

# ARCHAEOLOGICAL DESK BASED ASSESSMENT

St Clare Business Park, Hampton Hill

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St Clare Business Park,  
Hampton Hill  
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## ARCHAEOLOGICAL DESK BASED ASSESSMENT

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### Quality Management

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**Project Contact:****RPS****Matthew Smith BSc (Hons) MCIfA  
Director**20 Farringdon Street  
London, EC4A 4AB**T** +44 20 3691 0500**E** matthew.smith@rpsgroup.com**Prepared for:****Notting Hill Home Ownership Ltd**

## EXECUTIVE SUMMARY

- The study site at St Clare Business Park, in the London Borough of Richmond-upon-Thames, has been reviewed for its below ground archaeological potential in advance of proposed redevelopment.
- In terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- The study site does not lie within an Archaeological Priority Area, as defined by the London Borough of Richmond-upon-Thames.
- In view of the available evidence, the study site can be considered to have an overall low potential for significant archaeological remains from all periods of past human activity.
- Cumulative past development and land use impacts at the study site can be considered significant and widespread, resulting from multiple phases of 20th century redevelopment, gravel extraction, and agricultural & horticultural activity.
- In view of the identified limited archaeological potential at the study site, and anticipated widespread past below ground impacts, it is the recommendation of this assessment that no further archaeological mitigation measures are necessary in this instance.

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# 1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment was originally prepared in 2019 by Tony Brown, and is now being updated in 2021 by Alex Slater and edited by Matthew Smith of RPS Heritage on behalf of Notting Hill Home Ownership Ltd.
- 1.2 The subject of this assessment comprises the site of St Clare Business Park, Hampton Hill, in the London Borough of Richmond-upon-Thames, hereafter referred to as the “study site”. The study site is centred at TQ 14193 70890 and encloses approximately 0.85ha. The study site is bounded by Windmill Road and a small number of properties to the north, Holly Road and residential and light commercial properties to the south and east, and a railway line to the west (Fig. 1).
- 1.3 In accordance with central, and local government policy and guidance on archaeology and planning, including ‘Standard and Guidance for Historic Environment Desk-Based Assessments’ (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.4 This desk-based assessment comprises an examination of evidence on the Greater London Historic Environment Record (GLHER) and other sources, including the London Borough of Richmond-upon-Thames Local Studies Library. The report also includes the results of a comprehensive map regression exercise charting the use of the study site from the 18th century to the present.
- 1.5 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 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

### National Planning Policy

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in July 2021. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.

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 a contribution towards 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 identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds, or potentially holds, 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 designated under the relevant legislation.

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 of a heritage asset* 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 publicly 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.

## Local Planning Policy

### London Plan

- 2.14 The proposed development has been assessed against relevant policies in the London Plan (March 2021). Chapter 7 'Heritage and Culture' contains relevant policies. Of particular relevance to archaeological sites within Greater London is policy HC1 as follows:

#### HC1 Heritage and Conservation Growth

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant 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, and interpretation of, 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 conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.**
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings, should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.**
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.**
- E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and re-use.**

## **London Borough of Richmond Upon Thames**

- 2.15 The site is located within the London Borough of Richmond-upon-Thames, which adopted a new Local Plan in July 2018, superseding the previous Local Plan, Core Strategy and Development Management Plan.
- 2.16 The Local Plan contains the following policy relating to the historic environment:

### **Policy LP 3**

#### **Designated Heritage Asset**

- A. The council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing conservation areas, listed buildings, scheduled monuments as well as the registered historic parks and gardens, will be conserved and enhanced by the following means:**



1. Give great weight to the conservation of the heritage asset when considering the impact of a proposed development on the significance of the asset.
  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.

- 2.17 A 'Pre-Publication' Draft for a new Local Plan is currently being prepared for the London Borough of Richmond and is due to be adopted in Autumn 2024. The Draft Local Plan contains the following relevant policy:

##### Policy 29. Designated heritage assets

- 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. Careful and sensitive maintenance, management and reuse of heritage assets also saves embodied carbon and avoids the carbon dioxide of constructing new buildings.
  - 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.**
- F. Sympathetic measures to make energy and carbon savings in historic and listed buildings are encouraged, by adopting a 'whole house' approach and understanding all the factors that affect energy use. Any potential damages to the structure or heritage value, or impacting the setting of, historic buildings have to be avoided.**

**Policy 30. Non-Designated Heritage Assets**

- A. 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, locally listed historic parks and gardens and other local historic features.

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

**Policy 33. Archaeology**

A. 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. This is in accordance with London Plan Policy HC1 Heritage conservation and growth.

B. Desk based assessments and, where necessary, archaeological field evaluation will be required before development proposals are determined, where development is proposed on sites of archaeological significance or potential significance

2.18 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

## 3 GEOLOGY AND TOPOGRAPHY

### Geology

- 3.1 The solid geology of the study site is shown by the British Geological Survey website (Accessed 14th June 2022) as London Clay Formation – Clay, Silt and Sand – having formed approximately 48 to 56 million years ago in the Palaeogene Period.
- 3.2 Overlying the London Clay are Taplow Gravel Member – Sand and Gravel – deposits, having formed up to 2 million years ago in the Quaternary Period.
- 3.3 No site-specific geotechnical data is currently available for the study site.

### Topography

- 3.4 The study site lies on a generally flat area, at c. 17m above Ordnance Datum.
- 3.5 No naturally occurring watercourses or standing bodies of water are known to be present within the study site boundaries, or within immediate vicinity. The Longford River flows within c. 160m west from the study site.

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

### Timescales used in this report

#### Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age (including Chalcolithic)	2,500 -	800 BC
Iron Age	800 -	AD 43

#### Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

### Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the study site and surrounding area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site prior to any assessment of any later development or below ground impacts.
- 4.2 What follows comprises a review of known archaeological assets within a 1.25km radius of the study site (Figs. 2a & 2b) 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 18<sup>th</sup> century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the site conditions, later development and below ground impacts, and whether the proposed development is likely to impact archaeological assets and potential archaeological assets identified below.

### Previous Archaeological Work

- 4.4 No archaeological works have previously been undertaken at the study site.

#### Prehistoric

- 4.5 The prehistoric periods (Palaeolithic, Mesolithic, Neolithic, Bronze Age & Iron Age) are scarcely represented within the study area.
- 4.6 The findspot of a Mesolithic flint tranchet axe or adze is recorded c. 1km south-west from the study site (MLO18364).

- 4.7 In addition, a struck or worked flint was encountered c. 1km north-east from the study site (MLO19051), and a flint hammerstone c. 800m east (MLO19031). Both artefacts were broadly attributed to the prehistoric period.
- 4.8 The presence of Taplow Gravel Member mapped at the study site presents a theoretical potential for encountering Palaeolithic artefacts, based on similar evidence recorded within Taplow Gravel terraces elsewhere within the Middle Thames Valley (Juby, 2011). Predicting the presence of Palaeolithic evidence is highly problematic, and the absence of recorded findspots within the study area suggests a low overall theoretical potential for relevant Palaeolithic archaeological remains.
- 4.9 In view of the scant evidence for the remaining prehistoric periods within the study area, the potential for encountering evidence of the Mesolithic, Neolithic, Bronze Age and Iron Age at the study site can likely be considered as low to negligible.

### Roman

- 4.10 The sole evidence of the Roman period within the study area is represented by the findspot of a collection of “small objects”, c. 200m west in 1930 (MLO18994). No further details are available.
- 4.11 In view of the paucity of Roman evidence within the study area, and the uncertain veracity of the scant recorded evidence, a low to negligible overall potential for encountering archaeological evidence of this period can be considered for the study site.

### Saxon/Early Medieval

- 4.12 The Saxon period is scarcely represented within the study area.
- 4.13 A single abraded sherd of Saxon pottery was recorded within the topsoil during an archaeological evaluation c. 400m north-east from the study site (ELO3883, MLO59407).
- 4.14 Accordingly, a low to negligible potential for encountering further evidence of the Saxon period can reasonably be anticipated at the study site.

### Medieval

- 4.15 Hampton is recorded as *Hamntone* in the 1086 Domesday Survey, as a very large manorial estate of 45 households (Domesday Online, accessed 7th September 2018). The name is believed to have stemmed from the Old English *hamm + tun*, indicating a farmstead or estate in a river bend (Mills, 2011: 112).
- 4.16 The core of this settlement is believed to have been c. 1.3km south from the study site, on the banks of the River Thames. Between 1236 and 1514, the manor of Hampton was occupied by the Knights Hospitaller of St John of Jerusalem (Weinreb et al, 2008: 377). The site of the manor was later redeveloped and became Hampton Court Palace during the reign of Henry VIII (1509-1547).
- 4.17 The study site at this time likely lay beyond the area of occupation, possibly within agricultural land.
- 4.18 The medieval deer park preceding Bushy Park, c. 120m east from the study site, is believed to have 15th century origins, but developed primarily from 1500 onwards, enclosing approximately 800 hectares (MLO102806).
- 4.19 Small fragments of a medieval lave quern and 13th-14th century Kingston whiteware pottery were encountered within post-medieval contexts during an evaluation c. 1.25km south from the study site (ELO169).
- 4.20 In view of the scarce relevant artefactual evidence recorded within the study area, and the study site's location beyond the anticipated contemporary limit of settlement, a low to negligible potential

for encountering evidence dating to the medieval period can reasonably be considered for the study site.

### **Post Medieval & Modern (including map regression exercise)**

- 4.21 The few GLHER records for the study area primarily concern post-medieval rural activities and early modern landscape gardening of Bushy Park (Registered Park and Garden, List Entry No. 1000281).
- 4.22 The site of a post-medieval and early modern stables is recorded c. 1km south from the study site (MLO27739), with a nearby contemporary ditch and cultivation soil layer suggesting agricultural activity (MLO71309, MLO71310).
- 4.23 Earthworks relating to garden features and drains, dating to the 18th and 19th centuries, are evident c. 300m south-east from the study site (MLO73817, MLO74257, MLO74258, MLO75640, MLO75642), generally in close proximity to the 19th century country house Upper Lodge (MLO106574).
- 4.24 Rocque's 1754 Map of Middlesex places the study site in a loop of the Longford River, to the west of Upper Lodge and its landscaped gardens. A roadway is depicted within the vicinity of the study site, although the site itself appears to lie in undeveloped land (Fig. 3).
- 4.25 The 1804 Ordnance Survey Drawing further depicts this use and location of the study site, also showing it at the south-eastern boundary of Hampton Common (Fig. 4).
- 4.26 Following a process of enclosure in the early 19th century, the 1826 Hampton Enclosure Map places the study site principally within a single field, and including parts of two smaller fields to the north. The annotations and awards list of the map suggest enclosure of the study site took place between 1811 and 1825 (Fig. 5).
- 4.27 The environs of the study site developed as a new settlement named New Hampton in the early 19th century (Weinreb et al, 2008: 377). By the latter part of the 19th century, the study site principally remained undeveloped. Numerous dwellings had been erected along the present High Street, c. 70m east from the study site, since the 1849 Hampton Tithe Map (not reproduced). A small number of dwellings also appear to have been built on the peripheries of the study site during this time, at the northern, eastern and southern boundaries. Although the 1868 Ordnance Survey does not depict the railway to the immediate west of the study site, a cleared corridor is shown in this location which will be occupied by the railway in subsequent mapping (Fig. 6).
- 4.28 By the end of the 19th century, the London and South Western Railway is shown in its present location. An Old Gravel Pit is labelled alongside it, within the study site boundaries, possibly used to provide material for the railway's construction. A small number of dwellings reside within the study site, and also a collection of glasshouses near to the centre. Immediate beyond the study site, residential development had become widespread (Fig. 7).
- 4.29 By 1890, much of the available land in Hampton Hill (formerly New Hampton) had been adapted for use in nursery gardening. Between 1884 and 1914, the number of nursery gardens grew from one to 49 (Weinreb et al, 2008: 378). The High Street Hampton Hill Conservation Area, to the immediate east of the study site, centres on the early development and core of the settlement of New Hampton (Fig. 2a).
- 4.30 In 1911, the parish of Hampton was described as mostly built over, with small remnants of pasture land (Page, 1911). The number of glasshouses at the study site had increased by 1915, with an orchard also present. Additional dwellings and outhouses have been constructed along the study site's northern boundary. The study site at this time was primarily in use as a garden nursery, with nearby residential development extending further (Fig. 8).



- 4.31 The nursery had fallen out of use by 1961, and had been converted into a builder’s yard. A Works had been constructed at the northern boundary, within the study site (Fig. 9). This same layout and use of the study site is represented in a map of 1973-76 (Fig. 10).
- 4.32 By the early 21st century, much of the existing structures on the study site remained unchanged. One warehouse structure at the western boundary had been extended (Fig. 11). This layout, and the use of the study site as a builder’s/works yard, has continued into the present (Fig. 12).
- 4.33 Agricultural and horticultural use of the study site, and subsequent development, throughout the modern period can be considered unlikely to have left significant archaeological remains. In addition, the post-medieval siting of the study site within undeveloped land along a roadside can be considered unlikely to have contributed to significant below ground archaeological remains.
- 4.34 Accordingly, the archaeological potential for the post-medieval and modern periods at the study site can likely be considered as low.

### Assessment of Significance (Designated Assets)

- 4.35 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.
- 4.36 No designated archaeological assets are recorded within the study site boundaries or within its immediate vicinity.

### Assessment of Significance (Non-Designated Assets)

- 4.37 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below and mapped where possible on Figure 2b:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Prehistoric (Palaeolithic)	Low theoretical potential; moderate significance;
Prehistoric (Mesolithic – Iron Age)	Low to negligible potential; low (local) significance;
Roman	Low to negligible potential; low (local) significance;
Anglo-Saxon	Low to negligible potential; low (local) significance;
Medieval	Low to negligible potential; low (local) significance;
Post Medieval	Low potential; low (local) significance;
Post Medieval & Modern	Low potential; low (local) significance.

- 4.38 In view of the available evidence, the study site can be considered to have an overall low potential for significant archaeological remains from all periods of past human activity.

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

### Site Conditions

- 5.1 The study site is currently occupied by St Clare Business Park, comprising a number of warehouses and buildings used by small commercial outlets associated with automotive services. A large part of the study site is laid to concrete and tarmac hard-standing for access and parking (Fig. 12).
- 5.2 Previous gravel extraction at the study site (see paragraph 4.28) can be considered to have had a significant, localised below ground impact, whereas areas of previous construction can be considered likely to have had a widespread, significant below ground impact.
- 5.3 Furthermore, agricultural and horticultural use of the study site can be considered likely to have had a widespread, moderate below ground impact.

### Proposed Development

- 5.4 Planning permission is sought for the following development:
- 5.5 *Demolition of existing buildings and erection of 1no. mixed use building between three and five storeys plus basement in height, comprising 98no. residential flats (Class C3) and 1,172sq.m of commercial floorspace (Class E); 1no. three storey building comprising 893sq.m of commercial floorspace (Class E); 14no. residential houses (Class C3); and, associated access, external landscaping and car parking.*
- 5.6 Redevelopment proposals are shown at Figure 13. A basement is proposed for the central residential block (Fig. 14).

### Review of Potential Development Impacts on Designated Archaeological Assets

- 5.7 No designated archaeological assets are recorded within the study site boundaries or within its immediate vicinity. Redevelopment at the study site will not have a direct physical impact on any relevant designated assets.

### Review of Potential Development Impacts on Non-Designated Assets

- 5.8 The study site does not lie within an area of archaeological potential, as defined by the London Borough of Richmond-upon-Thames. In addition, the assessment has identified a low overall potential for encountering archaeological remains of all periods of past human activity at the study site, pre-dating the modern period.
- 5.9 Accordingly, the redevelopment proposals can be considered unlikely to have a significant below ground impact on non-designated heritage assets.

## 6 SUMMARY AND CONCLUSIONS

- 6.1 The study site at St Clare Business Park, in the London Borough of Richmond-upon-Thames, has been reviewed for its below ground archaeological potential in advance of redevelopment.
- 6.2 In terms of relevant designated heritage assets, the study site does not lie within the vicinity of a World Heritage Site, Scheduled Monument, Historic Battlefield or Historic Wreck.
- 6.3 The study site does not lie within an Archaeological Priority Area, as defined by the London Borough of Richmond-upon-Thames.
- 6.4 In view of the available evidence, the study site can be considered to have an overall low potential for significant archaeological remains from all periods of past human activity.
- 6.5 Past ground disturbance can be considered significant and widespread, resulting from multiple phases of 20th century redevelopment, gravel extraction, and agricultural & horticultural activity.
- 6.6 In view of the identified limited archaeological potential at the study site, and anticipated widespread past below ground impacts, it is the recommendation of this assessment that no further archaeological mitigation measures are necessary in this instance.

## Sources Consulted

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London Metropolitan Archive  
Richmond upon Thames Local Studies Library  
The National Archive

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Domesday Online – <http://www.domesdaybook.co.uk/>  
Historic England: The National Heritage List for England – <http://www.historicengland.org.uk/listing/the-list/>  
Portable Antiquities Scheme – [www.finds.org.uk](http://www.finds.org.uk)

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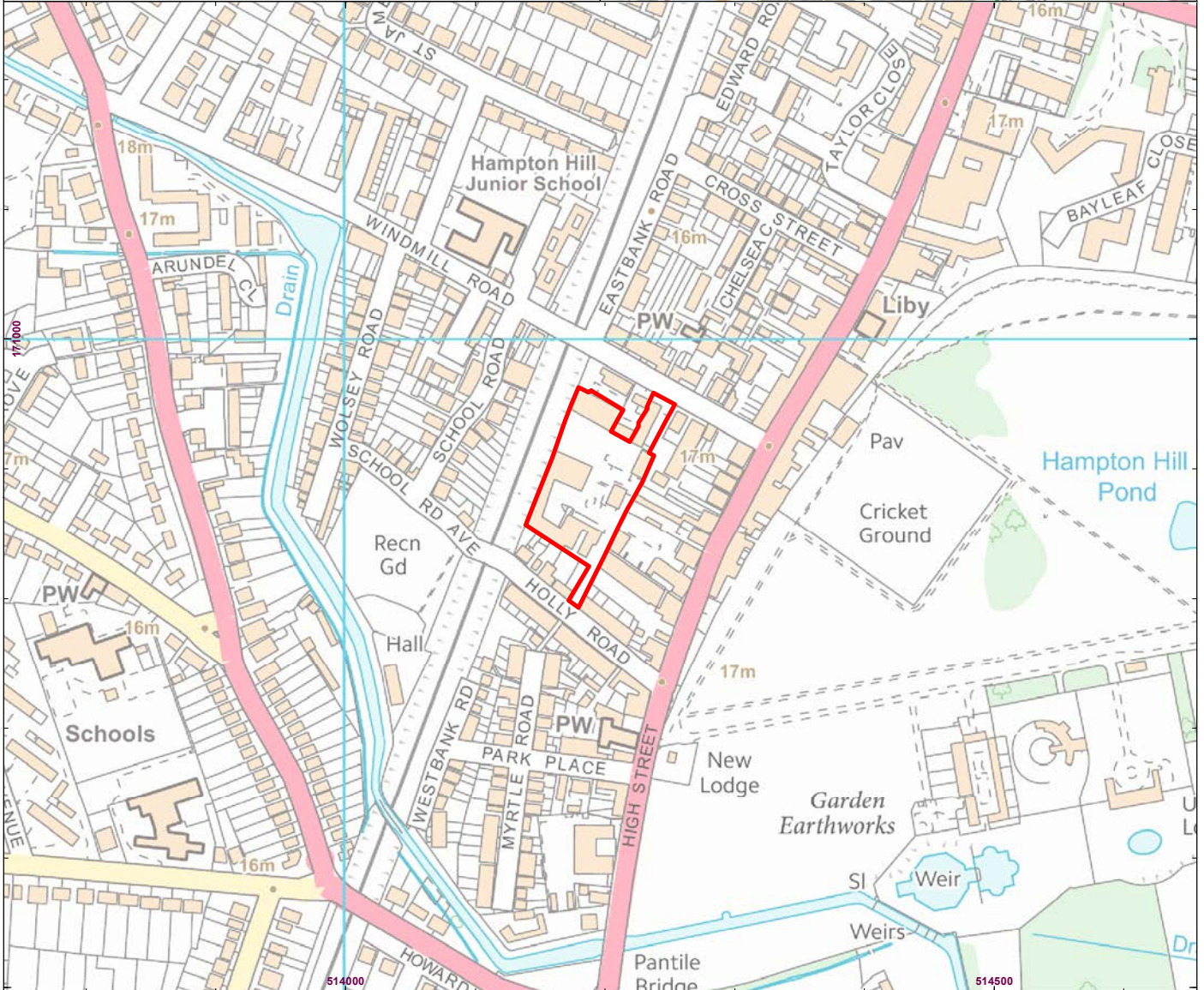
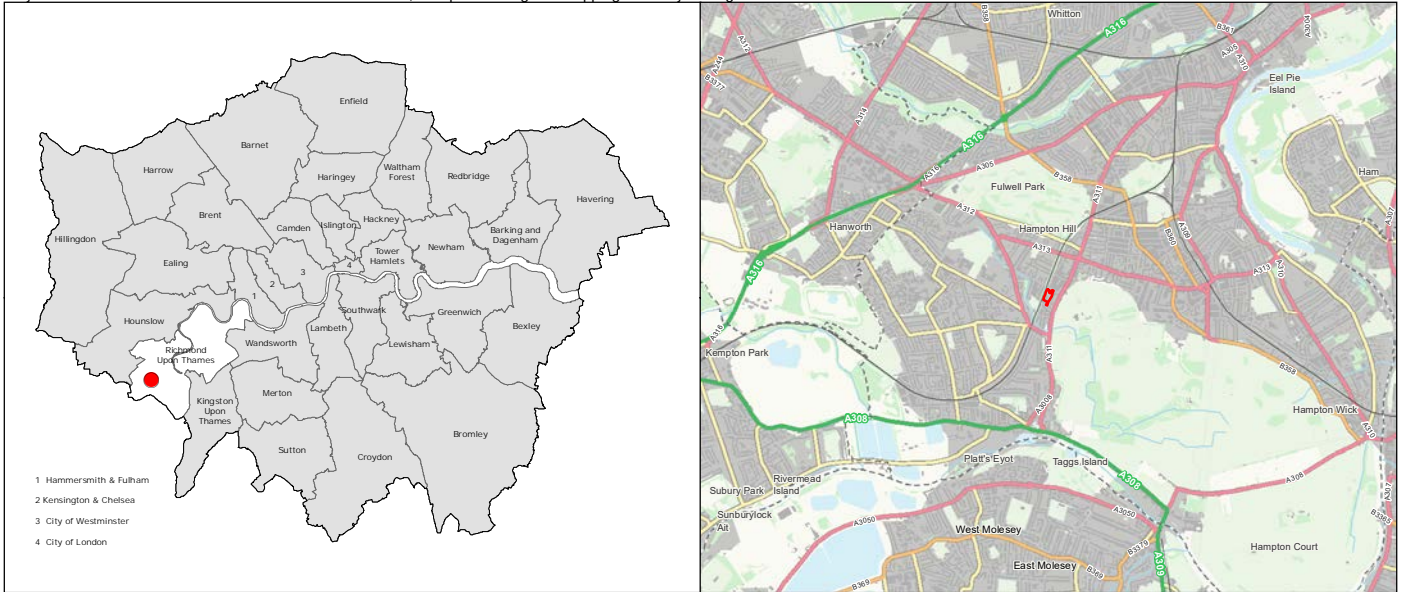
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## Cartographic

- 1754 Rocque's Map of Middlesex
- 1804 Ordnance Survey Drawing
- 1826 Hampton Enclosure Map
- 1868 Ordnance Survey
- 1893-4 Ordnance Survey
- 1915 Ordnance Survey
- 1961 Ordnance Survey
- 1973-76 Landmark Historical Map
- 2003 Google Earth Image
- 2021 Google Earth Image



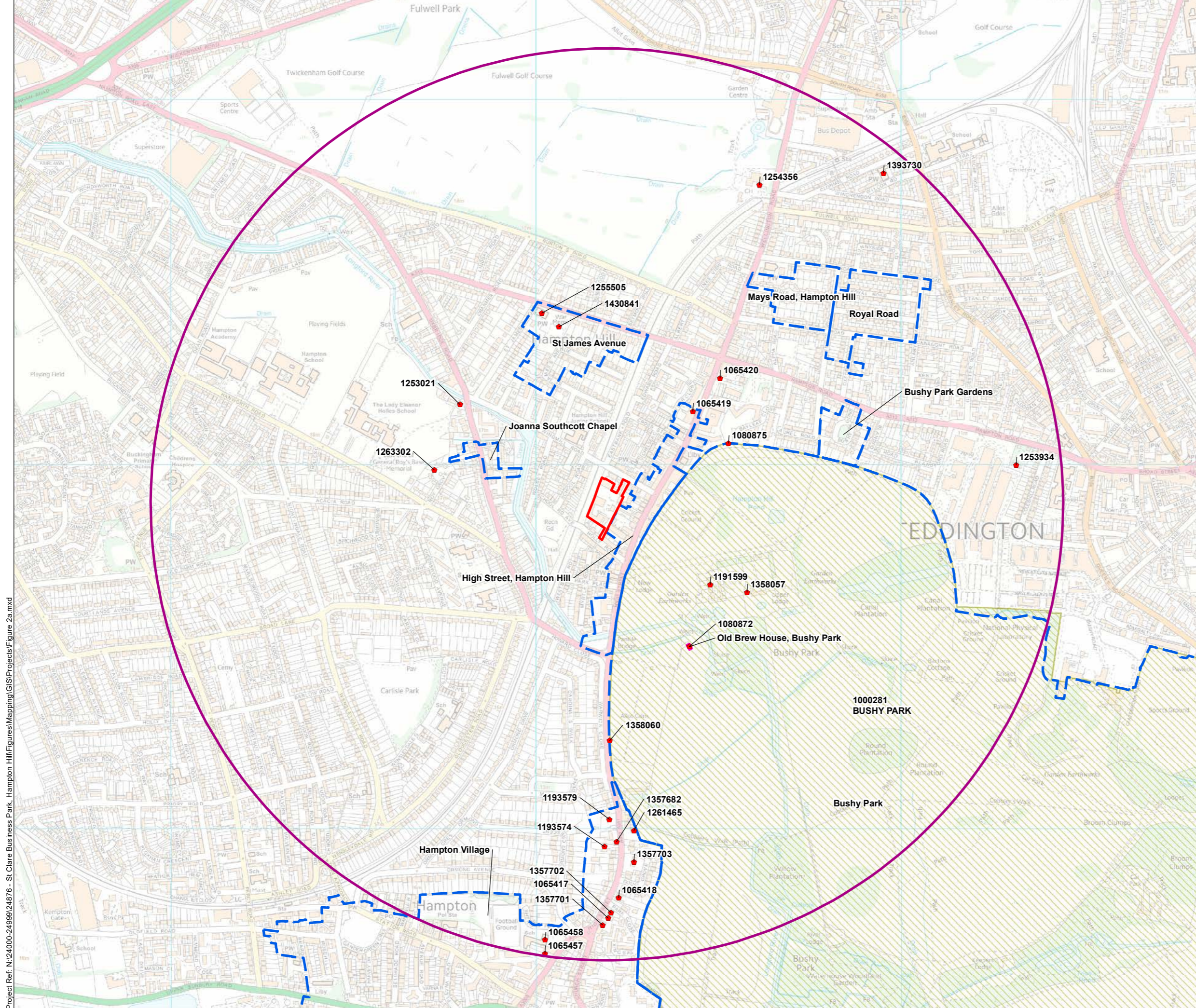
 Site Boundary



0 50 100 150m  
Scale at A4: 1:5,000



Figure 1  
Site Location



**Legend**

- Site Boundary
- Search Radius 1250m

**Designated Heritage Assets:**

- Listed Buildings
- Scheduled Monuments
- Conservation Areas
- Registered Parks & Gardens

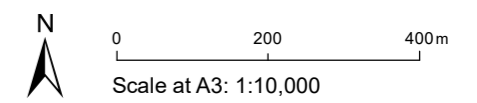
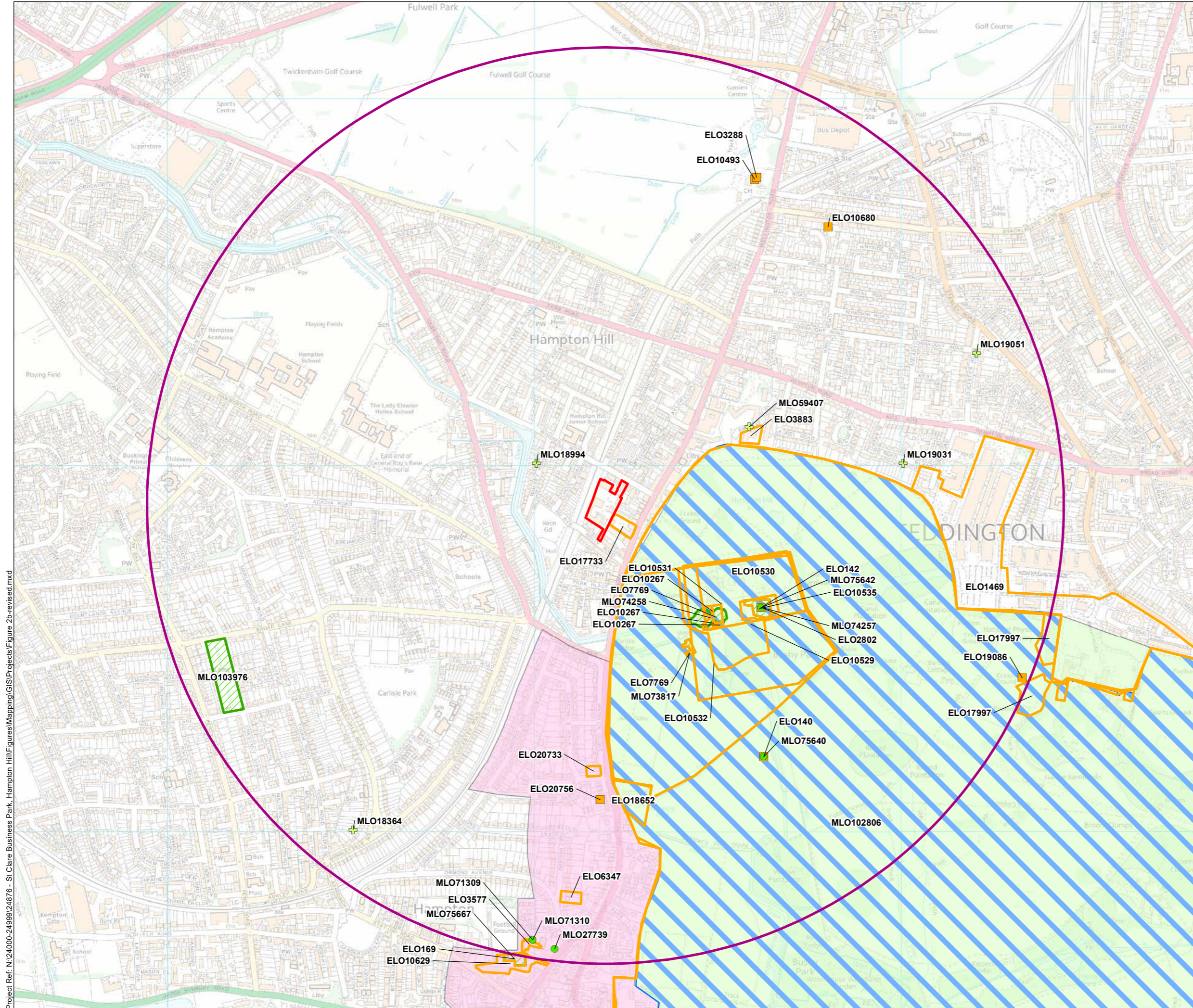


Figure 2a:  
HER Designated Assets Plot (Data from GLHER)

Project Ref: N:\24000-24999\24876 - St. Clare Business Park, Hampton Hill\Figures\Mapping\GIS\Projects\Figure 2a.mxd



**Legend**

Site Boundary

Search Radius 1250m

Non-designated Heritage Assets:

**HER Data Points**

Monument

Find Spot

**HER Data Polygons**

Monument

Park

**Archaeological Priority Areas**

Bushy Park, DLO33452

Hampton, DLO33450

Previous Archaeological Work:

HER Event Points

HER Event Polygons

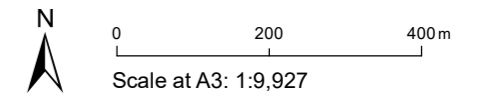



Figure 2b:

HER Non-Designated Assets and Events Data Plot (Data from GLHER)





 Site Boundary (approximate)




Not to Scale:  
Illustrative Only



Figure 3:

1754 Rocque's Map of Middlesex



 Site Boundary (approximate)




Not to Scale:  
Illustrative Only



Figure 4:

1804 Ordnance Survey Drawing



 Site Boundary (approximate)

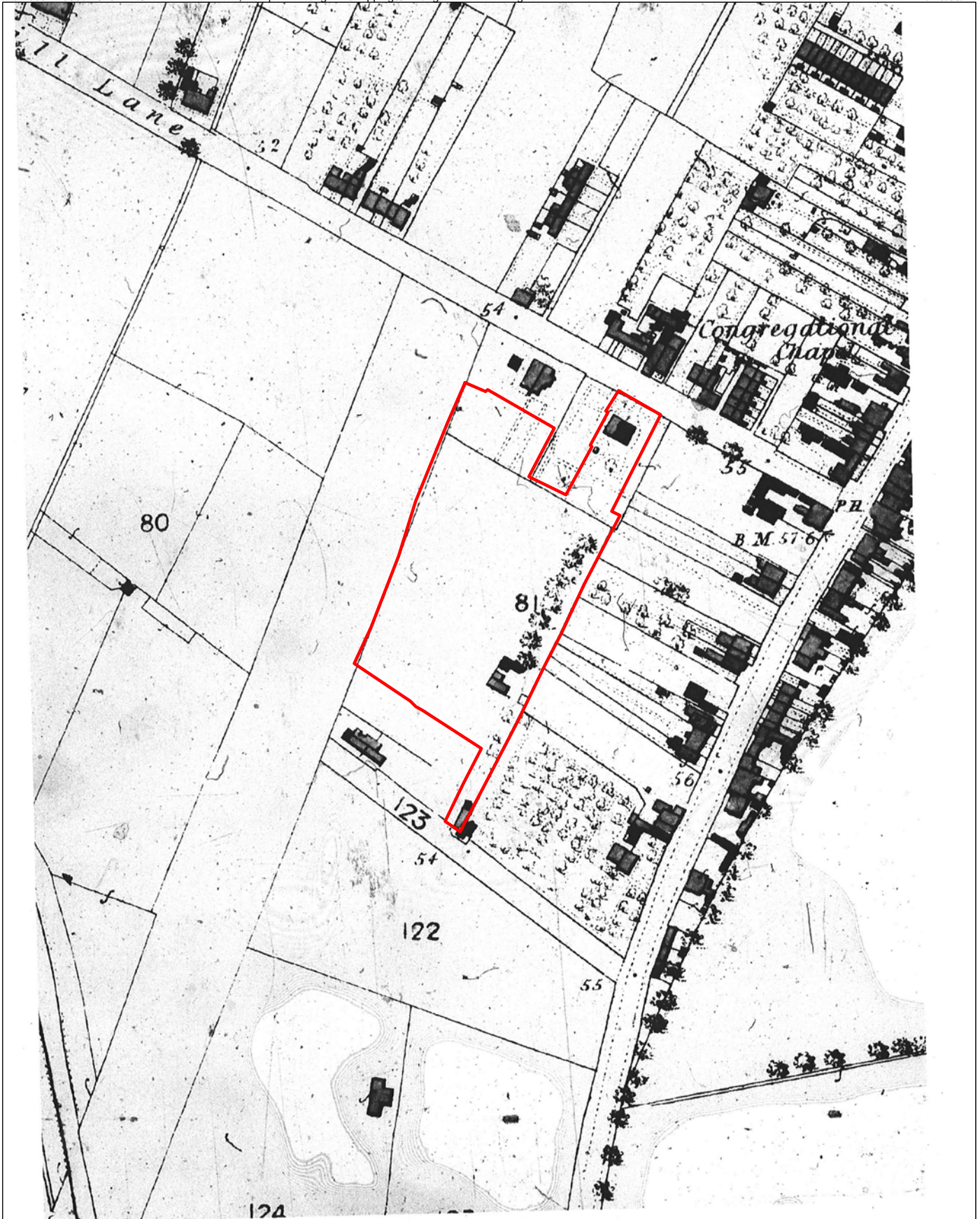



Not to Scale:  
Illustrative Only



Figure 5:

1826 Hampton Enclosure Map



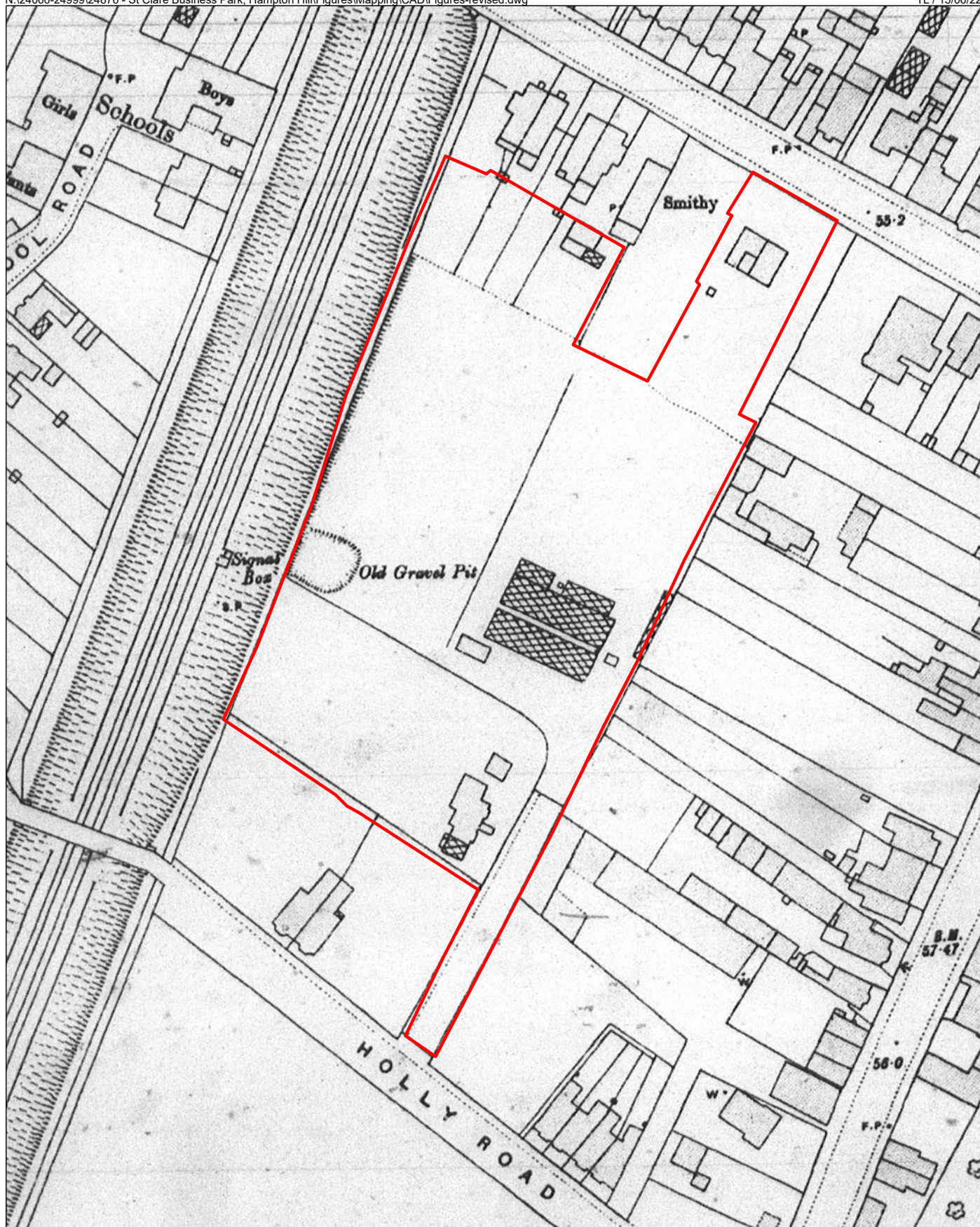
 Site Boundary (approximate)



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Scale at A4: 1:2000



Figure 6:  
1868 Ordnance Survey



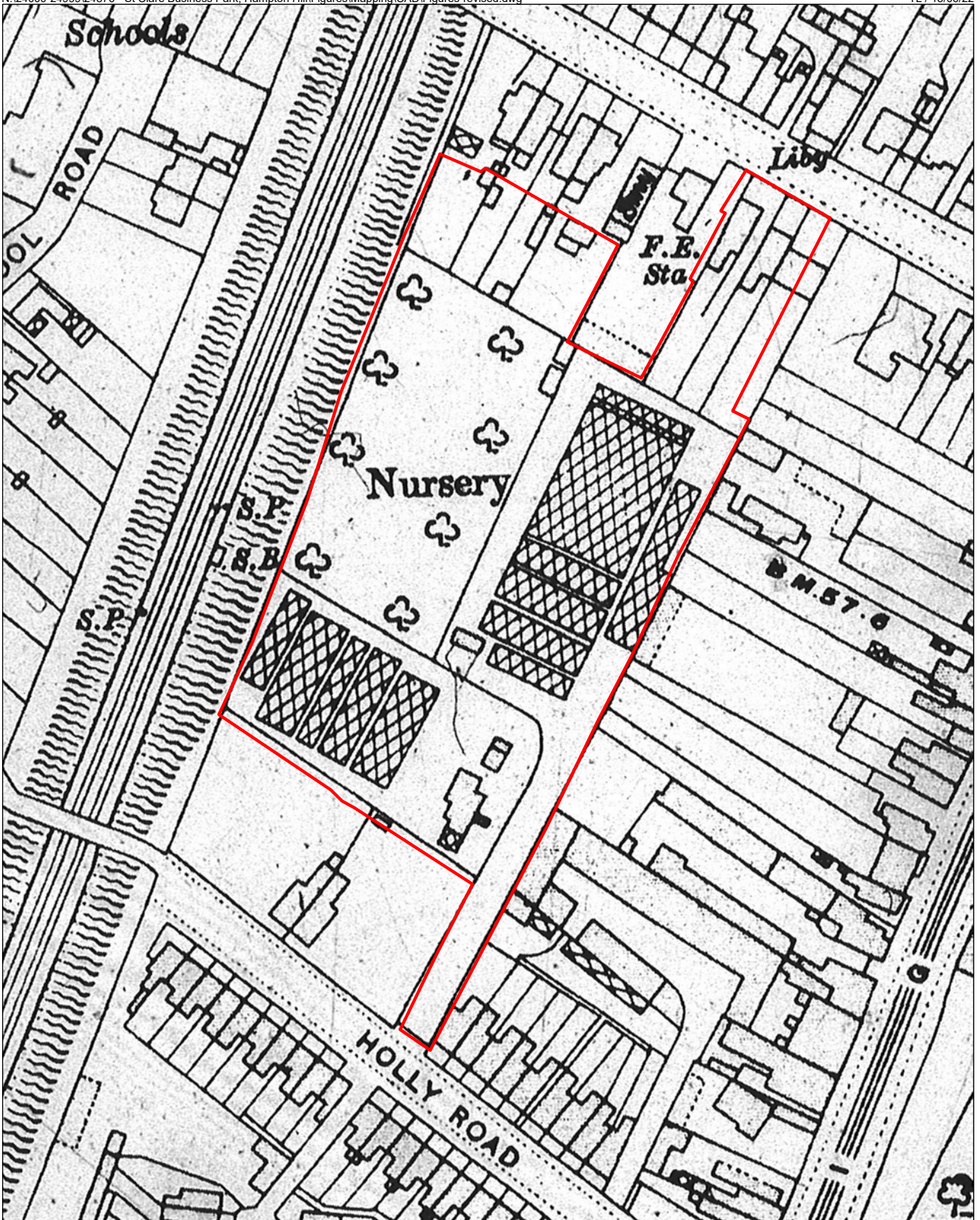
 Site Boundary



0 10 20m  
Scale at A4: 1:1000



Figure 7:  
1893-4 Ordnance Survey



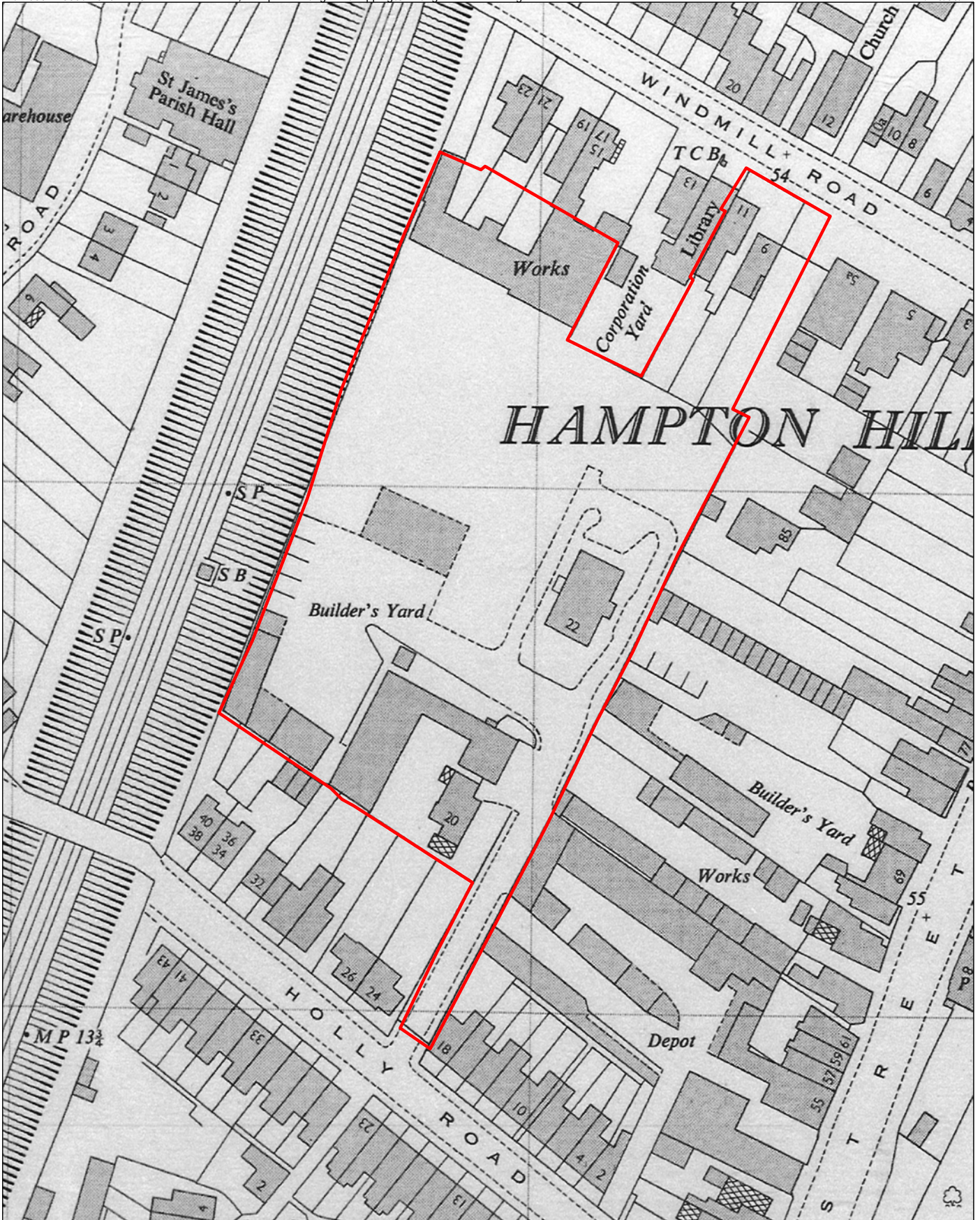
 Site Boundary




0 10 20m  
Scale at A4: 1:1000



Figure 8:  
1915 Ordnance Survey



 Site Boundary



0 10 20m  
Scale at A4: 1:1000



Figure 9:  
1961 Ordnance Survey