


29 High Street, Hampton Wick Richmond upon Thames Greater London

Archaeological Desk Based Assessment

CA Project: MK0359

CA Report: MK0359_1

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SUMMARY

Project Name: 29 High Street, Hampton Wick

Location: Richmond upon Thames, Greater London

NGR: 517536 169496

In November 2020 Cotswold Archaeology was commissioned by Fletcher Crane Architects to produce an Archaeological Desk Based Assessment regarding land at 29 High Street, Hampton Wick. The assessment has sought to define, where possible, the presence and significance of any archaeological remains within the Site.

The assessment found the Site to have a low archaeological potential for all past periods, except for the post-medieval period for which there is a moderate to high potential for remains to be present within the Site. These are likely to represent the different built phases of occupation within the Site. The proposed development will impact upon any present archaeological remains, through the deepening of existing basements and the construction of new structures within the Site.

This assessment has been produced in accordance with the National Planning Policy Framework (NPPF) and local policy and is considered to provide sufficient information to inform determination of the planning application.

1. INTRODUCTION

1.1. In November 2020, Cotswold Archaeology (CA) was commissioned by Fletcher Crane Architects to undertake an Archaeological Desk Based Assessment in respect of land at 29 High Street, Hampton Wick, Greater London (hereafter referred to as 'the Site').

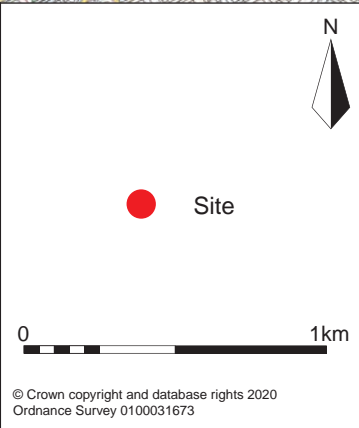
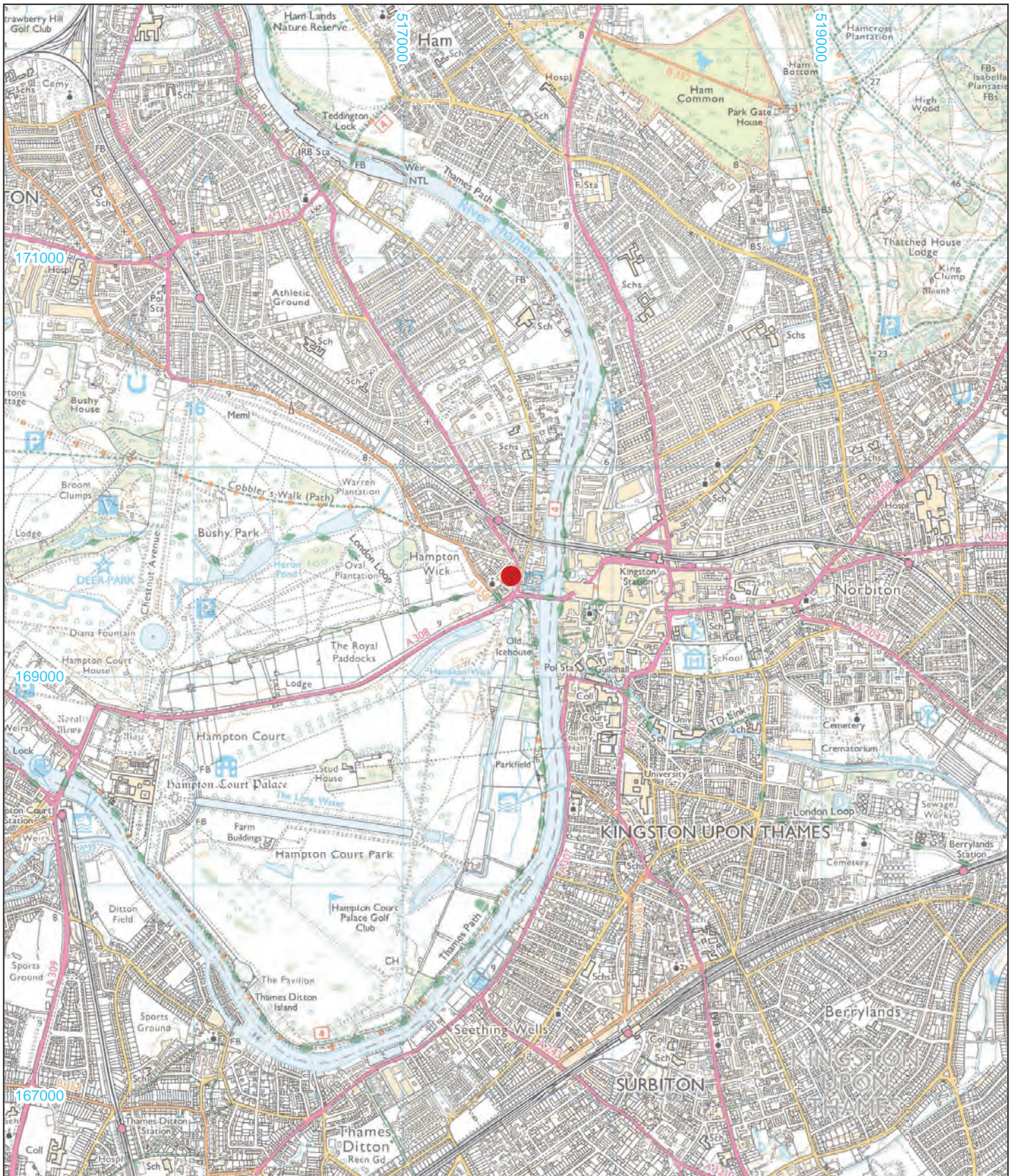
1.2. The Site is presently in use as a mix of commercial and residential properties fronting the High Street, beyond the buildings along the High Street the Site contains some light industrial workshops, surface car parking and bin/refuse storage. The proposed development within the Site includes partial demolition and rebuild of the property facing the High Street, with reconstructed element including an extension to the current cellar, and the construction of new ground floor workshops and residential apartments in the yard to the rear.

Objectives and professional standards

1.3. The composition and development of the historic environment within the Site and wider landscape are discussed in this report. The built environment, including Listed Buildings, Conservation Areas and Registered Parks and Gardens are not included in the assessment scope of this report unless they contribute to the interpretation of the archaeological resource of the Site. A determination of the significance of any heritage assets of archaeological interest located within the Site, and any beyond the Site boundary that may potentially be affected by the development proposals, is presented. Any potential development effects upon the significance of these heritage assets (both adverse and/or beneficial) are then described.

1.4. Cotswold Archaeology (CA) is a Registered Organisation (RO) with the Chartered Institute for Archaeologists (CIfA). This report has been prepared in accordance with appropriate standards and guidance, including the 'Standard and Guidance for Historic Environment Desk-Based Assessment' published by CIfA in 2014 and updated in 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

'.....establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made on whether to mitigate, offset or accept without further intervention that impact.' (CIfA 2020).



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PROJECT TITLE
 29 High Street, Hampton Wick, Richmond upon Thames, Greater London

FIGURE TITLE
 Site location plan

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- 1.5. The ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015), further clarifies that a desk-based assessment should:

‘...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation’ (Historic England 2015, 3).

Statute, policy and guidance context

- 1.6. The Site is located in the local authority of Richmond upon Thames. The current Local Plan, ‘Local Plan’, was adopted in July 2018.
- 1.7. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text. Fuller detail is provided in Appendix 1.

Consultation

- 1.8. This assessment has been undertaken in order to inform a planning application for the Site.

Statute	Description
National Heritage Act 1983 (amended 2002)	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments & Buildings Commission, now Historic England.
Conservation Principles (Historic England 2008)	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
National Planning Policy Framework (2019)	Provides the English government’s national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 54).
National Planning Practice Guidance (updated July 2019)	Guidance supporting the National Planning Policy Framework.
Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

Statute	Description
Richmond upon Thames Local Plan (2018)	Provides guidance on local planning policy.

Table 1.1 Key statute, policy and guidance

2. METHODOLOGY

Data collection, analysis and presentation

- 2.1. This assessment has been informed by a proportionate level of information sufficient to understand the archaeological potential of the Site, the significance of identified non-designated heritage assets, and any potential development effects. This approach is in accordance with the provisions of the NPPF (2019) and the guidance issued by ClfA (2020). The data has been collected from a wide variety of sources, summarised in Table 2.1.

Source	Data
National Heritage List for England (NHLE)	Current information relating to designated heritage assets, and heritage assets considered to be 'at risk'.
Greater London Historic Environment Record (HER)	Heritage sites and events records, Historic Landscape Characterisation (HLC) data, and other spatial data supplied in digital format (shapefiles) and hardcopy.
Defra Data Services Platform (environment.data.gov.uk)	LiDAR imagery and point cloud data, available from the Defra Data Services Platform
Genealogist, Envirocheck, National Library of Scotland & other cartographic websites	Historic (Ordnance Survey and Tithe) mapping in digital format.
British Geological Survey (BGS) website	UK geological mapping (bedrock & superficial deposits) & borehole data.
SoilScapes	UK soil type mapping.

Table 2.1 Key data sources

- 2.2. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 2.3. On this basis a 500m study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding archaeological potential and heritage significance in respect of the Site. All of the spatial data held by the HER – the primary historic data repository – for the land within the study area, was requested. The records were analysed and further refined in order to narrow the research focus onto those of

relevance to the present assessment. Not all HER records are therefore referred to, discussed or illustrated further within the body of this report, only those that are relevant. These are listed in a cross-referenced gazetteer provided at the end of this report (Appendix 2) and are illustrated on the figures accompanying this report.

- 2.4. A site visit was also undertaken as part of this assessment. The primary objectives of the site visit were to assess the Site's historic landscape context, including its association with any known or potential heritage assets. The wider landscape was examined, as relevant, from accessible public rights of way.

Previous archaeological investigations

- 2.5. A considerable amount of archaeological fieldwork has previously been carried out within the study area. Previous investigations, which included assessments as well as a range of intrusive works, such as watching briefs, evaluations and excavations, are illustrated on Fig. 2. The results of these investigations are discussed in Section 4, below.

Assessment of heritage significance

- 2.6. The significance of known and potential heritage assets of archaeological interest within the Site, and any beyond the Site which may be affected by the proposed development, has been assessed and described, in accordance with paragraph 189 of the NPPF (2019), the guidance issued by ClfA (2020), Historic Environment Good Practice Advice in Planning Note 2 (HE 2015) and Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within Conservation Principles (English Heritage 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are: i) evidential (archaeological) value, ii) historic (illustrative and associative) value, iii) aesthetic value, iv) communal value, amongst others. Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated, by Historic England, is provided in Appendix 1 of this report.

Assessment of potential development effects (benefit and harm)

- 2.7. The present report sets out, in detail, the ways in which identified susceptible archaeological assets might be affected by the proposals, as well as the anticipated

extent of any such effects. Physical effects, i.e. resulting from the direct truncation of archaeological remains, have been assessed.

2.8. Identified effects upon archaeological heritage assets have been defined within broad ‘level of effect’ categories (Table 2.2 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2019). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.

2.9. In relation to non-designated heritage assets, the key applicable policy is paragraph 197 of the NPPF (2019), which states that:

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

2.10. Thus with regard to non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

Level of effect	Description	Applicable statute & policy
Heritage benefit	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2019) paragraphs 185 and 200.
No harm	The proposals would preserve the significance of the heritage asset.	Sustaining the significance of a heritage asset is consistent with paragraph 185 of the NPPF, and should be at the core of any material local planning policies in respect of heritage.
Less than substantial harm (lower end)	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset’s contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 196 of the NPPF (2019).

Level of effect	Description	Applicable statute & policy
Less than substantial harm (upper end)	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.
Substantial harm	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 193 - 196 of the NPPF (2018) would apply. The Ancient Monuments and Archaeological Areas Act (1979), may also apply. In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 197 of the NPPF.

Table 2.2 Summary of level of effect categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

Limitations of the assessment

- 2.11. This assessment is principally a desk-based study, and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by HER and HEA are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.12. A review of historic aerial photographs of the Site and study area was excluded from the scope of this assessment, due to the ongoing coronavirus pandemic and lockdown restrictions. It is not thought that this has had a negative impact on this assessment.
- 2.13. There may be relevant material held by the National and local Archives, other local repositories, and in private collections; which it was not possible to access due to the ongoing coronavirus pandemic and lockdown restrictions. It is not thought that this has had a negative impact on this assessment.
- 2.14. A walkover survey was conducted within the Site, which was undertaken in dry and clear weather conditions on 10th November 2020. Access was afforded within the

Site, although such observations are limited since archaeological remains can survive below-ground with no visible surface indications of their presence. It is possible that unknown archaeological remains may be present within the Site, and the presence of modern infrastructure may possibly have inhibited identification of any possible upstanding remains. There is an element of uncertainty over the nature, condition, frequency and extent of the potential buried archaeological resource; which may be clarified through intrusive investigation.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Landscape context

- 3.1. The Site is located on the High Street of Hampton Wick, with its frontage operating as retail outlets. The south of the Site is marked by a garage unit, the east by the rears of the properties along the High Street and to the west the rears of properties along St John's Road. The Site sits in a low position (c. 9m above Ordnance Datum) within the river valley of the River Thames which runs c.140m to the east of the Site.
- 3.2. The Site lies on a bedrock geology of London Clay Formation clay and silt which formed between 48 and 56 million years ago when the local environment was dominated by deep seas. The superficial geology comprises Kempton Park Gravel Member, which formed up to 2 million years ago when the local environment was dominated by rivers. The gravel deposits range from coarse to fine-grained and form beds and lenses of deposits reflecting the channels and floodplains of a river (British Geological Survey 2020). A borehole extracted c. 40m east of the Site revealed the geological sequence to be c.1.37m of made ground overlying, c.1.58m of soft grey silty clay and c. 0.73m of soft brown silty clay, which overlies c. 2m of medium to coarse flint gravels overlying, c. 0.45m of firm brown clay, beneath this c. 0.30m of firm to stiff grey clay was revealed at the base of the borehole which measured c. 6.40m (British Geological Survey 2020). It is likely that a similar geological sequence could be expected within the Site, to that displayed in the borehole data. Overall, the soil within the Site comprises freely draining slightly acidic loamy makeup with low fertility (Soilscapes 2020).

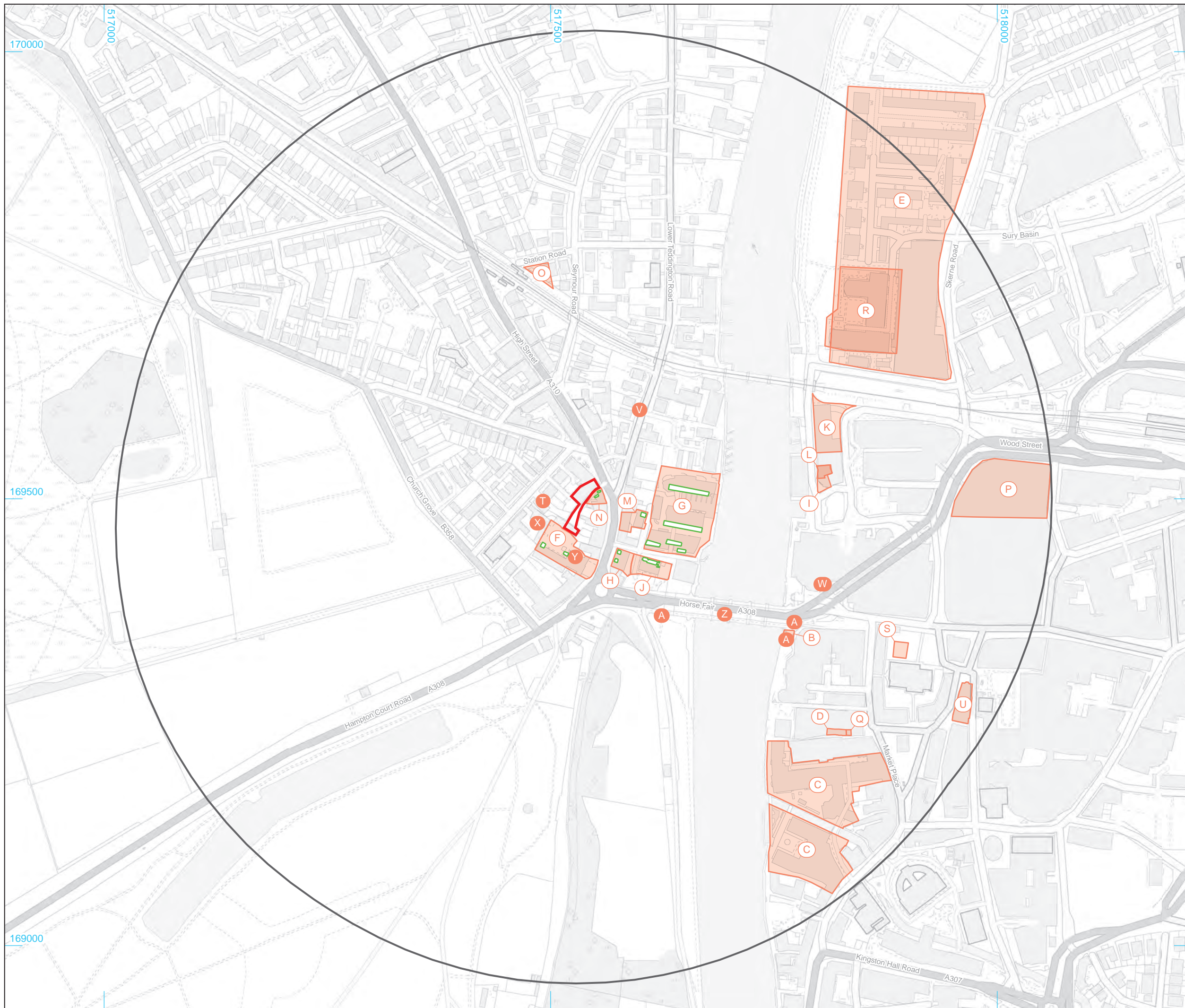
Designated heritage assets

- 3.3. The built environment, including Listed Buildings, Conservation Areas and Registered Parks and Gardens are not included in the assessment scope of this report unless they contribute to the interpretation of the archaeological resource of the Site. There is a single Scheduled Monument within the Study Area located c. 490m south-east of the Site, Clattern Bridge (NHLE; 1002021) (Fig. 3, **C**) a bridge over the Hogsmill River, constructed in the late 12th century with later alterations, notably when the bridge was widened in c. 1758 and in 1852. The presence of this does not alter the archaeological potential within the Site as this bridge contributes to the significance of the medieval settlement of Kingston upon Thames, not Hampton Wick.

-
- 3.4. The Site lies within Bushy Park Archaeological Priority Area (APA), defined by the Greater London Archaeological Advisory Service (GLASS) as an area associated with the royal deer park with late 15th century origins, that was enlarged by Cardinal Wolsey and subsequent monarchs. The Site lies c. 100m to the north of Bushy Park and it is likely that the settlement of Hampton Wick was utilised as a port to supply the Park with resources. Although the Site lies within the APA and it is likely that Hampton Wick had associations with the Parkland, there is no evidence for the Park of Bushy Park to have extended within the Site and it is likely that the Site formed part of the urban hinterland of the Park. There is considered to be a moderate to high archaeological potential for the post-medieval period within the Site, this is however due to the development of the High Street and not due to the association with Bushy Park. Any features identified within the Site which relate to Busy Park would be of regional significance.
- 3.5. The Site is immediately adjacent, to the north-east, of the Hampton Wick APA, defined by GLASS as an area with early medieval settlement with evidence of earlier prehistoric and Roman occupation. It is known to be the site of a ford, which was replaced in the early 13th century by a wooden bridge. Although the Site lies in proximity to this APA it is likely that until the mid-17th century there was limited activity within the Site.

Previous archaeological investigations

- 3.6. The Site has not been subject to any previous archaeological interventions. However previous archaeological work has been recorded within the study area, those discussed in this report are depicted on Fig. 2. Only evaluations within a close-range, c. 70m, of the Site have been discussed in detail below, as only those which occurred on the western bank are regarded as relevant to this assessment. All previous interventions depicted on Fig. 2, are discussed within the text under the time frame which best describes their findings.



- Site boundary
- Study area
- Previous archaeological interventions
- Previous evaluation trench



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PROJECT TITLE
 29 High Street, Hampton Wick, Richmond upon Thames, Greater London

FIGURE TITLE
 Previous archaeological interventions

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3.7. An archaeological trial trench evaluation was carried out in 2008 by Pre-Construct Archaeology (Holden 2008) directly to the south-east of the Site at 25-27 High Street (Fig. 2, N). Natural sand and gravel deposits were identified at the level of 6.85m AOD. The evaluation revealed late 18th and 19th-century archaeological remains surviving c. 0.30m beneath the current ground surface sealed by 18th and 19th century made ground (see table 3.1). The brick remains of at least one cellar, c. 7.53m AOD and one ground level room were identified, natural gravels were revealed at 1.40m BGL (see table 3.2).

Description	Highest m AOD	Lowest m AOD
Ground Level TR1	8.25m	
Overburden TR1	8.00m	7.90m
19th century drainage cut TR1	7.61m	7.56m
Brick floor TR1	7.61m	-
Bedding for 19th century wall TR1	7.57m	-
Brick Floor TR1	7.60m	-
18th century wall TR1	7.67m	7.63m
Made ground TR1	7.70m	-
Natural sand and gravel TR1	6.85m	-
round Level TR2	8.13m	-
Overburden TR2	7.95m	7.92m
Demolition Rubble TR2	7.80m	7.77m
Cellar Wall TR2	7.53m	5.68m?
Wall (1) Wall (2) TR2	7.54m 7.51m	- -
Sand layer around wall (1) TR2	7.54m	7.51m
Mortar setting for wall (2) TR2	7.43m	-

Table 3.1 After Pre-Construct Archaeology 2008 results of evaluation.

Site (Fig. 2)	Top of excavation AOD	Base of excavation	Depth of Natural
N	8.25m AOD	6.85m AOD	1.40m BGL
F	8.20m AOD	7.00m -7.53m AOD	0.67m to 1.20m BGL
M	6.85m AOD	4.97m AOD	1.88m BGL
H	7.49 AOD	5.10m AOD	2.39m BGL
J	c.7.50m AOD	5.10m AOD east 4.68m AOD west	c.2.60m to c.2.18m BGL
G	8.20m AOD	5m AOD	3m BGL

Table 3.2. Stratigraphic table of nearby archaeological works

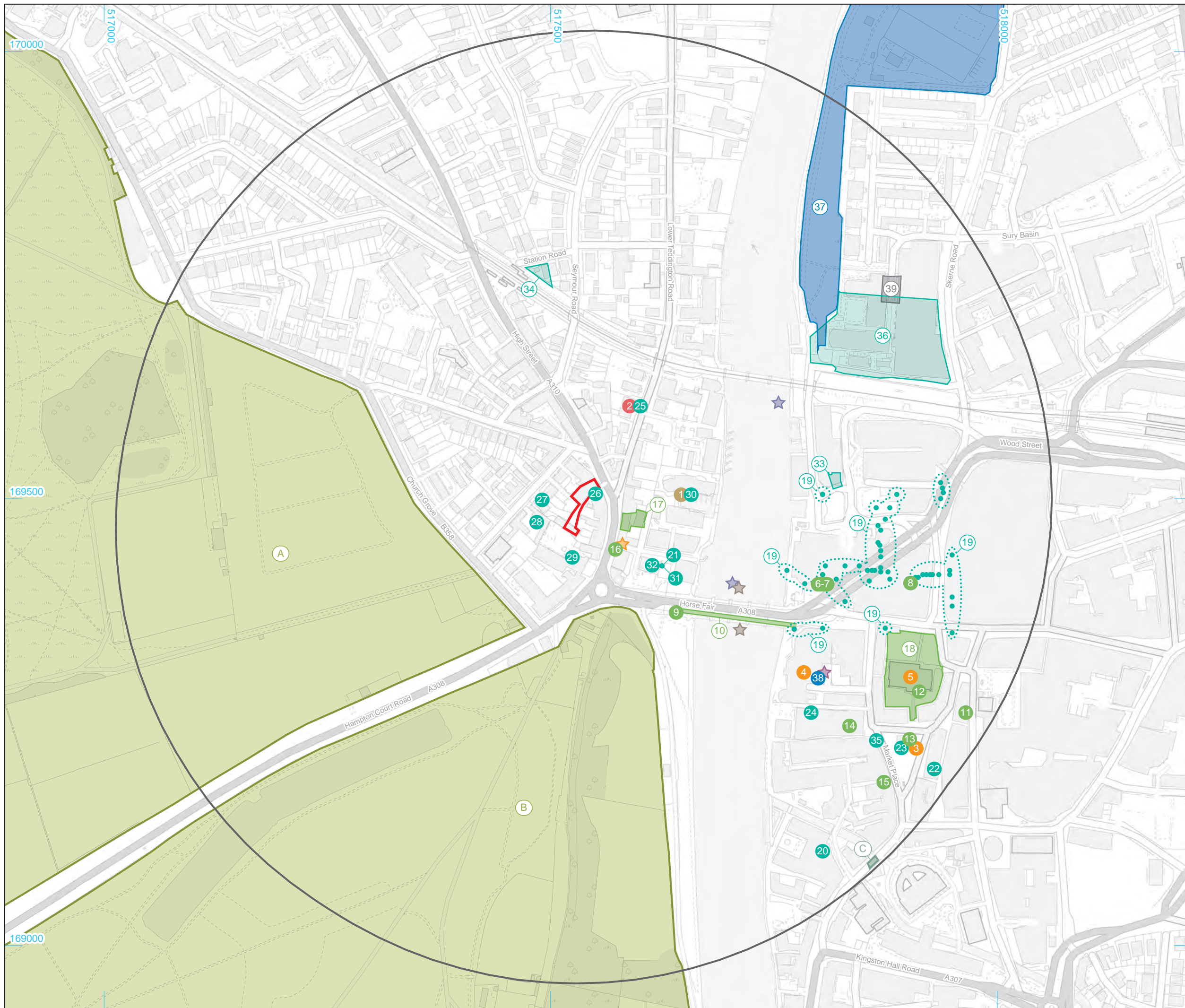
- 3.8.** Directly to the south of the Site an archaeological trial trench evaluation was carried out in 2000 by the Museum of London Archaeology Service (Cowie 2000), at The White Hart Public House, 1 High Street (Fig. 2, **F**). Two trenches were excavated, revealing the surface of the river terrace gravel at between 7.00m and 7.53m AOD. Two undated features were revealed to be cutting the natural, these were overlain by a sandy subsoil which was cut by a pit containing pottery dating to the 17th or 18th century.
- 3.9.** In 2016 Oxford Archaeology (Champness 2016) carried out an archaeological trial trench evaluation c. 40m east of the Site at 6, 8 and 10 High Street (Fig. 2, **M**). A single trench was excavated to a maximum depth of 4m, this identified activity consistent with river edge activity and deposits. A sequence of alluvial and humic peaty deposits was identified overlying the natural gravels, indicating open marshy riverine conditions and the potential for waterlogged remains, the alluvial clays contained pottery dating to AD 1480-1600. Tudor period pit features were identified, with 18th to 19th-century structural features overlying these.
- 3.10.** Pre-Construct Archaeology (Killock 1996) carried out an archaeological trial trench evaluation in 1995, at Old Bridge Street c. 70m south-east of the Site (Fig. 2, **H**). Two trenches were excavated revealing possible prehistoric activity, the highest level of which was recorded at 5.02m AOD, c. 5m BGL. Above this, medieval and post-medieval agricultural soil was identified, and sealing the agricultural soil dumps of material dating from the late medieval to late 19th centuries was identified.

-
- 3.11. 2-6 Old Bridge Street was subject to an archaeological trial trench evaluation by Pre-Construct Archaeology (Killock 1998) in 1998, located c. 70m east of the Site (Fig. 2, **J**). A total of seven trenches were excavated, alluvium deposits were encountered between 5.10m AOD in the east and 4.68m AOD in the west of the excavated area. The alluvium was sealed by post-medieval layers, with 17th century development recorded within the excavation area.
- 3.12. The Museum of London Archaeology Service (Mackinder 2000) conducted an archaeological trial trench evaluation in 1999 at Old Bridge Street (Fig. 2, **G**), former Harcross Timber Yard, c. 60m east of the Site. Five trenches were excavated, recording the natural alluvial clays at 5m AOD. The evaluation revealed 17th to 19th century features and peat deposits, dated through radiocarbon analysis to the Mesolithic period and not through the presence of artefactual remains. It is probable that these represent the same peat deposits as those identified in **M** due to the proximity of the two sites, it is unclear as to how far the peat deposits extend to the west of the river, but it is unlikely that they would be present within the Site.

Prehistoric (10,000 BC – AD 43)

West bank of the Thames (Hampton Wick)

- 3.13. No known prehistoric activity is recorded within the Site, and less is recorded on the eastern side of the Thames than the western side. Excavations 60m to the east of the Site revealed peat deposits at 3.50m AOD (Fig. 2, **G**) (Fig. 3, **1**). A sample of the peat was radiocarbon dated to 6415 to 6185 BC, securely dating this deposit to the Mesolithic period, though no artefactual evidence indicative of human activity in this period was associated with the intertidal peat deposit. The peat demonstrates the potential for the preservation of prehistoric environmental remains to be present within the Site if the peat deposits continue west into the Site.
- 3.14. Further excavations within the study area have revealed evidence of prehistoric activity, c. 70m south-east of the Site (Fig. 2, **H**) burnt and worked flint and chert was recovered, this is thought to have been washed into their position through natural processes, and not as a direct result from human activity.



- Site boundary
- Study area
- Scheduled Monument
- Registered Parks and Gardens
- 1 Mesolithic
- Neolithic
- Bronze Age
- Prehistoric
- 5 Roman
- 6 Early medieval
- 7 Medieval
- 8 Post-medieval
- 9 Modern
- Undated
- ★ Findspot

0 1:4000 200m

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FIGURE TITLE
 Archaeological heritage assets

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- 3.15. Chance finds from the Thames (see Fig. 3, findspots) have revealed further prehistoric activity to have taken place in the study area. Neolithic Axes, Neolithic lithics and prehistoric struck flints have all been recovered within the study area. This demonstrates there is the potential for residual evidence of prehistoric activity within the Site, in the form of unstratified chance finds of prehistoric lithics.

East bank of the Thames (Kingston upon Thames)

- 3.16. Struck flint implements have been recovered c. 360m south east of the Site (Fig. 2, **C**) (Wessex Archaeology, 1999) dating from the Mesolithic (10,000 – 4000 BC) to the Neolithic period (4000 – 2400 BC). Struck flints were recovered c. 280m east of the Site (Fig. 2, **W**) (South West London Archaeological Unit 1983) which are likely to date to the prehistoric period, from along the bank of a former tributary of the Thames. These are likely to be associated with limited utilisation of the bank of the tributary but do not indicate settlement activity. Evidence for Neolithic activity within the study area, c. 350m north-east of the Site, was recovered during an excavation (Fig. 2, **E**) (Ford, 1996) when a quantity of Neolithic pottery was identified at 1.9-2m AOD.
- 3.17. A small quantity of Bronze Age (2400 – 700 BC) pottery was recovered c. 360m south-east of the Site (Fig. 2, **C**). Bronze Age axes and other weapons have been recovered from the Thames foreshore (see Fig. 3, findspots). This illustrates the study area to have a moderate potential for the chance finds of prehistoric artefacts indicative of activity within the area, however the location at which these objects are found does not give an accurate representation as to where the activity was taking place.
- 3.18. A prehistoric river channel was identified c. 400m east of the Site (Fig. 2, **P**) (Department of Greater London Archaeology: South-west 1990), running south-east, this is thought to have silted up in the Roman period.

Roman (AD 43 - 410)

- 3.19. The Site is located c. 17km from the centre of London, which was established as the capital of Roman Britain in 47AD. Despite this there is no known Roman activity recorded within the Site and very little Roman activity recorded in the wider study area.

West bank of the Thames (Hampton Wick)

- 3.20. An excavation c. 100m north of the Site (Fig. 2, **V**) (Filer 1991) identified three truncated features cutting the natural which contained mixed Roman pottery (Fig. 3,

2), this could indicate an area of small-scale Roman activity. There is no evidence that this activity extended to the south and into the Site.

East bank of the Thames (Kingston upon Thames)

- 3.21. A further indication of Roman activity in the vicinity is recorded c. 360m south-east of the Site (Fig. 2, **C**) as a small quantity of Roman pottery was recovered during excavations, these are thought to indicate residual deposition and are not indicative of settlement activity. As such it is not thought likely that evidence of Roman settlement activity will be present within the Site.

Early medieval and medieval (410 - 1066)

- 3.22. No known early medieval activity is recorded within the Site. However, there is considerable evidence for medieval activity within the study area. Hampton Wick is likely to have been used to supply provisions for the original manor house of Hampton, which existed by 1066 as an agricultural estate with royal connections.

East bank of the Thames (Kingston upon Thames)

- 3.23. The site of a Moot Hall (Fig. 3, **3**) 410-1065 AD is recorded c. 440m south-east of the Site. A Moot Hall is a meeting or assembly building, traditionally constructed to decide local issues. A palace (Fig. 3, **4**) for the Bishop of Winchester, thought to be in use until 1392 is thought to be located c. 300m south-east of the Site. Indicating high status activity on the eastern side of the river, connected to the settlement of Kingston rather than that of Hampton Wick on the west.

Medieval (1066 - 1539)

West bank of the Thames (Hampton Wick)

- 3.24. Hampton Wick is not mentioned in the Domesday Survey, it is likely that its population were counted under Kingston upon Thames which was recorded in the 1086 survey as having a population of 105 households. Hampton Wick is likely to have sat on the rural hinterland of the major settlements around it, possibly due to its location on the flood plain, which would have been unfavourable for both settlement and agricultural use. Hampton comes from the old English of land hemmed in by water or marsh and an enclosure or village, 'Wick' indicates a collection of buildings for a specialised purpose. The purpose of the original construction of Hampton Wick, may well have been to supply provisions to the original manor house in Hampton.

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- 3.25. Construction of Kingston Bridge on the Site of the former ford (Fig. 3, **10**) c. 175m south-east of the Site, in 1219 added to the significance of the location of Hampton Wick, as it connected Hampton Wick to Kingston upon Thames, though it remained an undistinguished hamlet of the main area of settlement activity. The bridge was repaired in 1376, freed from tolls in 1567 and made into a drawbridge in 1661, finally the bridge was replaced in 1828. Medieval revetments along Kingston Bridge show evidence of one phase being constructed from re-used clinker boat timbers (Fig. 3, **9**) c. 140m south-east of the Site, these were possibly instated during the repairs which took place in 1376.
- 3.26. A later medieval building, showing three phases of rebuilding, (Fig. 3, **16**) was identified c. 45m east of the Site. The building was rebuilt, firstly in the 16th century, secondly in the 18th and finally in the 19th century. These phases may have been influenced by flooding events which necessitated the rebuild, occupation surfaces were identified, though it is likely that the living areas would have been raised to mitigate the threat of flooding. It is likely that this building was in mixed use for commercial and residential use.
- 3.27. Tudor period pottery was recovered from ditch features (Fig. 3, **17**) c. 45m east of the Site, in an area which displayed settlement evidence spanning to the 19th century. This indicates the same sites were being occupied and utilised for prolonged periods of time.
- 3.28. The Grade I Registered Bushy Park (NHLE; 1000281) (Fig. 3, **A**) is situated c. 100m south of the Site, this comprises areas of deer park, woodland, farmland and gardens developed from 1500 onwards, many of the boundaries are enclosed by walls. The Grade I Registered Hampton Court Park (NHLE; 1000108) (Fig. 3, **B**) is situated c. 100m south of the Site and comprises a 16th century garden and parkland associated with Hampton Court, a royal palace from 1530. These parklands illustrate the high-status activity associated with Hampton Court to the east, the influence of which contributes to Hampton Wick and its development in the medieval and post medieval periods.

East bank of the Thames (Kingston upon Thames)

- 3.29. The late 12th century Clattern Bridge (Fig. 3, **C**) lies, c. 490m south-east of the Site, this is a triple-arched 12th century stone bridge at the southern approach to the medieval town of Kingston upon Thames. The bridge marks the continued point of

river crossing from at least the Saxon period, the wooden Saxon 'Clatrunge Bridge' was replaced with the stone Clattern Bridge crossing the Hogsmill River. The bridge marks the southern entry point into Kingston upon Thames and demonstrates continuity in patterns of movement.

- 3.30.** The remains of timber revetments relating to two separate properties were revealed c. 250m south-east of the Site (Fig. 2, **B**) (Museum of London Archaeology 1997) on the south side of the Kingston Bridge. These were constructed in the early 14th century with at least 10 phases of rebuilding over a period of just 400 years. The 16th and 17th century revetments were built 3m inland on the latest recorded revetment, suggesting a widening of the Thames, possibly due to increased river traffic.
- 3.31.** The site of a Chapel (Fig. 3, **5**) is recorded c. 400m south-east of the Site, this was reported as being Saxon in date, and stood until 1730 at which time it suffered a collapse. The chapel is widely thought to be the chapel in which seven Saxon kings were crowned in the 10th and 11th centuries (Fig. 3, **12**). The site of a medieval Hospital (Fig. 3, **7**) is thought to be situated c. 290m east of the Site. This is likely to have served, the medieval population of Kingston in which it sits. The associated churchyard (Fig. 3, **18**) is largely cleared of gravestones, though it was one of two graveyards serving Kingston.
- 3.32.** It is thought likely that a timber market (Fig. 3, **8**) was located c. 375m east of the Site. This stems from the address 'Wood Street', which is possibly indicative of a medieval timber market being situated within the vicinity. This would be an indicator of the trade network and type of industries taking place in medieval Kingston. The location of the timber market would be conveniently placed close to the river to transport the timbers to and from the market.
- 3.33.** Domestic occupation was identified c. 360m south-east of the Site (Fig. 2, **C**), ranging in date from the 12th century to the 15th century. The evaluation revealed evidence that from the 12th century onwards this area was interspersed with periods of flooding and land reclamation.
- 3.34.** Continuous occupation from the early 13th century through to the modern day was revealed c. 250m east of the Site (Fig. 2, **L**) (Department of Greater London; South-west 1990) demonstrating a high level of archaeological survival, also present, was a 13th to 14th century timber revetted waterfront. A collection of horncores collected

from the fill, is thought to suggest an industrial process, possibly tanning occurring nearby. Further evidence of industrial activity is located c. 130m south-east of the Site where a large number of cow horns were recovered from a 14th century deposition layer revealed in excavation works (Fig. 2, **A**) (Saxby 1997), this was interpreted to be indicative of a butcher working nearby. The river offers invaluable access for transportation of goods towards the centre of London and out into the wider country. Further occupational evidence was revealed c. 375m south east of Site (Fig. 2, **Q**) (Museum of London Archaeology 1992) when a watching brief identified a 13/14th century building and a 16th century timber-framed and jettied house of late 16th century date.

- 3.35. Late medieval revetments have been recorded c. 250m north-east of the Site (Fig. 2, **K**) (Lawson-Price Environmental 1997) in six distinct phases, the last of which was constructed in the late 18th/early 19th century, the alignment of this final phase indicates that the medieval revetments remained stable until the early modern period.

Commercial activity

- 3.36. Two kiln structures have been identified in Kingston, the first (Fig. 3, **6**) is located c. 270m east of the Site, this was used to produce medieval whiteware. A further kiln structure was identified in excavation c. 460m east-south-east of the Site (Fig. 3, **U**) (South West London Archaeological Unit 1982), this was built close to the medieval street frontage. The kilns suggest a small-scale industrial production occurring within the study area in Kingston upon Thames.
- 3.37. The remains of a building (Fig. 3, **11**) were recorded c. 485m east-south-east of the Site. Chalk block wall foundations, with a square cess pit in one corner, with fronting on to the medieval marketplace were identified. 16th century pottery, stained window glass and decorated floor tiles present indicate a high-status structure, which had prominence over the marketplace, which it sat next to.
- 3.38. On the area previously occupied by the Moot Hall it is thought that a 16th century Guildhall (Fig. 3, **13**) was constructed c. 440m south-east of the Site. This demonstrates the appealing nature of the Thames to merchants and traders in the medieval period. A timber framed 16th century merchants house (Fig. 3, **14**) was recorded c. 375m south-east of the Site, pottery recovered was from earlier, contemporary and later date, indicated this was an established residence that was continually occupied in the medieval period. The site of the medieval Castle Inn is

located c. 440m south-east of the Site (Fig. 3, **15**), cellars dating to the 14th century have been identified in relation to the Inn, which was in use until the late post-medieval period.

Post-medieval (1540 – 1800)

West bank of the Thames (Hampton Wick)

- 3.39. Some further evidence to the west the Thames was identified c. 100m north of the Site (Fig. 3, **25**). This is thought to be indicative of post-medieval domestic activity occurring in a garden area and comprises small pits and a small ditch running north south. There is no evidence to suggest that this activity would have extended beyond the boundaries of this property into the Site.
- 3.40. A substantial brick building constructed in the 17th century divided into two rooms by a central wall was identified c. 100m south-east of the Site (Fig. 3, **21**), this building was in continued use until the late 20th century. It is likely that this represents commercial use, possibly in relation to the Thames, although its purpose is unclear.
- 3.41. Further evidence c. 100m to the east of the Site of post-medieval occupation was identified (Fig. 3, **31**). This site was developed in the 17th century when a substantial brick building was constructed. Absence of medieval evidence recorded on this site is thought to suggest that the site remained as open ground throughout the medieval period and was just outside of the area of settlement.
- 3.42. Evidence of five brick buildings facing the wharf were identified c. 100m east of the Site (Fig. 3, **30**), a late 17th to early 18th-century building which had two or three rooms identified with two fireplaces. These are likely to have functioned as mixed commercial and domestic structures. This phase of occupation was followed by two 19th century buildings, beneath one was the remains of a further 17th to 18th century building. A further wall belonging to Moira House was identified dating to the 19th century, this house was in continued use until the mid-1930s.
- 3.43. Three post medieval pits have been identified within a 30m radius of the Site (Fig. 3, **27-29**). All three are probably associated with domestic activity. The earliest of these pits (Fig. 3, **29**) located c. 25m to the south of the Site has been dated to the 17th to 19th century. Located c. 30m to the west of the Site lies a pit (Fig. 3, **27**) has been dated to the 19th century (Fig. 2, **T**) (Cowie, 2005), a further pit located c. 30m to the

west of the Site (Fig. 3, **28**) (Fig. 2, **X**) (Hammond 2002) which has been dated to the 19th to 20th century.

- 3.44. It is likely, due to the proximity of these features, that post-medieval activity may be represented within the Site, particularly the southern portion (away from the High Street) in the form of small domestic waste pits.

East bank of the Thames (Kingston upon Thames)

- 3.45. There is a concentration of post medieval activity centred c. 340m east of the Site (Fig. 3, **19**). Rows of shops and houses have been identified along Old Bridge Street, Horse Fair and Wood Street. With a concentration of housing and lodging houses identified along Waterman's Passage. The distribution of these elements appears to show the form of the post-medieval layout of Kingston, the proximity to Kingston Bridge which allows for an ease of access into Hampton Wick. The concentration of activity demonstrated within Kingston is not likely to be seen in Hampton Wick as this was not a centre of activity during this period.
- 3.46. A 16th century brick building and 16th to 17th century industrial activity was recoded c. 375m south-east of the Site (Fig. 2, **Q**). This demonstrates a continued pattern of industrial activity taking place within the study area.
- 3.47. Evidence of land reclamation has been identified c. 245m east of the Site (Fig. 2, **I**) (Tucker, 1995). A new land surface is observed to have been established by the 16th century, interpreted as plough soil, indicating that this land was an open field. Further reclamation of land was observed to have occurred in the 17th and 18th century along the riverside bank. A series of 17th century dump deposits were also identified, alongside timber waterfronts dating to the 17th and 18th centuries.
- 3.48. The Site of Kingston Town hall (Fig. 3, **23**) is located c. 450m south-east of the Site. This indicates that key elements of the post-medieval civic centre of Kingston are located within the study area.
- 3.49. A post medieval boat yard (Fig. 3, **33**) was identified c. 260m east of the Site. this was established in 1740 and is now demolished. The boat yard shows the importance the river as an access and trade route prior to the construction of the railway line through to Kingston.

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- 3.50. Further evidence of post medieval occupation within the study area was revealed (Fig. 3, **20**) c. 450m south-east of the Site where occupational layers gave a 18th-19th century date for activity in this area. A post medieval house was also identified (Fig. 3, **24**) c. 330 south-east of the Site.

Modern (1801 - present)

West bank of the Thames (Hampton Wick)

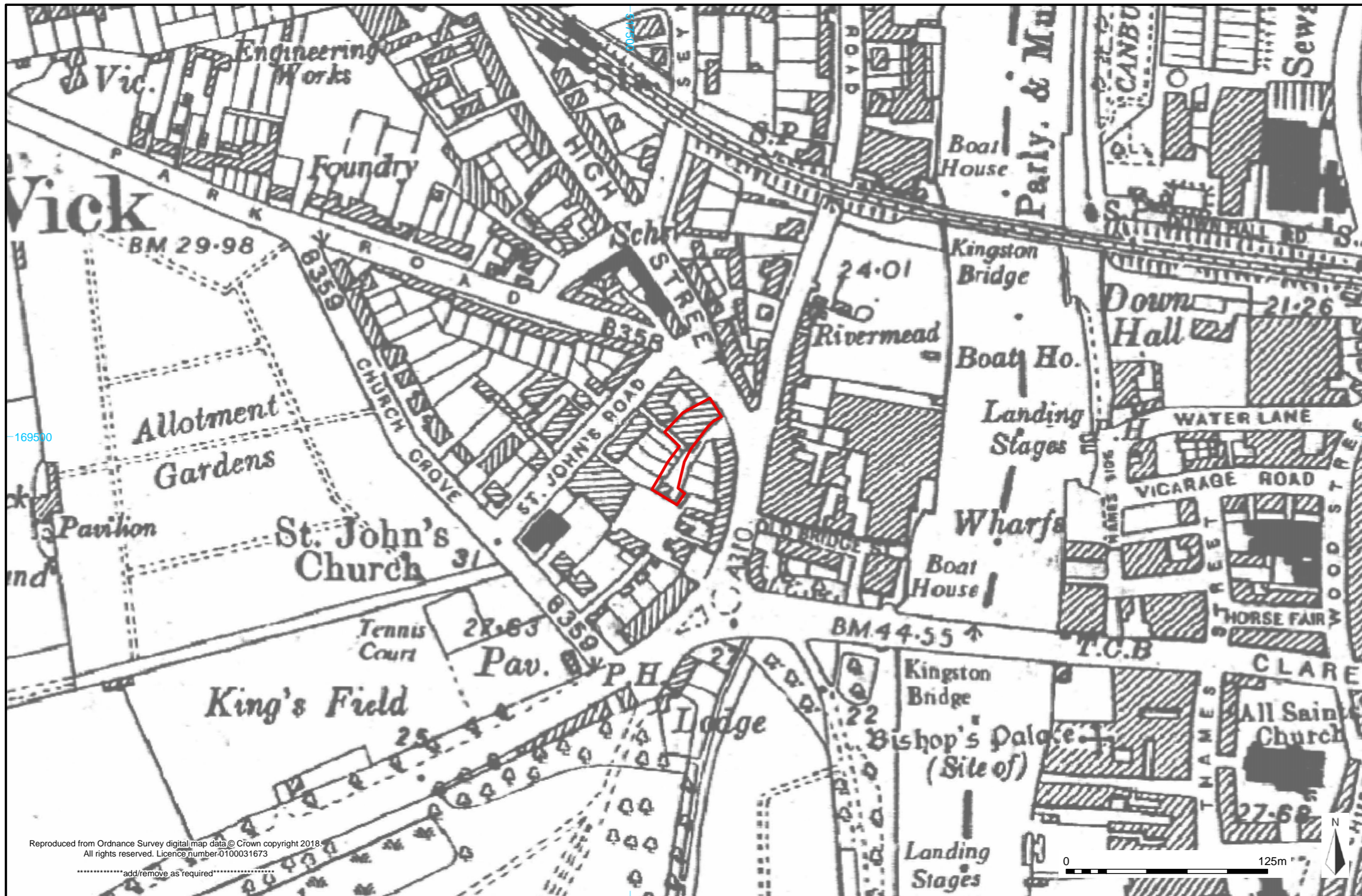
- 3.51. The 1816 first series Ordnance Survey map displays there to be some buildings within the vicinity of the Site and possibly within the Site. The scale of the map does not allow for accurate depiction, though it is clear that by 1816 the High Street of Hampton Wick is beginning to develop, and buildings are present on the outer boundaries of Bushy Park.
- 3.52. There is no Tithe map for the area of land occupied by the Site. As such, land ownership and use for that period cannot be known. Although it is likely that during this time Hampton Wick was continuing to develop as a small village on the outskirts of Bushy Park, Hampton Court Park and Kingston upon Thames.
- 3.53. In 1863 the Kingston loop line of the London and South Western Railway was constructed transecting the study area c. 150m the north of the Site. This connected Kingston upon Thames and Hampton Wick with wider London through a means other than the Thames, or existing road networks; allowing for faster and easier travel and aiding the development of Hampton Wick as an emerging town in the 19th century.
- 3.54. The 1869 Ordnance Survey map shows the High Street to be fully developed, with buildings visible in the southern portion of the Site which appear to be associated with 17/19 High Street, possibly in the form of workshops or garages.



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.....add/remove as required.....

1869 OS Map of Hampton Wick, Site outlined in Red

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- 3.55.** The 1871-1874 Ordnance Survey County Series map depicts the Site to be occupied with buildings fronting the High Street. The 1880 Ordnance Survey County Series map shows there to be a series of smaller buildings fronting the High Street within the Site and some buildings in the southern portion of the Site, these possibly represent garages. These buildings are still present on the Ordnance Survey 1896-1898 map, no changes are observed to have taken place within the Site. The 1885-1900 Ordnance Survey which illustrates there to be a building occupying at least the north-western portion of the Site. By the 1888-1913 Ordnance Survey Map the Site is shown to be fully occupied by buildings fronting on to the High Street, with structures also present in the southern portion of the Site, these may be related to those fronting the High Street at 29 but may be associated with 17/19 High Street.
- 3.56.** Number 25 High Street was built by 1893 but was then demolished in 1903 and rebuilt in 1910 (Hampton Wick History). It is possible that the buildings on the Site underwent similar phases of demolition and construction, and this may be reflected in below ground remains within the Site.
- 3.57.** Evidence of small scale modern era activity within the vicinity of the Site was recorded in the form of a 20th century pit associated with pub debris was identified c. 25m south of Site (Fig. 2, Y) (Cowie 2000).
- 3.58.** The 1940 Ordnance Survey map shows the Site to be largely vacant in the southern portion, and resembles the form of the Site today, with the structures visible in the southern portion of the Site on earlier maps now demolished.
- 3.59.** The 1944-1969 Ordnance Survey map shows the Site to be largely vacant in the southern portion, much as it stands today, indicating that the structures seen to be present in the 1888-1913 Ordnance Survey Map have since been demolished. 29 High street is shown to have an engineering works at its rear which curves to the west backing along to 39 High Street.
- 3.60.** The Site appears to have not undergone any further development or changes in the 1987-1992 OS Plan. Which shows the structures fronting onto the High Street to be present, but no further development in the southern portion of the Site is depicted.



1940 OS Map of Hampton Wick, Site outlined in Red

East bank of the Thames (Kingston upon Thames)

- 3.61. Demolition debris from 18th to 19th century brick structures was identified c. 100m east of the Site (Fig. 3, **32**). This shows the removal of structures which used to front the south side of Old Bridge Street at the end of the 19th to beginning of the 20th century. An 18th/19th century brick lined cess pit (Fig. 3, **34**) (Fig. 2, **O**) (Cowie 2005) was identified c. 220m north of the Site alongside a post medieval pit, of unknown function.
- 3.62. The remains of post medieval buildings were identified directly to the east of the Site (Fig. 3, **26**), this comprised evidence of a number of phases of buildings identified as brick walls, brick floor and a brick cellar of an 18th to 19th century date. These were dug into the natural deposits which were encountered at a level of 6.85m OD.
- 3.63. Metal detector scanning (Fig. 2, **Z**) (Potter 1999) recovered a cast alloy copper plate, which would have formed the back cover to a Greek Orthodox edition of the Gospels (see Fig. 3, findspot post medieval). This represents the potential in the Thames and along the foreshore for chance, unstratified finds, but does not indicate archaeological potential within the Site.
- 3.64. Evaluation at All Saints Church (Fig. 2, **S**) (Porteus 2010) c. 380m south of the Site identified, 19th century tombs and headstones and a number of burials sealed with 19th century deposits at 7.57m OD. The burials may relate to an earlier phase of activity within the church, potentially associated with the medieval phase of use (Fig. 3, **5**).
- 3.65. A late post-medieval made ground dating to mid to late 19th century occupation was revealed c. 350m south east of Site (Fig. 2, **D**) (AOC Archaeology Group 2017). This was revealed in the form of a truncated red brick wall associated with a large ceramic pipe feeding into a red and yellow brick soakaway.
- 3.66. The site of a pub (Fig. 3, **35**) is located c. 400m south east of the Site. This was depicted on the first edition Ordnance Survey map, but was demolished to make way for a new shopping development. A Butchers shop (Fig. 3, **22**) is known to have been located c. 100m east-south-east of the Site, this is now demolished. Illustrating a pattern of redevelopment and change of functions within Kingston upon Thames.

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- 3.67. Kingston Power Station was located c. 275m north-east of the Site (Fig. 3, **36**) it was constructed in the 19th century and closed in the 1960s. This demonstrates industrial activity taking place in the post medieval period within the study area.
- 3.68. Public riverside gardens were completed in 1890 (Fig. 3, **37**) c. 300m north-east of the Site. The gardens originally occupied a narrow area adjoining the towing path, the gardens were raised above the level of the towing path and a network of paths was created following the boundaries of the gardens and linking with access points. This illustrates a phase of Victorian planning taking place within the study area. The garden area has been altered and added to since 1890 with the addition of pavilions and bandstands. The removal of the power station has improved the park.
- 3.69. The site of a Second World War pillbox was identified c. 300m south east of the Site (Fig. 3, **38**) this was probably square in form and allowed for a field of fire across the road junction and south along the road, only part of one wall remains. This demonstrates the defences granted to Kingston upon Thames during the Second World War.

Undated features

- 3.70. An excavation (Fig. 2, **R**) (Barrowman 2012) revealed a series of undated features c. 300m north-east of the Site (Fig. 3, **39**). These comprised, a ditch, stakeholes, a possible pit and a series of postholes. None of these features could be dated from the contents of their fills or their form, as such it is unclear as to their origin and function. Though it is thought possible that these may relate to roman activity.

4. ARCHAEOLOGICAL SIGNIFICANCE & POTENTIAL EFFECTS

Previous impacts

- 4.1. The Site is currently occupied with a built structure that was constructed with a shallow basement in the late 19th to early 20th century. This will have removed a depth of any present archaeological features within the footprint of the basement. It is likely that the current structure was not the first building on the Site, and the construction of the former building(s) will have had a negative impact on any present archaeological remains. The possible garage structures identified in the southern portion of the Site on the 1888-1913 Ordnance Survey Map, will have had a negative impact on any present archaeological remains during their construction and subsequent demolition. It is likely that the potential post medieval structures within the Site will have caused some truncation during their construction and their demolition.

The significance of known and potential archaeological remains within the Site

- 4.2. This assessment has identified that no known archaeological remains are located within the Site. The assessment has however identified the Site to have the potential to contain remains dating to the post-medieval period, such as the former structures in the southern portion of the Site and the possible demolition and construction of No. 29 in the early 20th century. These remains are likely to be similar in form to those which were identified to the south east of the Site when 25-27 High Street were subject to excavation. Any remains dating to the post-medieval period identified within the Site would likely be of limited, local, significance. The Site lies in an area which was not heavily utilised in the medieval period, this may be due to the risk of flooding due to the proximity of the Site to the Thames.

Potential development effects

- 4.3. No known archaeological remains have been identified within the Site, and there is considered to be a low potential for any significant unknown archaeological remains to survive buried within the Site. It is anticipated that no significant archaeological remains will therefore be truncated by the proposed development.
- 4.4. Any truncation (physical development effects) upon those less significant archaeological remains identified within the Site would primarily result from groundworks associated with construction. Such groundworks might include:

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- pre-construction impacts associated with demolition and ground investigation works;
 - ground reduction;
 - construction ground works, including excavation of existing building foundations, service trenches and stripping for roads/car parks;
 - excavation of new, deeper, basements.

5. CONCLUSIONS

- 5.1. This assessment has included a review of a comprehensive range of available sources, in accordance with key industry guidance, in order to identify known and potential heritage assets located within the Site and its environs which may be affected by the proposals. The significance of the identified known and potential heritage assets has been determined, as far as possible, on the basis of available evidence. The potential effects of the proposals on the significance of identified heritage assets of archaeological interest, have been assessed. Any physical effects of the proposals upon the significance of the heritage resource will be a material consideration in the determination of the planning application for the proposal.
- 5.2. This assessment has found the Site to be in an area of low archaeological potential for the prehistoric and Roman periods. Whilst there is the potential for chance finds of prehistoric or Roman period material, as has been seen elsewhere, this is considered to be unlikely.
- 5.3. This assessment has found the Site to have a low archaeological potential for remains dating to the medieval period. A number of archaeological investigations have been carried out close to the Site with little or no medieval evidence being recorded. The focus of medieval activity is observed to be across the river in Kingston, and it is therefore unlikely for the Site to contain substantial evidence of medieval activity.
- 5.4. This assessment has found the Site to have a moderate to high archaeological potential for remains dating to the post-medieval period. These are likely to relate to the initial phases of the construction of Hampton Wick High Street and the structures observed on early editions of ordnance survey mapping, and any present archaeological remains would be of limited, local, significance.
- 5.5. It is likely that trial trenching and further archaeological analysis will need to be undertaken on this Site to fully understand the archaeological potential, and in order to assess the significance of any present archaeological resource and investigate the former form and purpose of the structures located in the southern portion of the Site. However, given the Sites constraints and the existing structures present it is likely that any archaeological works would need to be undertaken as a condition of any planning consent granted.

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APPENDIX 1: HERITAGE STATUTE POLICY & GUIDANCE

Heritage Statute: Scheduled Monuments

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the ‘setting’ of Scheduled Monuments.

National heritage policy: the National Planning Policy Framework

Heritage assets and heritage significance

Heritage assets comprise ‘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’ (the NPPF (2019), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2019), Annex 2). The NPPF (2019), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states *that ‘Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’* It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be *made ‘based on sound evidence’,* with this information *‘accessible to the public to provide greater clarity and certainly for developers and decision makers’.*

This defines *non-designated heritage assets* as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a *non-designated heritage asset*, it is assumed that it has not met criteria for the plan-making body to define it as such, and will be referred to as a *heritage asset* for the purpose of this report.

The assessment of *non-designated heritage assets* and *heritage assets* will be equivalent in this report, in line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning as set out within the provisions of the NPPF, should there be any effect to significance.

Levels of information to support planning applications

Paragraph 189 of the NPPF (2019) identifies that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

Designated heritage assets

Paragraph 184 of the NPPF (2019) explains that heritage assets 'are an irreplaceable resource and should be conserved in a manner appropriate to their significance'. Paragraph 193 notes that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'. Paragraph 194 goes on to note that 'substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance (notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites)...should be wholly exceptional'.

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

Development Plan

London Borough of Richmond Upon Thames (2018)

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.

Policy LP 11

Subterranean developments and basements

A. The Council will resist subterranean and basement development of more than one storey below the existing ground level to residential properties or those which were previously in residential use.

B. Proposals for subterranean and basement developments will be required to comply with the following:

1. extend to no more than a maximum of 50% of the existing garden land or more than half of any other undeveloped garden area (this excludes the footprint of the original building);
2. Demonstrate the scheme safeguards the structural stability of the existing building, neighbouring buildings and other infrastructure, including related to the highway and transport; a Structural Impact Assessment will be required where a subterranean development or basement is added to, or adjacent to, a listed building.
3. use natural ventilation and lighting where habitable accommodation is provided;

4. include a minimum of 1 metre naturally draining permeable soil above any part of the basement beneath the garden area, together with a minimum 200mm drainage layer, and provide a satisfactory landscaping scheme;

5. demonstrate that the scheme will not increase or otherwise exacerbate flood risk on the site or beyond, in line with policy LP 21 Flood Risk and Sustainable Drainage;

6. demonstrate as part of a Construction Management Statement that the development will be designed and constructed so as to minimise the impact during construction and occupation stages (in line with the Local Environmental Impacts, Pollution and Land Contamination policy of this Plan);

C. Proposals for subterranean and basement developments, including extensions, as well as lightwells and railings, will be assessed against the advice set out in the Council's SPDs relating to character and design as well as the relevant Village Planning Guidance and the forthcoming SPD on Basements and Subterranean Developments. Applicants will be expected to follow the Council's Good Practice Guide on Basement Developments

4.11.12 Due to the potential irreversible detrimental harm to the historic integrity and risks to structural damage, particular care and attention needs to be taken where a subterranean or basement development could affect a designated heritage asset, such as a listed building or the associated garden land of a listed building. Proposals will also need to consider the potential archaeological impacts in Archaeological Priority Areas (APAs) where relevant. Therefore, where a subterranean development or basement is added to, or adjacent to, a listed building, a Structural Impact Assessment, including written confirmation that the applicant will pay for the structural report to be independently assessed, will be required.

Good Practice Advice

Historic England has issued three Good Practice Advice notes ('GPA1-3') which support the NPPF. The GPAs note that they do not constitute a statement of Government policy, nor do they seek to prescribe a single methodology: their purpose is to assist local authorities, planners, heritage consultants, and other stakeholders in the implementation of policy set out in the NPPF. This report has been produced in the context of this advice, particularly 'GPA2 – Managing Significance in Decision-Taking in the Historic Environment'.

GPA2 - Managing Significance in Decision-Taking in the Historic Environment

GPA2 sets out the requirement for assessing 'heritage significance' as part of the application process. Paragraph 8 notes 'understanding the nature of the significance is important to

understanding the need for and best means of conservation.’ This includes assessing the extent and level of significance, including the contribution made by its ‘setting’ (see GPA3 below). GPA2 notes that ‘a desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so’ (Page 3).

Heritage significance

Discussion of heritage significance within this assessment report makes reference to several key documents. With regard to Listed buildings and Conservation Areas it primarily discusses ‘architectural and historic interest’, which comprises the special interest for which they are designated.

The NPPF provides a definition of ‘significance’ for heritage policy (Annex 2). This states that heritage significance comprises ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic’. This also clarifies that for World Heritage Sites ‘the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance’.

Regarding ‘levels’ of significance the NPPF (2019) provides a distinction between: designated heritage assets of the highest significance; designated heritage assets not of the highest significance; and non-designated heritage assets.

Historic England’s ‘Conservation Principles’ expresses ‘heritage significance’ as comprising a combination of one or more of: evidential value; historical value; aesthetic value; and communal value:

- Evidential value – the elements of a historic asset that can provide evidence about past human activity, including physical remains, historic fabric, documentary/pictorial records. This evidence can provide information on the origin of the asset, what it was used for, and how it changed over time.
- Historical value (illustrative) – how a historic asset may illustrate its past life, including changing uses of the asset over time.
- Historical value (associative) – how a historic asset may be associated with a notable family, person, event, or moment, including changing uses of the asset over time.

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- Aesthetic value – the way in which people draw sensory and intellectual stimulation from a historic asset. This may include its form, external appearance, and its setting, and may change over time.
 - Communal value – the meaning of a historic asset to the people who relate to it. This may be a collective experience, or a memory, and can be commemorative or symbolic to individuals or groups, such as memorable events, attitudes, and periods of history. This includes social values, which relates to the role of the historic asset as a place of social interactive, distinctiveness, coherence, economic, or spiritual / religious value.

Effects upon heritage assets

Heritage benefit

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 200 of the NPPF (2019) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

Heritage harm to designated heritage assets

The NPPF (2019) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.

Effects upon non-designated heritage assets

The NPPF (2019) paragraph 197 guides that ‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

APPENDIX 2: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
A	Bushy Park – 15th century royal deer park	I Park/15th century	515595 169801	1000281 DLO32832
B	Hampton Court – 16th century garden and parkland attached to Hampton Court Palace	I Park/16th century	516729 168277	1000108 DLO32858
C	Clattern Bridge Bridge with 12th century Origin	Scheduled Monument /Medieval	517858 169091	1002021
1	Mesolithic Peat (deposit)	Mesolithic	517655 169505	MLO74305
2	Roman Structure, comprising ditches	Roman	517600 169600	MLO3940
3	Moot Hall (former site of)	410-1065	517905 169225	MLO19632
4	Palace (former site of)	800-1539	517785 169305	MLO19628
5	Chapel (1000-1065) (former site of)	Early medieval	517905 169305	MLO66620
6	Kiln (remains of)	medieval	517805 169405	MLO63361
7	Hospital (Site of former)	Medieval	517805 169405	MLO13039
8	Timber market (Site of former)	Medieval	517905 169405	MLO10540
9	Boat (findspot)	Medieval	517641 169372	MLO70868
10	Bridge (medieval in origin)	Medieval	517712 169379	MLO5841
11	Building (Site of former)	Medieval	517965 169260	MLO24232
12	Chapel (Site of)	Medieval to post medieval	517913 169285	MLO15581
13	Guildhall (Site of former)	Medieval to post medieval	517905 169225	MLO3241
14	Occupational evidence	Medieval to post medieval	517835 169245	MLO24071
15	Inn (Site of former)	Medieval to post medieval	517875 169183	MLO18762
16	Building (Site of former)	Medieval to post medieval	517575 169445	MLO65929
17	Ditch and features	Medieval to post medieval	517592 169476	MLO109056

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
18	Churchyard	Medieval to modern	517904 169307	MLO118441
19	Concentration of activity, comprising shops and houses	Post medieval	517865 169421	MLO10551 MLO17198 MLO17661 MLO23143 MLO23144 MLO24416 MLO24669 MLO63303 MLO63333 MLO66451 MLO8106-8 MLO8116-22 MLO8128-34 MLO8141-42 MLO8146-50 MLO8155 MLO9336
20	Occupation Site (evidence of)	Post medieval	517805 169105	MLO63329
21	Building (Site of former)	Post medieval	517625 169425	MLO67735
22	Shop (Site of former)	Post medieval	517930 169197	MLO8151
23	Town hall (former site of)	Post medieval	517905 169225	MLO73988
24	House (Site of former)	Post medieval	517792 169260	MLO17577
25	Ditch/ pit	Post medieval	517600 169600	MLO3887
26	Cellar (remains of)	Post medieval	517551 169505	MLO98628
27	Pit (dump pit)	Post medieval	517491 169498	MLO97696
28	Pit (dump pit)	Post medieval	517485 169475	MLO75666
29	Pit (dump pit)	Post medieval	517525 169435	MLO74883
30	Building (Site of former)	Post medieval	517655 169505	MLO74307
31	Building (Site of former)	Post medieval	517625 169425	MLO67735
32	Building (Site of) / dump (evidence of)	Post medieval	517615 169425	MLO64416 MLO64414
33	Boat yard (Site of post-medieval)	Post medieval	517824 169521	MLO88164
34	Cess pit, brick lined 18th/19th century	Post medieval	517491 169755	MLO98138

Ref	Description	Grade/Period	NGR	HE ref. HER ref. HEA ref.
35	Public house, (Site of former)	Post medieval to modern	517865 169230	MLO8111
36	Power station, (Site of former)	Post medieval to modern	517859 169672	MLO104923
37	Public gardens, comprising a bandstand, bowling green and pavillion	Victorian to modern	517812 169751	MLO118446
38	WWII Pillbox	WWII	517800 169298	MLO105576
39	Undated features comprising a ditch, pit and postholes	Undated	517883 169737	MLO104922

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