

# 75-81 George Street, Richmond



## *Archaeological Assessment*

Orion Heritage Ltd

7/10/2019

75-81 George Street, Richmond  
Archaeological Desk Based Assessment  
June 2019

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**Report**

Archaeological Desk-Based Assessment

**Site**

75-81 George Street, Richmond

**Date**

June 2019

**Planning Authority**

London Borough of Richmond upon Thames

**Site Centred At**

517749, 174835

**Prepared By**

Helen MacQuarrie MA MPhil ACIfA

**Approved By**

Cathy Patrick MCIfA

**Report Status**

Final

**Orion Ref**

PN2251/3

## Contents

Executive Summary

- 1.0** Introduction
- 2.0** Statutory and Planning Policy Framework
- 3.0** Archaeological and Historical Background
- 4.0** Proposed Development and Predicted Impact on Heritage Assets
- 5.0** Summary and Conclusions

Sources Consulted

### List of Illustrations

- Figure 1** Site Location
- Figure 2** Location of Archaeological Assets and Archaeological Priority Area
- Figure 3** Location of Archaeological Events
- Figure 4** 1762 Rocque Map of Isleworth, Richmond and Hounslow
- Figure 5** 1800 Topographical Map of the Country Twenty Miles round London, planned from a scale of two miles to an inch by Faden
- Figure 6** 1851 Tithe Map of Richmond
- Figure 7** 1861 OS 1:2,500 Scale Map
- Figure 8** 1896 OS 1:1,056 Scale Map
- Figure 9** 1933 OS 1:2,500 Scale Map
- Figure 10** 1960 OS 1:1,250 Scale Map
- Figure 11** 1972 OS 1:1,250 Scale Map
- Figure 12** 1991 OS 1:1,250 Scale Map
- Figure 13** Aerial View of Study Site (from Google Earth)

### Timescales Used in This Report

#### Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

#### Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

## Executive Summary

This archaeology assessment considers 75-81 George Street, Richmond (Figure 1). The site is located at grid reference (NGR) 517749, 174835. The site is hereafter referred to as the 'study site'.

This assessment has been commissioned by Canadian & Arcadia Limited to support full planning application and listed building consent for the following scheme at 75-81 George Street, Richmond:

*External alterations: Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear to include roof light; enclosed staircase to rear; terraces to rear; and associated plant. Other elevational alterations include; removal of canopy to 80 George Street; new shopfronts to 4 Paved Court, Golden Court entrance, and King Street and George Street frontages; new fenestration throughout; and new canopies.*

*Change of use of 80 George Street from A1 (retail) to mixed use comprising: Class B1 to the existing floors 2,3 and the new fourth floor; Flexible Class A1 and Class B1 (existing floor 1); Class A1 (existing ground); Flexible Class A1 and Class D2 (existing basement); and Change of use of 16 Paved Court/20 King Street to Class B1 (existing floors 1,2).*

Listed Building consent is also being applied for the following:

*4-8 Paved Court: Infill rear window; replacement of roof to the adjacent existing single storey extension at rear; and internal alterations, including new staircase to No. 8, and other repair and refurbishment works.*

*10 Paved Court: replacement of roof to the adjacent existing single storey extension.*

*16 Paved Court/20 King Street: refurbishment and repair.*

This assessment considers potential effects to archaeology; a separate built heritage report has been produced (KM Heritage 2019).

The proposed development is largely restricted to alterations and remodelling to the existing building. Below ground impacts are restricted to the excavation of two lift pits within the existing basement level.

The study site is located within the historic core of Richmond; within the perceived extent of early medieval Sceon (Sheen) and c. 80m south-east of the site of Richmond Palace. Previous phases of construction within the study site include Georgian, Victorian and 20<sup>th</sup>-century development across the majority of the study site. The construction of the existing House of Fraser store in the 1960's and the subsequent excavation of the basements in 1975 are likely to have completely removed all historical archaeological deposits within the basement footprint.

There is considered low potential for archaeological deposits of all periods within the area of the existing basement due to 19<sup>th</sup> and 20<sup>th</sup>-century construction activity. The construction of the lift shafts will result in the removal of geological rather than archaeological deposits. As such, no effects to known or potential archaeological remains will result from the proposed groundworks.

No further archaeological works are recommended to inform the determination of planning consent or as a condition of planning in relation to archaeological considerations.

It is recommended that this assessment is submitted to the archaeological advisor to Richmond Borough Council so that the recommendations are endorsed and agreed.

There are no designated archaeological assets within, or immediately adjacent to, the study site. The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

## 1.0 Introduction

- 1.1** This archaeology assessment considers 75-81 George Street, Richmond (Figure 1). The site is located at grid reference (NGR) 517749, 174835. The site is hereafter referred to as the 'study site'.
- 1.2** This assessment has been commissioned by Canadian & Arcadia Limited to support full planning application and listed building consent for the following scheme at 75-81 George Street, Richmond:

*External alterations: Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear to include roof light; enclosed staircase to rear; terraces to rear; and associated plant. Other elevational alterations include; removal of canopy to 80 George Street; new shopfronts to 4 Paved Court, Golden Court entrance, and King Street and George Street frontages; new fenestration throughout; and new canopies.*

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- 1.3** Listed Building consent is also being applied for the following:

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*16 Paved Court/20 King Street: refurbishment and repair.*

- 1.4** This assessment considers potential effects to archaeology; a separate built heritage report has been produced (KM Heritage 2019).
- 1.5** In accordance with the Standard and Guidance for Historic Environment Desk Based Assessments (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information, so as to establish the potential for non-designated archaeological heritage assets within the study site and the potential effect on the significance of nearby designated heritage assets. The assessment includes the results of an examination of published and unpublished records and charts historic land-use through a map regression exercise.
- 1.6** As a result, the assessment enables relevant parties to assess the significance of archaeological assets on and close to the site and consider the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.
- 1.7** The study area used in this assessment is 250m (with prior agreement from GLAAS) from the redline boundary (Figures 1 - 3). The locations are identified by their GLHER reference number, a full list of which are included in Appendix A.

### Location, Topography and Geology

- 1.8** 75-81 George Street is a three storey department store located on the corner of George Street and King Street in the centre of Richmond. Paved Court, accessed from King Street is located along the north-west boundary of the study site. The building which currently occupies the site was constructed in 1969 by House of Fraser and operated as a department store. The two basements on the site were redeveloped in 1975 to



convert the lower ground floor to a sales area, whilst at the same time, the ground floor was completely refurbished. The building has remained a department store until the present day.

- 1.9 The study site is generally flat, located at 9.8m OD.
- 1.10 The study site is located on solid geology of London Clay Formation (clay and silt), overlain by Kempton Park Gravel (sand and gravel).

## 2.0 Planning Background And Development Plan Framework

2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.

### Ancient Monuments & Archaeological Areas Act 1979

2.2 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments, but does not afford statutory protection to their settings.

### National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

2.3 Government policy in relation to the historic environment is outlined in section 16 of the National Planning Policy Framework (NPPF) (2019), entitled Conserving and Enhancing the Historic Environment. This 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 of the contribution that heritage assets make to our knowledge and understanding of the past.

2.4 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.

2.5 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 understand the potential impact of the proposal upon the significance of that asset.

2.6 Paragraph 197 states that the effect of a proposed development on the significance of non-designated assets should be taken into account and where such an asset(s) are directly or indirectly affected, a balanced judgement is required that has regard to the scale of any harm or loss and the significance of the asset(s).

2.7 *Heritage Assets* are defined in Annex 2 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

2.8 *Archaeological Interest* is defined as: a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

2.9 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.

2.10 *Significance* is defined 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.

- 2.11** *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.
- 2.12** The NPPF is supported by the Planning Policy Guidance (PPG). In relation to the historic environment, paragraph 18a-001 states that:  
*Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.*
- 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 and Local Planning Policy**

- 2.14** The London Plan (adopted March 2016) includes Policy 7.8 which relates to 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.*

- 2.15** Richmond's Local Plan (Adopted 3 July 2018) has the following policy relating to archaeology:

*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.*

**Guidance**

*Historic Environment Good Practice Advice In Planning Note Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)*

- 2.16** The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a 6 stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development.

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

*Historic Environment Good Practice Advice In Planning Note 3 The Setting of Heritage Assets (Historic England 2015)*

- 2.17** Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

- 2.18** The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

- 2.19** The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset
3. Assessing the effects of proposed development on the significance of a heritage asset
4. Maximizing enhancement and reduction of harm to the setting of heritage assets.
5. Making & documenting the decision and monitoring outcomes

**2.20** The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

### 3.0 Archaeological and Historical Background

- 3.1 The study site contains no designated or non-designated archaeological assets. The study site falls within the Richmond Archaeological Priority Area (APA). The Richmond APA is described as follows:

*Early Medieval settlement of the Manor of Sceanes (Sheene). Renamed Richmond through the construction of Richmond Palace by Henry VII in 1501. Evidence of prehistoric activity has been found along the riverbank. Kempton Park gravels over London Clay. Alluvium either side of the Thames.*

- 3.2 The locations of sites mentioned in the text are shown in Figures 2 and 3.

#### Previous Archaeological Investigations (Figure 3)

- 3.3 The site itself has not been subject to previous intrusive archaeological investigation. GLHER records a total of 27 intrusive investigations within the 250m study area which are mapped in Figure 3.

#### Non-Designated Heritage Assets (Figure 2)

##### *Unknown*

- 3.4 The GLHER records no finds or features of unknown date within or immediately adjacent to the study site. The GLHER records an undated watercourse associated with the Thames foreshore (GLHER 020922/00/00) c. 500m south and an undated causeway (022436/00/00) c. 150m south-east of the study site.

- 3.5 Undated archaeological features were recorded during an archaeological investigation at Richmond Green (GLHER 021875/00/00 and 021744/00/00) c. 160m north-west of the study site.

##### *Prehistoric*

- 3.6 The GLHER records no prehistoric finds or features within or immediately adjacent to the study site.
- 3.7 The study site is located c. 175m north-east of the River Thames. The Thames valley is rich in prehistoric occupation evidence, as the river would have been a source of fish and game, while the local soil suitable for their early farming. The recovery of prehistoric lithics artefacts from Heron Court (GLHER 020922/02/00) (co-ordinates place this find c.500m south of the study site) and 16-17 George Street (GLHER 021977/00/00) c.60m north-west of the study site confirm such early prehistoric activity within the 250m study area.
- 3.8 The River Thames in West London has been one of the richest sources of Bronze Age metalwork in Britain, with particularly large concentrations of finds recovered from Richmond and Syon Reach. One such example within the 250m study area is a Bronze Age socketed gouge recovered from the Thames foreshore (GLHER 021030/00/00).
- 3.9 Iron Age potsherds (GLHER 020922/03/00) were found during a 1981 excavation at Heron Court, c. 500m south-east of the study site.

##### *Roman*

- 3.10 The GLHER records no Roman finds or features within the 250m study area.

##### *Early Medieval*

- 3.11 Richmond has Early English origins; the earliest reference to Richmond is in AD 950 under the name of Sceon (Sheen) (GLHER 023263/00/00). There is no archaeological evidence for early medieval settlement within the 250m study site, although the Manor House at Sheen may have originated as a Saxon Royal Hunting Lodge.

*Medieval*

- 3.12** Richmond, or Sheen, is not mentioned in the Domesday Book as it was at that time in the manor of Kingston.
- 3.13** The study site lies c. 80m south-east of the site of Richmond Palace which was erected about 1501 by Henry VII on the site of the earlier Sheen Manor House.
- 3.14** Documentary sources indicate the presence of a Manor House at Sheen from 1126 when Henry I stayed there. The Manor House is believed to comprise a building divided into two courts, an upper court containing farm and ancillary buildings and a lower court near the river, entered by a bridge and great gate.
- 3.15** The Manor was in hands of Bishop of Bath and Wells until the reign of Edward II, and granted to Carmelite Friars for a short time in 1316. Substantial works and enlargements were undertaken 1358-1370 by Edward III. Richard II ordered the destruction of the building in 1394 and was rebuilt on a larger scale by Henry V (1413-22). Work on the manor house continued by Edward IV (1429-39 & 1445-7) including the construction of a great moat 25ft wide and 8ft deep between the old manor site and the new buildings. The Palace was destroyed by fire 1497 and rebuilt in 1501 as Richmond Palace (GLHER 021126/00/00). A temporary residence was constructed whilst the new palace was constructed (GLHER 021126/01/00).

*Post-Medieval/Modern*

- 3.16** In 1500, a year before the construction of the new Richmond Palace began, the name of the town of Sheen, which had grown up around the royal manor, was changed to "Richmond" by command of Henry VII.
- 3.17** The GLHER records that the ground plan of the new palace was almost identical to the old palace. The Palace was moated with the layout of the buildings comprising a block of state apartments overlooking the river and arranged around a small courtyard. To the north-east stood the fountain court flanked by the Great Hall and Chapel, kitchen and ancillary block to the north-west of the hall. The Palace was sold in 1650 and by 1660 the ruins were divided into 27 tenements (GLHER 021125/00/00).
- 3.18** In 1795 J.H. Gosling founded a drapery store at 80 George Street (House of Fraser Archive in KM Heritage 2019), which may be the structure depicted on the 1762 Rocque Map (Figure 4). The 1861 Ordnance Survey (Figure 7) records the location of a public house and a post office and a number of smaller properties fronting George Street, King Street and Paved Court. Small Victorian buildings cover the majority of the study site with a small courtyard retained to the north-east.
- 3.19** A similar layout is recorded on the 1896 Ordnance Survey (Figure 8), although it is noted that some of the buildings fronting George Street have been amalgamated, presumably by the aforementioned Drapery Store had previously occupied 80 George Street. By 1933 (Figure 9) the drapery occupied 75-80 George Street.
- 3.20** In 1957 a subsidiary of House of Fraser Ltd. bought the store and expanded into neighbouring buildings including the Queens' Head Hotel which resided at number 81. The store was badly damaged in 1962 and eventually demolished in 1968. The building which currently occupies the site was constructed in 1969 by House of Fraser (KM Heritage 2019).
- 3.21** The two basements on the site were redeveloped in 1975 to convert the lower ground floor to a sales area. At the same time, the ground floor was completely refurbished (KM Heritage 2019). The building has remained as a department store until the present day.

- 3.22** The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon any potential below ground archaeological deposits, which may survive within the bounds of the proposed development site.
- 3.23** The study site is located within the historic core of Richmond; within the perceived extent of early medieval Sceon (Sheen) and c. 80m south-east of the site of Richmond Palace. Known previous phases of construction within the study site include Georgian, Victorian and 20<sup>th</sup>-century development across the majority of the study site. The construction of the existing House of Fraser store in the 1960's and the subsequent excavation of the basements in 1975 are likely to have completely removed all historical archaeological deposits within its footprint.
- 3.24** There is considered low potential for archaeological deposits of all periods within the basement area of the study site due to 19<sup>th</sup> and 20<sup>th</sup>-century construction activity.

#### **Designated Heritage Assets**

- 3.25** No statutory designations (Scheduled Ancient Monuments or World Heritage Sites) are located within or adjacent to the study site boundary.
- 3.26** As such the assessment has not identified any designated assets which will be negatively impacted by the proposed development.



## 4.0 Proposed Development and Predicted Impact on Heritage Assets

### Site Conditions

- 4.1 75-81 George Street is a three storey department store located on the corner of George Street and King Street in the centre of Richmond. Paved Court, accessed from King Street, is located along the north-west boundary of the study site. The building which currently occupies the site was constructed in 1969 by House of Fraser. The two basements on the site were redeveloped in 1975 to convert the lower ground floor to a sales area.

### The Proposed Development

- 4.2 This assessment has been commissioned by Canadian & Arcadia Limited to support full planning application and listed building consent for the following scheme at 75-81 George Street, Richmond:

*External alterations: Erection of additional storey at fourth floor (with associated roof terrace) and plant room above; 2nd floor rear extension; replacement of roof to the adjacent existing single storey extension at rear to include roof light; enclosed staircase to rear; terraces to rear; and associated plant. Other elevational alterations include; removal of canopy to 80 George Street; new shopfronts to 4 Paved Court, Golden Court entrance, and King Street and George Street frontages; new fenestration throughout; and new canopies.*

*Change of use of 80 George Street from A1 (retail) to mixed use comprising: Class B1 to the existing floors 2,3 and the new fourth floor; Flexible Class A1 and Class B1 (existing floor 1); Class A1 (existing ground); Flexible Class A1 and Class D2 (existing basement); and Change of use of 16 Paved Court/20 King Street to Class B1 (existing floors 1,2).*

- 4.3 Listed Building consent is also being applied for the following:

*4-8 Paved Court: Infill rear window; replacement of roof to the adjacent existing single storey extension at rear; and internal alterations, including new staircase to No. 8, and other repair and refurbishment works.*

*10 Paved Court: replacement of roof to the adjacent existing single storey extension.*

*16 Paved Court/20 King Street: refurbishment and repair.*

- 4.4 The proposed development is largely restricted to alterations and remodelling to the existing building. Below ground impacts are restricted to the excavation of two lift pits.
- 4.5 The location of the proposed lift shafts are shown on the following plate (Plate 1). All new lift pits will be cast in reinforced concrete locally within the basement. Exact dimensions are to be confirmed but they are expected to be approximately 1750mm deep (Webb Yates Engineers Ltd 2019).
- 4.6 The proposed development will involve the reduction of an area of raised mass concrete infill within the existing basement. These works require the removal of modern concrete deposits only and will not result in the extent or depth of the existing basement level. As such no archaeological impacts will result from this work.

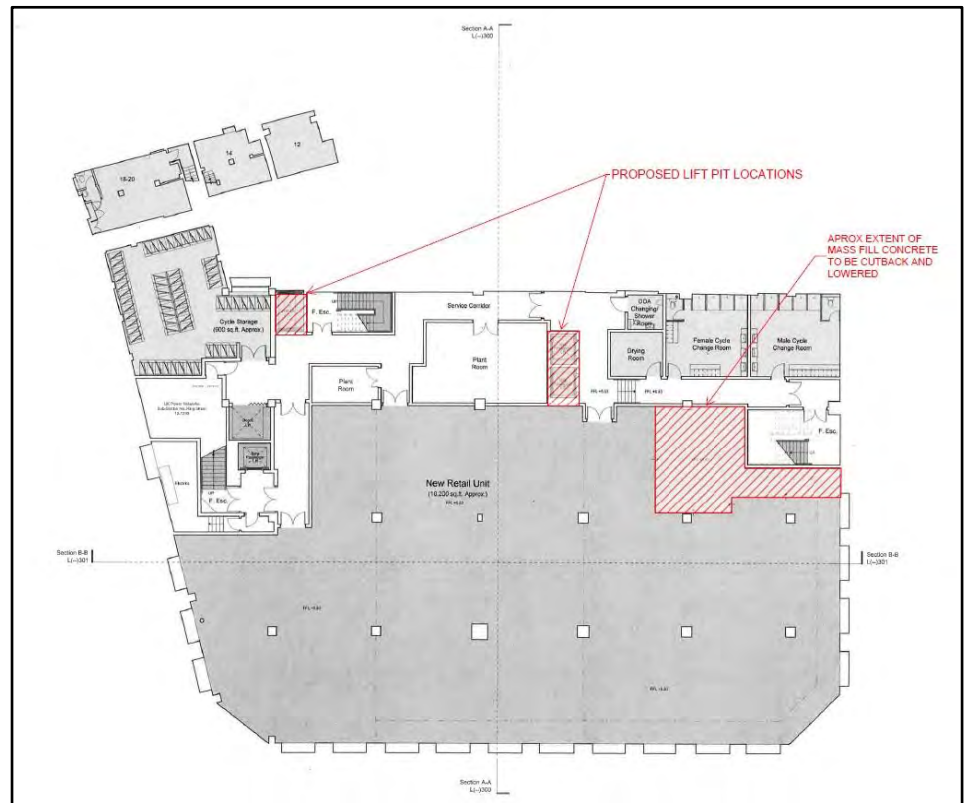


Plate 1: Proposed location of new lift pits (Webb Yates Engineers Ltd 2019)

#### Potential Impacts on Non-Designated Heritage Assets

- 4.7** The study site contains no designated or non-designated archaeological assets. The study site falls within the Richmond Archaeological Priority Area (APA).
- 4.8** There is considered low potential for archaeological deposits of all periods within the area of the existing basement due to 19<sup>th</sup> and 20<sup>th</sup>-century construction activity. The construction of the lift shafts will result in the removal of geological rather than archaeological deposits. As such, no effects to known or potential archaeological remains will result from the proposed groundworks.
- 4.9** No further archaeological works are recommended to inform the determination of planning consent or as a condition of planning in relation to archaeological considerations.

#### Potential Impacts on Designated Heritage Assets

- 4.10** There are no designated archaeological assets within or immediately adjacent to the study site. The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

## 6.0 Summary and Conclusions

- 6.1** This archaeology assessment considers 75-81 George Street, Richmond (Figure 1). The site is located at grid reference (NGR) 517749, 174835. The site is hereafter referred to as the 'study site'.
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- 6.5** The proposed development is largely restricted to alterations and remodelling to the existing building. Below ground impacts are restricted to the excavation of two lift pits within the existing basement level.
- 6.6** The study site is located within the historic core of Richmond; within the perceived extent of early medieval Sceon (Sheen) and c. 80m south-east of the site of Richmond Palace. Known previous phases of construction within the study site include Georgian, Victorian and 20<sup>th</sup>-century development across the majority of the study site. The construction of the existing House of Fraser store in the 1960's and the subsequent excavation of the basements in 1975 will have completely removed all historical archaeological deposits of interest.
- 6.7** There is considered low potential for archaeological deposits of all periods within the area of the existing basement due to 19<sup>th</sup> and 20<sup>th</sup>-century construction activity. The construction of the lift shafts will result in the removal of geological rather than archaeological deposits. As such, no effects to known or potential archaeological remains will result from the proposed groundworks.
- 6.8** No further archaeological works are recommended to inform the determination of planning consent or as a condition of planning in relation to archaeological considerations.
- 6.9** It is recommended that this assessment is submitted to the archaeological advisor to Richmond Borough Council so that the recommendations are endorsed and agreed.

- 6.10** There are no designated archaeological assets within or immediately adjacent to the study site. The assessment has not identified any designated archaeological assets which will be negatively impacted by the proposed development.

## Sources

### General

Greater London Historic Environment Record (GLHER)  
The National Archives (TNA)  
The British Library (BL)

### Archival / Cartographic Material

1762 Rocque Map of Isleworth, Richmond and Hounslow  
1800 Topographical Map of the Country Twenty Miles round London,  
planned from a scale of two miles to an inch by Faden  
1851 Tithe Map of Richmond  
1861 OS 1:2,500 Scale Map  
1896 OS 1:1,056 Scale Map  
1933 OS 1:2,500 Scale Map  
1960 OS 1:1,250 Scale Map  
1972 OS 1:1,250 Scale Map  
1991 OS 1:1,250 Scale Map

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## APPENDIX A – GAZETTEERS

### GAZETTEER OF NON-DESIGNATED HERITAGE ASSETS (Figure 2)

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 250m radius from the site centre was adopted. The following gazetteer represents all of the entries from the Greater London Historic Environment Record. Where previously unrecorded heritage assets are identified, these will be given an Orion reference e.g. (Orion X), otherwise, these will be referenced by the Greater London Historic Environment Record or English Heritage reference number.

#### Abbreviations:

**GLHER:** Greater London Historic Environments Record

**Prefref:** Greater London Historic Environments Record monument preferred identification reference number

GLHER PREFREF / ORION REF.	NAME	MONUMENT TYPE	PERIOD
020922/00/00	HERON COURT	WATERCOURSE	UNKNOWN
020922/01/00	HERON COURT	FINDSPOT; FINDSPOT	MEDIEVAL TO POST MEDIEVAL
020922/02/00	HERON COURT	FINDSPOT	PREHISTORIC
020922/03/00	HERON COURT	FINDSPOT	IRON AGE
021030/00/00	RIVER THAMES SURREY BANK	FINDSPOT	BRONZE AGE
021038/00/00	DENTON RD	FINDSPOT	ROMAN
021125/00/00	OLD PALACE YARD, RICHMOND {SITE OF RICHMOND PALACE}	PALACE; MOATED SITE; MOATED SITE; PALACE; DUMP LAYER	MEDIEVAL TO POST MEDIEVAL
021125/01/00	OLD PALACE YARD	CHAPEL; CHAPEL	MEDIEVAL TO POST MEDIEVAL
021125/02/00	OLD PALACE YARD	GREAT HALL; GREAT HALL	MEDIEVAL TO POST MEDIEVAL
021125/03/00	OLD PALACE YARD	FOUNTAIN; COURTYARD; COURTYARD; FOUNTAIN	MEDIEVAL TO POST MEDIEVAL
021125/04/00	OLD PALACE YARD	POULTRY HOUSE; KITCHEN; STOREHOUSE; STOREHOUSE; KITCHEN; POULTRY HOUSE	MEDIEVAL TO POST MEDIEVAL
021126/00/00	SHEEN MANOR	MANOR HOUSE	MEDIEVAL
021126/01/00	SHEEN MANOR	MANOR HOUSE	MEDIEVAL
021127/00/00	OLD PALACE YARD	RELIGIOUS HOUSE; FRIARY	MEDIEVAL
021133/00/00	RICHMOND PALACE	FINDSPOT	MEDIEVAL
021138/00/00	RICHMOND PALACE	WALL	POST MEDIEVAL

GLHER PREFREF / ORION REF.	NAME	MONUMENT TYPE	PERIOD
021139/00/00	THE RETREAT	PIT	POST MEDIEVAL
021140/00/00	THE GREEN, [OLD FRIARS], RICHMOND, {RICHMOND RED CROSS HOSPITAL DURING WORLD WAR ONE}	RELIGIOUS HOUSE; FRIARY; AUXILIARY HOSPITAL	POST MEDIEVAL TO MODERN
021140/01/00	OLD FRIARS	CELLAR	POST MEDIEVAL
021142/00/00	FRIARS LA	MANOR HOUSE	MEDIEVAL
021742/00/00	RICHMOND GREEN	WALL	POST MEDIEVAL
021743/00/00	RICHMOND GREEN	STRUCTURE; CESSPIT	POST MEDIEVAL
021744/00/00	RICHMOND GREEN	UNASSIGNED	UNKNOWN
021870/00/00	GEORGE STREET (NOS 29-34), RICHMOND-UPON-THAMES {POST MEDIEVAL WELL}	WELL	POST MEDIEVAL
021870/01/00	GEORGE STREET (NOS 29-34), RICHMOND-UPON-THAMES	BUILDING	POST MEDIEVAL
021870/02/00	GEORGE STREET (NOS 29-34), RICHMOND-UPON-THAMES {POST MEDIEVAL DITCH}	DITCH	POST MEDIEVAL
021875/00/00	RICHMOND GREEN (THE OLD PALACE )	UNASSIGNED	UNKNOWN
021876/00/00	RICHMOND GREEN (THE OLD PALACE )	STRUCTURE	POST MEDIEVAL
021877/00/00	RICHMOND GREEN (THE OLD PALACE )	WALL	POST MEDIEVAL
021878/00/00	RICHMOND GREEN (THE OLD PALACE )	CESSPIT	POST MEDIEVAL
021977/00/00	GEORGE STREET (NOS 16-17), RICHMOND	FINDSPOT	PREHISTORIC
021978/00/00	GEORGE STREET (NOS 16-17), RICHMOND	FINDSPOT	MEDIEVAL
021979/00/00	GEORGE STREET (NOS 16-17), RICHMOND	BOUNDARY DITCH; DRAINAGE DITCH	MEDIEVAL
021980/00/00	GEORGE STREET (NOS 16-17), RICHMOND	BEAM SLOT	MEDIEVAL TO POST MEDIEVAL
021981/00/00	GEORGE STREET (NOS 16-17), RICHMOND	POST HOLE	MEDIEVAL TO POST MEDIEVAL
021982/00/00	GEORGE STREET (NOS 16-17), RICHMOND	WALL	POST MEDIEVAL
022007/00/00	GEORGE STREET (NO 22), [NATIONAL WESTMINSTER BANK] {GEORGIAN BUILDINGS}	BUILDING	POST MEDIEVAL
022008/00/00	GEORGE STREET (NO 22), [NATIONAL WESTMINSTER BANK] {POST MEDIEVAL MORTARED YARD}	YARD	POST MEDIEVAL
022153/00/00	GEORGE STREET (NOS 9-10), RICHMOND	STRUCTURE	POST MEDIEVAL
022436/00/00	THAMES FORESHORE	CAUSEWAY	UNKNOWN
022454/00/00	THAMES FORESHORE	WHARF; STRUCTURE;	MEDIEVAL TO POST MEDIEVAL

GLHER PREFREF / ORION REF.	NAME	MONUMENT TYPE	PERIOD
		STRUCTURE; WHARF	
022455/00/00	THAMES FORESHORE	WHARF; STRUCTURE	POST MEDIEVAL
022456/00/00	THAMES FORESHORE	SLIPWAY	POST MEDIEVAL
022457/00/00	THAMES FORESHORE	STRUCTURE	POST MEDIEVAL
022458/00/00	THAMES FORESHORE	STRUCTURE	POST MEDIEVAL
022459/00/00	THAMES FORESHORE	DRAIN	POST MEDIEVAL
022460/00/00	THAMES FORESHORE	FINDSPOT; FINDSPOT	MEDIEVAL TO POST MEDIEVAL
022462/00/00	THAMES FORESHORE	STEPS	POST MEDIEVAL
022463/00/00	THAMES FORESHORE	SLIPWAY	POST MEDIEVAL
022464/00/00	THAMES FORESHORE	STEPS	POST MEDIEVAL
022465/00/00	THAMES FORESHORE	SLIPWAY	POST MEDIEVAL
022466/00/00	THAMES FORESHORE	STEPS	POST MEDIEVAL
022467/00/00	THAMES FORESHORE	STEPS	POST MEDIEVAL
022470/00/00	THAMES FORESHORE	WATERGATE	POST MEDIEVAL
023263/00/00	RICHMOND {MEDIEVAL SETTLEMENT OF SCEON}	SETTLEMENT	EARLY MEDIEVAL/DARK AGE
025504/00/000	WHITTAKER AVE	TOWN HALL	POST MEDIEVAL
201000/00/00	FRIARS LA	HOUSE	POST MEDIEVAL
201264/01/00	RICHMOND GREEN (NO 6A), RICHMOND	COACH HOUSE	POST MEDIEVAL
MLO101009	MAIDS OF HONOUR ROW, THE GREEN [THE OLD PALACE], TW10 {COLD WAR SHELTER}	NUCLEAR BUNKER; AIR RAID SHELTER	WORLD WAR TWO TO MODERN
MLO103233	THE GREEN, [RICHMOND GREEN AND LITTLE GREEN], RICHMOND TW9 1HP {PUBLIC OPEN SPACE SURROUNDED BY FINE TERRACED HOUSES}	PUBLIC PARK	MEDIEVAL TO MODERN
MLO75643	'OLD PALACE'	STRUCTURE	POST MEDIEVAL
MLO75646	TRUMPETERS' HOUSE	SCARP	POST MEDIEVAL
MLO76242	OLD PALACE PLACE, RICHMOND	PIT	POST MEDIEVAL
MLO77283	OLD PALACE LANE	REVETMENT	POST MEDIEVAL
MLO77284	OLD PALACE LANE	STRUCTURE	POST MEDIEVAL
MLO77285	OLD PALACE LANE	CESS PIT	POST MEDIEVAL



GLHER PREFREF / ORION REF.	NAME	MONUMENT TYPE	PERIOD
MLO77286	FRIARS LANE	STRUCTURE	POST MEDIEVAL
MLO77287	TRUMPETERS' HOUSE	STRUCTURE	POST MEDIEVAL
MLO77288	TRUMPETERS' HOUSE	DUMP	POST MEDIEVAL
MLO78179	2 OLD PALACE PLACE, RICHMOND	FLOOR	POST MEDIEVAL
MLO98334	MAID OF HONOUR LANE, THE GREEN [THE OLD PALACE], TW10 {17TH+18TH BUILDING REMAINS}	BUILDING; COURTYARD	POST MEDIEVAL
MLO99300	FRIARS LANE, [CAR PARK], RICHMOND, {EARLY 18TH CENTURY RECLAMATION DUMPS AND LATER DEVELOPMENT}	LAND RECLAMATION; DUMP LAYER; WELL; BREWERY	POST MEDIEVAL TO MODERN
MLO99302	MAIDS OF HONOUR ROW, [NO 4], THE GREEN, RICHMOND, {POST MEDIEVAL DRAIN}	DRAIN	POST MEDIEVAL
MLO99303	QUEENSBERRY PLACE, [REAR OF NO 2], FRIARS LANE, RICHMOND, {POST MEDIEVAL DRAIN AND CULVERT}	DRAIN; CULVERT	POST MEDIEVAL
MLO99304	DUKE STREET, [DUKE STREET BAPTIST CHURCH], RICHMOND, {MEDIEVAL GARDEN SOIL}	BURIED SOIL HORIZON; GARDEN SOIL	MEDIEVAL

## GAZETTEER OF ARCHAEOLOGICAL EVENTS (Figure 3)

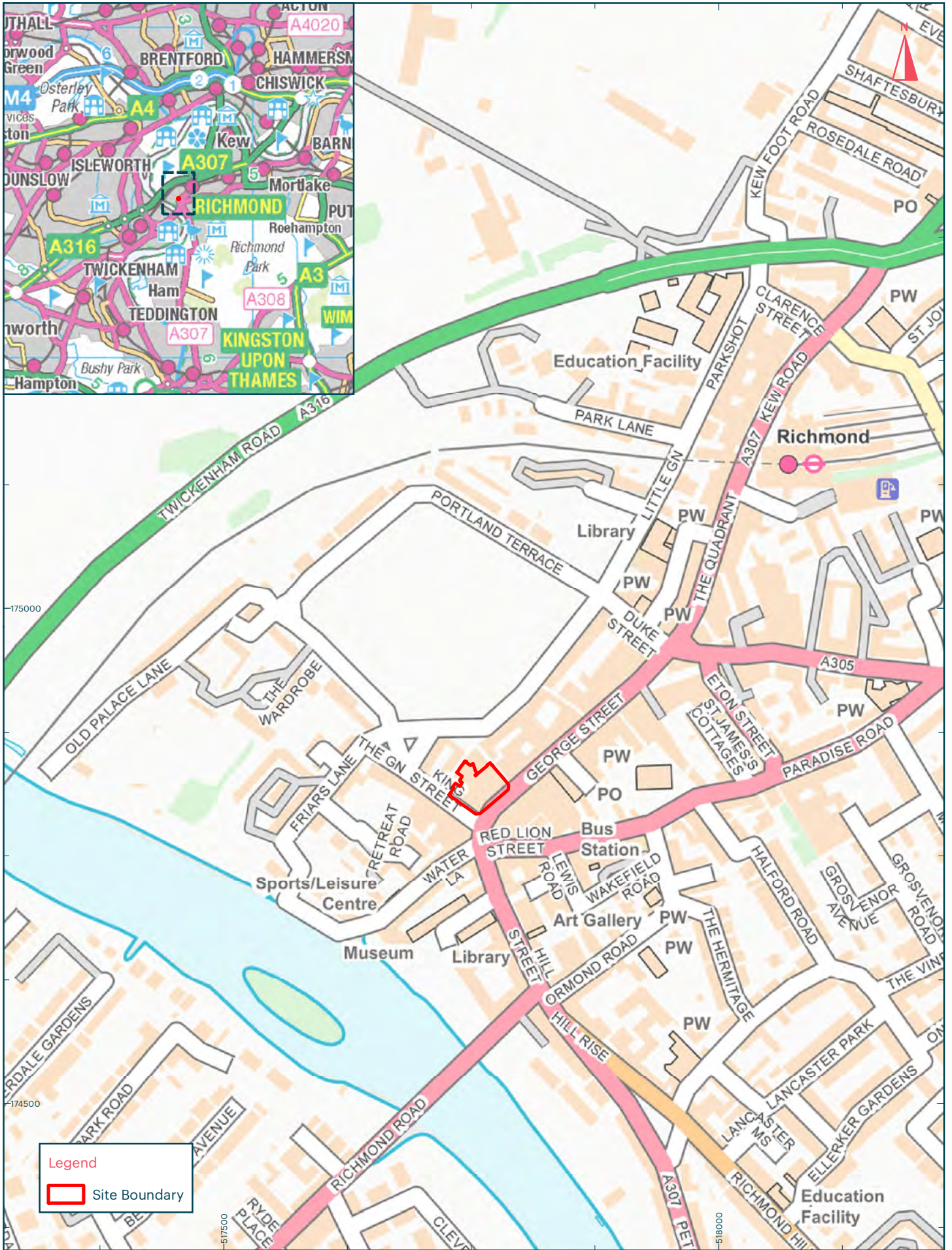
The following gazetteer represents all intrusive events recorded by the GLHER within 250m of the study site centre.

### Abbreviations:

**GLHER:** Greater London Historic Environments Record  
**EVUID:** Greater London Historic Environments Record event identification reference number

GLHER EVUID	TYPE	NAME	ORGANISATION
ELO10268	EXCAVATION	PARADISE ROAD (NO. 10), LONDON, TW9: EVALUATION	SUTTON ARCHAEOLOGICAL SERVICES
ELO10500	EVALUATION	GEORGE STREET (NOS 29-34) LONDON BOROUGH OF RICHMOND-UPON-THAMES: EVALUATION	MUSEUM OF LONDON ARCHAEOLOGY SERVICE
ELO11167	WATCHING BRIEF	KING STREET/THE GREEN [OAK HOUSE], LONDON, TW9 1NQ: WATCHING BRIEF	AOC ARCHAEOLOGY GROUP
ELO11267	EXCAVATION	THE GREEN [OLD PALACE PLACE] (NO. 1), LONDON, TW9 1NQ: EXCAVATION	SUTTON ARCHAEOLOGICAL SERVICES
ELO11602	EVALUATION	RETREAT ROAD [THE RETREAT], LONDON, TW9: EVALUATION	PRE-CONSTRUCT ARCHAEOLOGY
ELO12342	EVALUATION	RETREAT ROAD [THE RETREAT], RICHMOND, TW9: EVALUATION	PRE-CONSTRUCT ARCHAEOLOGY
ELO12379	WATCHING BRIEF	THE GREEN (NO 15), RICHMOND, RICHMOND UPON THAMES: WATCHING BRIEF	AOC ARCHAEOLOGY GROUP
ELO14162	WATCHING BRIEF	THE GREEN [WENTWORTH HOUSE], RICHMOND, TW9 1PB: WATCHING BRIEF	STONEBOW HERITAGE
ELO14213	GEOPHYSICAL SURVEY	THE WARDROBE [TRUMPETERS HOUSE], RICHMOND: GEOPHYSICAL SURVEY	GSB PROSPECTION
ELO143	WATCHING BRIEF	'OLD PALACE'	MUSEUM OF LONDON ARCHAEOLOGY SERVICE
ELO147	EXCAVATION	TRUMPETERS' HOUSE	MUSEUM OF LONDON ARCHAEOLOGY SERVICE
ELO1471	WATCHING BRIEF	FRIARS LANE	RICHMOND ARCHAEOLOGICAL SOCIETY
ELO19269	WATCHING BRIEF	PARADISE ROAD [ST MARY MAGDALENE CHURCH] LONDON BOROUGH OF RICHMOND UPON THAMES: WATCHING BRIEF	MUSEUM OF LONDON ARCHAEOLOGY
ELO19710	WATCHING BRIEF	ORMOND ROAD [DOLPHIN HOUSE] LONDON BOROUGH OF RICHMOND UPON THAMES: WATCHING BRIEF	COMPASS ARCHAEOLOGY
ELO19722	WATCHING BRIEF	KING STREET (NO. 17) RICHMOND GREATER LONDON TW9 1ND: WATCHING BRIEF	AOC ARCHAEOLOGY GROUP
ELO19723	WATCHING BRIEF	LOWER GEORGE STREET (1-5) LONDON BOROUGH OF RICHMOND UPON THAMES: WATCHING BRIEF	PRE-CONSTRUCT ARCHAEOLOGY
ELO3354	TRIAL TRENCH	GEORGE STREET (NOS 9-10) LONDON BOROUGH OF RICHMOND UPON THAMES: EVALUATION	MUSEUM OF LONDON ARCHAEOLOGY SERVICE
ELO3357	WATCHING BRIEF	GEORGE STREET (NO 22) [NATIONAL WESTMINSTER BANK] LONDON BOROUGH OF RICHMOND UPON THAMES: WATCHING BRIEF	MUSEUM OF LONDON ARCHAEOLOGY SERVICE
ELO3358	TRIAL TRENCH	GEORGE STREET (NOS 16-17), RICHMOND	MUSEUM OF LONDON ARCHAEOLOGY SERVICE

GLHER EVUID	TYPE	NAME	ORGANISATION
ELO4735	WATCHING BRIEF	THE OLD PALACE	UNKNOWN
ELO5161	WATCHING BRIEF	OLD PALACE PLACE (NO 2), RICHMOND	AOC ARCHAEOLOGY GROUP
ELO6977	EXCAVATION	MAIDS OF HONOUR ROW, THE GREEN [THE OLD PALACE], RICHMOND-UPON-THAMES, TW10	SUTTON ARCHAEOLOGICAL SERVICES
ELO7054	TRIAL TRENCH	FRIARS LANE, (CAR PARK), RICHMOND, TW9, EVALUATION	MUSEUM OF LONDON ARCHAEOLOGY SERVICE
ELO7728	WATCHING BRIEF	DUKE STREET, (REAR OF DUKE STREET BAPTIST CHURCH), RICHMOND: WATCHING BRIEF	PRE-CONSTRUCT ARCHAEOLOGY
ELO774	TRIAL TRENCH	OLD PALACE PLACE, RICHMOND: EVALUATION	AOC ARCHAEOLOGY GROUP
ELO7825	WATCHING BRIEF	QUEENSBERRY PLACE, (NO 2), FRIAR'S LANE, RICHMOND, WATCHING BRIEF	AOC ARCHAEOLOGY GROUP
ELO8381	WATCHING BRIEF	MAIDS OF HONOUR ROW, (NO 4), THE GREEN, RICHMOND, WATCHING BRIEF AND BUILDING RECORDING	AOC ARCHAEOLOGY GROUP



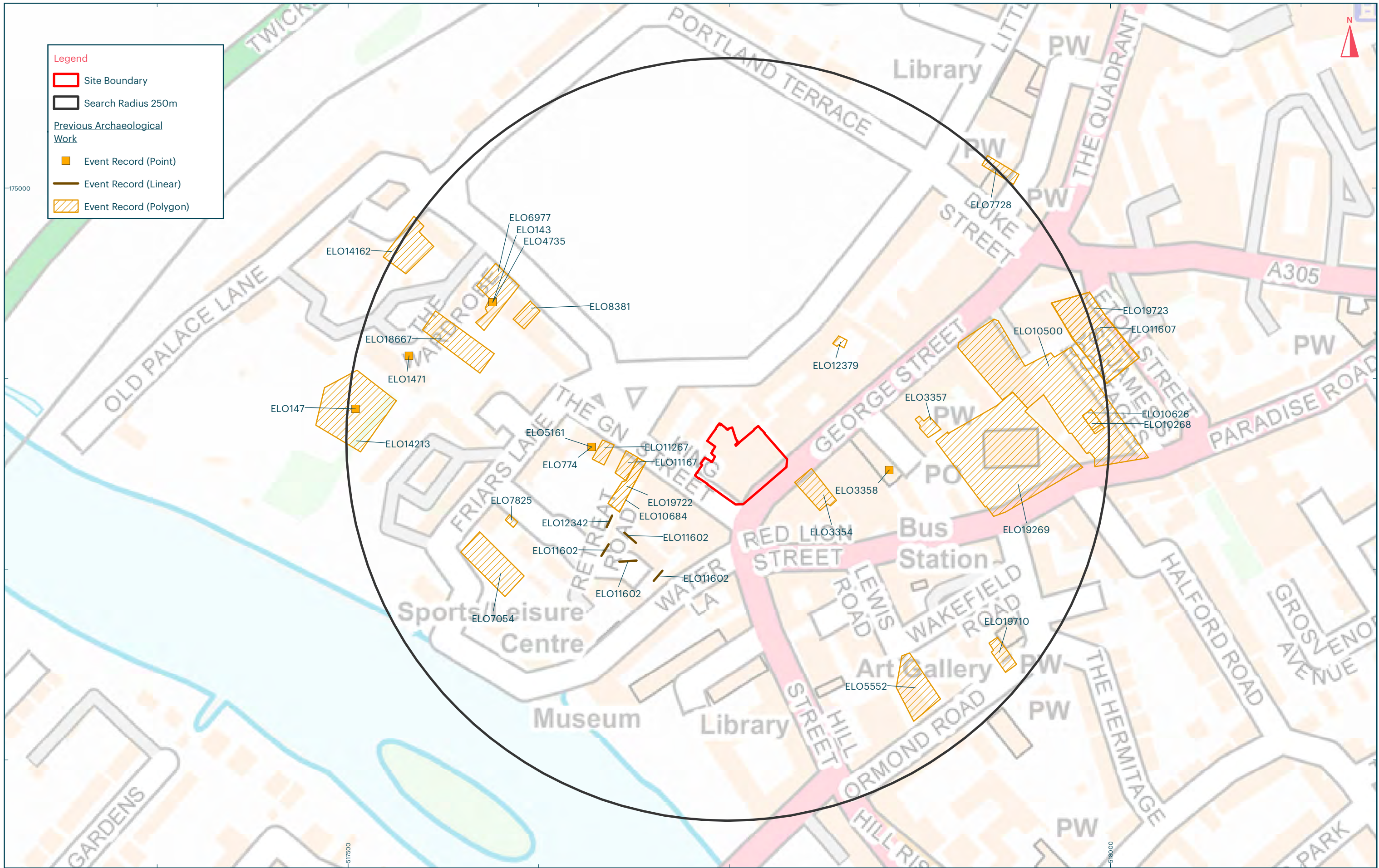
Title:  
Figure 1: Site Location

Address:  
75-81 George Street, Richmond

Scale at A4: 1:5,000







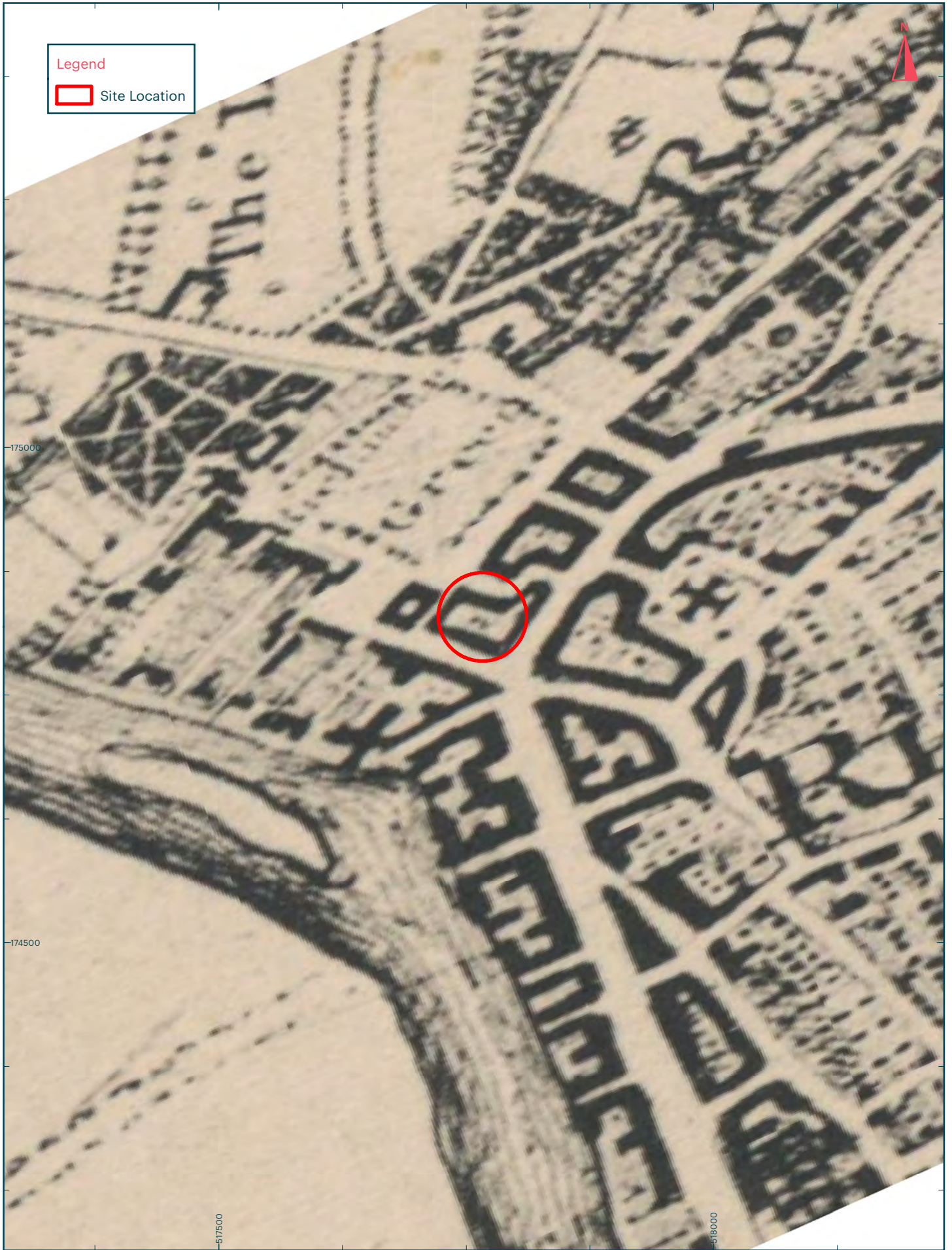
**Title:**  
Figure 3: Location of Archaeological Events

**Address:**  
75-81 George Street, Richmond

Scale at A3: 1:2,250

0 80m

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**Title:**  
Figure 4: 1762 Rocque Map of Isleworth, Richmond and Hounslow

**Address:**  
75-81 George Street, Richmond

Scale at A4: 1:5,000

0 200m



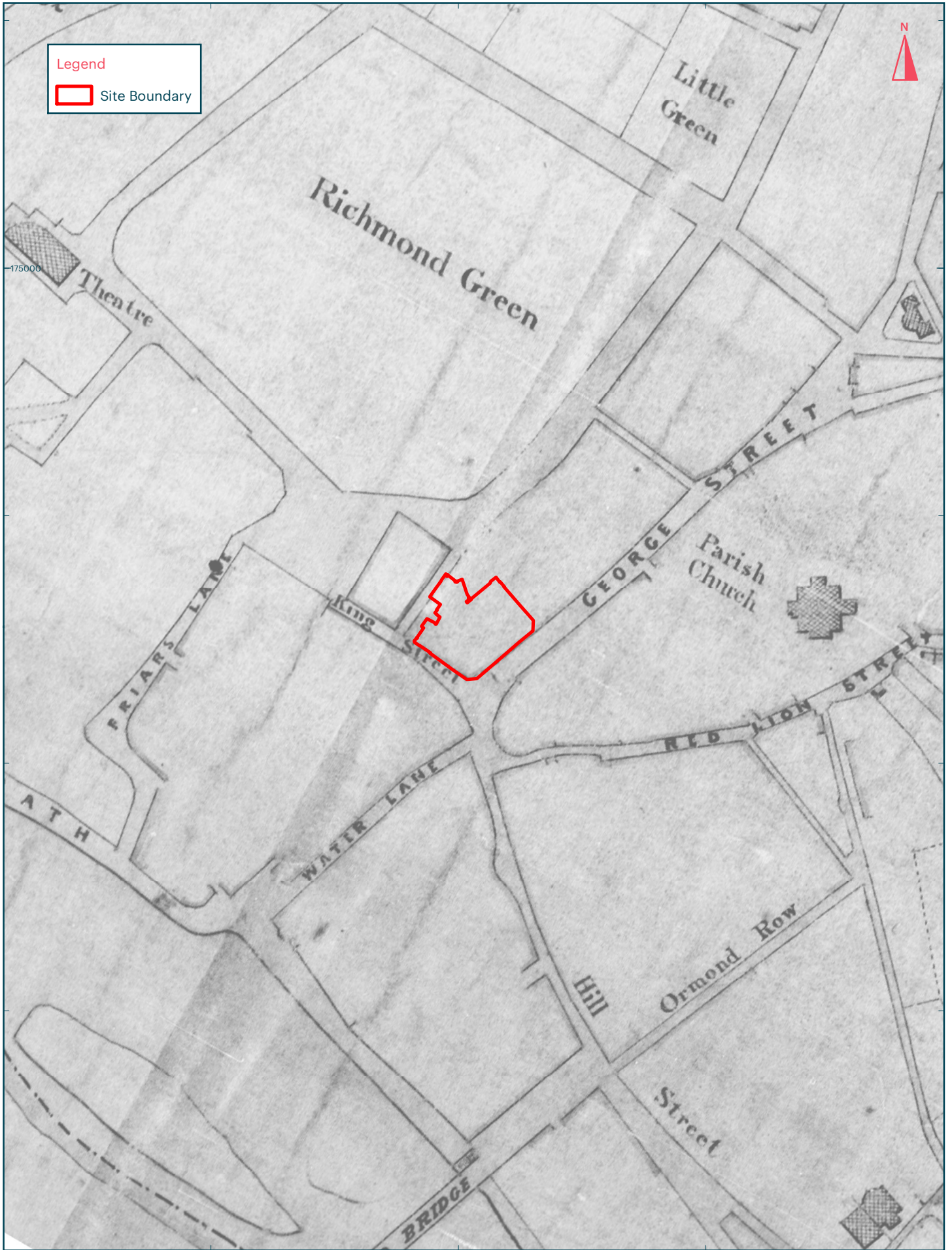


**Title:**  
Figure 5: 1800 Topographical Map of the Country Twenty Miles round London, planned from a scale of two miles to an inch by Faden  
**Address:**  
75-81 George Street, Richmond

Scale at A4: 1:10,000  
0 400m







**Title:**  
Figure 6: 1851 Tithe Map of Richmond  
**Address:**  
75-81 George Street, Richmond

Scale at A4: 1:2,500  
0 80m





**Title:**  
Figure 7: 1861 OS 1:2,500 Scale Map  
**Address:**  
75-81 George Street, Richmond

Scale at A4: 1:500  
0 10m

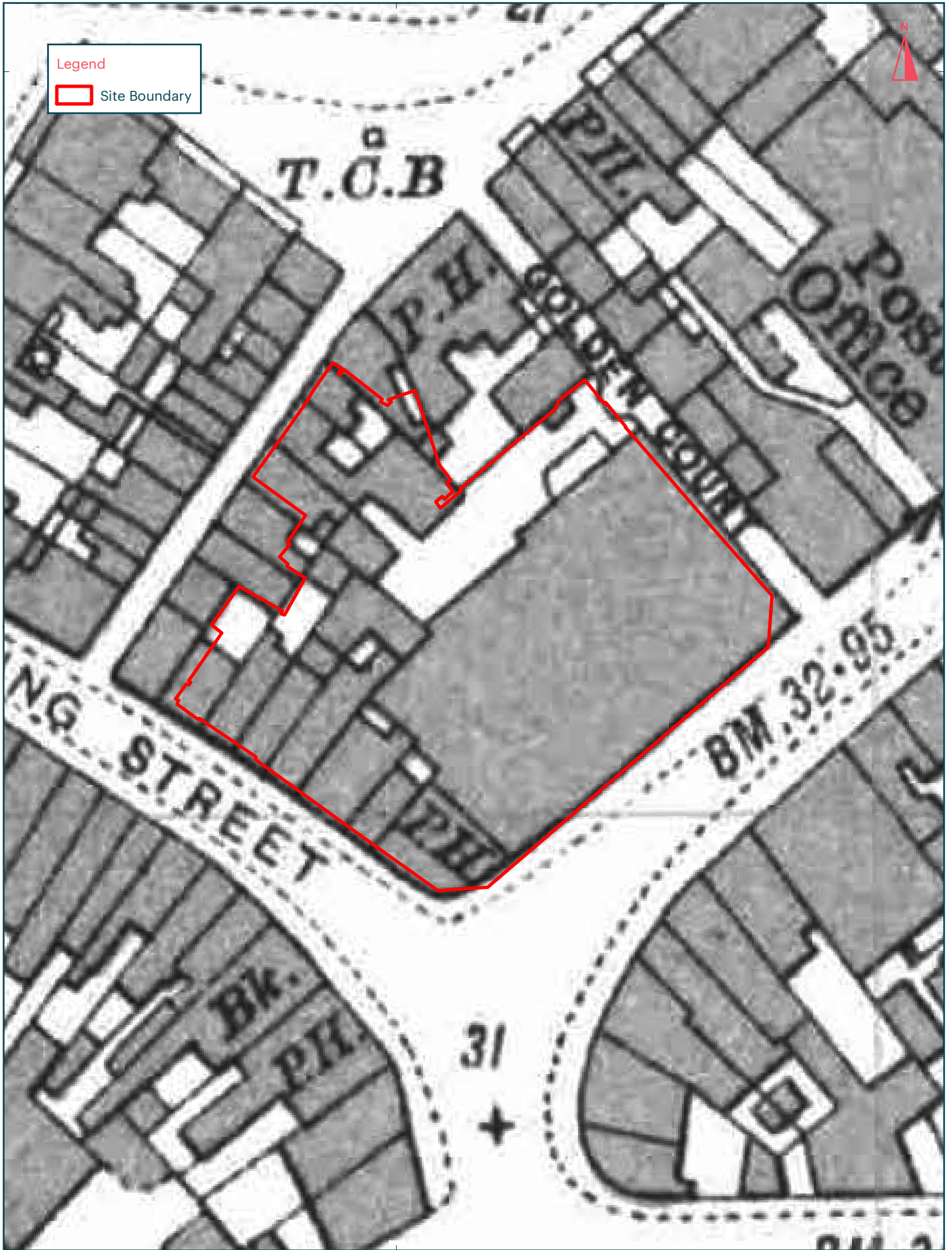




**Title:**  
 Figure 8: 1896 OS 1:1,056 Scale Map  
**Address:**  
 75-81 George Street, Richmond

Scale at A4: 1:500

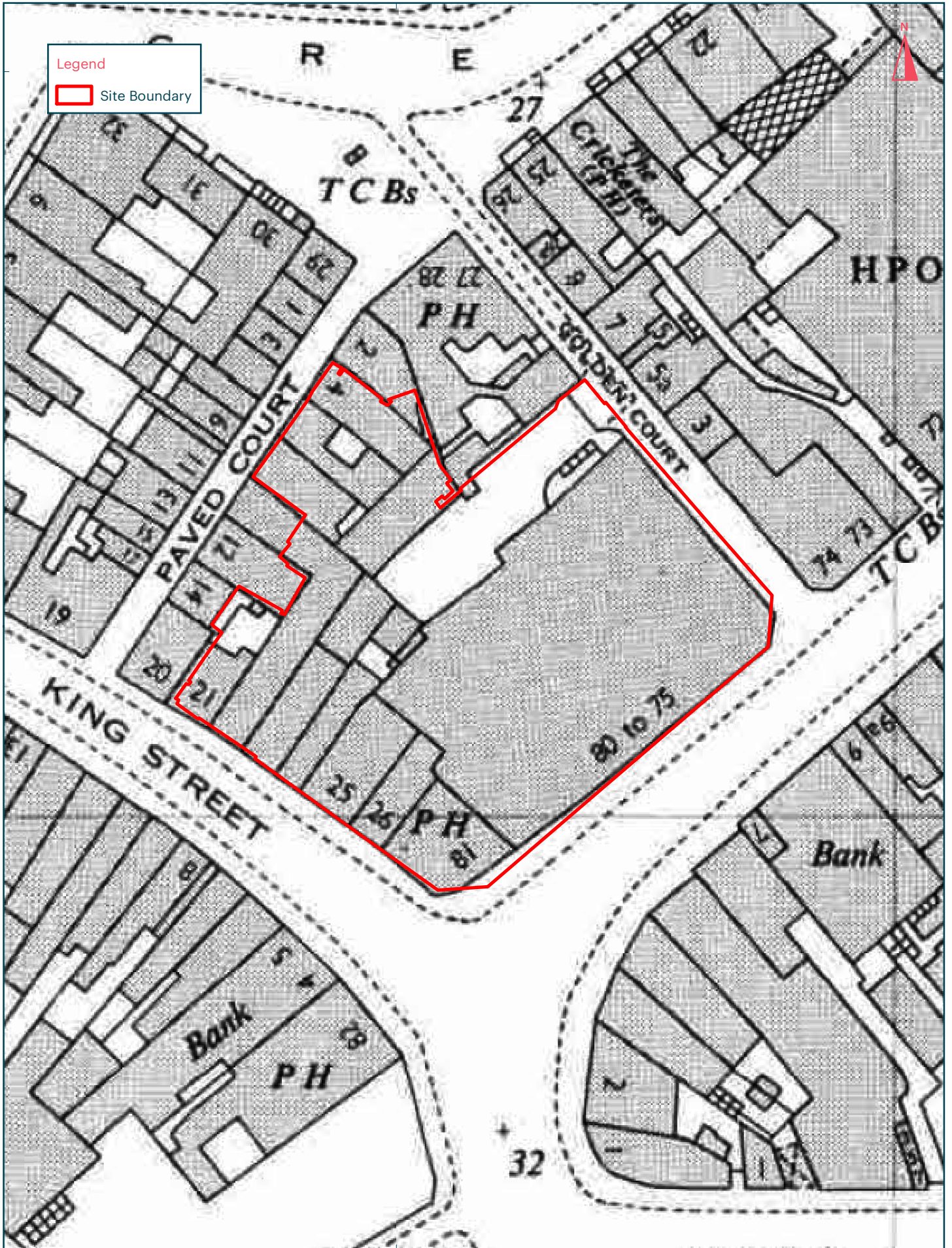




**Title:**  
Figure 9: 1933 OS 1:2,500 Scale Map  
**Address:**  
75-81 George Street, Richmond

Scale at A4: 1:500  
0 10m

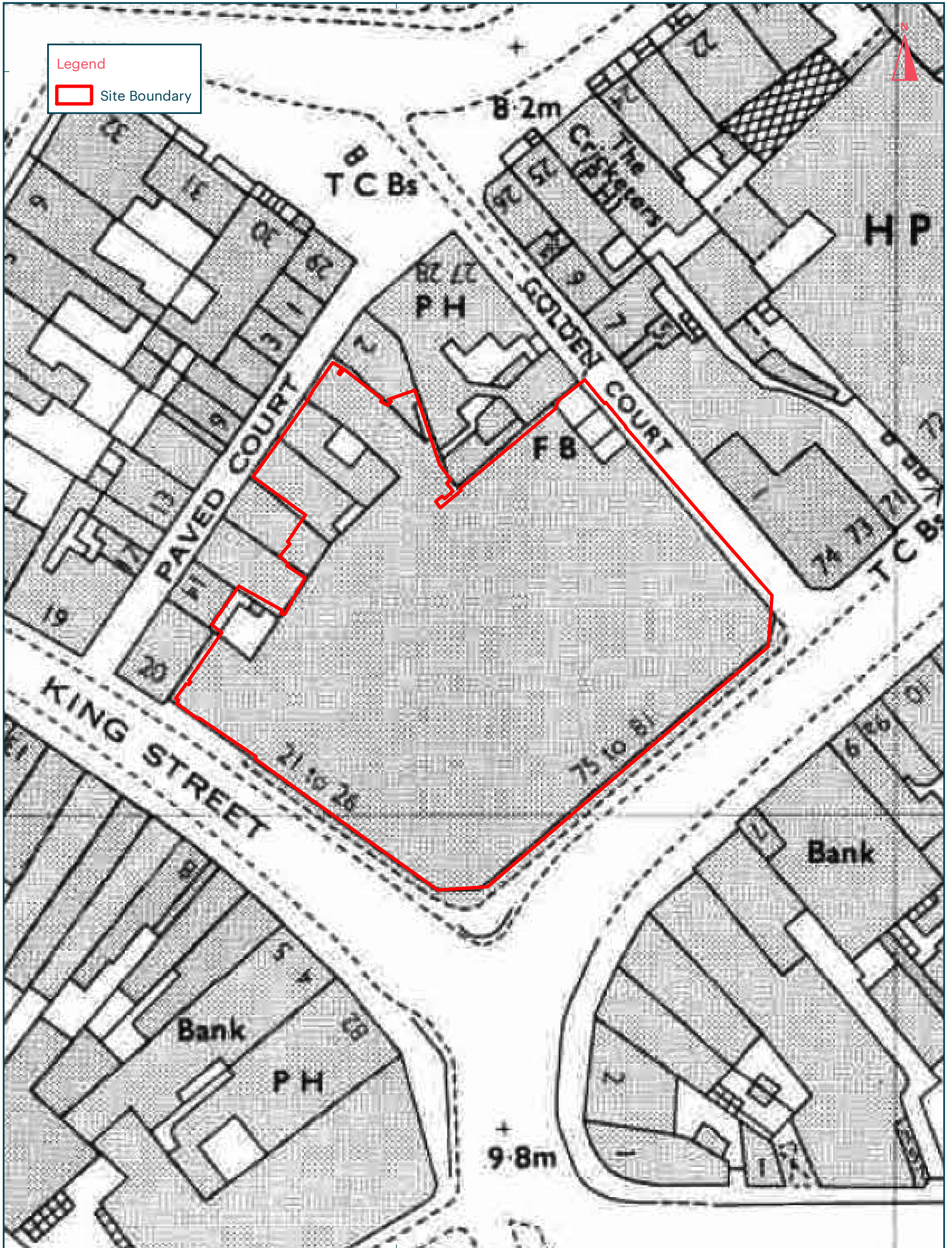




**Title:**  
Figure 10: 1960 OS 1:1,250 Scale Map  
**Address:**  
75-81 George Street, Richmond

Scale at A4: 1:500

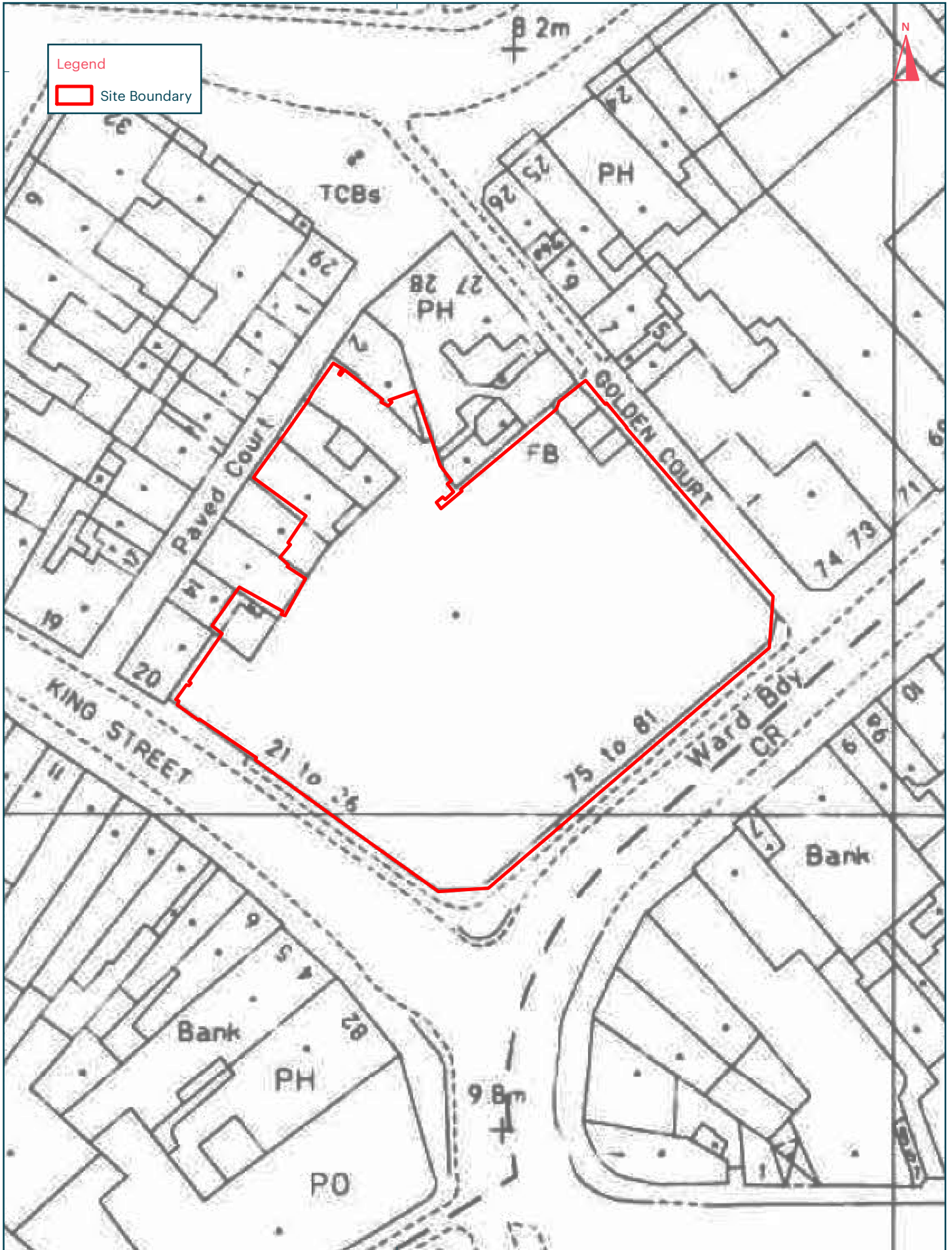




**Title:**  
Figure 11 1972 OS 1:1,250 Scale Map  
**Address:**  
75-81 George Street, Richmond

Scale at A4: 1:500  
0 10m

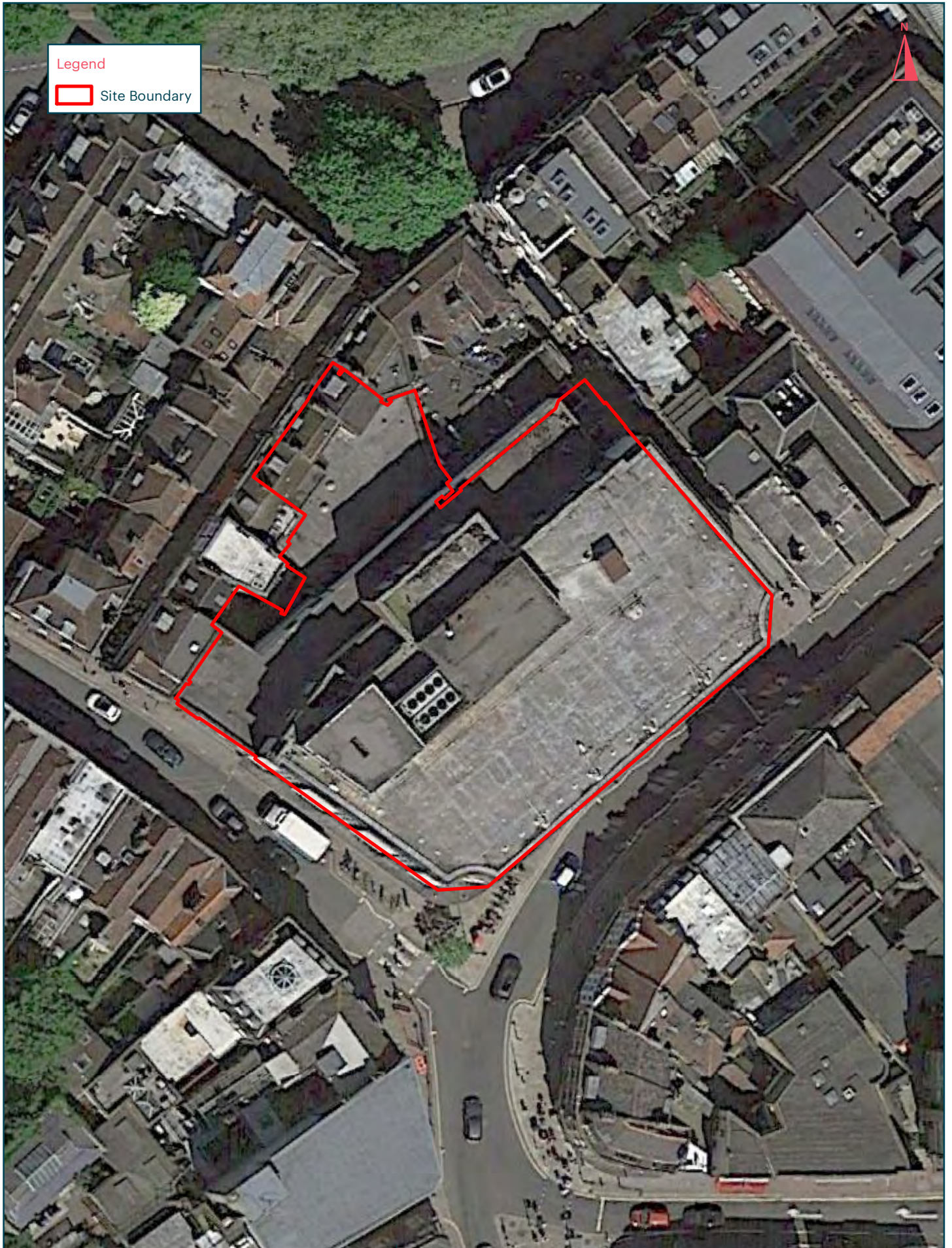




**Title:**  
Figure 12: 1991 OS 1:1,250 Scale Map  
**Address:**  
75-81 George Street, Richmond

Scale at A4: 1:500





**Title:**  
Figure 13: Aerial View of Study Site (from Google Earth)  
**Address:**  
75-81 George Street, Richmond

Scale at A4: 1:500  
0 10m

