



Manor Road / Richmond

Archaeological Desk-based Assessment

CGMS Heritage

January 2019

Planning Authority:
London Borough of
Richmond upon Thames

Site centred at:
TQ 18908 75449

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CONTENTS

Executive Summary

- 1.0 Introduction and Scope of Study
 - 2.0 Planning Background and Development Plan Framework
 - 3.0 Geology and Topography
 - 4.0 Archaeological and Historical Background, with Assessment of Significance
 - 5.0 Site Conditions, the Proposed Development & Review of Potential Development Impacts on Archaeological Assets
 - 6.0 Summary and Conclusions
- Sources Consulted

LIST OF ILLUSTRATIONS

- Fig. 1 Site Location
- Fig. 2a HER Plot – Archaeological Assets (Data from Greater London HER)
- Fig. 2b HER Plot – Designated Heritage Assets (Data from Greater London HER)
- Fig. 3 1766 Rocque Map of London
- Fig. 4 1849 Richmond Parish Tithe Map
- Fig. 5 1861 & 1869 Ordnance Survey
- Fig. 6 1896 Ordnance Survey
- Fig. 7 1913 Ordnance Survey
- Fig. 8 1933 Ordnance Survey
- Fig. 9 1959 Ordnance Survey
- Fig. 10 1973-1974 Ordnance Survey
- Fig. 11 1991 Ordnance Survey
- Fig. 12 1992 Ordnance Survey
- Fig. 13 1945 Aerial Photograph
- Fig. 14 2003 Aerial Photograph
- Fig. 15 2018 Aerial Photograph

EXECUTIVE SUMMARY

- The site at Homebase, Manor Road, Richmond, TW9 1YB has been assessed for its below ground archaeological potential.
- In terms of relevant designated heritage assets, no designated Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site. The Royal Botanical Gardens at Kew is a World Heritage Site, and the buffer zone associated with this asset is c.344m north west of the study site. The proposed development will not impact upon any relevant designated heritage assets.
- In terms of relevant local designations, the study site does not lie within or in close proximity to an Archaeological Priority Area (APA) as defined by the London Borough of Richmond upon Thames.
- This assessment has identified a low archaeological potential at the study site for all pre-Modern periods of past human activity. In addition, past impacts associated with previous phases of development are likely to have been severe.
- Redevelopment proposals comprise the demolition of existing buildings and structures and comprehensive residential-led redevelopment of four buildings of between four and nine storeys to provide 385 residential units (Class C3), flexible retail /community / office uses (Classes A1, A2, A3, D2, B1), provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works.
- Therefore, **due to the site's limited archaeological potential, extent of past ground disturbance**, and the limited below ground extent of the development proposals, it is considered unlikely that the proposed development would have either a significant or widespread below ground archaeological impact.
- No further archaeological mitigation measures are recommended in this particular instance.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has prepared by Sophie Bell and edited by Duncan Hawkins of CgMs Heritage (part of the RPS Group) on behalf of Avanton Richmond Development Ltd.
- 1.2 The subject of this assessment, also known as the Study Site, is the site of Homebase, Manor Road, Richmond, TW9 1YB. The Study Site is centred at NGR TQ 18908 75449 within the London Borough of Richmond upon Thames (Fig 1).
- 1.3 In accordance with the relevant National and Local planning policy and guidance this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the below ground archaeological potential of the Study Site.
- 1.4 **This assessment is also in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists January 2017), and draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the Study Site.**
- 1.5 The assessment comprises an examination of evidence held on the Greater London Historic Environment Record (GLHER) and other published and unpublished sources. The report also includes the results of a comprehensive map regression exercise.
- 1.6 The Assessment thus enables relevant parties to understand the archaeological potential of various parts of the Study Site, and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.
- 1.7 Built Heritage issues are not within the remit of this assessment and will be considered separately.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National 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, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was later revised in July 2018. The NPPF is supported by the National Planning Practice Guidance (NPPG).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 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 16 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 that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 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.
- 2.8 A *Nationally Important 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 *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.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 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.

- 2.13 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.

Regional Planning Policy

- 2.14 The relevant Strategic Development Plan framework is provided by the London Plan published in March 2016. Policy relevant to archaeology at the study sites include:

POLICY 7.8 HERITAGE ASSETS AND ARCHAEOLOGY

STRATEGIC

- A. LONDON'S HERITAGE ASSETS AND HISTORIC ENVIRONMENT, INCLUDING LISTED BUILDINGS, REGISTERED HISTORIC PARKS AND GARDENS AND OTHER NATURAL AND HISTORIC LANDSCAPES, CONSERVATION AREAS, WORLD HERITAGE SITES, REGISTERED BATTLEFIELDS, SCHEDULED MONUMENTS, ARCHAEOLOGICAL REMAINS AND MEMORIALS SHOULD BE IDENTIFIED, SO THAT THE DESIRABILITY OF SUSTAINING AND ENHANCING THEIR SIGNIFICANCE AND OF UTILISING THEIR POSITIVE ROLE IN PLACE SHAPING CAN BE TAKEN INTO ACCOUNT.

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

PLANNING DECISIONS

- C. DEVELOPMENT SHOULD IDENTIFY, VALUE, CONSERVE, RESTORE, RE-USE AND INCORPORATE HERITAGE ASSETS, WHERE APPROPRIATE.
- D. DEVELOPMENT AFFECTING HERITAGE ASSETS AND THEIR SETTINGS SHOULD CONSERVE THEIR SIGNIFICANCE, BY BEING SYMPATHETIC TO THEIR FORM, SCALE, MATERIALS AND ARCHITECTURAL DETAIL.
- E. NEW DEVELOPMENT SHOULD MAKE PROVISION FOR THE PROTECTION OF ARCHAEOLOGICAL RESOURCES, LANDSCAPES AND SIGNIFICANT MEMORIALS. THE PHYSICAL ASSETS SHOULD, WHERE POSSIBLE, BE MADE AVAILABLE TO THE PUBLIC ON-SITE. WHERE THE ARCHAEOLOGICAL ASSET OR MEMORIAL CANNOT BE PRESERVED OR MANAGED ON-SITE, PROVISION MUST BE MADE FOR THE INVESTIGATION, UNDERSTANDING, RECORDING, DISSEMINATION AND ARCHIVING OF THAT ASSET.

LDF PREPARATION

- F. BOROUGHSHOULD, IN LDF POLICIES, SEEK TO MAINTAIN AND ENHANCE THE CONTRIBUTION OF BUILT, LANDSCAPED AND BURIED HERITAGE TO LONDON'S ENVIRONMENTAL QUALITY, CULTURAL IDENTITY AND ECONOMY AS PART OF MANAGING LONDON'S ABILITY TO ACCOMMODATE CHANGE AND REGENERATION.
- G. BOROUGHSHOULD, IN CONSULTATION WITH ENGLISH HERITAGE, NATURAL ENGLAND AND OTHER RELEVANT STATUTORY ORGANISATIONS, SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR LDFS FOR IDENTIFYING, PROTECTING, ENHANCING AND IMPROVING ACCESS TO THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS WHERE APPROPRIATE, AND TO ARCHAEOLOGICAL ASSETS, MEMORIALS AND HISTORIC AND NATURAL LANDSCAPE CHARACTER WITHIN THEIR AREA.

- 2.15 A new London Plan has been prepared in draft and was available for consultation until March 2018. Chapter 7 'Heritage and Culture' contains relevant draft policies HC1 to HC7. Of particular relevance to sites containing non-designated heritage assets is draft policy HC1 as follows:

HC1 Heritage and Conservation 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.

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.

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.

- 2.16 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.

Local Planning Policy

- 2.17 The site is located within the London Borough of Richmond, which adopted its Local Plan on 3rd July 2018. The Local Plan contains the following policy relating to the historic environment:

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.

...

9. Protect Scheduled Monuments by ensuring proposals do not have an adverse impact on their significance.

....

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.

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 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.

- 2.18 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2b, no designated Scheduled Monuments, Historic Battlefield sites or Historic

Wreck sites lie within the vicinity of the study site. The Royal Botanical Gardens at Kew is a World Heritage Site, and the buffer zone associated with this asset lies c.344m north west of the study site (see Figure 2).

- 2.19 In terms of relevant local designations, the study site does not lie within or in close proximity to an Archaeological Priority Area (APA) as defined by the London Borough of Richmond upon Thames.
- 2.20 In line with relevant planning policy and guidance, this desk-based assessment seeks **to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.**

3.0 GEOLOGY AND TOPOGRAPHY

Geology

3.1 The solid geology of the London area 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).

3.2 Further detail is provided by the British Geological Survey (BGS Online 2018) which shows the study site to lie within an area of London Clay, overlain by Kempton Park river terrace gravel deposits. Kempton Park Gravels have been categorised as part of the Devensian Stage, the last glacial stage of the British Pleistocene epoch (Gibbard 1994: 90).

Topography

3.3 The natural topography of the study site would be fairly level at c.7m Above Ordnance Datum (AOD).

3.4 The River Thames is located c.1450m to the south west of the study site at its closest point, although the river also loops around c.1500m to the north and east of the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report:

Prehistoric

Palaeolithic	900,000	-	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
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	1799
Modern	AD	1800	-	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figs. 2a-b), also referred to as the study area, held on the Greater London Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 Built Heritage is not within the remit of this assessment and will not be considered within this report.
- 4.4 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Prehistoric

- 4.5 One Paleolithic flake was discovered at Richmond Gas Works, 265m north of the Study Site (MLO12774, TQ 1900 7570).
- 4.6 A number of flints have been discovered in the Manor Road allotments, 225m south east of the Study Site (TQ 1914 7525). A Mesolithic-Neolithic core flint fragment was discovered in 2010 (PAS LON-024F55). Two Mesolithic-Neolithic flint blades were found in 2009 (PAS LON-9C3228, LON-9BE0F1). Three Mesolithic-Neolithic flint flakes dating to 8,300-2,100 BC were discovered in 2009 (PAS LON-9C3017, LON-9C2192, LON-9C1DD6). Two Mesolithic-early Bronze Age flint flakes dating 8,300-1,500 BC were discovered in 2009 (PAS LON-9C2DE6, LON-9C1821). A flint fragment of a hammer stone, dating to the early Neolithic to mid Bronze Age (PAS LON-0263C3) was also discovered in 2010. Jon Cotton suggests that this assemblage of flint is not from one episode of activity but is typical material that would be widely found on floodplain areas, similar to the assemblages known in Richmond Park and the foreshore at Kew.
- 4.7 37 pieces of mainly residual prehistoric struck flint and 104 pieces of burnt flint were discovered during an evaluation at 10-12 Parkshot/5-21 Kew Road, 910m west of the Study Site (ELO4279, MLO61839, TQ 1802 7524).
- 4.8 Due to a scarcity of finds dating to the Paleolithic period within the Study Area, the archaeological potential of the Study Site for evidence dating to the Paleolithic period is considered to be low. Due to the large number of Mesolithic-Bronze Age flints identified at the allotments on Manor Road, the archaeological potential of the Study Site for evidence dating to the Mesolithic-Bronze Age is considered to be low-moderate.

Roman

- 4.9 17 Roman coins were found at 1 Denbigh Gardens, 622m south west of Study Site (MLO19111, TQ 1878 7484). One Roman potsherd dating to 250-350 AD was discovered during an evaluation at 10-12 Parkshot/5-21 Kew Road, 910m west of the Study Site (ELO4279, MLO61841, TQ 1802 7524).
- 4.10 Due to a scarcity of finds dating to the Roman period within the Study Area, the archaeological potential of the Study Site for evidence dating to the Roman period is considered to be low.

Anglo-Saxon/Early Medieval

- 4.11 No nearby settlement is recorded in the Domesday Book. Furthermore, no finds or features dating to the Anglo Saxon period have been identified within the Study Area, therefore the archaeological potential of the Study Site for evidence dating to the Anglo Saxon period is considered to be negligible.

Medieval

- 4.12 A large 12th century pit and flood deposits and plough soil dating to the 12th-14th century were discovered during an evaluation at 10-12 Parkshot/5-21 Kew Road, 910m west of the Study Site (ELO4279, MLO61842, MLO61844, MLO61845, TQ 1802 7524).
- 4.13 A watching brief at Duke Street Baptist Chapel, Duke Street revealed a layer of medieval horticultural soil (TQ 1792 7500). No archaeological structures or features were recorded during the watching brief.
- 4.14 Due to a scarcity of finds dating to the Medieval period within the Study Area, the archaeological potential of the Study Site for evidence dating to the Medieval period is considered to be low.

Post Medieval & Modern (including map regression exercise)

- 4.15 A watching brief was carried out by Pre-Construct Archaeology Ltd at 1-5 Lower George Street (TQ 1800 7490). The only feature which predated the 20th century was a Post Medieval masonry wall.
- 4.16 Two late Post-Medieval pits and a 19th century brick wall were observed during a Watching Brief at the former United Reformed Church and Church Hall at Little Green and Quadrant Road, Richmond upon Thames (TQ 1794 7509).
- 4.17 A Post Medieval quarry and rubbish pit was identified during excavations at Lichfield Gardens Car Park, 788m south west of the Study Site (ELO3870, MLO3955, TQ 1820 7510). A watching brief at No. 4 Spring Terrace, 885m south west of the Study Site, revealed a scatter of finds dating to 19th-20th centuries (ELO11956, TQ 1823 7488).
- 4.18 Post Medieval and Modern remains of gardens were discovered during an evaluation at the Great Pagoda, Kew Botanic Gardens, 760m north west of the Study Site (ELO18708, TQ 1847 7607). A watching brief at 19-23 Church Road, 770m west of the Study Site, revealed a 19th century garden wall and soil (ELO2996, TQ 1817 7522). Post medieval

garden soil and associated cut features were also discovered during an evaluation at 10-12 Parkshot/5-21 Kew Road, 910m west of the Study Site (ELO4279, MLO61846, TQ 1802 7524).

- 4.19 The 1766 Rocque Map of London shows the site as predominantly arable land. The far south western tip of the study site lies within a garden. There are roads to the south and east of the Study Site (Fig. 3). The 1849 Tithe Map also shows the study site as arable land, and the apportionments describe the Study Site as grass. Manor Road, known as Black Horse Lane at this time, borders the Study Site to the east, and the railway to London borders it to the south (Fig. 4).
- 4.20 The 1861-68 Ordnance Survey map shows little change across most of the Study Site (Fig. 5). The only notable differences include the introduction of a signal box associated with the railway line to the south of the south eastern part of the Study Site, and the south western part of the Study Site is part of the grounds of St. Johns Boys National School and appears to be wooded. A stone is labelled on this part of the map, alongside the railway.
- 4.21 The 1896 Ordnance Survey map shows the addition of a railway line on the western boundary of the Study Site (Fig. 6). Buildings are beginning to be constructed in the central and south eastern parts of the Study Site. Access roads run through the site from Manor Road, and a crane and a well are also labelled on this map. The School has been demolished to make way for the new railway line, and the south western part of the Study Site is now a timber yard. The south eastern part of the Study Site is occupied by a small building and outhouses.
- 4.22 The 1913 Ordnance Survey map shows considerable development to the Study Site with many of the buildings visible on the 1896 map being replaced by larger buildings (Fig. 7). The only buildings that remain from 1896 are the small building and outhouse immediately north of it on the south eastern part of the site, close to Manor Road. The rest of the buildings are new additions on the site, and they are considerably larger than the buildings present on the 1896 map. A few smaller buildings have also been constructed on the northern part of the site, and a crane is labelled in this area.
- 4.23 The 1933 Ordnance Survey map shows additions to some of these buildings, and some smaller buildings on the western edge and the far north of the site, alongside the railway line, are removed, but no major changes take place on the Study Site (Fig. 8). The 1945 Aerial Photograph shows buildings of varying sizes across the Study Site (Fig. 13). The

1959 Ordnance Survey map also shows alterations to some of the buildings on the Study Site, including additions to the Saw Mill in the south eastern part of the Study Site. A minor building alongside the railway line is also replaced with a larger building. A new building has also been constructed on the northern part of the site, between Manor Road and the railway line.

- 4.24 The 1973-74 Ordnance Survey map shows considerable change on the Study Site, as the majority of the buildings are replaced or demolished. The buildings in the south east of the Study Site, first visible on the 1896, are still present on the Study Site (Fig. 10).
- 4.25 By 1991 most of the timber yard buildings have again been replaced, though the buildings in the south east of the Study Site are still visible. Two large buildings are present at the Western and North Eastern parts of the Study Site (Fig. 11). By 1992, these buildings have been replaced by a retail store which currently occupies the study site. The building in the south eastern corner of the site has now disappeared (Fig. 12).
- 4.26 The 2003 Aerial photograph shows the retail store which first appears on the 1992 Ordnance Survey map, and which occupies the site presently (Fig. 14). No changes are visible on the 2018 Aerial Photograph (Fig. 15).

Assessment of Significance (Designated Assets)

- 4.27 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.**
- 4.28 In terms of designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within, or in close proximity to the Study Site.
- 4.29 The Study Site is not located within an Archaeological Priority Area.

Assessment of Significance (Non-Designated Assets)

- 4.30 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential:
Prehistoric	<p>There is a scarcity of finds dating to the Paleolithic period within the Study Area, therefore the archaeological potential of the Study Site for evidence dating to this period is considered to be low.</p> <p>A large number of Mesolithic-Bronze age flints have been found c.225m south east of the Study Site. Therefore, the archaeological potential of the Study Site for evidence dating to these periods is considered to be low-moderate.</p>
Roman	<p>There is a scarcity of finds dating to the Roman period within the Study Area, therefore the archaeological potential of the Study Site for evidence dating to this period is considered to be low.</p>
Anglo-Saxon	<p>There are no finds or features dating to the Anglo Saxon period within the Study Area, therefore the archaeological potential of the Study Site for evidence dating to this period is considered to be low.</p>
Medieval	<p>There is a scarcity of finds dating to the Medieval period within the Study Area. The area is likely to have been agricultural land during this period. Therefore the archaeological potential of the Study Site for evidence dating to this period is considered to be low.</p>
Post Medieval	<p>The site is not developed on the Rocque map of 1766, and is shown as agricultural land. Therefore the archaeological potential of the Study Site for evidence dating to this period is considered to be low.</p>
Modern	<p>The Study Site is developed into a timber yard in the second half of the 19th century, and continues to undergo phases of development throughout this period. It is likely that traces of the buildings which were present on the site from this time will be found. However, none of these are thought to be of industrial heritage significance.</p>

5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

The Study Site, comprising of a large retail store, bus depot and associated car parking, has been developed since at least the 19th Century and has undergone various built development across its entire area.

Past phases of construction and demolition within the Study Site will have had a cumulative and severe impact on any archaeological deposits that may previously have been present.

Proposed Development

- 5.1 Homebase, Manor Road is proposed for residential redevelopment involving the demolition of existing buildings and structures and comprehensive residential-led redevelopment of four buildings of between four and nine storeys to provide 385 residential units (Class C3), flexible retail /community / office uses (Classes A1, A2, A3, D2, B1), provision of car and cycle parking, landscaping, public and private open spaces and all other necessary enabling works.

Review of Potential Development Impacts on Designated and Non-Designated Archaeological Assets

- 5.2 The proposed development will not impact on any designated archaeological assets or known non-designated archaeological assets.
- 5.3 The extent of past ground disturbance across the Study Site is likely to have had a severe impact on any surviving archaeological deposits.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The study site has been assessed for its below ground archaeological potential.
- 6.2 In terms of designated archaeological heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within, or in close proximity to the Study Site.
- 6.3 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Significance:
Prehistoric	There is a scarcity of finds dating to the Paleolithic period within the Study Area, therefore the archaeological potential of the Study Site for evidence dating to this period is considered to be low. A large number of Mesolithic-Bronze age flints have been found c.225m south east of the Study Site. Therefore, the archaeological potential of the Study Site for evidence dating to these periods is considered to be low-moderate.
Roman	There is a scarcity of finds dating to the Roman period within the Study Area, therefore the archaeological potential of the Study Site for evidence dating to this period is considered to be low.
Anglo-Saxon	There are no finds or features dating to the Anglo Saxon period within the Study Area, therefore the archaeological potential of the Study Site for evidence dating to this period is considered to be low.
Medieval	There is a scarcity of finds dating to the Medieval period within the Study Area. The area is likely to have been agricultural land during this period. Therefore the archaeological potential of the Study Site for evidence dating to this period is considered to be low.

Period:	Identified Archaeological Potential and Significance:
Post Medieval	The site is not developed on the Rocque map of 1766, and is shown as agricultural land. Therefore the archaeological potential of the Study Site for evidence dating to this period is considered to be low.
Modern	The Study Site is developed into a timber yard in the second half of the 19 th century, and continues to undergo phases of development throughout this period. It is likely that traces of the buildings which were present on the site from this time will be found. However none of these structures are thought to be of industrial heritage significance.

- 6.4 The extent of past ground disturbance across the Study Site is likely to have had a severe impact on any surviving archaeological deposits.
- 6.5 **Therefore, due to the site's limited archaeological potential, extent of past ground disturbance, and the limited below ground extent of the development proposals, it is considered unlikely that the proposed development would have either a significant or widespread below ground archaeological impact. No further archaeological mitigation measures are recommended in this particular instance.**

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Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

4. Cartographic

1766 Rocque Map of London

1849 Richmond Parish Tithe Map

1861 Ordnance Survey

1868 Ordnance Survey

1896 Ordnance Survey

1913 Ordnance Survey

1933 Ordnance Survey

1959 Ordnance Survey

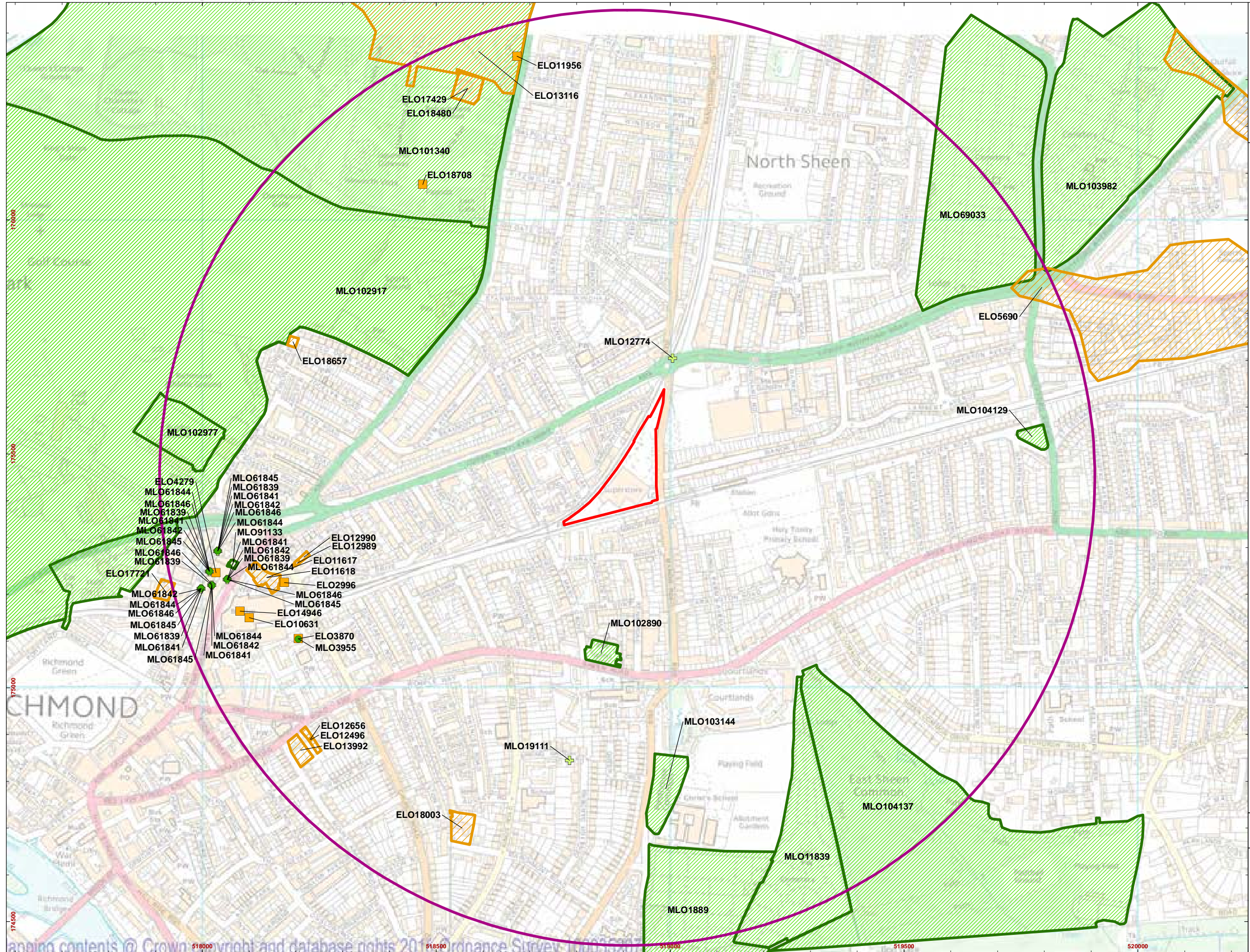
1973-4 Ordnance Survey

1991 Ordnance Survey

1992 Ordnance Survey



<p>Site Boundary</p> <p>N</p>		<p>Scale at A4: 1:10,000</p> <p>Figure 1: Site Location</p>
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- Site Boundary
- 1km search radius

Non-Designated Heritage Assets:

HER Record Point

- Monument
- Find spot
- HER Monuments Polygon

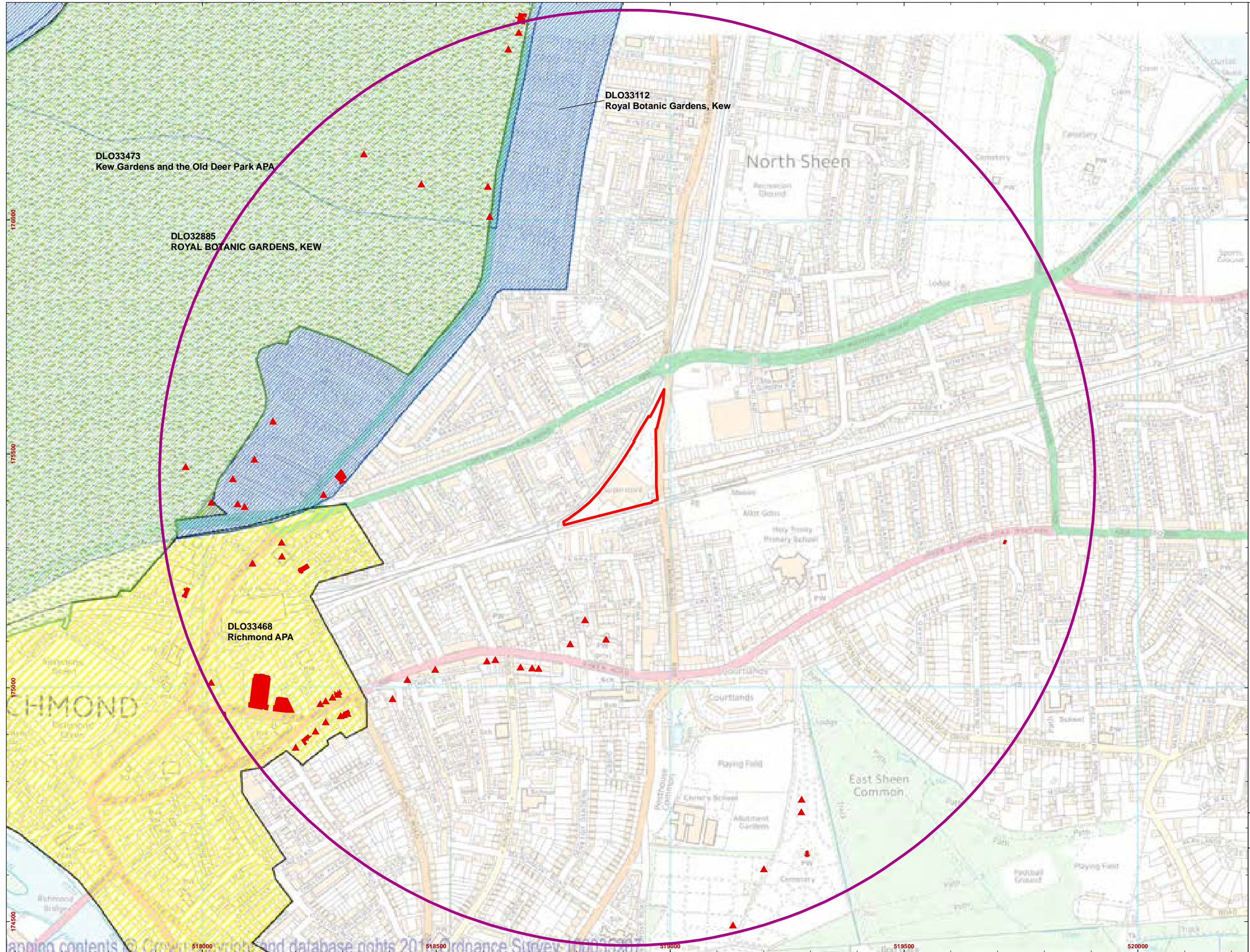
Previous Archaeological Work:

- HER Events Point
- HER Events Polygon



Scale at A3: 1:7,500
0 250m

Figure 2a:
Summary of
Archaeological Assets
(Data from Greater
London HER)



- Site Boundary
- 1km search radius

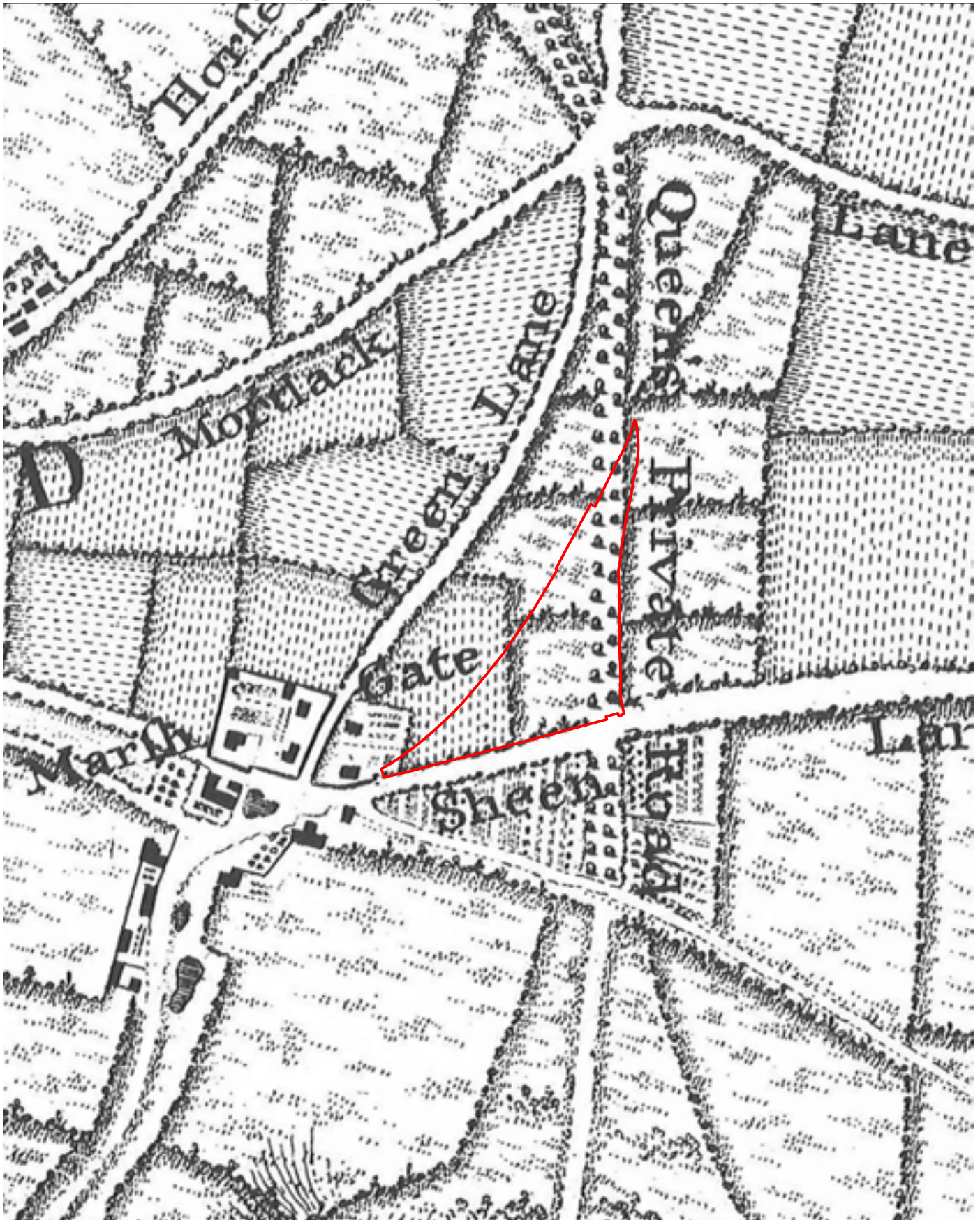
Designated Heritage Assets:

- ▲ Listed Buildings
- Listed Buildings Polygon
- World Heritage Site
- Areas of Archaeological Potential
- Historic Park and Gardens



Scale at A3: 1:7,500
0 250m

Figure 2b:
Summary of Designated
Heritage Assets (Data
from Greater London
HER)

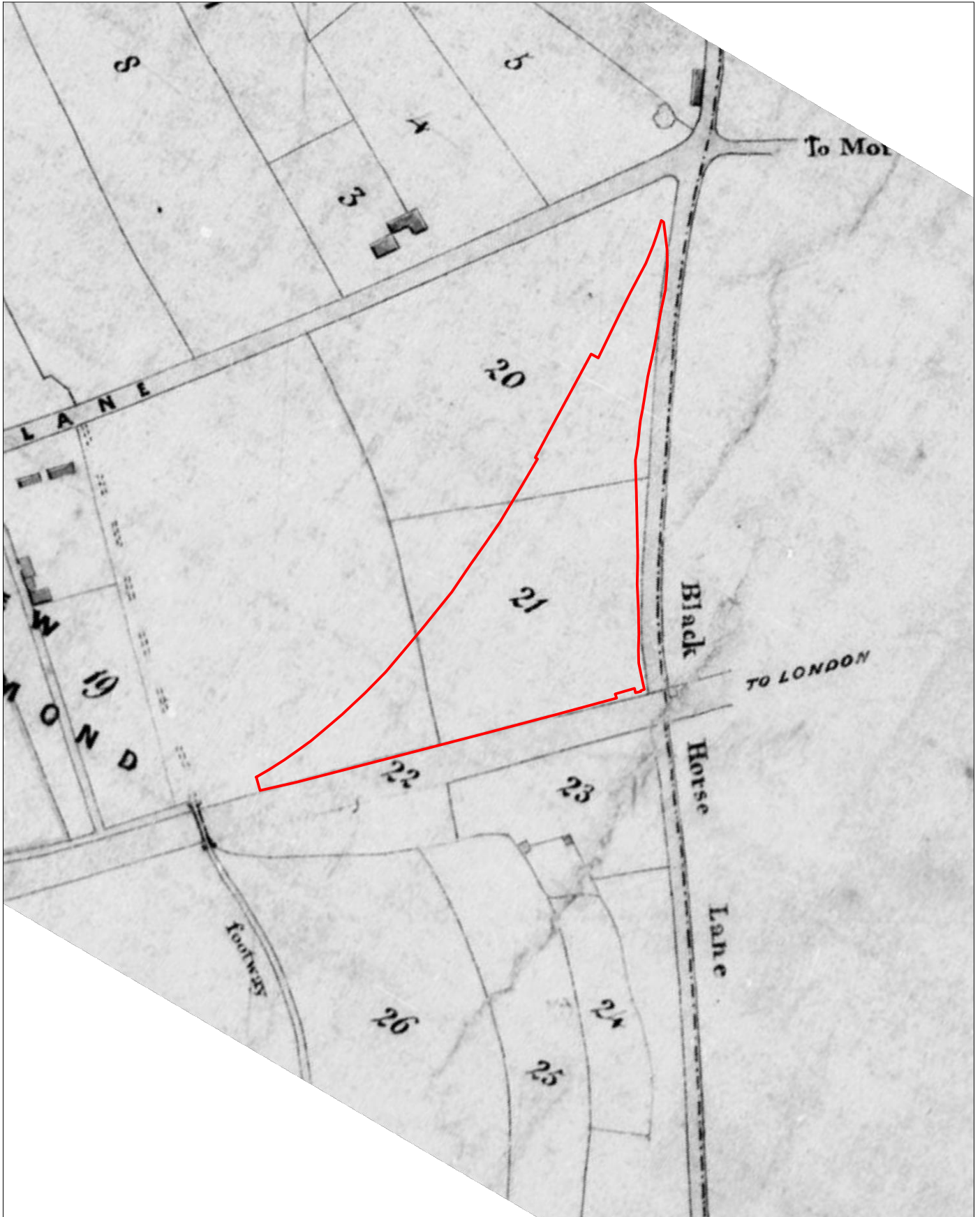


 Site Boundary



Not to Scale:
Illustrative Only

Figure 3:
1766 Rocque Map of
London



 Site Boundary



Not to Scale:
Illustrative Only

Figure 4:
1849 Tithe Map



 Site Boundary



Not to Scale:
Illustrative Only

Figure 5:
1861 & 1868 Ordnance
Survey Maps

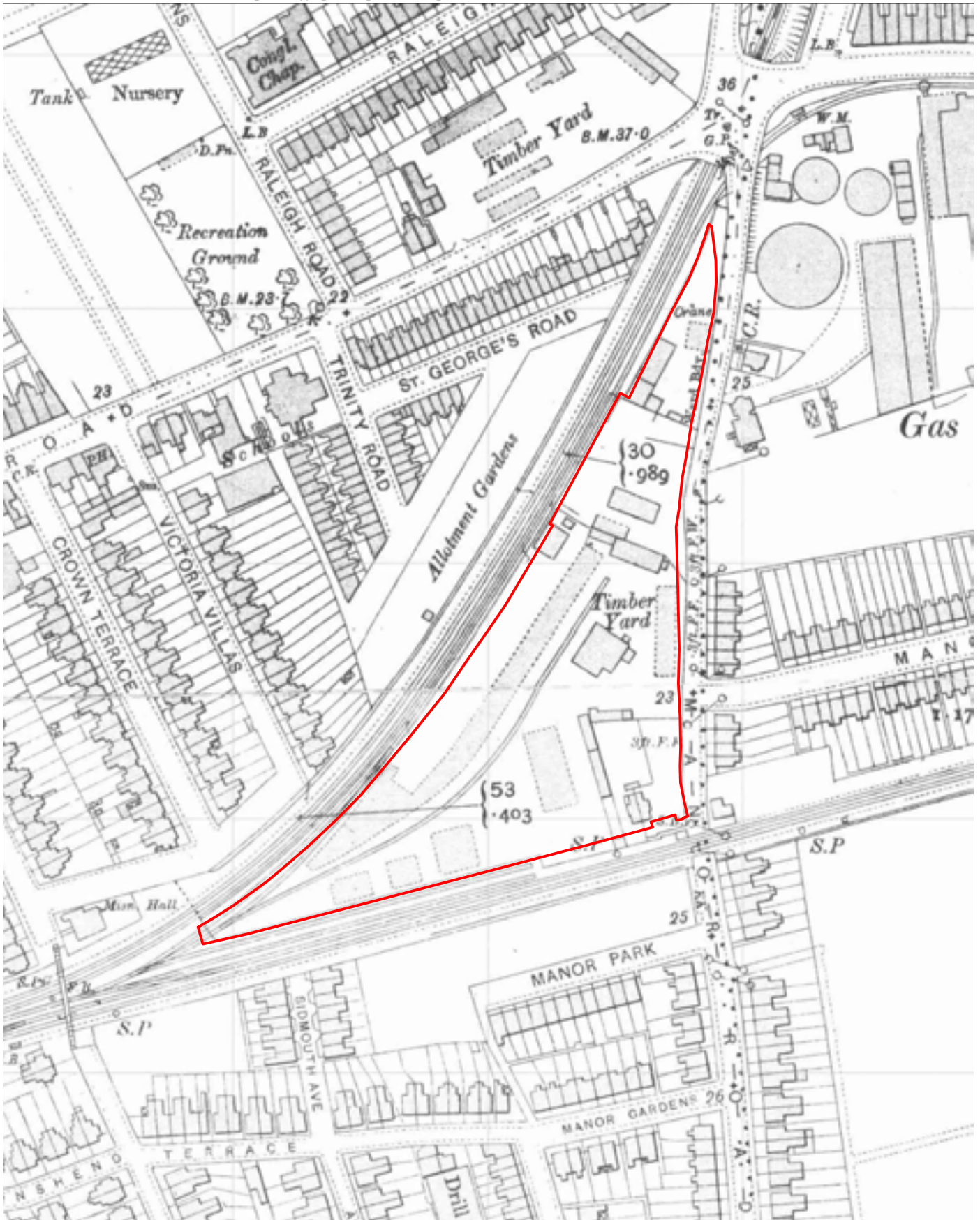


 Site Boundary



Not to Scale:
Illustrative Only

Figure 6:
1896 Ordnance Survey Map



Site Boundary



Not to Scale:
Illustrative Only

Figure 7:
1913 Ordnance Survey Map

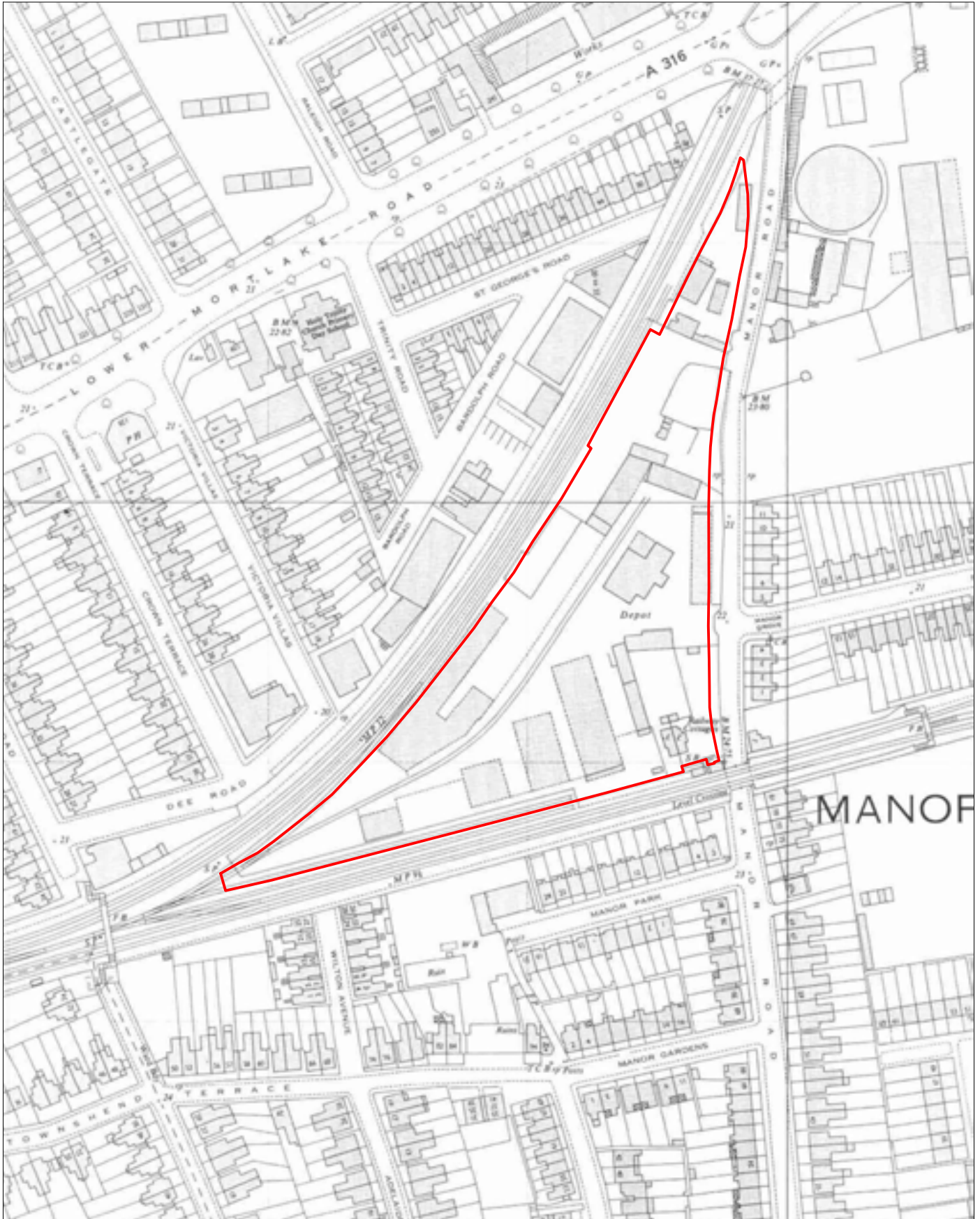


 Site Boundary



Not to Scale:
Illustrative Only

Figure 8:
1933 Ordnance Survey Map



 Site Boundary



Not to Scale:
Illustrative Only

Figure 9:
1959 Ordnance Survey Map



 Site Boundary



Not to Scale:
Illustrative Only

Figure 10:
1973-1974 Ordnance Survey
Map

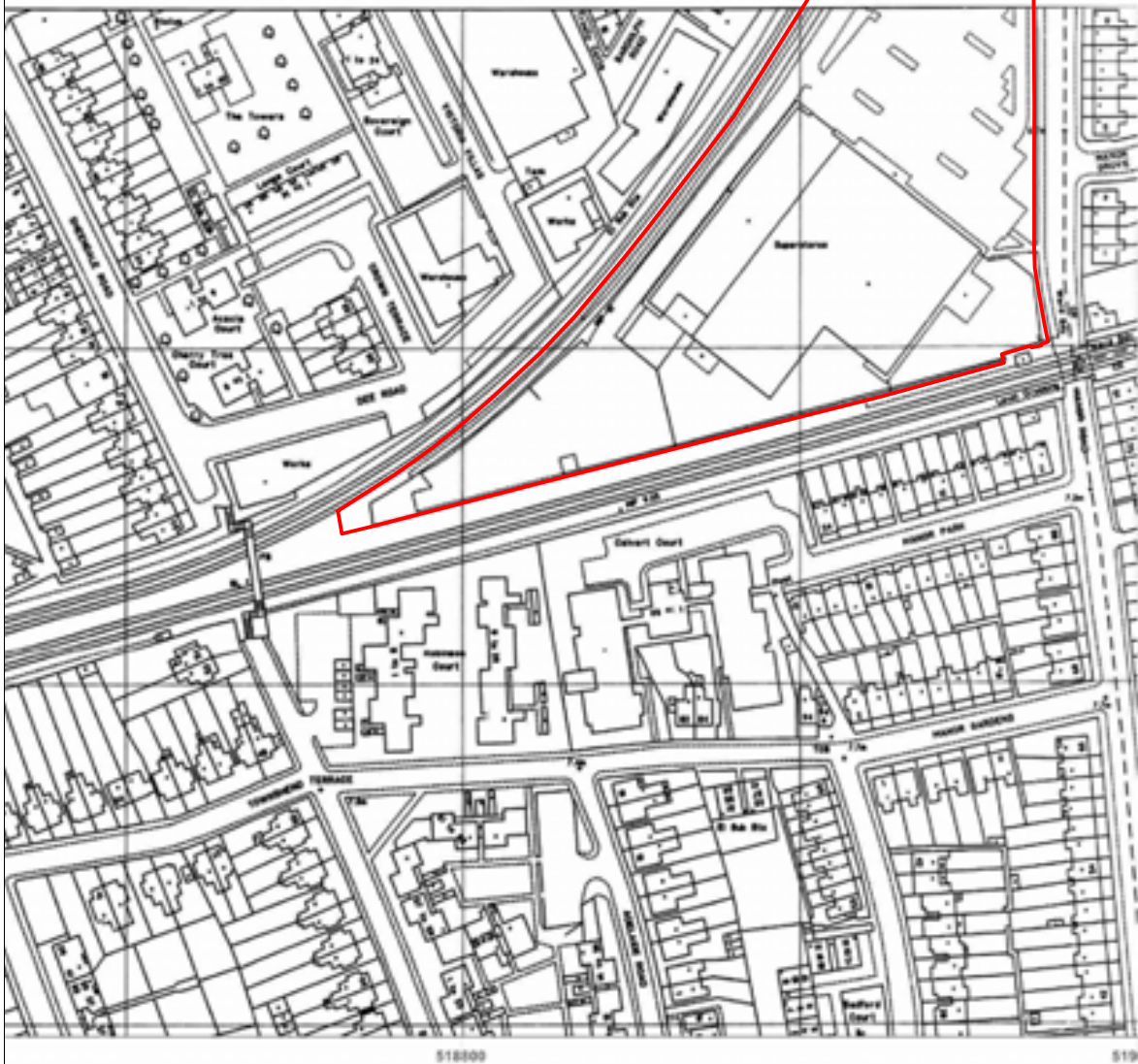


 Site Boundary



Not to Scale:
Illustrative Only

Figure 11:
1991 Ordnance Survey Map



 Site Boundary



Not to Scale:
Illustrative Only

Figure 12:
1992 Ordnance Survey Map



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 Site Boundary



Not to Scale:
Illustrative Only

Figure 13:
1945 Aerial Photograph



 Site Boundary



Not to Scale:
Illustrative Only

Figure 14:
2003 Aerial Photograph



 Site Boundary



Not to Scale:
Illustrative Only

Figure 15:
2018 Aerial Photograph

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