham

Kettering

Newark

Birmingham

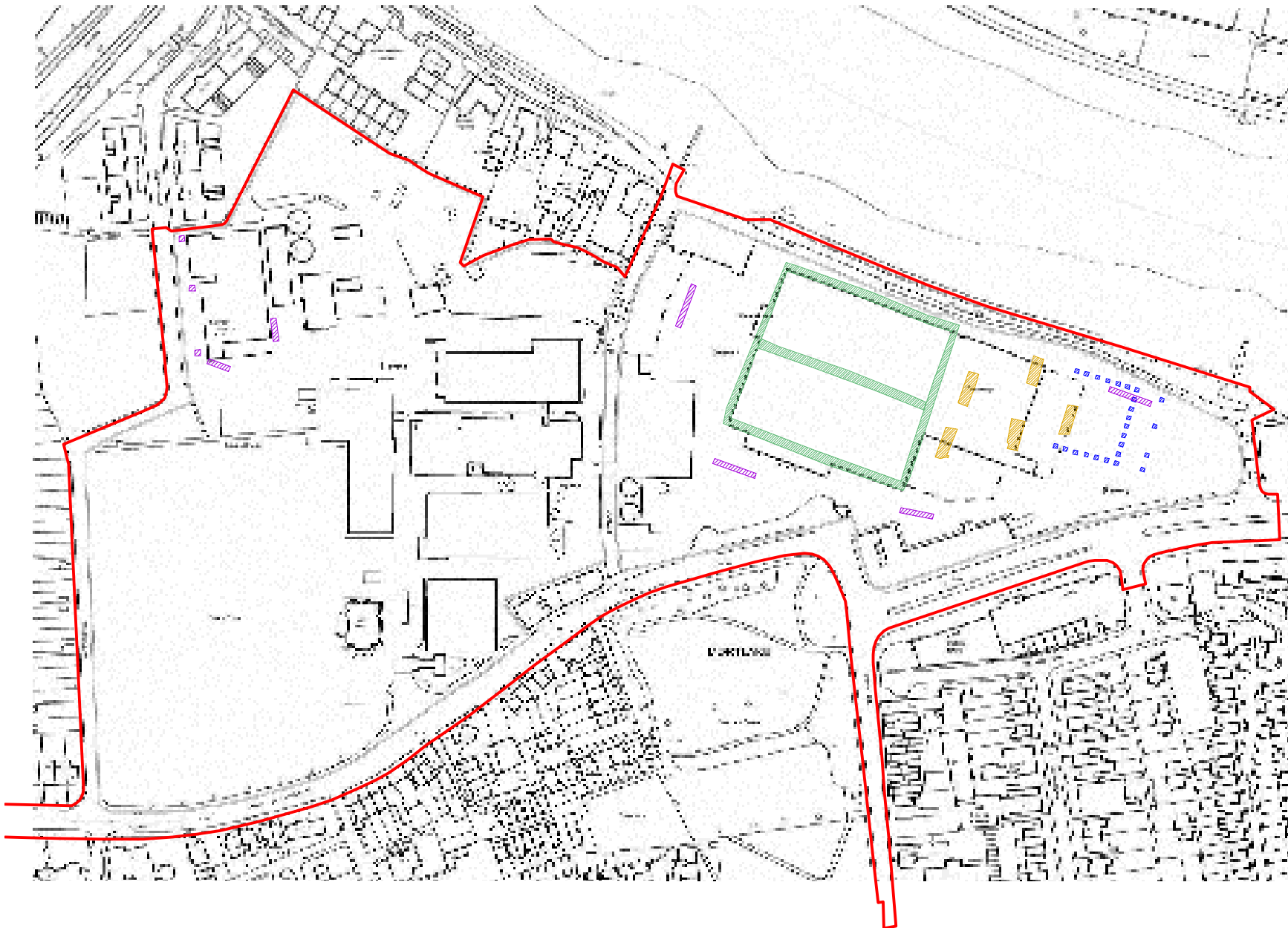
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Figure 19: Probable extent of Medieval land use zones across the eastern part of the site



Additional information:

- Site boundary
- Area of watching brief, 1995
- Evaluation test-pits, 1995
- Areas of watching brief, 1998
- Evaluation test-pits and trenching, 2016



Project title:

Stag Brewery, Mortlake

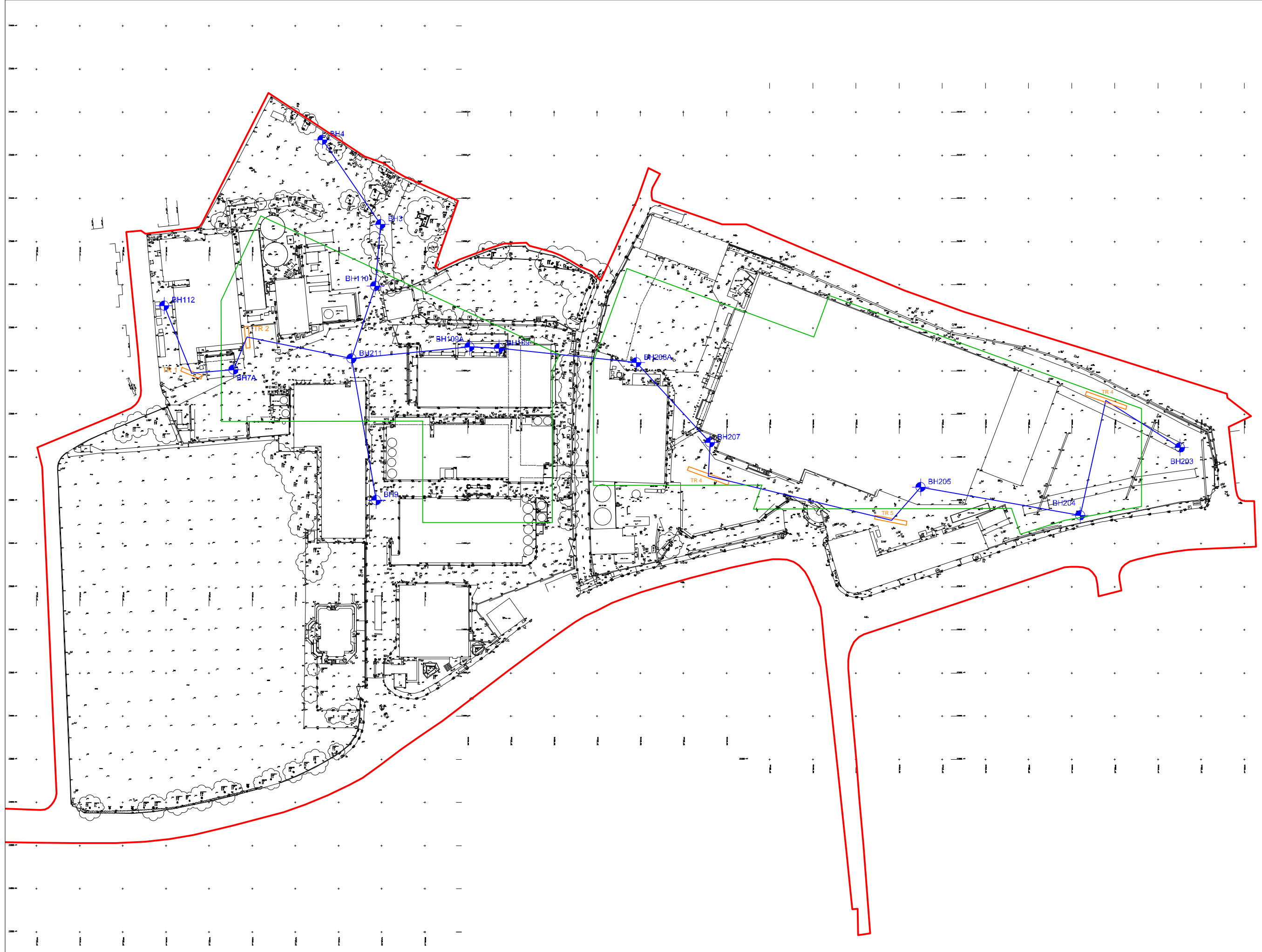
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Figure 20: Location of archaeological works undertaken within the Site to date

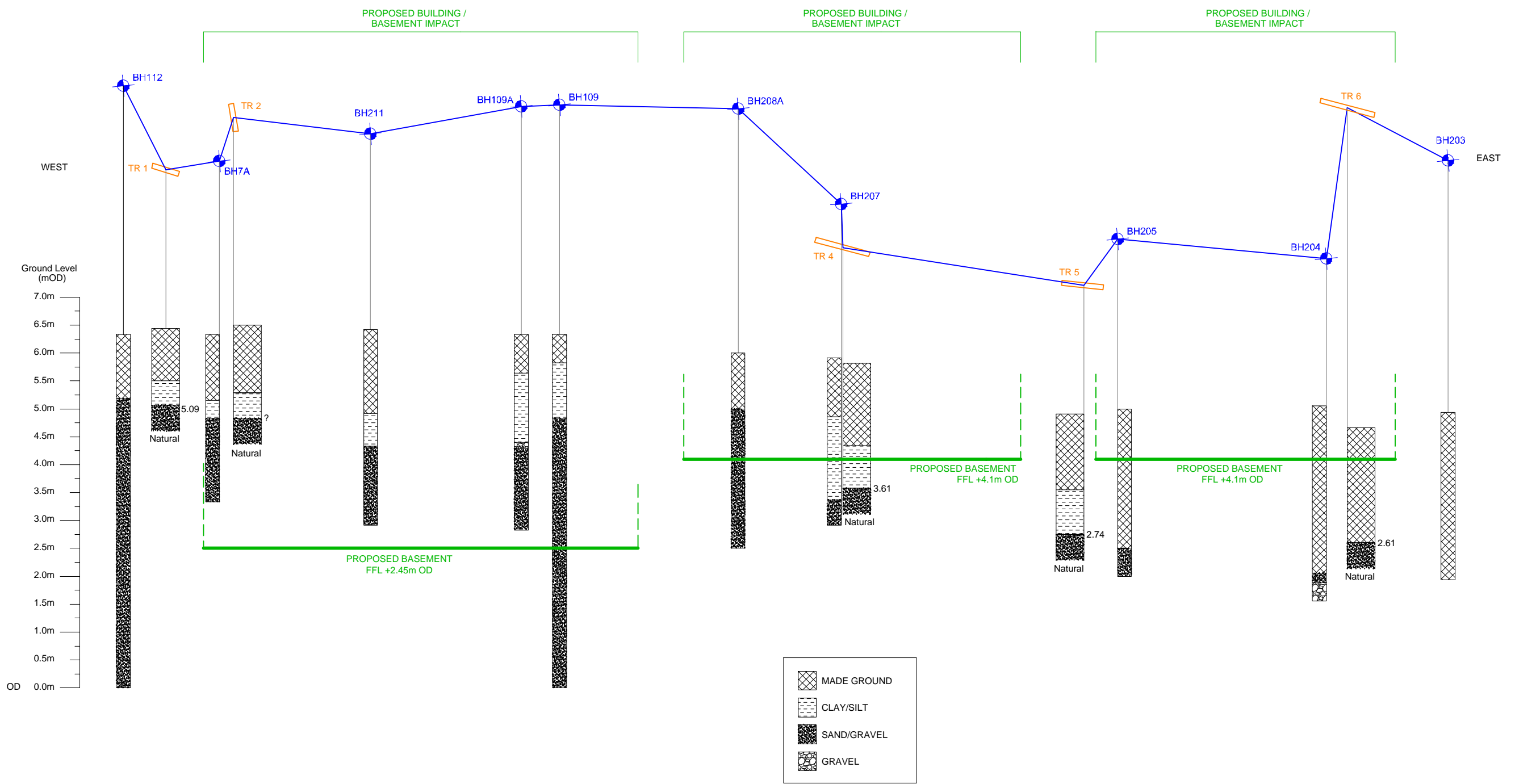


-  Site Boundary
-  Borehole Location (1995-2015)
-  Evaluation Trench Location (2016)
-  Proposed Basement Footprint



Scale at A3: 1:1500
0 50 m

Figure 21:
Deposit model section
plan location

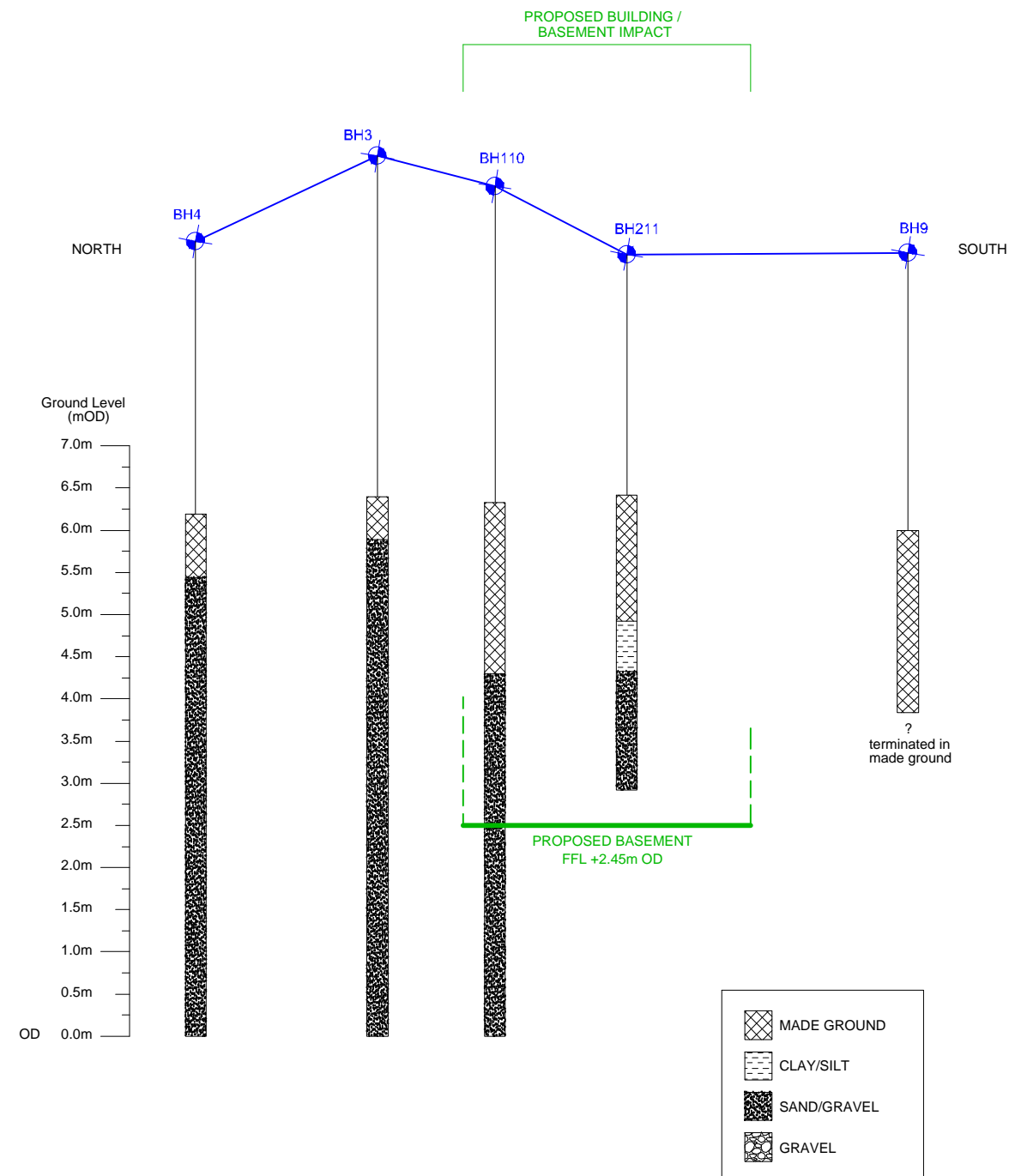


- Borehole Location (1995-2015)
- Evaluation Trench Location (2016)
- Proposed Basement Impacts

Scale at A3: 1:1500

0 50 m

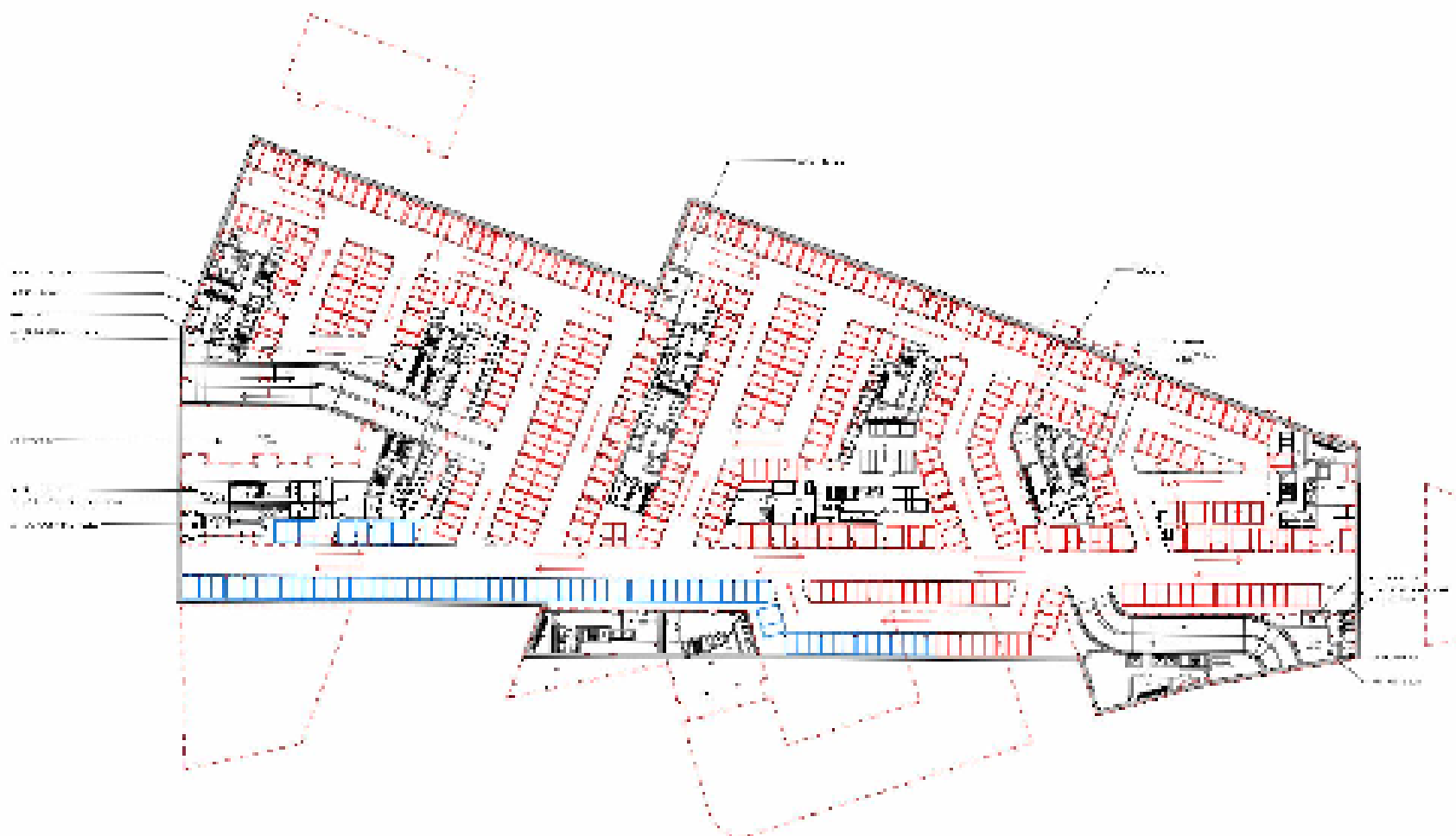
Figure 22a:
Deposit Model Section
(with proposed
development finished
floor level heights)



- Borehole Location (1995-2015)
- Evaluation Trench Location (2016)


Scale at A3: 1:1500
 0 50 m

Figure 22b:
 Deposit Model Section
 (with proposed
 development finished
 floor level heights)



Additional information:

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Figure 23: Redevelopment proposals: plan of basement East of Ship Lane

