

**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

**1 Spring Terrace
Mount Ararat Road
Richmond upon Thames
London TW9**

**July 2017
Updated December 2019**

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

**Site centred at:
TQ 1822 7484**

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EXECUTIVE SUMMARY

The site of 1 Spring Terrace, Mount Ararat Road, Richmond upon Thames has been reviewed for its below ground archaeological potential.

In terms of designated heritage assets, no designated World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within, or in close proximity to, the study site.

The site is located within an Archaeological Priority Area as designated by the London Borough of Richmond upon Thames.

The site is considered likely to have a low to moderate potential for prehistoric activity. There is a low potential within the site for all other periods of activity.

Agricultural/horticultural activity during the Medieval and Post-Medieval periods is considered likely to have had a moderate widespread negative impact on below ground archaeological deposits.

The development proposals comprise the construction of a semi-detached residential building with basement.

Due to the site's archaeological potential and location within an Archaeological Priority Area the archaeological advisor to the London Borough of Richmond upon Thames is anticipated to recommend the implementation of a programme of archaeological monitoring of ground works during construction.

Due to the nature of the archaeological investigation required, such mitigation is anticipated to follow the granting of planning consent secured by an appropriate condition.

1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched by James Archer, and prepared by Chris Clarke of CgMs Consulting (now RPS Group) on behalf of Richmond Green Developments.
- 1.2 The subject of this Assessment comprises the site of 1 Spring Terrace, Mount Ararat Road, Richmond upon Thames, London. The site is centred at TQ 1822 7484 within the London Borough of Richmond upon Thames (see Figs. 1-2). The site is located within the rear garden of 1 Spring Terrace, bounded by Mount Ararat Road to the west and residential properties on all remain sides. Overall the site measures approximately 250m in size.
- 1.3 In terms of designated archaeological assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within, or in close proximity to, the study site.
- 1.4 The site is located within an Archaeological Priority Area as designated by the London Borough of Richmond upon Thames.
- 1.5 Accordingly, Richmond Green Developments have commissioned CgMs Consulting (now RPS Group) to establish the archaeological potential of the site, and to provide guidance on ways to accommodate any archaeological constraints identified.
- 1.6 In line with national and local policy and guidance, this desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) (sourced in July 2017) and other sources, including documents held at Richmond Local Studies Library. The report also includes the results of a comprehensive map regression exercise.
- 1.7 The Assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2.0 DEVELOPMENT PLAN FRAMEWORK

- 2.1 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 June 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and last updated 1st October 2019 (<http://planning.guidance.planningportal.gov.uk>).
- 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.
- 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.

2.14 The relevant Strategic Development Plan framework is provided by the London Plan published 22 July 2011. 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. BOROUGHES SHOULD, IN LDF POLICIES, SEEK TO MAINTAIN AND ENHANCE THE CONTRIBUTION OF BUILT, LANDSCAPED AND BURIED HERITAGE TO LONDON'S ENVIRONMENTAL QUALITY, CULTURAL IDENTITY AND ECONOMY AS PART OF MANAGING LONDON'S ABILITY TO ACCOMMODATE CHANGE AND REGENERATION.**
- G. BOROUGHES, IN CONSULTATION WITH ENGLISH HERITAGE, NATURAL ENGLAND AND OTHER RELEVANT STATUTORY ORGANISATIONS, SHOULD INCLUDE APPROPRIATE POLICIES IN THEIR LDFS FOR IDENTIFYING, PROTECTING, ENHANCING AND IMPROVING ACCESS TO THE HISTORIC ENVIRONMENT AND HERITAGE ASSETS AND THEIR SETTINGS WHERE APPROPRIATE, AND TO ARCHAEOLOGICAL ASSETS, MEMORIALS AND HISTORIC AND NATURAL LANDSCAPE CHARACTER WITHIN THEIR AREA.**

2.15 A new London Plan has been prepared in draft and is 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.
- 2.17 The relevant Development Plan framework for the study site is provided by the Richmond upon Thames Local Plan, adopted July 2018. Policy relevant to the site comprises:

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.

- 2.18 In terms of designated archaeological assets as defined above in the NPPF, and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck designations lie within, or in close proximity to, the study site.
- 2.19 The property of 1-2 Spring Terrace is a Grade II Listed Building (1180552, TQ 1820 7487). Built Heritage issues are outside the purview of this document.
- 2.20 The site is located within the Richmond Archaeological Priority Area (DLO33468) as designated by the London Borough of Richmond upon Thames.
- 2.21 This desk based assessment therefore aims to meet the national, strategic and local council policy and policy guidance as set out above, in clarifying the archaeological potential of the study site and the need or otherwise for further mitigation measures.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The solid geology of the study site is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin.

3.1.2 British Geological Survey Sheet 270 (South London 1998) shows the underlying geology of the study site to comprise Kempton Park gravels, defined as 'Post-diversionary Thames River Terrace Deposits: gravel, sandy and clayey in part'.

3.1.3 No site-specific geotechnical data is currently available for the study site.

3.2 Topography

3.2.1 The study site is generally level at approximately 13m AOD.

3.2.2 The natural spring which has historically known to supply Spring Terrace (see para 4.7.1), is thought to be located approximately 200m to the south of the site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSMENT OF SIGNIFICANCE

(Including Historic Map Regression exercise)

4.1 Timescales used in this report:

Prehistoric

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

Historic

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

4.2 Introduction

- 4.2.1 What follows comprises a review of archaeological findspots within a 500m radius of the study site, also referred to as the study area, held on the Greater London Historic Environment Record (GLHER), together with a historic map regression exercise charting the development of the study area from the seventeenth century onwards until the present day.
- 4.2.2 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within, or in close proximity to, the study site.
- 4.2.3 1-2 Spring Terrace is a Grade II Listed building (1180552), dating to the late eighteenth century.
- 4.2.4 The site is located within the Richmond Archaeological Priority Area (DLO33468) as designated by the London Borough of Richmond upon Thames. The designation relates

to the identification of Prehistoric activity identified in proximity to the river Thames and the Early Medieval settlement of the Manor of Shene.

4.2.5 The bulk of the GLHER findspots within the study area search radius relate to features of Post Medieval and Modern date relating to the development of the area in the 18th and 19th century, associated with a scatter of isolated Late Prehistoric and Late Medieval finds and individual features.

4.2.6 The map regression exercise and a review of documentary evidence and secondary sources demonstrate that the site remained undeveloped up to the 20th century.

4.3 Early Prehistoric (Palaeolithic & Mesolithic)

4.3.1 Finds of Palaeolithic date within the study area include two axes, two un-retouched flakes and a scraper recovered from the general Richmond area (MLO10647, TQ1800 7500; MLO18932, TQ1800 7470), together with a burnt implement from the Park Road area to the southeast (MLO9174, TQ184 744).

4.3.2 The presence of Palaeolithic flintwork can be notoriously hard to predict. In view of the general lack of such material from the study area, the likelihood of such material occurring on the study site can be categorised as low.

4.3.3 No finds of Mesolithic date have been identified within a 500m radius of the study site. In view of this paucity a low potential for the Mesolithic can be anticipated at the study site itself.

4.4 Later Prehistoric (Neolithic, Bronze Age & Iron Age)

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

4.4.2 By the 1st millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments

from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

- 4.4.3 Neolithic finds from the study area include the following finds attributed the grid reference TQ1800 7470, southwest of the study site: a flint arrowhead (MLO18930), three flint axes (MLO18931, MLO18933), a scraper (MLO18932), two flints (MLO18934), and a drift flake (MLO19087).
- 4.4.4 Undiagnostic flintwork within the study area has included a worked flint at 16-17 George Street, west of the study site (MLO64400, ELO3358, TQ1785 7481), a residual worked flint from Lancaster Mews to the southwest (MLO63897, TQ1804 7447), and largely residual worked and burnt flint from 10-12 Parkshot/5-21 Kew Road to the northwest (MLO61839, ELO4279, TQ1802 7524).
- 4.4.5 Two Bronze Age spearheads were discovered in the general Richmond area (MLO18970, MLO18988, TQ1800 7500), and part of another has been found on Richmond Hill to the west of the site (MLO23454, TQ1800 7490).
- 4.4.6 Activity in the Richmond area during the prehistoric periods is thought to have concentrated around the river c.600m west of the study site, as the above findspots attest. A low to moderate archaeological potential can be identified for the late prehistoric periods at the study site; small quantities of residual flintwork are most likely to be represented.

4.5 Roman

- 4.5.1 The sole find of Roman date within a 500m radius of the study site comprises a single residual Roman potsherd found at 10-12 Parkshot/5-21 Kew Road to the northwest of the study site (MLO61841, ELO4279, TQ1802 7524).
- 4.5.2 In view of the paucity of such remains within the study area the potential of the study site for the Roman period can be defined as low.

4.6 Anglo-Saxon & Late Medieval

- 4.6.1 No finds or features of Anglo Saxon date have been identified within a 500m radius of the study site.

- 4.6.2 The hamlet of Richmond, originally called Sheen, developed in association with, and to the southeast of, "Richmond Palace". Edward I (1239-1307) is known to have established his court at Sheen Manor House in 1299, which was subsequently developed into a Royal Palace by Edward III (1312-1377) and other monarchs including Henry VII (MLO72112, VCH 1911: 533; Cloake 2001: 43).
- 4.6.3 A beam slot, ditch, post holes and pottery have been identified at 16-17 George Street, west of the study site (MLO64401-2, MLO64407, ELO3358, TQ1785 7481). Medieval flood deposits and buried soil horizons have been identified at 10-12 Parkshot/5-21 Kew Road, northwest of the study site (MLO61844-5, ELO4279, TQ1802 7524), and two residual sherds of pottery were found at Lancaster Mews to the southwest (MLO63898, TQ1804 7447).
- 4.6.4 A Medieval pit was excavated during an evaluation on Kew Road to the northwest of the site (MLO61842, TQ 1802 7525).
- 4.6.5 During the Anglo-Saxon and Medieval periods the study site is thought to have lain to the east of known areas of activity and settlement. The potential of the study site for these periods can be considered low, although evidence of agricultural activity and land division could conceivably be present.

4.7 Post Medieval and Modern

- 4.7.1 In 1909 road works at the junction of Mount Ararat Road, Paradise Road and Spring Terrace (Fig. 2), immediately to the west of the study site, found a brick arch and pool of water. The remains were interpreted as a collecting chamber, part of conduit supplying the old Tudor properties at Charterhouse to the north of Richmond. The conduit head is thought to be located further south on Mount Ararat Road, near the junction with The Vinyard as 19th century documents identify a spring in this location. This spring was also meant to have provided a source of water to the houses on Spring Terrace. Further evidence supports the alignment of the conduit following the course of Mount Ararat Road, as 17th century manorial records the lease on the land on which Mount Ararat Road was built included rights over the conduit head. From the junction at Paradise Road, the alignment of the conduit is thought to continue north towards Sheen Road (Cloake 1995 p232-4). Based on the extrapolated course of the conduit, it is unlikely to extend into the study site.

- 4.7.2 Early maps (Fig 3: 1745 John Rocque; Fig 4: 1771 Richmond Manor, Fig 5: 1804 Ordnance Survey) shows the study site to lie in open land east of the developing centre of Richmond.
- 4.7.3 Nos. 1-6 Spring Terrace have been dated to the later eighteenth century (<http://list.english-heritage.org.uk/> National Heritage List Entry 1180552). Information from Richmond Local Studies Library suggests Spring Terrace was laid out 1825-26, however this is not borne out by the map evidence or the listed building description.
- 4.7.4 The First Edition Ordnance Survey of 1866 (Fig 6) shows the presence of Spring Terrace a short distance to the north, with the study site occupying gardens to the rear of these buildings. The layout of the site remains unaltered in 1894 (Fig 7).
- 4.7.5 By 1910 (Fig 8) a small greenhouse has been built within the site. The layout of the site remains unaltered in 1923 (Fig 9).
- 4.7.6 By 1960 (Fig. 10) the greenhouse has been removed and replaced with a larger outbuilding or garage. The layout of the site remains unaltered between 1996 and 2010 (Figs 11 & 12).
- 4.7.7 By 2017 (Fig 13) the site is occupied by a yard and temporary structure.
- 4.7.8 The Post Medieval and Modern archaeological potential of the site is considered to be generally low.

4.8 Negative/Neutral Evidence

- 4.8.1 An archaeological watching brief was undertaken at 4 Spring Terrace, located approximately 25m to the northeast of the site. The results of the watching brief identified a limited sequence of topsoil, subsoil and colluvial deposits, containing fragments of 19th and 20th pottery, overlying Kempton Park Gravels. No features of archaeological interest were identified (ELO12656, TQ 1823 7489; PCA 2012).
- 4.8.2 An evaluation at 10 Paradise Road, west of the study site revealed no archaeological finds or features (ELO10268, TQ17989 74847), nor did a watching brief at 2 and 19-23 Church Road to the north (ELO2996, TQ1817 7522; ELO12989, TQ 1820 7526); and 15 The Green to the west (ELO12379, TQ 17823 74899).

4.9 Assessment of Significance

- 4.9.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.9.2 The GLHER does not record the presence of any designated or non-designated archaeological assets within the site.
- 4.9.3 The assessment has identified a low to moderate potential for Later Prehistoric activity, although a watching brief undertaken a short distance to the northeast of the site did not identify any finds or features of archaeological significance. Based on this information, any archaeological material present on site is likely to consist of residual artefacts which are considered to be of limited local significance. There is a low potential within the site for all other periods of activity.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

(Review of potential impact upon Heritage Assets)

5.1 Site Conditions

5.1.1 The site is currently occupied by a modern yard area (Fig 13).

5.1.2 Agricultural/horticultural activity during the Medieval and Post-Medieval periods will have had a moderate widespread negative impact on below ground archaeological deposits.

5.2 The Proposed Development

5.2.1 The development proposals comprise the construction of a single building with basement and associated landscaping (Fig. 14).

5.3 Review of potential development upon Heritage Assets

5.3.1 Based on the limited archaeological potential, as demonstrated by the watching brief at 4 Spring Terrace, and previous anticipated below ground impacts, it is unlikely that the proposed development will significantly impact upon below ground archaeological deposits.

5.3.2 However, due to the site being located within an Archaeological Priority Area the archaeological advisor to the London Borough of Richmond upon Thames is anticipated to require further archaeological mitigation measures in conjunction with development.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The site of 1 Spring Terrace, Mount Ararat Road, Richmond upon Thames has been reviewed for its below ground archaeological potential.
- 6.2 In accordance with central and local government planning policy and guidance, a desk based assessment has been undertaken to clarify the archaeological potential of the study area.
- 6.3 In terms of designated heritage assets, no designated World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within, or in close proximity to, the study site.
- 6.4 The site is located within an Archaeological Priority Area as designated by the London Borough of Richmond upon Thames.
- 6.5 The site is considered likely to have a low to moderate potential for late prehistoric activity. There is a low potential within the site for all other periods of activity.
- 6.6 Agricultural/horticultural activity during the Medieval and Post-Medieval periods is considered likely to have had a moderate widespread negative impact on below ground archaeological deposits.
- 6.7 The development proposals comprise the construction of a semi-detached residential building with basement.
- 6.8 Due to the site's archaeological potential and location within an Archaeological Priority Area the archaeological advisor to the London Borough of Richmond upon Thames is anticipated to recommend the implementation of a programme of archaeological monitoring of ground works during construction.
- 6.9 Due to the nature of the archaeological investigation required, such mitigation is anticipated to follow the granting of planning consent secured by an appropriate condition.

SOURCES CONSULTED

1. **General**

British Library
Greater London Historic Environment Record
Richmond Local Studies Library

2. **Internet**

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<http://opendomesday.org/>
<http://planningguidance.planningportal.gov.uk>

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3. **Cartographic**

1745 John Rocque

1771 Manor of Richmond

1804 Ordnance Survey

1866 Ordnance Survey

1894 Ordnance Survey

1910 Ordnance Survey

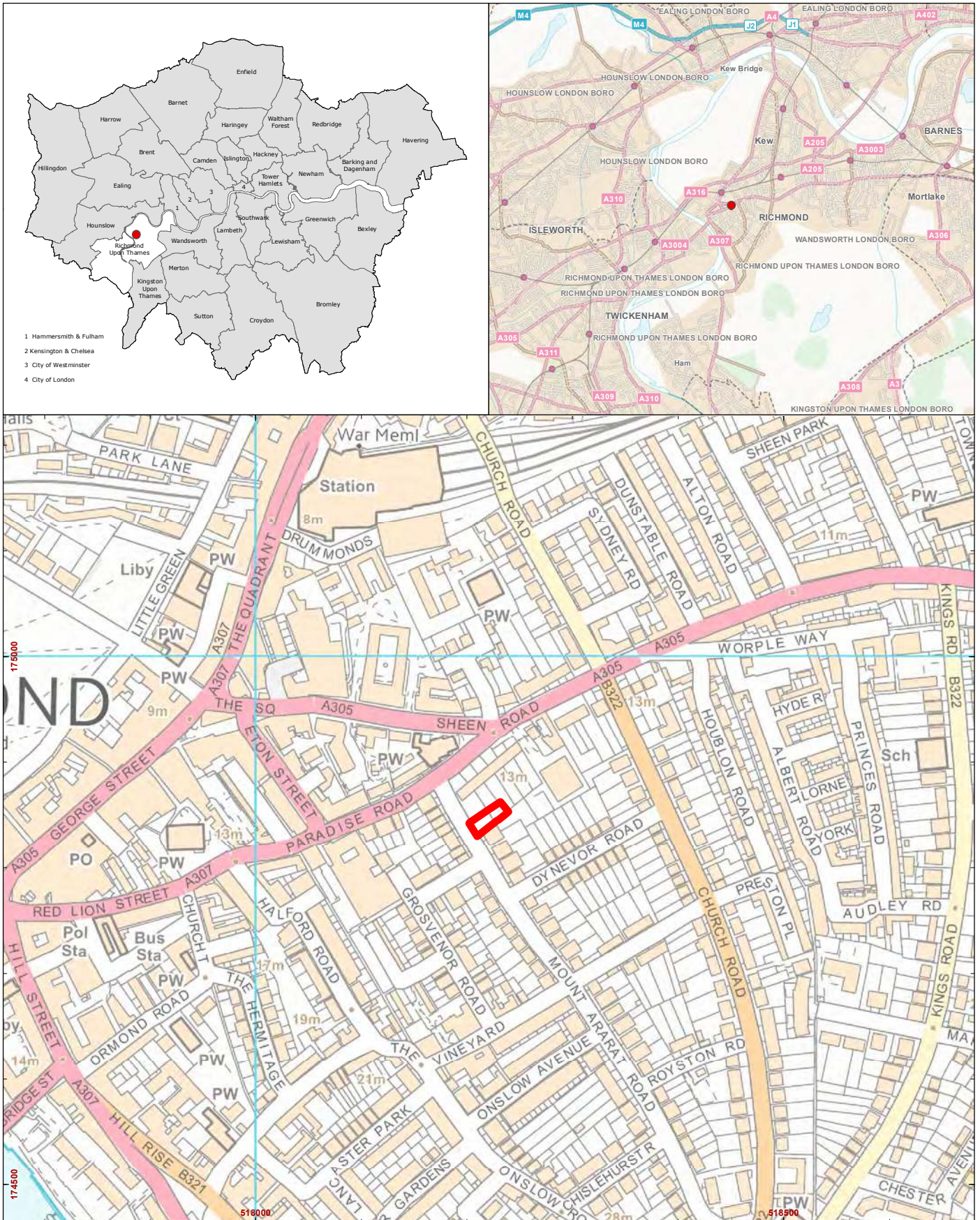
1923 Sales Particulars plan

1960 Ordnance Survey

1996 Ordnance Survey

2010 Google Earth View

2017 Google Earth View



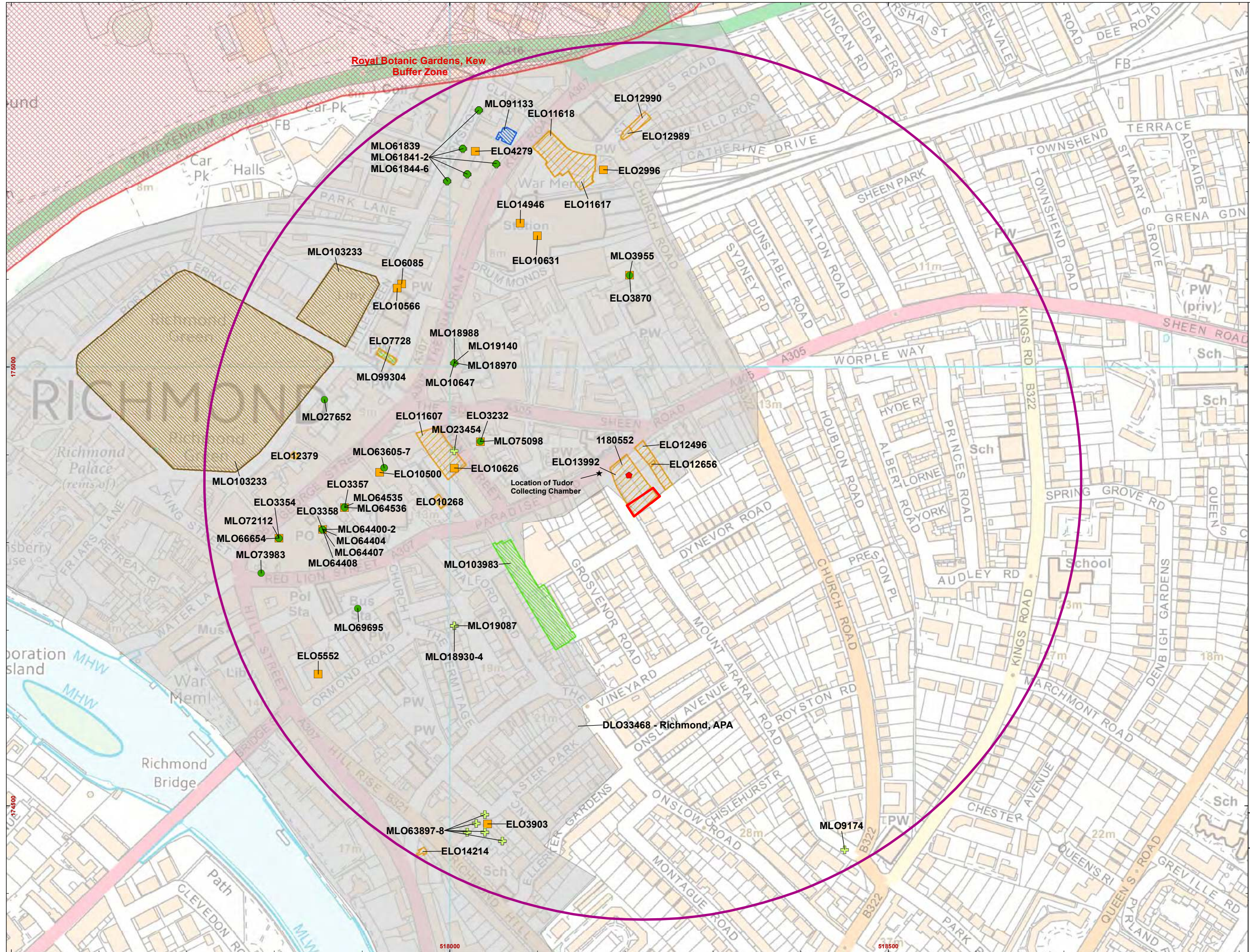
Site Boundary

Cgms
 HERITAGE
 PART OF RPS

Scale at A4: 1:5,000

0 125m

Figure 1:
 Site Location



- Site Boundary
- Search Radius 500m

Designated Heritage Assets:

- Listed Building
- World Heritage Site

Archaeological Priority Area

- DLO33468 - Richmond

Non-Designated Heritage Assets:

HER Record (Point)

- Find Spot
- Monument
- Site of Tudor Collecting Chamber

HER Record (Polygon)

- Building
- Monument
- Park

Previous Archaeological Work:

- Event Record (Point)
- Event Record (Polygon)



Scale at A3: 1:4,000
0 125m

Figure 2: Summary of cultural heritage designations (data from GLHER)



 Site Location



Not to Scale:
Illustrative Only

Figure 3:
1745 John Rocque



 Site Boundary



Not to Scale:
Illustrative Only

Figure 4:
1771 Manor of Richmond

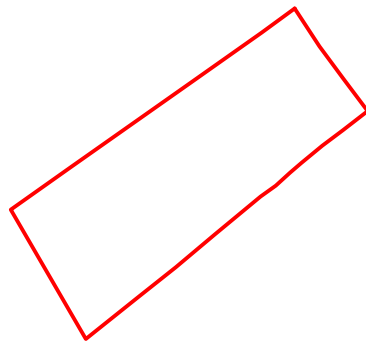


 Site Location



Not to Scale:
Illustrative Only

Figure 5:
1804 Ordnance Survey
Drawing

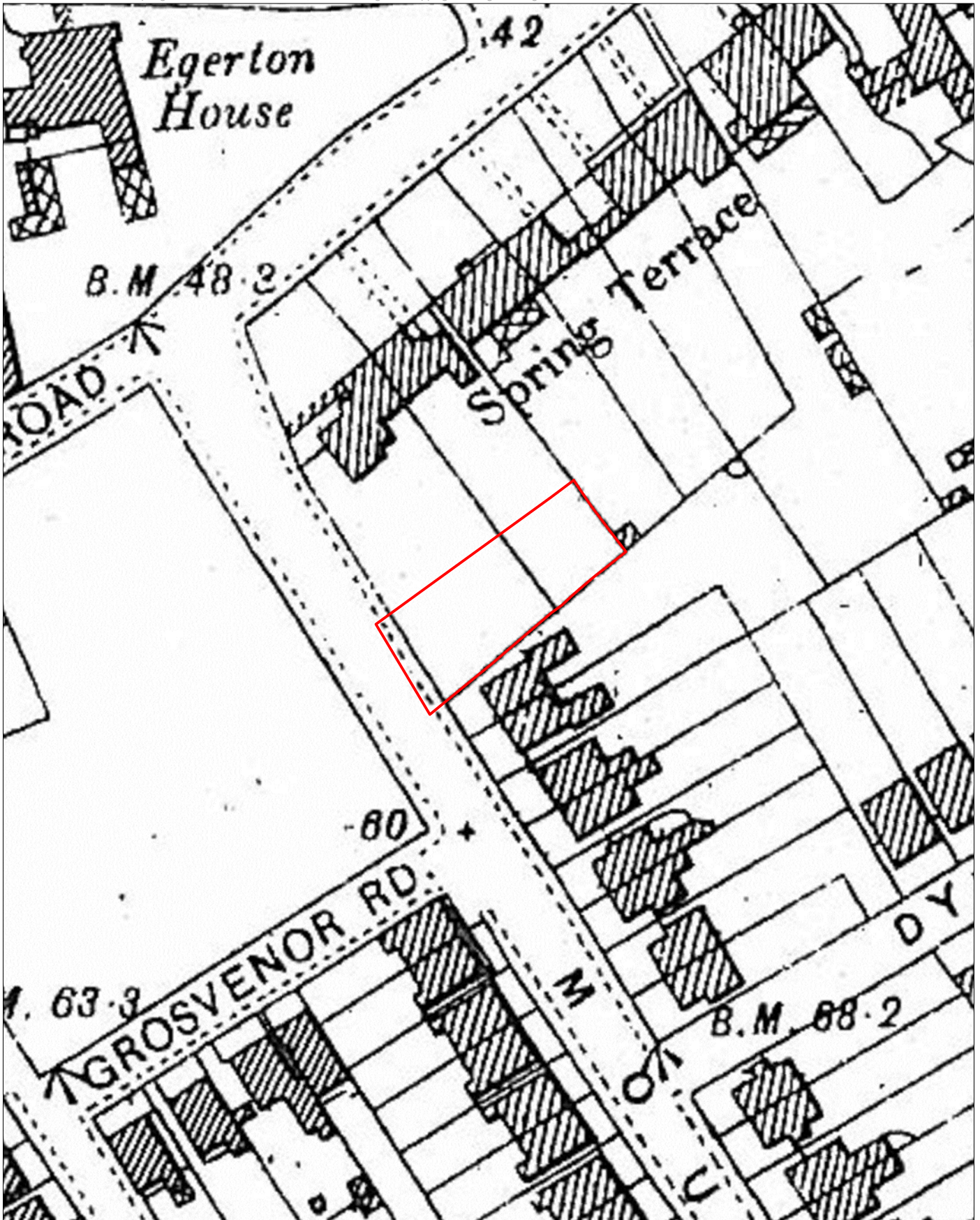


 Site Boundary



Not to Scale:
Illustrative Only

Figure 6:
1866 Ordnance Survey

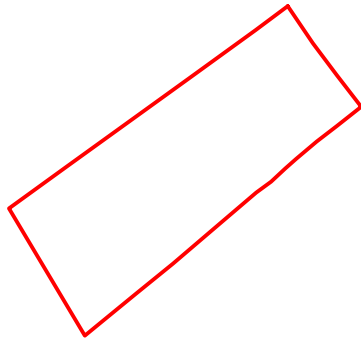


 Site Boundary



Not to Scale:
Illustrative Only

Figure 7:
1894 Ordnance Survey



 Site Boundary



Not to Scale:
Illustrative Only

Figure 8:
1910 Ordnance Survey

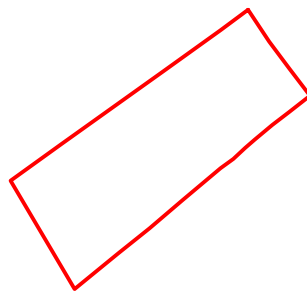


 Site Boundary



Not to Scale:
Illustrative Only

Figure 9:
1923 Sales Particulars
Plan

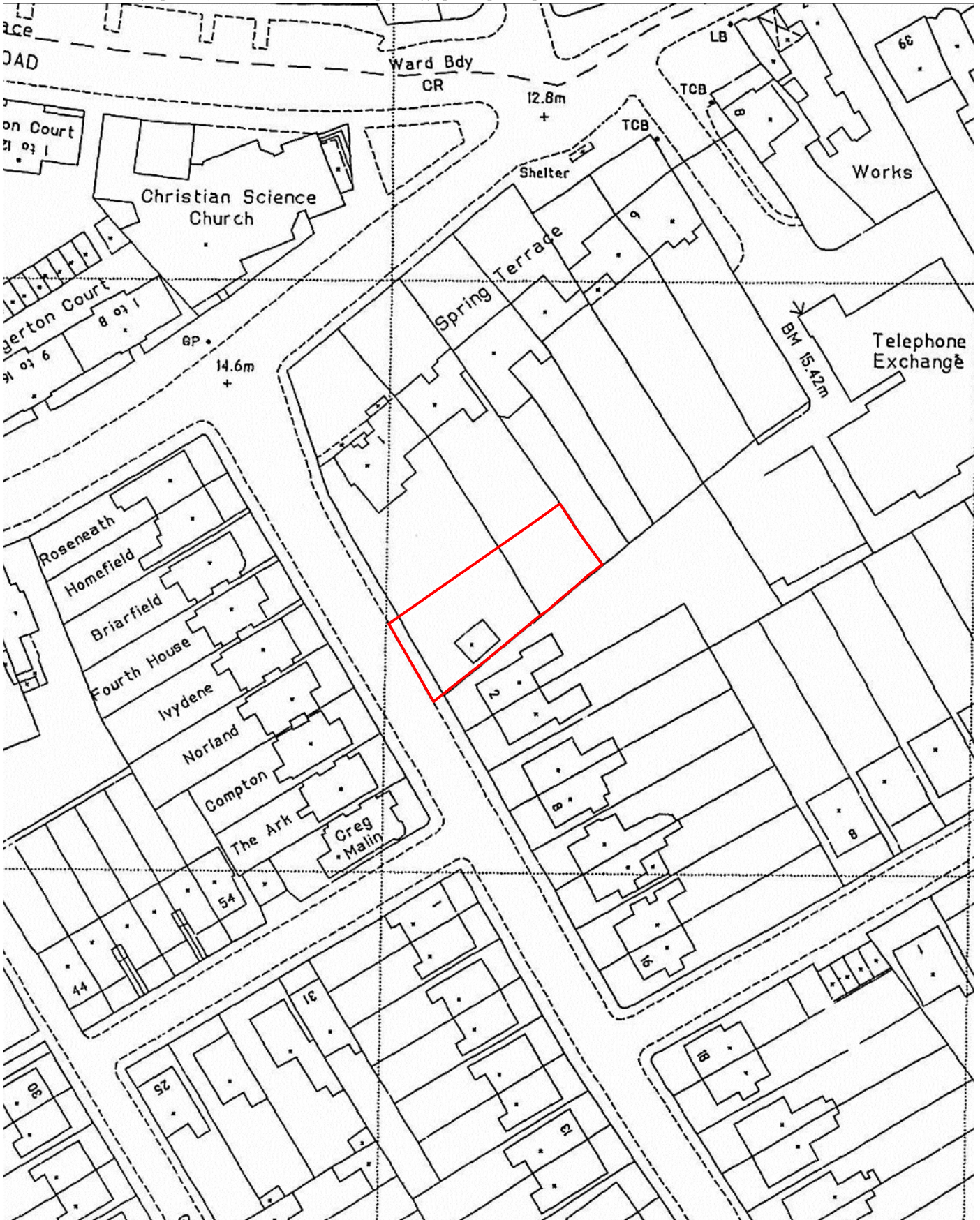


 Site Boundary



Not to Scale:
Illustrative Only

Figure 10:
1960 Ordnance Survey



 Site Boundary



Not to Scale:
Illustrative Only

Figure 11:
1996 Ordnance Survey



 Site Boundary



Not to Scale:
Illustrative Only

Figure 12:
2010 Google Earth Image

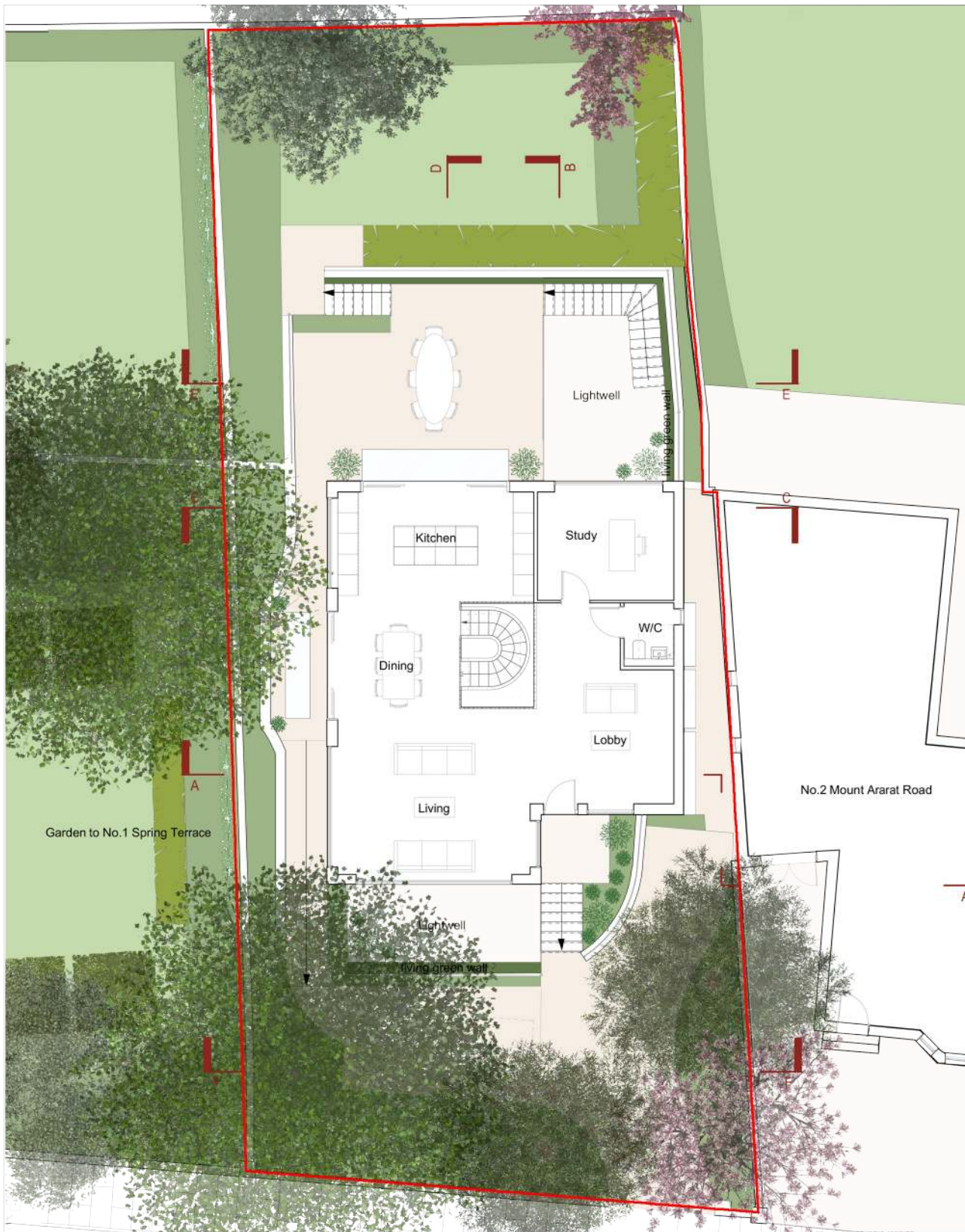


 Site Boundary



Not to Scale:
Illustrative Only

Figure 13:
2017 Google Earth Image



Site Boundary



Not to Scale.
Illustrative Only

Figure 14:
Site as Proposed

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