

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**Former Richmond Royal Hospital, Kew Foot Road,
London Borough of Richmond**

Archaeological Desk-based Assessment

by Gordana Baljkas

**Site Code: RRH18/128
(TQ 1817 7557)**

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for UKI Richmond Ltd

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Thames Valley Archaeological Services Ltd

Site Code RRH 18/128

August 2018

Summary

Site name: Former Richmond Royal Hospital, Kew Foot Road, London Borough of Richmond

Grid reference: TQ 1817 7557

Site activity: Archaeological desk-based assessment

Project manager: Steve Ford

Site supervisor: Gordana Baljkas

Site code: RRH 18/128

Area of site: approx. 0.38ha

Summary of results: The proposal site lies within the Kew Foot Road Conservation Area, the Kew Gardens and the Old Deer Park Archaeological Priority Area and the Royal Botanic Gardens at Kew World Heritage Site buffer zone. The site contains the Grade II listed mid-18th-century Original block of Royal Richmond Hospital. Little else than the façade of the listed building, which will be retained, has any heritage significance or special interest. The new development would have to be sympathetic to the character and appearance of both the listed building and the Conservation Area. The provision of new landscaped gardens has the potential to enhance the setting of the heritage assets. Detailed consideration of the issues with regard to the listed building are dealt with in a separate document.

The site was developed from the mid-18th century onwards. The courtyard and eastern section, where an underground car park and a new building are to be constructed, still have undisturbed areas and here the potential survival of below-ground archaeological deposits and finds, should they have been present, could not be disregarded. The proposed development could therefore carry the potential to damage or destroy archaeological deposits if present, in areas of building footprints, landscaping and service trenches. It is considered that further information from field observation may be required to establish the archaeological potential of the proposal site and inform a mitigation strategy.

In the northern section of the proposal site where part of a building is to be demolished and the floors of the remaining section lowered, any below-ground archaeological deposits and finds are unlikely to have significant potential for survival. Here, it is recommended that a watching brief be undertaken during the groundworks associated with the new structures.

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Report edited/checked by:	Steve Ford ✓ 31.08.18
	Steve Preston ✓ 30.08.18

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Report 18/128

Introduction

This report is an assessment of the archaeological potential of land at former Richmond Royal Hospital, Kew Foot Road, London Borough of Richmond TW9 2TD (Fig. 1). The project was commissioned by Mr Martin Simms of RER London Ltd, James House, 1 Babmaes Street, St James, London SW1Y 6HF on behalf of UKI Richmond Ltd, Chelsea House, West Gate London W5 1DR and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from the London Borough of Richmond Council for re-development of land at the former Richmond Royal Hospital. This assessment will accompany the application in order to inform the planning process with regard to potential archaeological and heritage implications. This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2018) and the Council's heritage policies.

Site description, location and geology

The proposal site is located approximately 0.5km north of Richmond town centre in south-western London (Fig. 1). It comprises an irregular parcel of land covering an area of approximately 0.38ha and is centred on NGR TQ 1817 7557. The site is bounded by Evelyn Road to the north, properties fronting Evelyn Road and Shaftesbury Road to the east, Shaftesbury Road to the south and Kew Foot Road to the west. A site visit conducted on 29th July 2018 (Pls 1-14) showed that the site is currently occupied by the complex of interconnecting buildings of the former Royal Richmond Hospital arranged around a hard landscaped courtyard area. The hospital complex comprises the Grade II Listed Original block of Royal Richmond Hospital, initially a residential dwelling converted to a hospital in the 1860s (see below) and later extensions dating from the late 19th and 20th centuries (ME 2015)(Fig 2). Pedestrian access to the site is from Kew Foot Road while inbound vehicular access to the courtyard is from Evelyn Road and outbound onto Shaftesbury Road. The courtyard currently provides parking space. The proposal site lies on Kempton Park Gravel (BGS 1998) and at a height of approximately 5m above Ordnance Datum, with the River Thames 1km to the north-west.

Planning background and development proposals

Planning permission is to be sought from London Borough of Richmond Council for re-development of land at the former Richmond Royal Hospital. The proposed development involves the retention, refurbishment and restoration of buildings fronting Kew Foot Road and Shaftesbury Road (including the listed building), demolition of part of the building fronting Evelyn Road (the floor of the remainder of the existing building will also be lowered by about 1.5m), construction of a new healthcare space, a new self-contained building providing affordable housing, and underground parking overlain by landscaped gardens (Figs 3, 19-21).

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in 2018 (NPPF 2018) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.

The Historic Environment is defined (NPPF 2018, 67) as:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

Paragraphs 189 and 190 state that

‘189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

‘190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.’

A ‘heritage asset’ is defined (NPPF 2018, 67) as

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’

‘Designated heritage asset’ includes (NPPF 2018, 66) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2018, 65) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.’

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 192 to 197:

‘192. In determining planning applications, local planning authorities should take account of:

- ‘a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ‘b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- ‘c) the desirability of new development making a positive contribution to local character and distinctiveness.

‘193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

‘194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶³.

Footnote 63 extends the application of this provision considerably:

‘Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

‘195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- ‘a) the nature of the heritage asset prevents all reasonable uses of the site; and
- ‘b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- ‘c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- ‘d) the harm or loss is outweighed by the benefit of bringing the site back into use.

‘196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

‘197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.’

Paragraph 199 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.’

‘200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.’

‘201. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.’

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2018, 71) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’

while ‘setting’ is defined as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

The Planning (Listed Building and Conservation) Act 1990, requires the following to be treated as listed building:

- ‘(a) any object or structure fixed to the (listed) building
- ‘(b) any object or structure within the curtilage of the building which although not fixed to the building forms part of the land and has done since before 1st July 1948 is treated as being part of the listed building.’

The London Plan (2016), includes the following policies regarding the historic environment in central London, which should be implemented at Borough level:

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

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

Policy 7.10 World heritage sites

‘Strategic

‘A Development in World Heritage Sites and their settings, including any buffer zones, should conserve, promote, make sustainable use of and enhance their authenticity, integrity and significance and Outstanding Universal Value. The Mayor has published Supplementary Planning Guidance on London’s World Heritage Sites – Guidance on Settings to help relevant stakeholders define the setting of World Heritage Sites.

‘Planning decisions

‘B Development should not cause adverse impacts on World Heritage Sites or their settings (including any buffer zone). In particular, it should not compromise a viewer’s ability to appreciate its Outstanding Universal Value, integrity, authenticity or significance. In considering planning

applications, appropriate weight should be given to implementing the provisions of the World Heritage Site Management Plans.

‘LDF preparation

‘C LDFs should contain policies to:

- a protect, promote, interpret, and conserve, the historic significance of World Heritage Sites and their Outstanding Universal Value, integrity and authenticity
- b safeguard and, where appropriate, enhance both them and their settings

‘D Where available, World Heritage Site Management Plans should be used to inform the plan making process.’

While the 2016 *London Plan* is still the adopted Development Plan, the *Draft New London Plan* (December 2017) is a material consideration in planning decisions. It contains the following policies deemed relevant in this case:

Policy HC1 Heritage conservation and growth

‘A. Boroughs should, in consultation with Historic England and other relevant statutory organisations, develop evidence that demonstrates a clear understanding of London’s historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to the heritage assets, landscapes and archaeology within their area.

‘B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London’s heritage in regenerative change by:

1. setting out a clear vision that recognises and embeds the role of heritage in place-making
2. utilising the heritage significance of a site or area in the planning and design process
3. integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
4. delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.

‘C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should seek to avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

‘D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

‘E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.’

Policy HC2 World Heritage Sites

‘A. Boroughs with World Heritage Sites and those that are neighbours to authorities with World Heritage Sites should include policies in their Development Plans that conserve, promote, actively protect and interpret the Outstanding Universal Value of World Heritage Sites, which includes the authenticity and integrity of their attributes and their management.

‘B. Development proposals in World Heritage Sites and their settings, including any buffer zones, should conserve, promote and enhance their Outstanding Universal Value, including the authenticity, integrity and significance of their attributes, and support their management and

protection. In particular, they should not compromise the ability to appreciate their Outstanding Universal Value, or the authenticity and integrity of their attributes.

‘C. Development Proposals with the potential to affect World Heritage Sites or their settings should be supported by Heritage Impact Assessments. Where development proposals may contribute to a cumulative impact on a World Heritage Site or its setting, this should be clearly illustrated and assessed in the Heritage Impact Assessment.

‘D. Up-to-date World Heritage Site Management Plans should be used to inform the plan-making process, and when considering planning applications, appropriate weight should be given to implementing the provisions of the World Heritage Site Management Plan.’

London Borough of Richmond Council’s *Local Plan* (adopted 3rd July 2018) contains the following policy that pertains to heritage assets and archaeology:

Policy LP 3 Designated Heritage Asset

‘A. The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough’s designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means:

1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.
2. Resist the demolition in whole, or in part, of listed building. Consent for demolition of Grade II listed buildings will only be granted in exceptional circumstances and for Grade II* and Grade I listed buildings in wholly exceptional circumstances following a thorough assessment of the justification for the proposal and the significance of the asset.
3. Resist the change of use of listed buildings where their significance would be harmed, particularly where the current use contributes to the character of the surrounding area and to its sense of place.
4. Require the retention and preservation of the original structure, layout, architectural features, materials as well as later features of interest within listed buildings, and resist the removal or modification of features that are both internally and externally of architectural importance or that contribute to the significance of the asset.
5. Demolitions (in whole or in part), alterations, extensions and any other modifications to listed buildings should be based on an accurate understanding of the significance of the heritage asset.
6. Require, where appropriate, the reinstatement of internal and external features of special architectural or historic significance within listed buildings, and the removal of internal and external features that harm the significance of the asset, commensurate with the extent of proposed development.
7. Require the use of appropriate materials and techniques and strongly encourage any works or repairs to a designated heritage asset to be carried out in a correct, scholarly manner by appropriate specialists.
8. Protect and enhance the borough’s registered Historic Parks and Gardens by ensuring that proposals do not have an adverse effect on their significance, including their setting and/or views to and from the registered landscape.
9. Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.

‘B. Resist substantial demolition in Conservation Areas and any changes that could harm heritage assets, unless it can be demonstrated that:

1. in the case of substantial harm or loss to the significance of the heritage asset, it is necessary to achieve substantial public benefits that outweigh that harm or loss;
2. in the case of less than substantial harm to the significance of the heritage asset, that the public benefits, including securing the optimum viable use, outweigh that harm; or
3. the building or part of the building or structure makes no positive contribution to the character or distinctiveness of the area.

‘C. All proposals in Conservation Areas are required to preserve and, where possible, enhance the character or the appearance of the Conservation Area.

‘D. Where there is evidence of intentional damage or deliberate neglect to a designated heritage asset, its current condition will not be taken into account in the decision-making process.

‘E. Outline planning applications will not be accepted in Conservation Areas. The Council's Conservation Area Statements, and where available Conservation Area Studies, and/or Management Plans, will be used as a basis for assessing development proposals within, or where it would affect the setting of, Conservation Areas, together with other policy guidance, such as Village Planning Guidance SPDs.’

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.

‘There will be a presumption against the demolition of Buildings of Townscape Merit.’

Policy LP 6 Royal Botanic Gardens, Kew World Heritage Site

‘The Council will protect, conserve, promote and where appropriate enhance the Royal Botanic Gardens, Kew World Heritage Site, its buffer zone and its wider setting. In doing this, the Council will take into consideration that:

- The World Heritage Site inscription denotes the highest significance to the site as an internationally important heritage asset.
- The appreciation of the Outstanding Universal Value of the site, its integrity, authenticity and significance, including its setting (and the setting of individual heritage assets within it) should be protected from any harm.
- Appropriate weight should be given to the Royal Botanic Gardens, Kew World Heritage Site

‘Management Plan and the Royal Botanic Gardens, Kew Landscape Master Plan.’

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.’

The proposal site lies within the Kew Foot Road Conservation Area and the Kew Gardens and the Old Deer Park Archaeological Priority Area (DLO33473), and within the Royal Botanic Gardens at Kew World Heritage Site buffer zone (RBG 2014).

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists’ paper ‘*Standards in British Archaeology*’ covering desk-based studies (CIfA 2014). These sources include historic and modern maps, the Greater London Historic Environment Record, geological maps and any relevant publications or reports. An assessment of the Historic Building itself has already been completed as a separate document (ME 2015).

Archaeological background

General background

Archaeological deposits and finds of all periods on the brickearth and gravel deposits of West London are well known, having come to light during observations carried out over many years during gravel and brick clay extraction (MoLAS 2000) and the study of aerial photographs (e.g., Longley 1976). Large scale developments, especially in the vicinity of Heathrow Airport, have revealed extensive deposits of both the prehistoric and historic periods (e.g., Grimes and Close-Brooks 1993; Barrett et al. 2000; FA 2006; 2010; Powell et al. 2015).

Palaeolithic flint flakes and several hand axes have been dredged from the bed of the present River Thames at Mortlake and Richmond, but these were in a very rolled condition suggesting that they were not *in situ* (Wymer 1987, 27). The site lies on the First Terrace gravel, which is the latest of the gravel terraces formed by the downcutting of the river Thames. Any Palaeolithic finds recorded therefore have been re-deposited during re-working of older gravels. The numerous Mesolithic flint implements recovered from the foreshore of the Thames in Surrey, and from dredging, indicate Mesolithic activity on the floodplain gravels, although these sites are now either eroded or submerged beneath alluvium (Ellaby 1987, 57; MoLAS 2000, 55). There is also considerable evidence of Mesolithic occupation on the higher terrace deposits, especially in the nearby Richmond Park. For the Neolithic period, concentrations of artefacts have been found on an area of gravel overlying the London Clay at Richmond Park and many axes came from the Thames between Ditton and Battersea (Field and Cotton 1987, 79). Bronze Age activity in the vicinity of the site is also dominated by stray artefacts, mostly of bronze tools, weapons and ornaments dredged from the Thames, especially for the middle and late Bronze Ages (Needham 1987). There is surprisingly little evidence of Iron Age or Roman occupation of the general environs of the site but again with finds of these periods dredged from the river.

The earliest Saxon site in Surrey is at Ham, south of Richmond, where a sunken-featured building, together with 5th-century pottery was revealed (Poulton 1987, 207). To the south is the presumed Saxon royal residence at Kingston where six kings were crowned between AD902 and 958 (Poulton 1987, 211). Also, nearby Richmond Palace may have a Saxon origin.

After the Norman Conquest, moated houses or homesteads occur throughout Surrey and a single example is known by the Thames at Richmond (Turner 1987, 231). Also, a Carthusian religious house was located at Sheen and a house of the Friars Observant was located nearby (Turner 1987, 239; 225).

Richmond Palace was one of the most important buildings in England, one of eleven Royal houses in Surrey, primarily associated with Henry VII and Elizabeth I. Sheen (the early name for Richmond) had already

had a palace or palaces as well as a manor house: Edward III transformed a manor house at Sheen into a palace, but this was demolished in the late 14th century. Henry V began building a new palace at Sheen, in the garden of the first palace, and had a manor house (Byfleet-at-Sheen) rebuilt while he waited for the palace, which was not complete on his death, and which burnt down in 1497. Richmond Palace was then built by Henry VII, triggering a spate of the building of other grand houses or palaces nearby by the great and the powerful (e.g., Hampton Court, Nonsuch, Oatlands) (Thurley 2004, 155-6). The court moved between these great palaces, rarely staying longer than six weeks at one place, and naturally producing a considerable impact on the local populations.

Several archaeological investigations on the site of the palaces of Richmond/Sheen over several decades have demonstrated the survival of substantial Tudor remains, often no more than 0.8m below the modern surface, in places even shallower (Cowie and Cloake 2001). The earliest remains found include some dating perhaps from the 15th century.

Greater London Historic Environment Record

A search was made on the Greater London Historic Environment Record (HER) on 30th July 2018 for a radius of 500m around the proposal site. This revealed 28 entries relating to monuments and listed buildings and eleven entries relating to archaeological ‘events’ i.e. investigations carried out within the study area. The HER entries were then collated to take into account duplicates, sites which are quite close together or which have more than one entry and to exclude desk-based assessments. The resulting 22 entries are summarized as Appendix 1 and their locations are plotted on Figure 1.

Prehistoric

An evaluation carried out at Parkshot House, 10-12 Parkshot and 5-21 Kew Road to the south-west of the proposal site revealed 37 pieces of struck flint and 104 pieces of burnt flint [Fig. 1: 1]. The finds were mainly residual, although some were found in subsoil horizons of possible prehistoric origin.

Roman

The same evaluation [1] found a single sherd of late Roman pottery (later 3rd to early 4th century).

Saxon

There are no entries pertaining to the Saxon period recorded in the HER within the study area.

Medieval

The evaluation at Parkshot House revealed a number of medieval features [1]. A large pit and a gully, probably date to the later 12th century. A low-lying area was filled by possibly waterlain deposits dated to the 12th to early 13th century. These were all overlain by a re-worked ploughsoil, dated to the 12th to 14th centuries.

Post-medieval

The same evaluation [1] identified a soil horizon and associated cut features dated to the later 17th to 19th centuries probably associated with gardens. An excavation at Lichfield Gardens [15] to the south-east of the proposal site identified a large quarry ditch or rubbish pit of post-medieval date.

The Royal Botanic Gardens [16], located to the west of the proposal site, are a Grade I registered garden dating from the early 18th century (see separate heading below). The gardens were set within the Old Deer Park [17] which is a fragment of the park belonging to the former Richmond Palace. The park was turned into a hunting park by James I in 1604. In 1764 Lancelot ‘Capability’ Brown was appointed Royal Gardener and created an arcadian landscape covering Kew Gardens, Syon Park and the Old Deer Park. Within the park is George III's Royal Observatory and several obelisks that mark the meridian line used at that time. The observatory was built on the site of the Charterhouse of Jesus of Bethlehem of Sheen, which was established in 1414 by Henry V on land from the former Royal Warren. Part of the land has been leased to sporting organisations including from 1885 Richmond Town Cricket Club and Athletics Association, and The Royal Mid-Surrey Golf Club. From the First World War until 1932 approximately 7.5 hectares was used as allotments. The site now consists of the public park, Richmond Recreation Ground and several private sports grounds.

The remainder of the post-medieval entries relates to listed and unlisted historic buildings. All buildings are Grade II listed apart from 19, 21 and 23 Kew Foot Road [4] which bears a Grade II* designation. Located on Kew Foot Road are the original block of Richmond Royal Hospital (mid-18th century) [2] which falls within the proposal site; No 12 [3]; Nos 19, 21 and 23 (late 17th or early 18th century) [4]; No 22 and Church of St John The Divine (19th century) [5] and Nos 37 and 39 (late 18th century) [6]. Situated on Kew Road are Nos 52, 54 and 56 (18th century) [7], Nos 76-84 (late 19th century remodelled in the late 1930s) [8] and a milestone opposite Clarence Street (probably late 18th century) [9]. Also Grade II listed are Nos 7, 8 and 9 (mid-19th century) and 11 St John's Grove (c. 1840) [10]. On Parkshot are Nos 3 (early 19th century) and 4, 5 and 6 (early 18th century) [11] and Parkshot Cottage (early 18th century) [12] while Richmond Athletic Ground Pavilion (c. 1886) [13] is located within the Royal Botanical Gardens. The 18th century 31-35 Kew Road [14] was delisted in 1984.

Modern, undated, negative

The excavation at Lichfield Gardens unearthed a number of the 20th-century features relating to a building called Green Acres. [15].

Two modern Grade II listed buildings are also recorded within the study area. St John's Studios, 6-8 Church Road [18] were built in 1911 as a parish hall for St John the Divine. Richmond Swimming Baths [19] were built in 1966. Also recorded in the HER is London Welsh Rugby Football Ground [20], within the Old Deer Park.

Two archaeological investigations carried out within the study area revealed no archaeological features or finds: an excavation at The Old School, Park Lane [21] and a watching brief at 19-23 Church Road [22].

Scheduled Ancient Monuments

There are no Scheduled Ancient Monuments recorded within the study area.

World Heritage Sites

The Royal Botanic Gardens at Kew is a UNESCO World Heritage Site (WHS 1084) and is listed as follows:

‘This historic landscape garden features elements that illustrate significant periods of the art of gardens from the 18th to the 20th centuries. The gardens house botanic collections (conserved plants, living plants and documents) that have been considerably enriched through the centuries. Since their creation in 1759, the gardens have made a significant and uninterrupted contribution to the study of plant diversity and economic botany.’

The local planning policies concerning development in the vicinity of the World Heritage Site and its Buffer Zone are outlined above. The Royal Botanic Gardens, Kew World Heritage Site Management Plan (RBG 2014) details the provision of a Buffer Zone around the site and raises concerns about development immediately outside this Zone.

Cartographic and documentary sources

The proposal site was originally located in the parish of Richmond in Surrey. The Municipal Borough of Richmond was created in 1890 from this parish and in 1892 further parishes of Kew, Petersham and most of Mortlake were added to the borough. In 1933 the borough was the main recipient of the land of the defunct Ham Urban District. The borough was replaced by the larger London Borough of Richmond-upon-Thames in 1965.

The place-name Richmond is derived from Old French nouns *riche* and *mont* giving the composite meaning of ‘Strong Hill’, a name transferred from Richmond in North Yorkshire when Henry VII rebuilt the old royal palace at West Sheen, as Richmond was originally called, after its destruction by fire in 1499 and renamed the even grander building after his Yorkshire earldom. In 1502 it was known as *Shene otherwise called Richemount*, *West Shene nowe called Rychmond* in 1515 and *Richmond alias Shene* in c. 1522. In 1577 it appears only as *Richmount* (Cameron 1996, 88; Mills 2010, 206; Mills 2011, 389). The toponym Sheen derives from the plural

form of the Old English noun *scēo* (*scēon*), meaning ‘the sheds or shelters’. It was first recorded in *c.* 950 as *Sceon* and as *Shenes* in around 1210. In 1258 it became known as *Estshene* marking the time when it became distinguished from West Sheen (Mills 2010, 81; Mills 2011, 414).

Sheen is not recorded in Domesday Book as it was at that time included in the neighbouring royal manor of Kingston (Williams and Martin 2002; VCH 1911, 533-46). *Chingestune* (Kingston) in the Hundred of the same name was part of the land which was farmed out by King Edward. Before the Conquest it assessed at 39 hides and after it was assessed for nothing. There was land for 32 ploughs, two of which were in the demesne while a large population of 86 villagers and fourteen smallholders had 25 ploughs. There were two slaves, a church, five mills worth 20 shillings, three fisheries (two were worth 10 shillings, the third was not rented), 40 acres of meadow and woodland for 6 pigs. It was worth £30 both in 1066 and 1086 (VCH 1902, 297).

By the reign of Henry I, however, the manor had acquired a separate existence under the name of Sheen, and was granted by the King to the family of Belet, who held it by the serjeanty of butlery. The manor was divided in 1231 between two daughters of John Belet. Part of the manor inherited by Emma Belet was known as the manor of Sheen and it came into the King’s possession in 1316. The other part of the manor inherited by Alice Belet was held by her husband John de Vautort by the grand serjeanty of being one of the king’s cup-bearers. He died seised of the *vill* of Sheen about 1301 and was succeeded by a son, John. John lost Sheen to Hugh le Despenser the elder, who granted it to Edward II. It was added to the Crown manor and remained in royal hands from about 1305, although granted out at various times by successive kings (VCH 1911, 533-46).

It is not until 1299 that Edward I is recorded as having resided at Sheen for part of the year but there is no indication of when the first palace may have been built. There seem to have been at least two palaces and a manor house at Sheen before Henry VII had Richmond Palace built (or perhaps renamed one of the earlier ones). It is likely that Edward III built the original palace, as he died at Sheen and Richard II was already there on Edward’s death. Details of the history of the several palaces are readily available (VCH 1911, 533-46; Cowie and Cloake 2001) and are not repeated extensively here. By the late 17th century Richmond palace was in decay and the lodge in the Little (royal) Park at what is now Kew became the favoured royal lodging. Richmond Park was enclosed by Charles I, originally as a deer park. Hunting in the park was abolished in 1904 (VCH 1911).

The growth of the rest of Richmond primarily dates from the 19th century, the population in 1785 (apart from inmates of the workhouse and almshouses) was 815, but even by the middle of the 19th century it was no more than a village. It was as a result of the growth in population that a bridge was finally built between 1774

and 1777, but only with the coming of the railway in the 1840s did its proximity to London lead to rapid growth, with a population of 9,255 by 1851, over 22,000 in 1891 and 25,000 by 1901 (VCH 1911, 533-46).

The Royal Hospital, on the outskirts of the Old Deer Park, was opened in 1868 and has been several times enlarged (VCH 1911, 533-46). Having enjoyed a community celebration of the wedding of the Prince of Wales, later King Edward VII, to Princess Alexandra of Denmark in 1863, the Richmond residents found that some £40 was left over and a committee was formed in 1864 with a view to establishing an infirmary for the area. Between 1864 and 1867 a site was sought and then purchased on Kew Foot Road. Shaftesbury House, also known as Rosedale House, previously the residence of the Earls of Shaftesbury was bought. The Richmond Infirmary opened in February 1868 comprising fifteen beds and treated acute medical and surgical cases and was 'free to every case of accident or emergency.' It was a voluntary hospital, being funded by donors and annual subscribers (<http://discovery.nationalarchives.gov.uk>; <https://ezitis.myzen.co.uk/royalrichmond.html>).

The Duchess of Cambridge became its first Royal Patron in 1873. In 1895 Queen Victoria became Patron and the hospital was thereafter called The Royal Hospital, Richmond. In 1933 the hospital was incorporated and in 1948, on the creation of the National Health Service, it became part of the Kingston Group of hospitals and its management taken over by the Kingston Group Hospital Management Committee (1948-1967) and thereafter by the Kingston and Long Grove Group HMC (1967-1974). After 1974 it fell within Kingston and Richmond District (<http://discovery.nationalarchives.gov.uk>).

Two new wards, the Cambridge and the Mary Adelaide were added in 1892 and 1896 respectively. A Nurses' Home was built at the same time at the end of the Hospital, away from the wards. By this time very little remained of Rosedale house, except for the panelled halls and wide oak staircase beyond the facade, as well as the panelled chamber supposed to have been the study of the poet James Thomson. The latter became Matron's sitting room. The hospital continued to expand in the 20th century. In 1959 there were 121 beds. Expansion ceased in the 1960s and closure was threatened in 1982. A range of outpatient services is currently operating from the Hospital (<http://discovery.nationalarchives.gov.uk>; <https://ezitis.myzen.co.uk/royal richmond.html>).

A range of Ordnance Survey and other historical maps of the area were consulted at the Surrey History Centre and online in order to ascertain what activity had been taking place throughout the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is Saxton's map of Surrey, Sussex, Middlesex and Kent dating from 1575 (Fig. 4). While the proposal site cannot be identified with precision or in detail at this scale, *Richmond*,

presumably representing the location of the palace, is shown immediately to the east of *Tamesis flu* (the River Thames). The smaller settlement of *Shene* is depicted to the north while *Martelack* (Mortlake) and an enclosed park are shown to the east.

Speed's map of Surrey of 1610 (Fig. 5) depicts *Richmond* by two town symbols, presumably one for the palace and the other for the emerging settlement. *Shyne* is shown only as a hamlet to the north while a fairly large new settlement, to the north-east is named *Kewe* (Kew). *Mortlake* is also depicted to the north-east with a new toponym of *East Shyne* to the south-west of it. The hundred is named as *Kingston*.

By the time Morden's county map was published in 1722 (Fig. 6) *New Park*, later to become Richmond Park, was enclosed to the south-east of *Richmond*. The *Shyne* of Speed's map is now named *West Shine*. Morden also depicts the emerging road network with the closest road to Richmond passing from *Kingston* through *New Park* and *Combe Park* on towards *Wandsworth*. The map produced by Senex in 1729 (Fig. 7) shows *The King's Richmond* in some detail with buildings and roads plotted although these seem only representative as it is hard to match them with the modern layout. It would appear that the proposal site lies within the area of the park to the north of a road that appears to correspond approximately to Kew Road (the modern A306). Rocque's map of Surrey from 1768 (Fig. 8) shows the 18th-century settlement with the Green and Royal Park clearly visible. Here, it is possible to identify with more certainty the area within which the site is located, within a sub-triangular area determined by a road corresponding to the modern Kew Foot Road to the west, a tree lined road to the north, a road named *Horse Road* to the east (modern Kew Road) and a cluster of buildings to the south that appears to correspond to St John's Grove. The proposal site would be located to the north of this where three undeveloped plots are depicted. However, it is difficult to pinpoint the location more precisely, although it appears certain that there would be no buildings within the proposal site at this time. Lindley and Crosley's map of 1793 (Fig. 9) and the Greenwoods' map of 1823 (Fig. 10) show this area as more developed with several buildings depicted, but probably only schematically and it is difficult to determine if any is located specifically within the site.

The Richmond Tithe map from 1851 (Fig. 11) is the first available map to allow for a precise identification of the site. It comprises parts of two plots, plot 13 to the north and an unnumbered plot to the south, to the east of a road corresponding to the modern Kew Foot Road. Plot 13 is owned by the (6th) Earl of Shaftesbury (and would soon pass to his heir, as he died in the same year as the map). A large irregular building (Rosedal House) is located within the northern part of the proposal site while the section to the south is undeveloped. Buildings of *Royal Laundry* are shown to the west of the road, north-west of the site, and further buildings are shown to the

south and east. *St John's Grove* is depicted to the south and two other roads can be identified: Kew Road bounding the plots containing the site to the east, and Lower Mortlake Road.

The First Edition Ordnance Survey from 1865-8 (Fig.12) shows that the significant development has taken place to the south of the site. The site comprises part of plot 22 to the north in which *Rosedale Ho(use)* is located as well as a number of structures to the south. *Rosedale House* has the same layout as on the Tithe map. However, the remainder of the plot is shown as comprising an elaborately designed garden with paths, planting, a fountain, a summer house and several other smaller structures. A path bounding the *Rosedale House* and the fountain are located within the northern part of the site. The southern part of the site comprises three buildings, a pair of semi-detached dwellings and a detached one, fronting *Kew Foot Lane* to the west and a pair of semi-detached houses fronting a road which is named *Shaftesbury Villas*. The houses fronting *Kew Foot Lane* have small front gardens and long, narrow back gardens which appear somewhat landscaped. The two semi-detached houses each have two smaller structures in their back gardens. The semi-detached pair fronting *Shaftesbury Villas* have landscaped gardens to the side and the south-easternmost section of the site appears to be a garden of another of the *Shaftesbury Villas*.

The Second Edition Ordnance Survey map dated 1896 (Fig. 13) and a town plan of the same year (not illustrated) show that *Rosedale House* has been enlarged to the north and turned into *Royal Hospital*. Three small structures are also shown along the southern boundary of the northern section of the site. The southern section of the site has also changed. The three houses fronting what is now *Kew Foot Road* have remained unchanged and two of the structures in the back gardens of the semi-detached pair have survived while the two other have been removed. To the back of the detached house two long adjoining structures have been constructed, as has a large structure to the west of the pair of semi-detached houses now fronting *Shaftesbury Road*. The area to the east of the pair is undeveloped. The site is therefore bounded by the newly laid out *Evelyn Road* to the north, the residential properties fronting *Evelyn* and *Shaftesbury* roads to the east, *Shaftesbury Road* to the south and *Kew Foot Road* to the west.

The 1913 (Fig. 14) and 1915 (not illustrated) Ordnance Survey maps show that the *Royal Hospital* has been significantly enlarged with the residential dwellings having been demolished. The hospital complex comprises the large irregular building which had started as *Rosedale House* and a new large building fronting *Shaftesbury Road*. By 1933 (Fig. 15) the hospital has been further enlarged along the northern boundary and to the south. The enlargement of the hospital continued into the 1960s as shown on the 1959 (not illustrated), 1959-60 (Fig. 16) and 1960 (not illustrated) Ordnance Survey maps. Not only was the main building's rear wing extended but a

structure has been added to the east of the southern building and three other structures have been constructed in the eastern section of the proposal site. Parts of all three buildings fall within the proposal site.

The 1983-5 Ordnance Survey map (Fig. 17) shows that all the new structures shown on the 1959-60 map have been removed and a vehicular access to the hospital created there. The southern building has, however, been enlarged and part of it falls outside of the site. No changes are shown on the last available Ordnance Survey map from 1989-91 (Fig. 18).

Listed buildings

The proposal site is located within the Kew Foot Road Conservation Area and several listed buildings are located in its close proximity, to the south (ME 2015). However, none of the listed building has direct views towards the site due to the dense intervening development, and as the existing frontage of buildings within the site to the west and south would be retained, there will be no negative visual impact on the settings of any of these listed buildings. .

More significantly, the proposal site itself comprises a Grade II listed building, the ‘Original block of Royal Richmond Hospital’ [Fig. 1:2]. The listing entry gives the following description of the building:

‘Formerly a house, later incorporated into a hospital. Mid C18, formerly comprising 5-bay centre and 2-bay wings set back, the south wing demolished c1882, when an extra storey was added to the north wing and a projecting 2-storey wing obscured it.

The poet James Thomson lived here from 1736 until his death in 1748 and wrote his most famous works here, the masque “Alfred”, which includes the anthem “Rule Britannia” (1740), “The Castle of Indolence” (1748) and “The Seasons” (1738). After Thomson's death the house was bought by a friend, George Ross, who enlarged it, and in 1786 it was bought by Mrs Boscawen, widow of the famous admiral. On her death in 1805 it was bought by the 6th Earl of Shaftesbury, who changed the name to Shaftesbury House.

‘Built of stock brick with roof partially concealed by parapet, the other part tiled. Two sections. The right hand part of three storeys, five bays. Stone coping ramped up in centre to form a pediment. Cambered sashes, 9-pane to second floor, 12-pane to first floor. Four bays of ground floor obscured by late C19 or early C20 projection but original Ionic portico incorporated in end. Cornice has mutule frieze and 4-leaved paterae. To left side is a further 2-bay C18 wing with early C20 mansard roof. Second-floor windows are early C20 in original architraves but the other floors are obscured by the later extension. Rear elevation has mainly 12-pane sashes to the main part and C20 windows to the north wing. Mansard tiled roof and C19 chimneystacks. C19 attached hospital buildings not of special interest.

‘INTERIOR has entrance hall with mid C18 staircase with scrolled tread ends and two turned balusters to each step, doorcase with bolection moulding, 6-panelled door and panelling with dado rail. Other features this floor include large room to wing with ovolo-moulded cornice and dado rail and fireplaces with eared architraves. First floor has mid-C18 panelled room and fireplace with brackets, Vitruvian scroll and C19 tiled surround. Moulded cornice to rear room. Second floor retains old floorboards.’

The listed building has been subject to numerous alterations, especially internally, through institutional healthcare use over a very long period, leaving little of any heritage significance or special interest behind the

façade. As the proposal plans indicate, the listed building is to be retained, refurbished and restored. Its façade, together with the older buildings fronting Kew Foot Road and Shaftesbury Road make a positive contribution to the character of the Conservation Area and the proposal will ensure their sustainable contribution to this. The building facing Evelyn Road earmarked for demolition dates from the inter-war period or later and is of negligible historic or architectural significance.

In accordance with local policies, it must be assured that the setting of a listed building is not adversely affected by virtue of design, proximity or impact on significant views. The London Borough of Richmond's *Richmond and Richmond Hill Village Planning Guidance - Supplementary Planning Documents* (adopted June 216) states that:

‘The original block of the Richmond Royal Hospital is Grade II listed and has a strong visual relationship with both the adjacent Old Deer Park Conservation Area and its immediate environs within the Kew Foot Road Conservation Area. Opportunities to improve the setting of the Listed Building should be encouraged.’

The views from the listed building to the east towards the courtyard/carpark currently make little if any positive contribution to its setting. The provision of new landscaped gardens in its stead has the potential to enhance the setting of the heritage asset. With regards to the design and materials of the new development, it would have to be sympathetic with the character and appearance of both the listed building and the Conservation Area. The views from the listed building to the west will remain unaffected.

Registered Parks and Gardens

The Royal Botanic Gardens at Kew, incorporating the Old Deer Park [Fig. 1: 16], lie to the north of the proposal site, and are Grade I listed on the Register of Parks and Gardens of Special Historic Interest in England. The listing gives an extended description of the Gardens and the Old Deer Park including details of their setting, composition and histories. This is summarized by the following sentence:

‘A botanic garden established in the early 18th century and increased in size under Sir William Hooker in the mid-19th century. The gardens were set within a royal park and remodelled periodically by leading designers.’

The Royal Botanic Gardens, containing several listed buildings, is physically separated from the Old Deer Park to the south by an 18th century ha-ha. The Old Deer Park is now occupied by the Royal Mid-Surrey Golf Club (founded 1892) with other public sports facilities along the southern edge and the Grade I Royal Observatory to the west.

The proposed development will not have any negative impact on the setting of the registered park and garden as it directly faces a golf club and an athletic ground rather than the designated heritage assets.

Registered Battlefields

There are no registered battlefields within close proximity of the proposal site.

Historic Hedgerows

There are hedgerows, historic or otherwise, on the proposal site.

Aerial Photographs, LiDAR

The site lies within an urban area which has been developed since before the advent of aerial photography. No photographic collections nor LiDAR data have therefore been consulted.

Discussion

The proposal site comprises a Grade II listed building, the mid-18th century Original block of Royal Richmond Hospital. The listed building has been subject to numerous alterations especially internally and, apart from its façade, which will be retained, very little of any heritage significance or special interest is left (ME 2015). The views from the listed building towards the courtyard/carpark currently make little if any positive contribution to its setting and the provision of new landscaped gardens has the potential to enhance the setting of the heritage asset. Details of issues with regard to the listed building are dealt with in a separate document (ME 2015).

It remains, further, to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains within the site. In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

In addition to being located within the Kew Foot Road Conservation Area, the proposal site also lies within the Kew Gardens and the Old Deer Park Archaeological Priority Area and the Royal Botanic Gardens at Kew World Heritage Site buffer zone. However, the immediate vicinity of the site contains very limited evidence for occupation pre-dating the post-medieval period. Very limited prehistoric and Roman finds and several medieval features were all recorded during a single evaluation at Parkshot to the south. However, this very limited evidence might reflect the comparative lack of archaeological investigation in the area, with just four ‘events’

noted in the GLHER (two of them with negative results). The gravel terrace on which the site lies would have been attractive to settlement in all periods, and elsewhere has generally high archaeological potential. The remaining heritage assets within the study area comprise mainly listed buildings, post-medieval and modern.

Cartographic and documentary evidence show that the proposal site was developed from the mid-18th century when the original Rosedale or Shaftesbury House was constructed. What followed was extensive development of the site as the hospital complex throughout the 19th and 20th centuries, especially in the areas fronting the roads, leaving the courtyard relatively intact.

The exception to this is a wing added within the courtyard by 1913 which survived until at least the early 1990s. The proposal plans entail the excavation of the courtyard for the construction of underground parking and significant areas of the site that would be subject to this appear not to have been previously disturbed. Similarly, the eastern section of the site, where a new building is to be constructed, contained parts of three smaller structures between the 1950s and 1980s, leaving pockets of previously undisturbed ground. In these previously undisturbed areas, the potential survival of any below-ground archaeological deposits and finds, should they have been present, should not be disregarded. The proposed development could therefore carry the potential to damage or destroy archaeological deposits if present, in areas of building footprints, landscaping and service trenches. Here, it might be necessary to provide further information about the archaeological potential of the proposal site from field observations in order to draw up a scheme to mitigate the impact of development on any below-ground archaeological deposits if necessary. A scheme for this evaluation will need to be drawn up and approved by the archaeological advisers to the Council and carried out by a competent archaeological contractor. It could be implemented by an appropriately worded condition to any consent gained.

The proposed development also entails demolition of a part of building in the northern section of the site and lowering of floors for 1.5m in the surviving part of the building. In this area, any below-ground archaeological deposits and finds are unlikely to have significant potential for survival. It is recommended that a watching brief be undertaken during the groundworks associated with these new structures. This would need to be carried out by a competent archaeological contractor and would need to conform to a scheme approved by the archaeological adviser to the Council. It would involve the monitoring of groundwork activities such as topsoil/overburden removal and trenches dug for foundations, services and soakaways.

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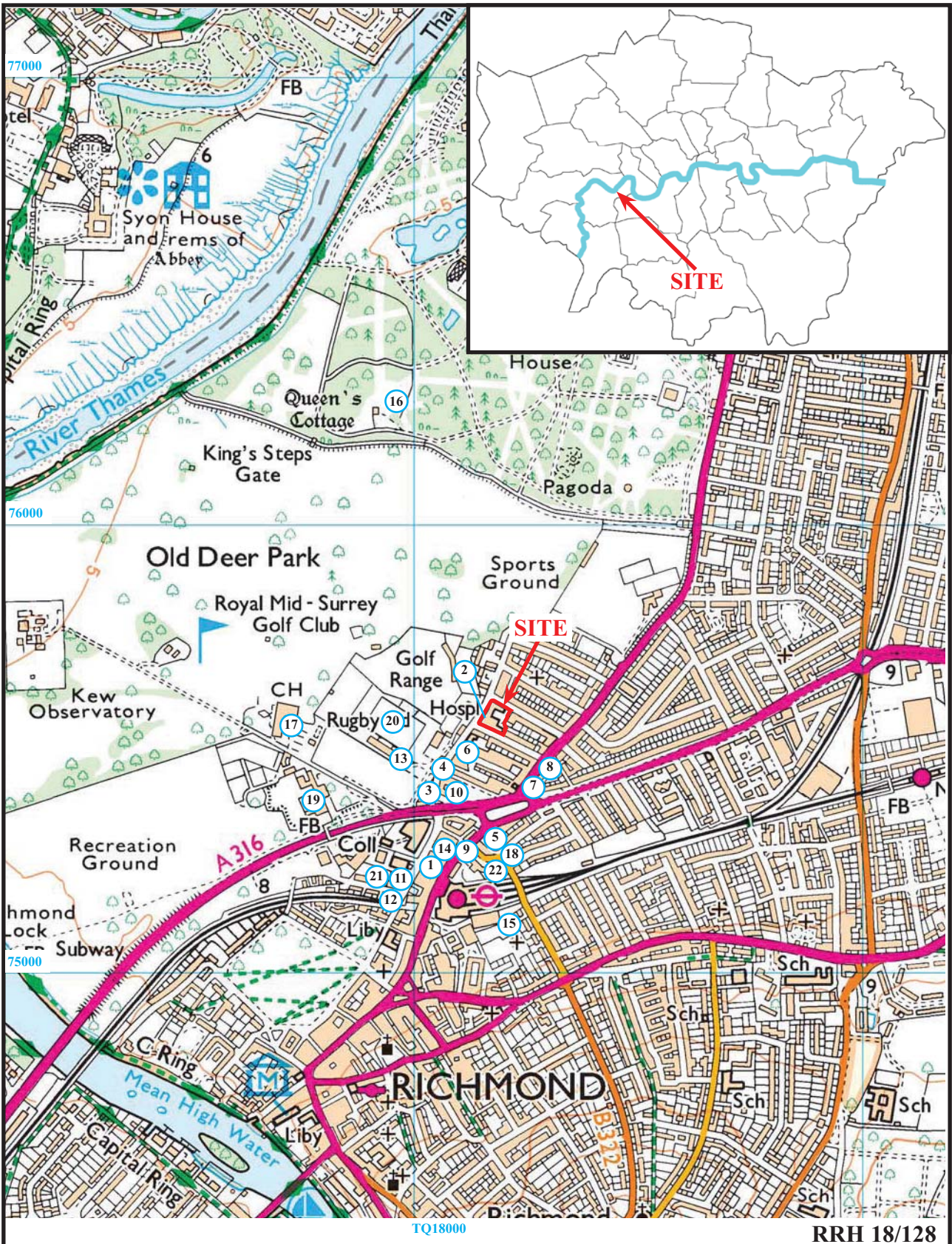
APPENDIX 1: Historic Environment Records within a 500m search radius of the proposal site

<i>No</i>	<i>HER Ref</i>	<i>Grid Ref (TQ)</i>	<i>Type</i>	<i>Period</i>	<i>Comment</i>
1	MLO61839 MLO61841 MLO61842 MLO61844 MLO61845 MLO61846 ELO4279	1802 7525 1802 7524	Evaluation	Prehistoric Roman Medieval Post-medieval	Evaluation at Parkshot House, 10-12 Parkshot and 5-21 Kew Road revealed 37 pieces of struck flint and 104 pieces of burnt flint; a single Roman pottery sherd (later 3rd to early 4th century); a later 12th century pit and gully, 12th to 13th century flood deposit and 12th to 14th century ploughsoil; and later 17th to 19th century soil horizon.
2	MLO91124	18150 75570	Listed building	Post-medieval	Original block of Richmond Royal Hospital, Mid-18th century.
3	MLO91049	18018 75396	Listed building	Post-medieval	12 and 14 Kew Foot Road. Early 19th century.
4	MLO91048	18064 75447	Listed building	Post-medieval	19, 21 and 23 Kew Foot Road. Late 17th or early 18th century. Grade II*.
5	MLO86151 MLO91134	18169 75311 18170 75282	Listed building	Post-medieval	22 Kew Foot Road. Church of St John The Divine, Kew Road. 19th century.
6	MLO91486	18111 75489	Listed building	Post-medieval	37 and 39 Kew Foot Road. Late 18th century.
7	MLO91131	18259 75414	Listed building	Post-medieval	52, 54 and 56 Kew Road. 18th century.
8	MLO102587	18295 75451	Listed building	Post-medieval	76-84 Kew Road. Five late 19th century terraced houses heavily remodelled in the late 1930s becoming a baker's shop, bakery and café which closed in 2001. Now luxury flats over shops. A rare example of a surviving Art Deco shop frontage.
9	MLO91358	18106 75267	Listed building	Post-medieval	Milestone opposite Clarence Street, Kew Road. Probably late 18th century. Inscribed on face fronting road "VIII miles from Hyde Park Corner".
10	MLO91415 MLO91222	18090 75387 18074 75394	Listed building	Post-medieval	7, 8 and 9 St John's Grove. Mid-19th century. 11 St John's Grove. C. 1840.
11	MLO91438 MLO91529	17961 75195 17966 75205	Listed building	Post-medieval	3 Parkshot. Early 19th century. 4, 5 and 6 Parkshot. Early 18th century.
12	MLO90993	17945 75168	Listed building	Post-medieval	Parkshot Cottage, Parkshot. Early 18th century.
13	MLO90836	17963 75472	Listed building	Post-medieval	Richmond Athletic Ground Pavilion, Royal Botanical Gardens, Kew. C. 1886 with some 20th century alternations.
14	MLO91133	1806 7526	Building	Post-medieval	31-35 Kew Road. 18th century. Delisted in 1984.
15	021267/00/00 MLO3955 ELO3870	1820 7510	Excavation	Post-medieval Modern	Excavation at Lichfield Gardens found a large post-medieval quarry or rubbish pit and 20th century features relating to a building called Green Acres.
16	MLO101340	17937 76280	Registered park or garden	Post-medieval Modern	Royal Botanic Gardens, Kew. A botanic garden established in the early 18th century and increased in size under Sir William Hooker in the mid-19th century. The gardens were set within a royal park and remodelled periodically by leading designers.
17	MLO102917	17718 75563	Documentary	Post-medieval	Old Deer Park is a fragment of the park belonging to the former Richmond Palace. The park was turned into a hunting park by James I in 1604 and remained part of the royal landscape until separated from Kew Gardens in the 19th century.
18	MLO91669	18216 75254	Listed building	Modern	St John's Studios, 6-8 Church Road. 1911. Former parish hall for St John the Divine.
19	MLO91340	17763 75392	Listed building	Modern	Richmond Baths, 1964-6.
20	MLO102977	17950 75546	Structure	Modern	London Welsh Rugby Football Ground
21	ELO17721	1791 7520	Excavation	Negative	Excavation at The Old School, Park Lane revealed no archaeological features or finds.
22	ELO2996	1817 7522	Watching brief	Negative	Watching brief at 19-23 Church Road revealed no archaeological features or finds.

Listed Buildings Grade II unless stated.

APPENDIX 2: Historic and modern maps consulted

1575	Saxton's map of Surrey, Sussex, Middlesex and Kent (Fig. 4)
1610	Speed's map of Surrey (Fig. 5)
1722	Morden's map of Surrey (Fig. 6)
1729	Senex's map of Surrey (Fig. 7)
1768	Rocque's map of Surrey (Fig. 8)
1793	Lindley and Crosley's map of Surrey (Fig. 9)
1823	Greenwoods' map of Surrey (Fig. 10)
1851	Richmond Tithe map (Fig. 11)
1865-8	Ordnance Survey First Edition (Fig. 12)
1896	Ordnance Survey Second Edition (Fig. 13)
1896	Ordnance Survey Town Plan (not illustrated)
1913	Ordnance Survey (Fig. 14)
1915	Ordnance Survey (not illustrated)
1933	Ordnance Survey (Fig. 15)
1959	Ordnance Survey (not illustrated)
1959-60	Ordnance Survey (Fig. 16)
1960	Ordnance Survey (not illustrated)
1983-5	Ordnance Survey (Fig. 17)
1989-91	Ordnance Survey (Fig. 18)
2016	Ordnance Survey – Explorer digital edition at 1:25,000 (Fig. 1)



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Figure 1. Location of site within Richmond and London,
showing locations of GLHER entries.

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Figure 2. Current site layout showing development phases of
the hospital complex. Not to scale.

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Figure 3. Current site layout showing existing lower ground floor, the area to be excavated for the proposed underground car park (green) and the existing building to be demolished/have floors lowered (blue).



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Figure 4. Saxton's map of Surrey, 1575.

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Figure 5. Speed's map of Surrey, 1610.

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 Figure 6. Morden's map of Surrey, 1722.

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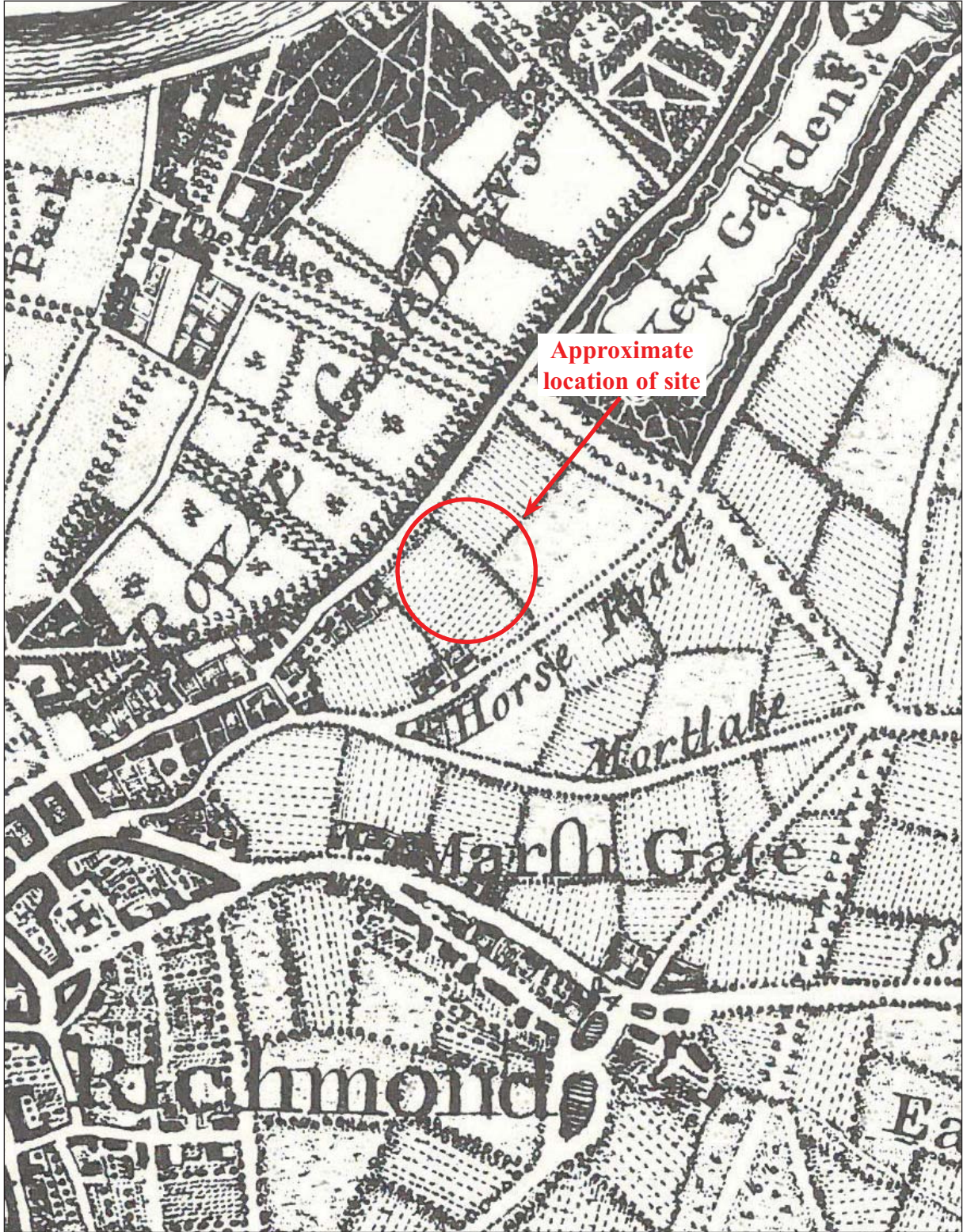
Approximate
location of site

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Figure 7. Senex's map of Surrey, 1729.**

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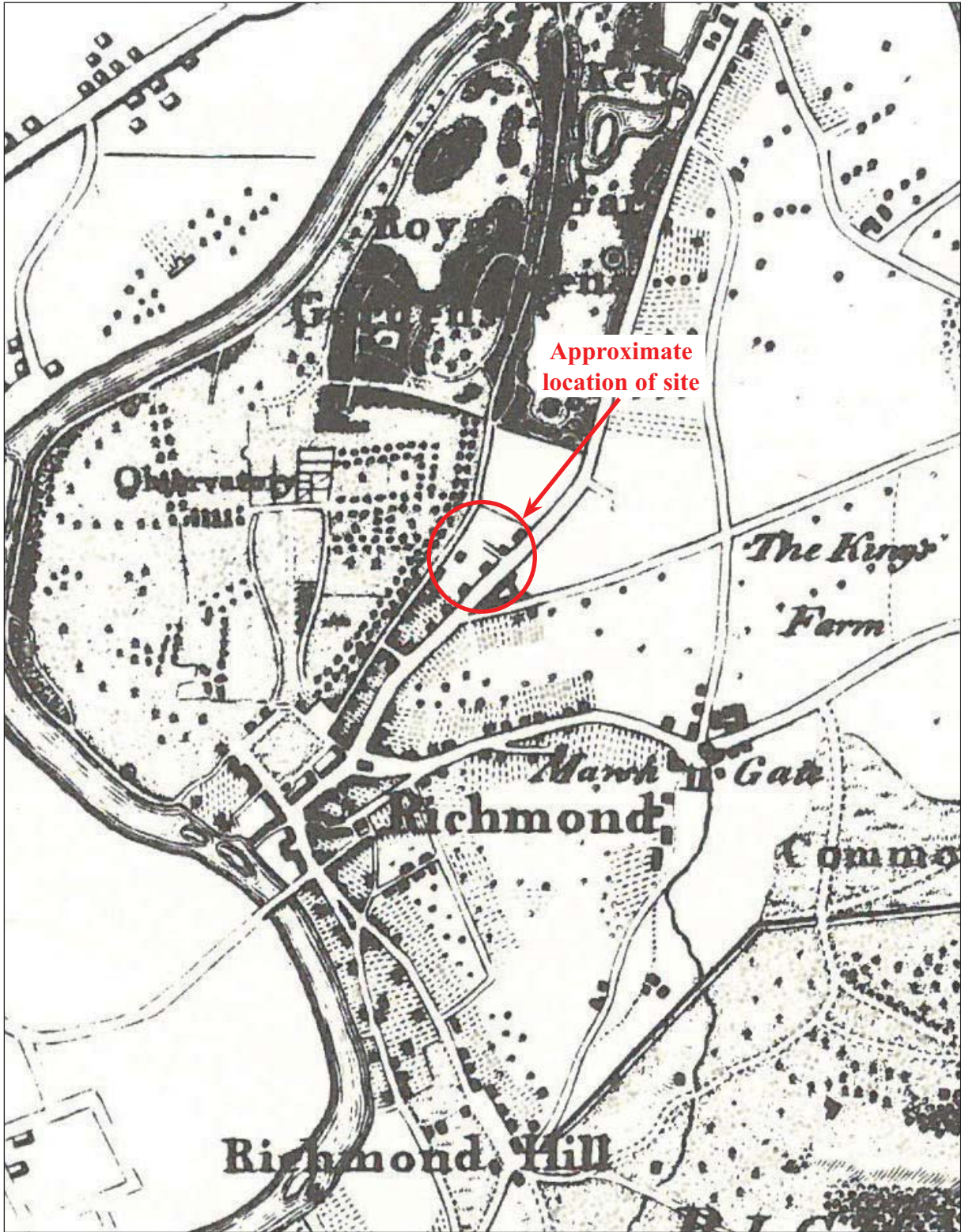


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Figure 8. Rocque's map of Surrey, 1768.

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Figure 9. Lindley and Crosley's map of Surrey, 1793.

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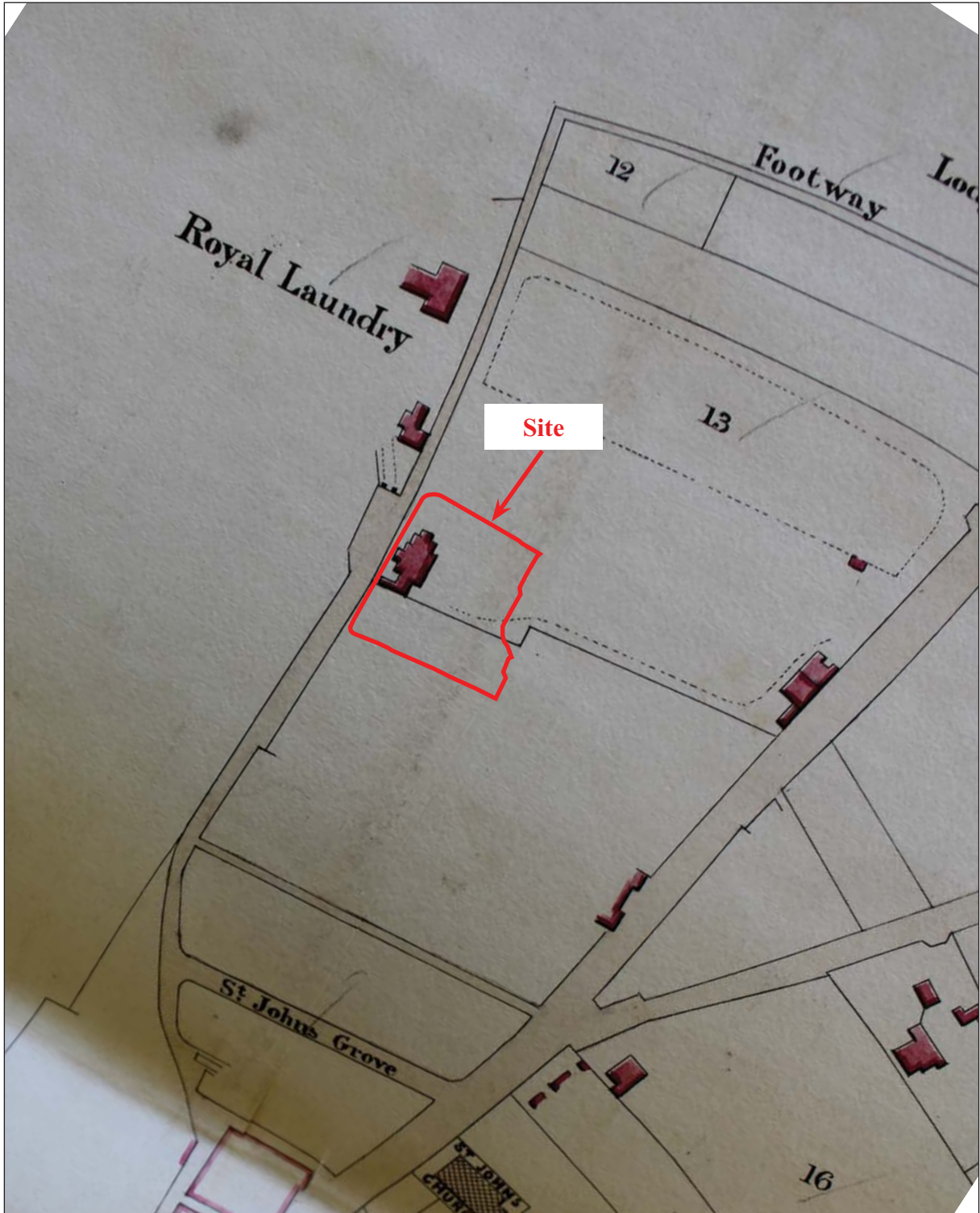


Approximate
location of site

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Figure 10. C. and J. Greenwood's map of Surrey, 1823.



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Figure 11. Richmond Tithe map, 1851.**

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Figure 12. Ordnance Survey map, 1865-8.**

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Figure 13. Ordnance Survey map, 1896.**

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Figure 14. Ordnance Survey map, 1913.

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Figure 15. Ordnance Survey map, 1933.**

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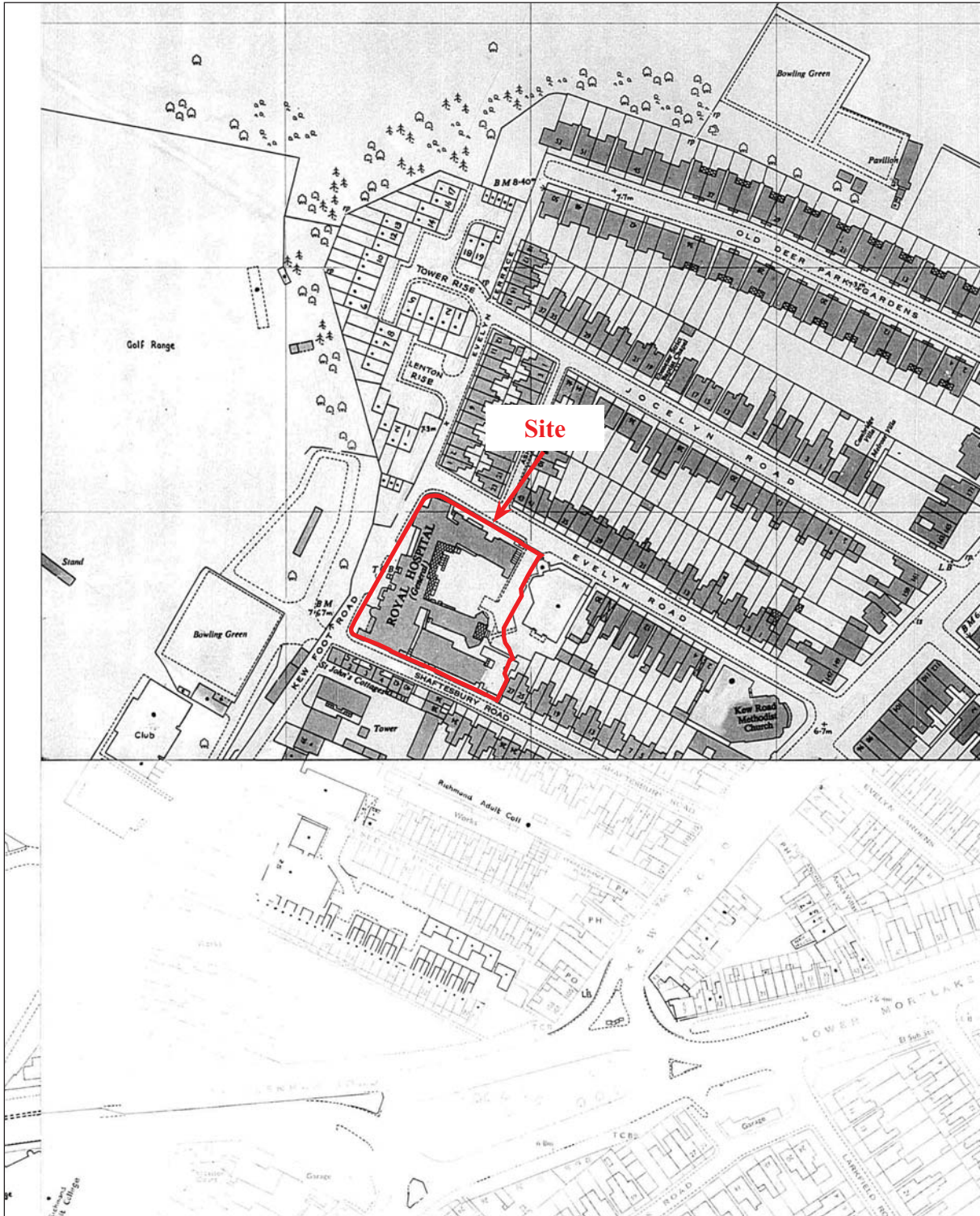


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Figure 16. Ordnance Survey map, 1959-60.**

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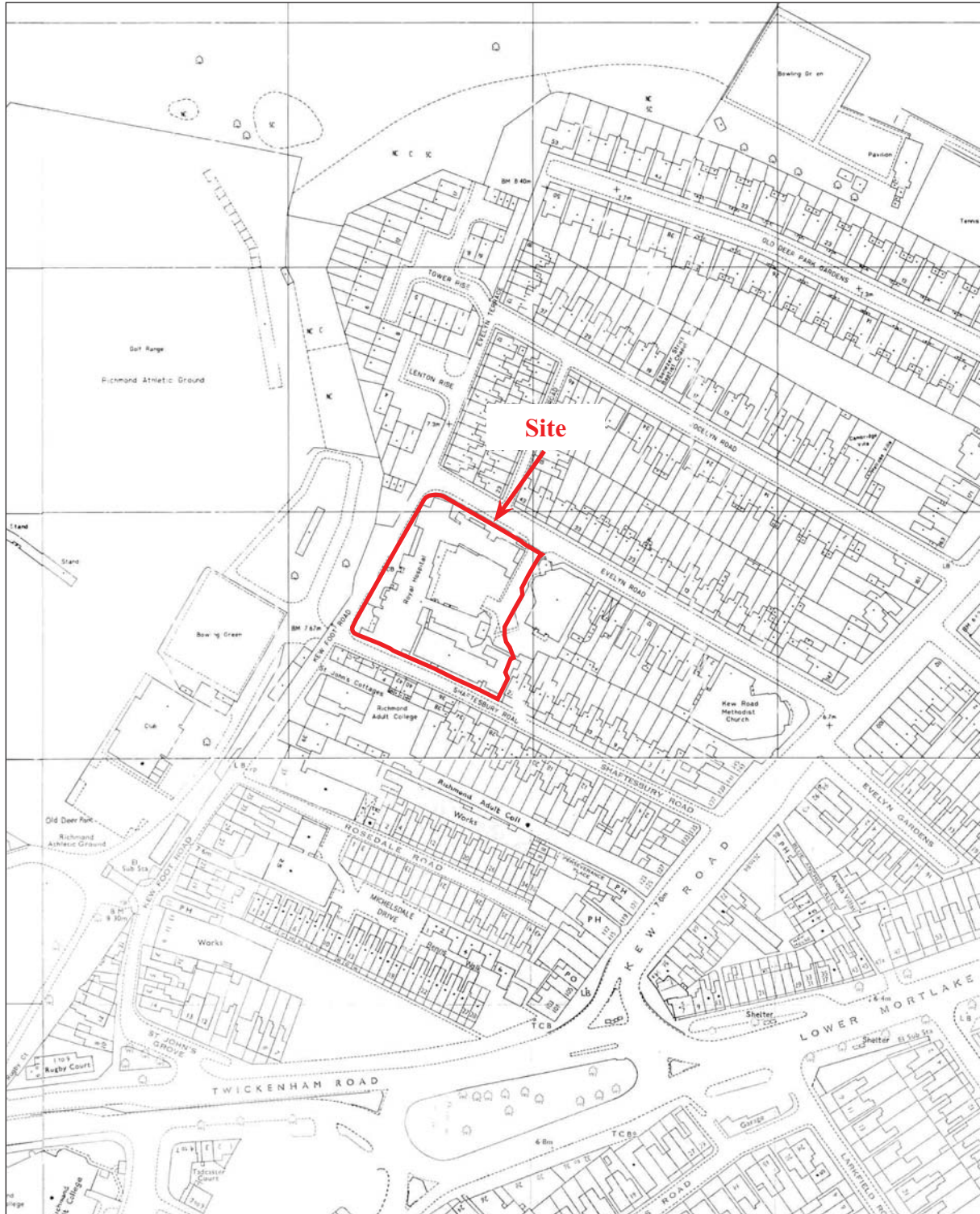


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Figure 17. Ordnance Survey map, 1883-5.**

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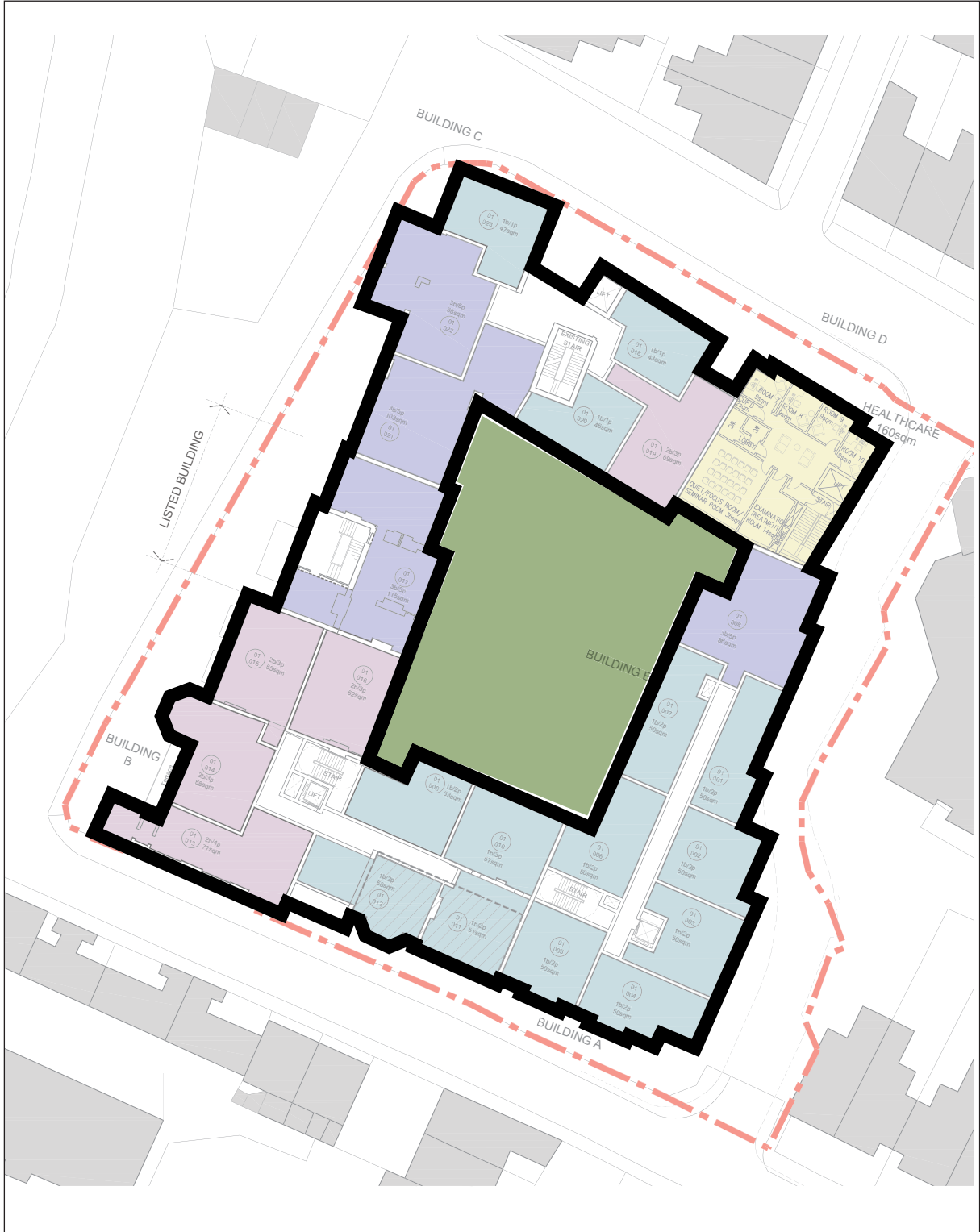


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Figure 18. Ordnance Survey map, 1989-91.**

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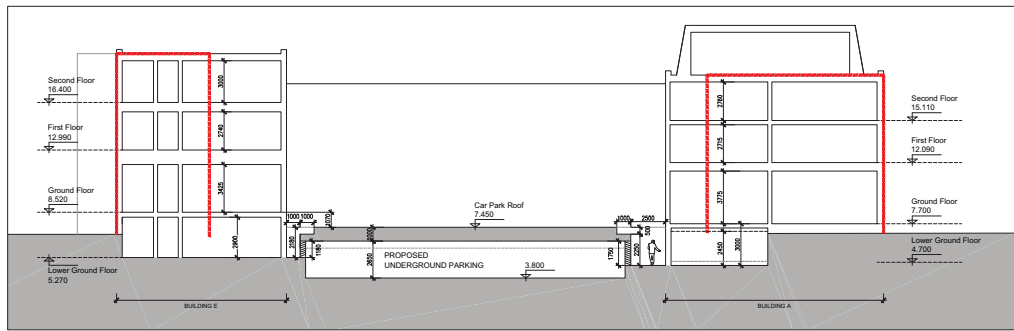
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Figure 19. Proposed development layout.**



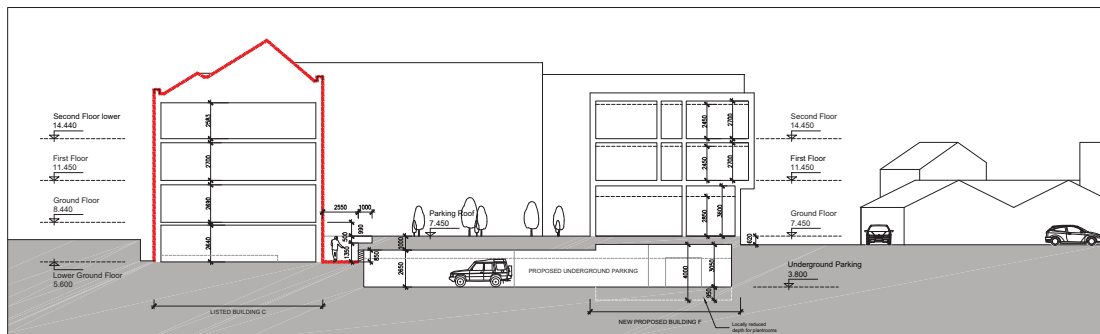
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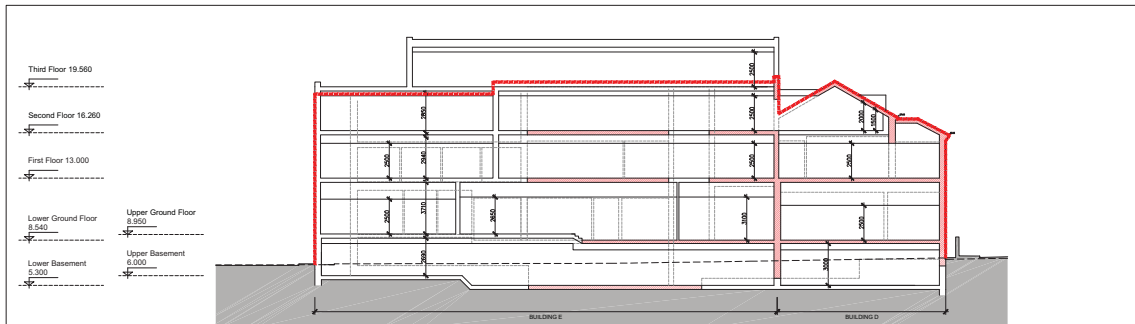
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Figure 20. Proposed development layout showing lower
ground floor.



Section B
SCALE: 1:100 (A2)



Section D
SCALE: 1:100 (A2)



Section E
SCALE: 1:200 (A1)

Note: Section A & C to be updated

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Figure 21. Proposed elevations.**

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Plate 1. Site looking north-east from west.



Plate 2. Site looking east from west.

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Plate 3. Site looking south-east from west.



Plate 4. Site looking south from north.

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Plates 3 and 4.**

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Plate 5. Site looking west from south.



Plate 6. Site looking north from south.

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Plates 5 and 6.**

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Plate 7. Site looking south-west from east.



Plate 8. Site looking north-west from east.

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Plates 7 and 8.**

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Plate 9. Site looking north-west from east.



Plate 10. Site looking west from east.

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Plates 9 and 10.**

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Plate 11. Site looking south-west from north.



Plate 12. Site looking east from north.



Plate 13. Site looking south from north.



Plate 14. Site looking west from north.

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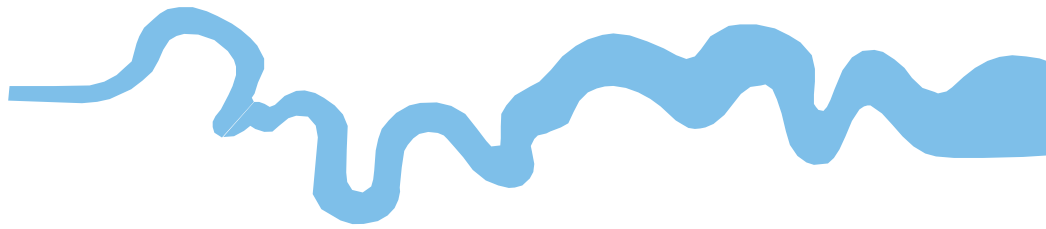
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Plates 11 to 14.**

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TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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