

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Hampton Waterworks

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Hampton Waterworks
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Quality Management

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EXECUTIVE SUMMARY

- The site of the Hampton Waterworks has been assessed for its below ground archaeological potential.
- The proposed development will not impact on any designated archaeological assets.
- In terms of relevant local designations, the study site is not currently located within any Archaeological Priority Area (APA), as defined by the London Borough of Richmond upon Thames.
- Historic England have recently undertaken an appraisal of the existing London Borough of Richmond APAs, which have been proposed for adoption in the Local Plan (Historic England 2022). The review recommends placing the site within an amended 'Hampton' APA, categorised as Tier 2.
- This assessment has identified a generally low archaeological potential at the site for all past periods of human activity.
- Development proposals are generally confined to areas of existing development where past impacts are likely to have had a negative impact upon any archaeological remains if present.
- Therefore, based on the limited archaeological potential of the site and the extent of development proposals, it is considered that the proposed development will not have either a significant or widespread impact upon below ground archaeological remains.
- No below ground archaeological works are suggested in this particular instance, although given that the works comprise alterations to historic waterworks buildings, the Local Planning Authority may require a programme of historic building recording prior to development as a condition of planning consent.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been researched and prepared by James Archer and Alex Slater of RPS Heritage on behalf of Waterfall Planning Ltd. The assessment was originally undertaken in 2019, updated in 2020, and is now being updated again for a new development proposal.
- 1.2 The subject of this assessment, also known as the study site, is the Hampton Waterworks. The site is approximately 0.57ha in extent and is centred at TQ 13489 69521 (Fig. 1) within the London Borough of Richmond upon Thames.
- 1.3 Waterfall Planning Ltd has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.4 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the '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.
- 1.5 This desk-based assessment comprises an updated examination of evidence on the Greater London Historic Environment Record (GLHER) and the Surrey Historic Environment Record, and other sources, and includes the results of a comprehensive map regression exercise. A site visit was carried out in July 2019. It is not considered that a further site visit is necessary at this time.
- 1.6 This 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.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was later 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 (<http://planning.guidance.planningportal.gov.uk>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled 'Conserving and Enhancing the Historic Environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage contributes 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 194 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, which adopted its Local Plan on 3rd July 2018. The Local Plan contains the following policy relating to the historic environment:

Policy LP 3

Designated Heritage Asset

A. The Council will require development to conserve and, where possible, take opportunities to make a positive contribution to, the historic environment of the borough. Development proposals likely to adversely affect the significance of heritage assets will be assessed against the requirement to seek to avoid harm and the justification for the proposal. The significance (including the settings) of the borough's designated heritage assets, encompassing Conservation Areas, listed buildings, Scheduled Monuments as well as the Registered Historic Parks and Gardens, will be conserved and enhanced by the following means:

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

...

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

....

D. Where there is evidence of intentional damage or deliberate neglect to a designated heritage asset, its current condition will not be taken into account in the decision-making process.

Policy LP 4

Non-Designated Heritage Assets

The Council will seek to preserve, and where possible enhance, the significance, character and setting of non-designated heritage assets, including Buildings of Townscape Merit, memorials, particularly war memorials, and other local historic features.

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

Policy LP 7

Archaeology

The Council will seek to protect, enhance and promote its archaeological heritage (both above and below ground), and will encourage its interpretation and presentation to the public. It will take the necessary measures required to safeguard the archaeological remains found, and refuse planning permission where proposals would adversely affect archaeological remains or their setting.

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

2.16 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 draft 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

- 2.17 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 2.18 There are three Grade II listed buildings located within the study site, and Built Heritage issues are considered in a separate report.
- 2.19 The study site is not currently located within any Archaeological Priority Area (APA), as defined by the London Borough of Richmond upon Thames.
- 2.20 Historic England have recently undertaken an appraisal of the existing London Borough of Richmond APAs, which have been proposed for adoption in the Local Plan (Historic England 2022). The review recommends placing the site within an amended ‘Hampton’ APA, categorised as Tier 2.
- 2.21 APAs within the London Boroughs are categorised by the GLHER according to their archaeological potential and significance into Tiers, with Tier 1 being the most significant. Tier 1 APAs comprise heritage assets of national significance (a Scheduled Monument or equivalent), Tier 2 APAs indicate the presence or likely presence of heritage assets of archaeological interest, Tier 3 APAs refer to landscape zones of archaeological interest, while Tier 4 comprises land outside of the three Tiers defined above (Historic England 2016).
- 2.22 The Tier 2 designation is typically used for a local area within which the GLHER holds specific evidence indicating the presence or likely presence of heritage assets of archaeological interest. Planning decisions are expected to make a balanced judgement for non-designated assets considered of less than national importance considering the scale of any harm and the significance of the asset (NPPF paragraph 135 [now paragraph 203]). A Tier 2 APA will typically cover a larger area than Tier 1 and may encompass a group of heritage assets (Historic England 2016).

- 2.23 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 London area is shown by the Institute of Geological Sciences (IGS 1979) as London Clay deposits forming the London Basin. Overlying the London Clay is a series of gravel terraces deposited during periods of glacial and inter-glacial conditions (Bridgland 1996).
- 3.2 Further detail is provided by the British Geological Survey (BGS Online 2022), which shows the underlying geology at the study site as London Clay Formation (Clay, Silt & Sand), overlain by a sequence of Kempton Park river terrace gravels.
- 3.3 Whilst no site specific geotechnical investigation data is currently available, boreholes recorded by the British Geological Survey along the course of the Upper Sunbury Road to the north of the site confirm the underlying local geology as river terrace gravels overlying a London clay bedrock.

Topography

- 3.4 The study site is generally level at c.15m Above Ordnance Datum (AOD) and is located c.200m north of the River Thames.

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	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 the 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 500m radius of the study site (Fig. 2), also referred to as the study area, held on the Greater London Historic Environment Record (HER) and the Surrey HER, together with a historic map regression exercise charting the development of the study area from the 18th century onwards until the present day.
- 4.3 In general, the majority of HER records within the study area comprise Post Medieval and Modern records associated with land reclamation along the River Thames and modern development in the Hampton area.
- 4.4 The map regression exercise has demonstrated that the study site comprised open land until the mid-19th century when the site was developed as a waterworks.
- 4.5 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.

Early Prehistoric: Palaeolithic & Mesolithic

- 4.6 No evidence for Palaeolithic activity is recorded on the HERs within the study area. The presence of Palaeolithic material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. The occurrence of in-situ

palaeoliths in the underlying river Kempton Park terrace gravels is typically rare (BGS 1996: 130; Gibbard 1994: 90).

- 4.7 The sole find of Mesolithic date within the study area comprises a tranchet axe found at Hampton Commonfield c.450m north of the study site (HER Ref: MLO18364, TQ 1350 7000).
- 4.8 On the basis of the available evidence, the archaeological potential of the study site for the Palaeolithic and Mesolithic periods is considered to be low.

Later Prehistoric: Neolithic, Bronze Age & Iron Age

- 4.9 There are various findspots of Neolithic material recorded within the GLHER and Surrey HER. They include a Neolithic axe head of grey flint which was found at Hampton and is recorded on the GLHER c.100m north of the study site (HER Ref: MLO18954, TQ 1352 6960); one prehistoric flint blade was found during work at Thames Close c.300m east of the study site (HER Ref: MLO59549, TQ 1384 6944); a polished flint axe/adze was found 19ft down a sinking well and is recorded c.400m east of the site (HER Ref: MLO19090, TQ 1396 6945); a Neolithic polished flint axe was found c.400m south-west of the site at Platt's Ait (HER Ref: MSE2439, TQ 1330 6910).
- 4.10 The point of a Late Bronze Age sword and a spearhead were found in the Thames near Sunbury, recorded on the Surrey HER c.400m south-west of the study site.
- 4.11 The HERs do not record any certain archaeological remains dating to the Iron Age within the study area.
- 4.12 Given the paucity of archaeological remains known within the study area that date to the later Prehistoric periods, it is considered that a low archaeological potential can reasonably be identified at the study site for these periods.

Roman

- 4.13 The nearest major Roman routeway to the study site is the London to Staines road, c.5.6km to the north (Margary 1955), although the GLHER records the possible route of a Roman road on an east-west alignment c.400m north of the study site (see Figure 2). No further evidence for Roman activity is recorded.
- 4.14 Based on current evidence, the archaeological potential for evidence dating to the Roman period at the study site is considered to be low.

Saxon/Early Medieval & Medieval

- 4.15 No finds of Saxon date have been recorded within the vicinity of the study site, although Hampton is likely to have originated as a Saxon estate, so named from the Saxon words describing a *farm in the bend of the river* (Weinreb et al. 2008).
- 4.16 The Domesday Survey of 1086 recorded Molesey, to the south across the Thames, as a very large estate of 48 households (Domesday Online 2022).
- 4.17 The HERs record no evidence for Medieval activity within the study area.
- 4.18 It is likely that the site was situated within land associated with settlement at Hampton during the Saxon and Medieval periods and may have comprised open pastoral land to the west of the historic core which was likely focused around St Mary's Church c.500m to the east. Therefore, a generally low archaeological potential can be suggested for settlement evidence dating to the Saxon and Medieval periods to be present within the study site. It is conceivable that evidence for land division and agricultural activity could be present.

Post Medieval & Modern (including map regression exercise)

- 4.19 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site.
- 4.20 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.21 The earliest such cartographic source is the 1754 Rocque Map of Middlesex (Fig. 3), which depicts the study site within open arable land to the west of the historic core of Hampton. The site is located at the junction of Upper Sunbury Road and Lower Sunbury Road. A similar situation is shown in 1804 (Fig. 4) and 1826 (Fig. 5).
- 4.22 The supply of water became an important industry in Hampton in the mid-19th century, and the various waterworks expanded along the river frontage during the 19th century (Weinreb et al. 2008; 377). Following the 1852 Metropolis Water Act, three water companies moved their facilities upriver to Hampton, with three nearly identical pumping stations built adjacent to each other (Pevsner 1994). The West Middlesex Company's buildings were built to the west of the study site and have since been demolished. The Grand Junction Company's building was built in the western area of the site (Grade II Listed Desig. No. 1253019) and is now known as 'Karlake', whilst the Southwark and Vauxhall Company's engine house was constructed at the eastern boundary of the site (Grade II Listed Desig. No. 1261979) and is now known as the 'Ruston & Ward' building. A further Grade II listed building comprising cast iron railings is located along the northern boundary of the site (Desig. No. 1261980). The waterworks are depicted from the eastern end of the study in an 1855 drawing (Plate 1).
- 4.23 An archaeological watching brief on groundworks at some of the waterworks' buildings east of the site recorded only modern make-up and foundations, though a void beneath the water pumping station here suggested original pipework had been removed (HER Ref: ELO21276, TQ 1368 6946).
- 4.24 The 1865 Ordnance Survey map (Fig. 6) is the first to show these buildings and the Grand Junction Waterworks can be seen in the west of the site whilst the Southwark and Vauxhall Waterworks is shown at the eastern end. A further two buildings are shown in the centre of the site between the two waterworks building, and at the western boundary. The area to the south and south west has been excavated for reservoirs and filter beds.
- 4.25 The waterworks buildings were extended by 1897 (Fig. 7), when extensions had also been made to the filter beds to the south.
- 4.26 The GLHER records a World War Two anti-aircraft gun c.250m east of the study site, which was apparently positioned to defend the Hampton Waterworks (HER Ref: MLO68333, TQ 1370 6950).
- 4.27 Further extensions and alterations to the buildings are shown during the 20th century (Figs. 8-11 & Plate 2), before areas of extension to the western building were demolished in the 1990s or early 2000s (Fig. 12). No further changes are shown to the study site to the present day (Fig. 13).
- 4.28 Therefore, aside from remains associated with known modern development, a low archaeological potential is considered at the study site for the Post Medieval and Modern periods. Later 19th century building foundations are likely to be present.

Assessment of Significance

- 4.29 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.
- 4.30 No relevant designated archaeological assets as defined in the NPPF are recorded within, or within the vicinity of, the study site. There are three Grade II listed buildings within the site which are assessed in a separate built heritage assessment.
- 4.31 The site is not currently located within an Archaeological Priority Area, as defined by the London Borough of Richmond upon Thames (Figure 2).
- 4.32 Based on current evidence, a low archaeological potential has been identified for all past periods of human activity within the study site.
- 4.33 Any remains, should they occur on the study site, would in the context of the Secretary of State’s non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.
- 4.34 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Early Prehistoric (Palaeolithic & Mesolithic)	Low potential, Low (Local) significance;
Later Prehistoric (Neolithic, Bronze Age & Iron Age)	Low potential, Low (Local) significance;
Roman	Low potential, Low (Local) significance;
Saxon & Medieval	Low potential for settlement and occupation activity, Low (Local) significance;
Post Medieval & Modern	Low potential (likely to be entirely invested in evidence of surviving traces of 19-20 th century building foundations), likely to be of Low (Local Significance).

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

Site Conditions

- 5.1 The study site currently comprises buildings associated with the Hampton Waterworks (Fig. 13 & Plates 3-14).
- 5.2 Modern development, demolition and redevelopment on the site since the mid-19th century is likely to have had a cumulative negative archaeological impact, including within existing areas of basement (see Figure 15 and Plates 12-14).
- 5.3 Past agricultural land use will have had a moderate but widespread archaeological impact as a result of past ploughing.

Proposed Development

- 5.4 Development proposals comprise alterations and extensions to existing buildings within the study site (Fig. 14). These includes internal alterations within existing areas of basement within the Karlake building at the western end of the site, and within the Ruston & Ward building at the eastern end of the site (Fig. 15 & Plates 12-14).
- 5.5 These proposals are generally confined within the footprint of existing development.

Review of Potential Development Impacts on Archaeological Assets

- 5.6 The proposed development will not impact on any designated archaeological assets.
- 5.7 The site is not currently located within a locally defined Archaeological Priority Area, and this assessment has identified a low archaeological potential at the site for all past periods of human activity.
- 5.8 Development proposals are generally confined within the footprint of existing development, where archaeological remains, if present, will have been subject to severe impacts as a result of existing development.
- 5.9 Given the limited archaeological potential of the site, combined with the extent of past development impact and scope of development proposals, it is considered unlikely that the proposed development will have either a significant or widespread below ground archaeological impact.

6 SUMMARY AND CONCLUSIONS

- 6.1 The site of the Hampton Waterworks is under consideration for redevelopment. Therefore, in accordance with relevant government planning policy and guidance, a desk based assessment has been undertaken to clarify the below ground archaeological potential of the study area.
- 6.2 In terms of relevant designated heritage assets, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield sites or Historic Wreck sites lie within the vicinity of the study site.
- 6.3 The study site is not currently located within any Archaeological Priority Area (APA), as defined by the London Borough of Richmond upon Thames.
- 6.4 Historic England have recently undertaken an appraisal of the existing London Borough of Richmond APAs, which have been proposed for adoption in the Local Plan (Historic England 2022). The review recommends placing the site within an amended 'Hampton' APA, categorised as Tier 2.
- 6.5 Based on current evidence, a low archaeological potential has been identified for all past periods of human activity within the study site.
- 6.6 Development proposals are generally confined within the footprint of existing development, where archaeological remains, if present, will have been subject to severe impacts as a result of existing development.
- 6.7 Given the limited archaeological potential of the site, combined with the extent of past development impact and scope of development proposals, it is considered unlikely that the proposed development will have either a significant or widespread below ground archaeological impact.
- 6.8 The London Borough of Richmond Local Plan 2018 notes that archaeological 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. However, this assessment has concluded that the study site is unlikely to impact upon any significant archaeological remains, and therefore it is suggested that no further below ground archaeological works are necessary in this instance.
- 6.9 Given that the proposals comprise alterations to existing historic waterworks buildings, it is possible that the Local Planning Authority will require a programme of historic building recording prior to development, which could be secured by an appropriately worded archaeological planning condition.

Sources Consulted

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- 1579 Saxton Map of Surrey
- 1610 Speed Map of Surrey
- 1724 Moll Map of Surrey
- 1729 Senex Map of Surrey
- 1754 Rocque Map of Middlesex
- 1768 Rocque Map of Surrey
- 1793 Lindley & Crosley Map of Surrey
- 1804 Ordnance Survey Drawing
- 1811 Ordnance Survey Old Series
- 1826 Hampton Enclosure Map
- 1830 Teesdale Map of Middlesex
- 1865 Ordnance Survey (1:2500)
- 1897 Ordnance Survey (1:2500)
- 1915 Ordnance Survey (1:2500)
- 1934 Ordnance Survey (1:2500)

1945 Aerial Photograph

1956 Ordnance Survey (1:2500)

1956 Ordnance Survey (1:1250)

1957 Ordnance Survey (1:1250)

1974 Ordnance Survey (1:1250)

1977 Ordnance Survey (1:1250)

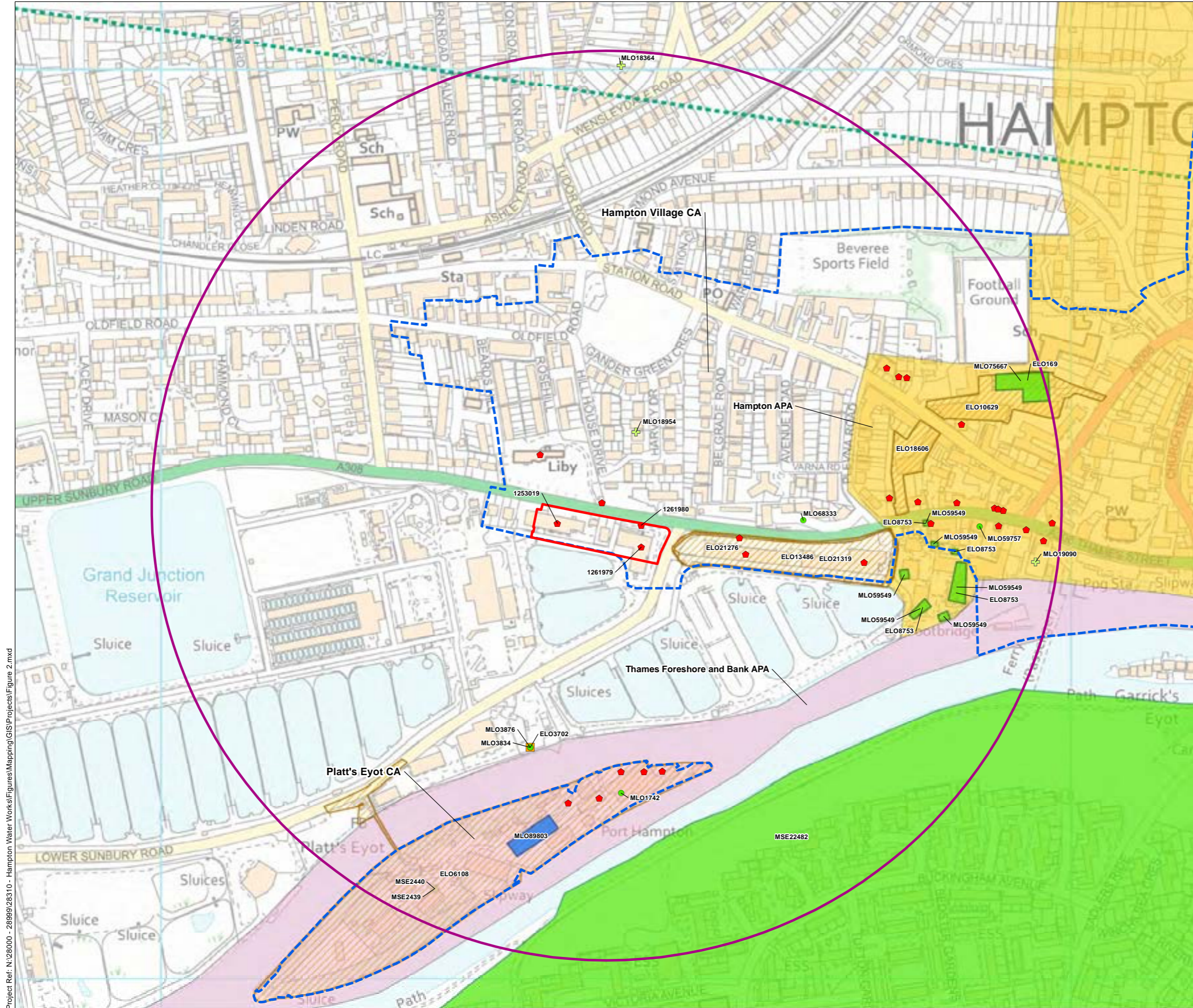
1992 Ordnance Survey (1:1250)

2003 Google Earth Image

2008 Google Earth Image

2018 Google Earth Image

2021 Google earth Image



Legend

- Site Boundary
- 500m Search Radius
- Designated Heritage Assets:**
- ◆ Listed Buildings
- Conservation Area
- Non-designated Heritage Assets:**
- HER Data Points**
- Monument
- + Find Spot
- HER Data Polygons**
- Monument
- Building
- Archaeological Priority Areas**
- DLO33450, Hampton
- DLO33481, Thames Foreshore and Bank
- Previous Archaeological Work:**
- Projected Line of Roman Road
- HER Event Points
- HER Event Polygons

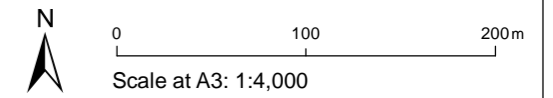
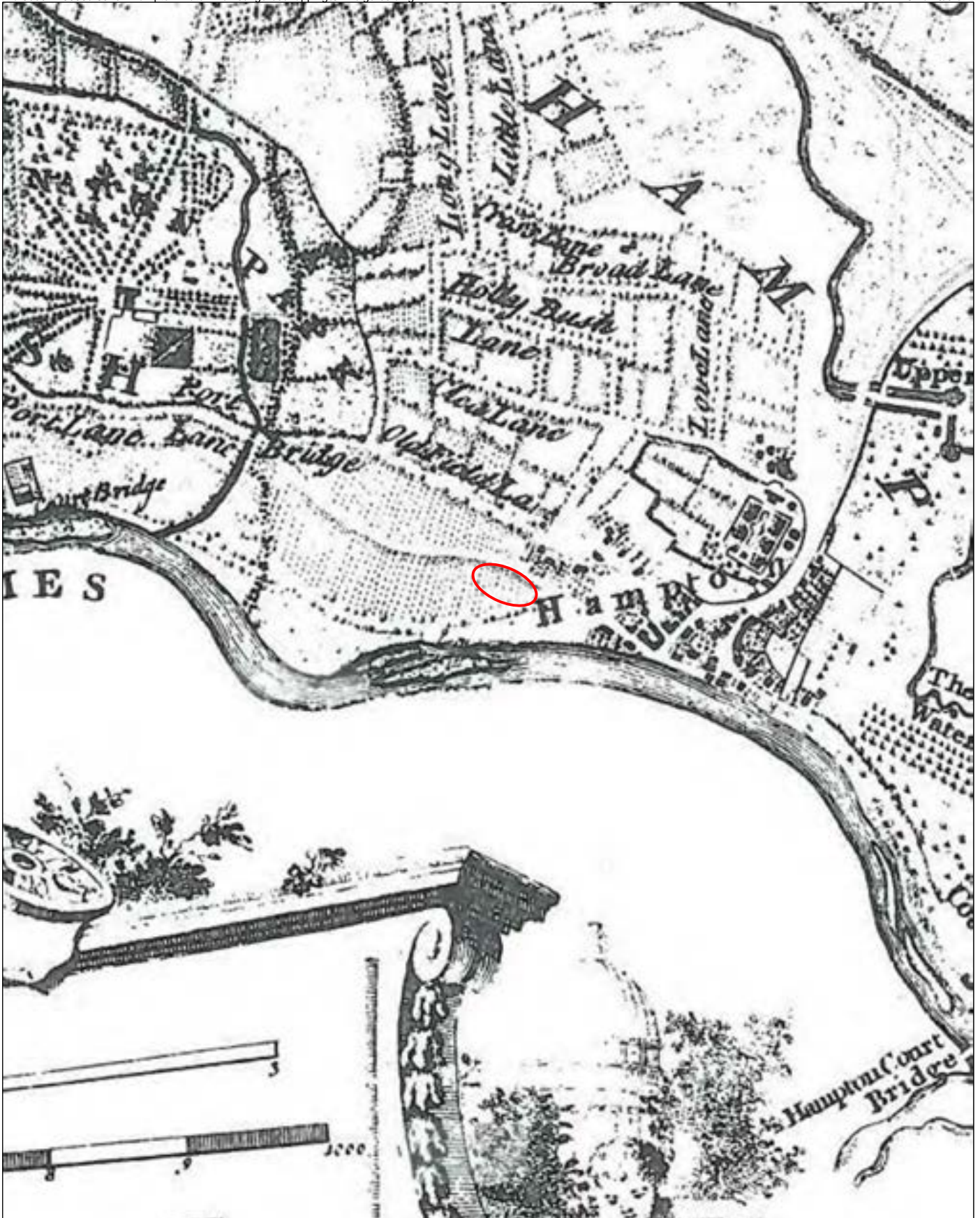


Figure 2
HER Plot



 Site Boundary



Not to Scale
Illustrative Only



Figure 3

1754 Rocque Map of Middlesex



 Site Boundary



Not to Scale
Illustrative Only



Figure 4

1804 Ordnance Survey Drawing



 Site Boundary

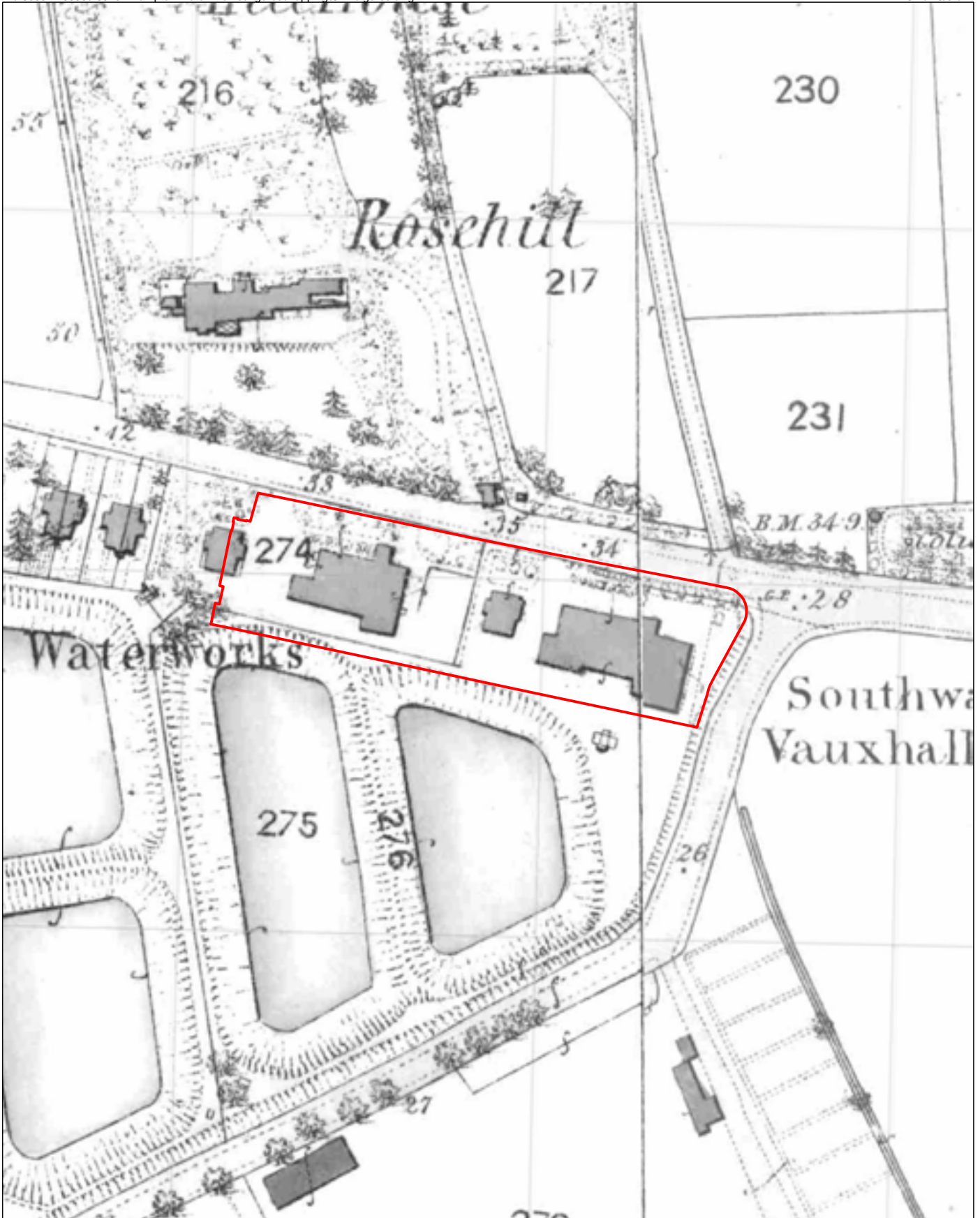


Not to Scale
Illustrative Only



Figure 5

1826 Hampton Enclosure Map



 Site Boundary

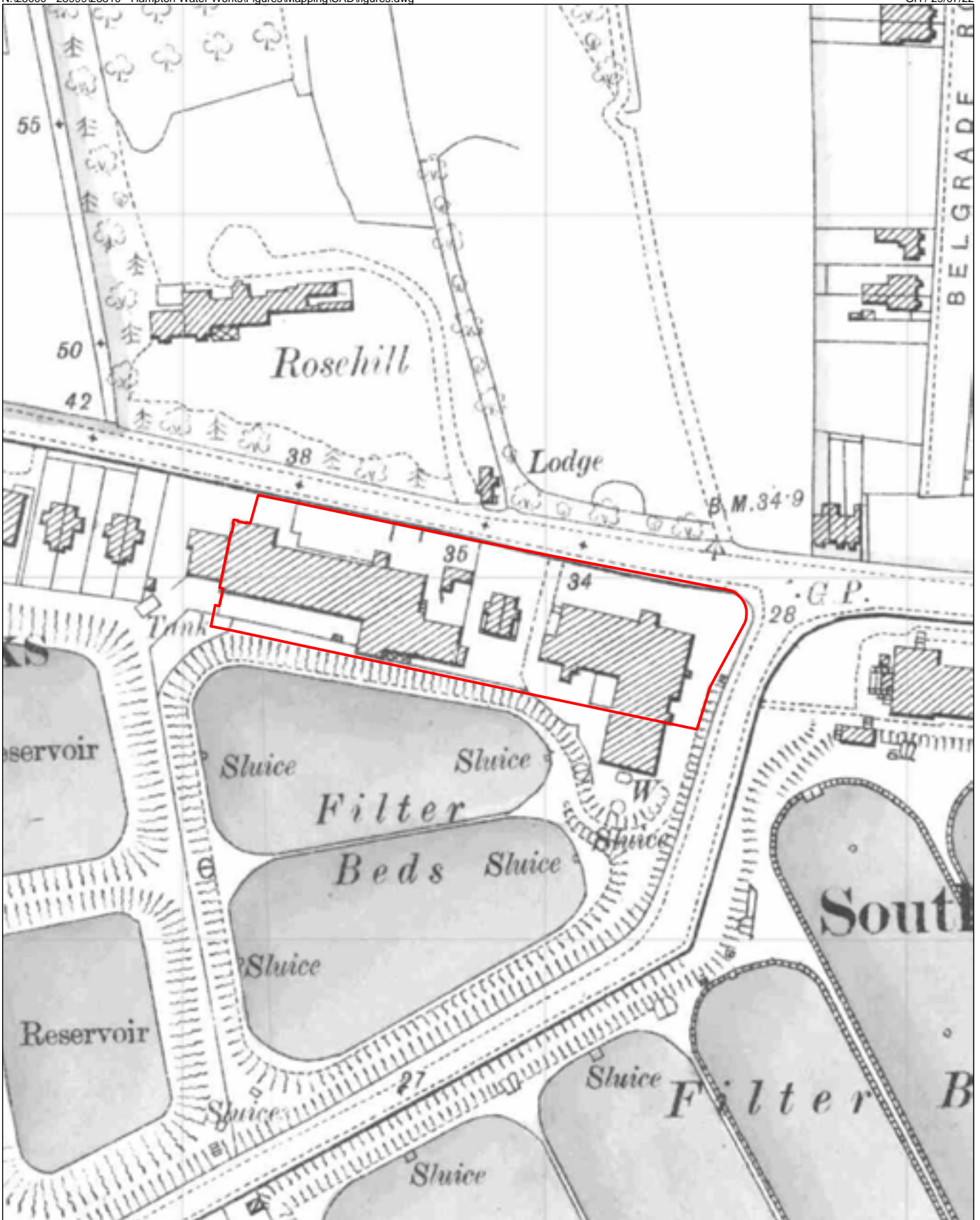


0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 6

1865 Ordnance Survey



 Site Boundary

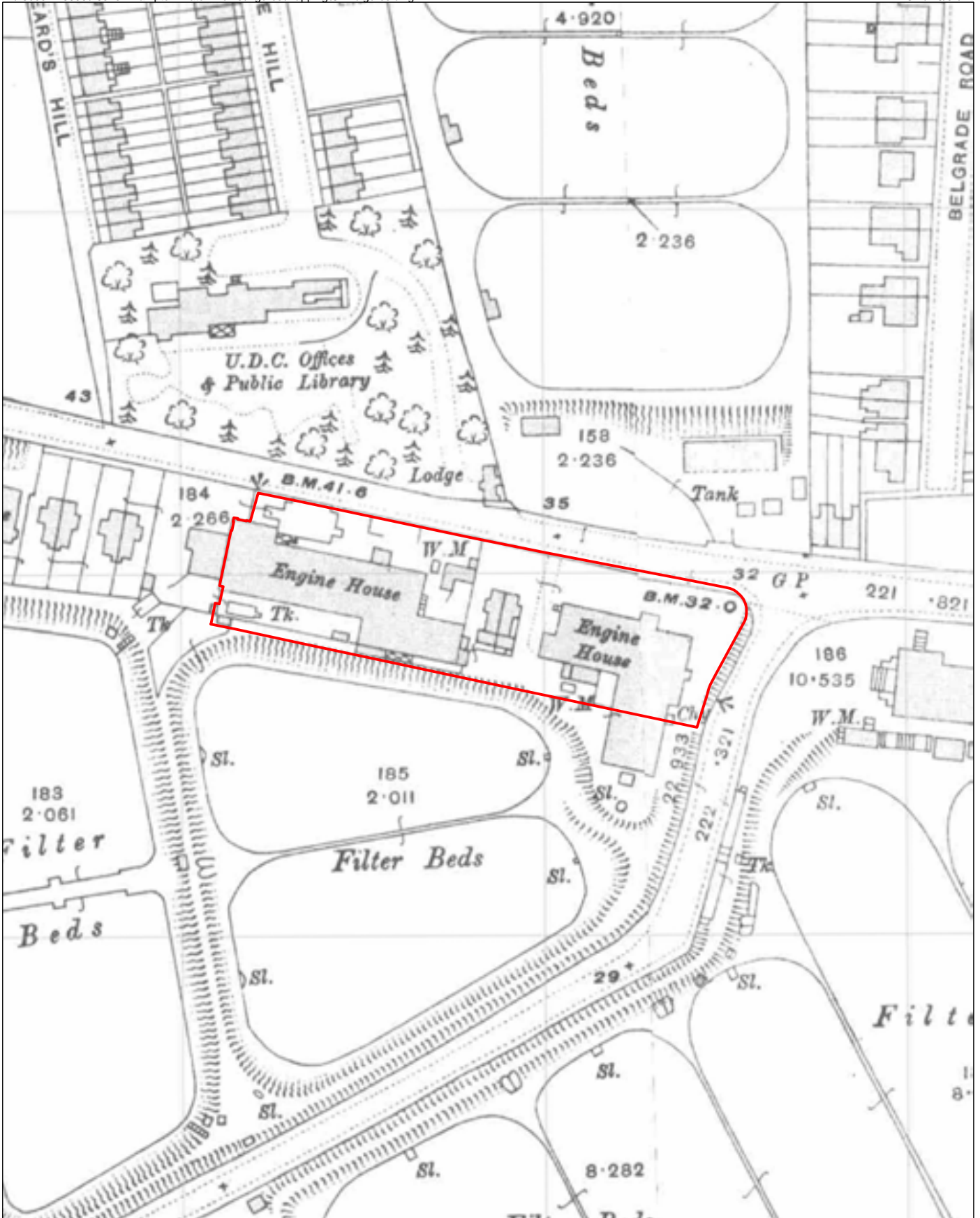


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Figure 7

1897 Ordnance Survey



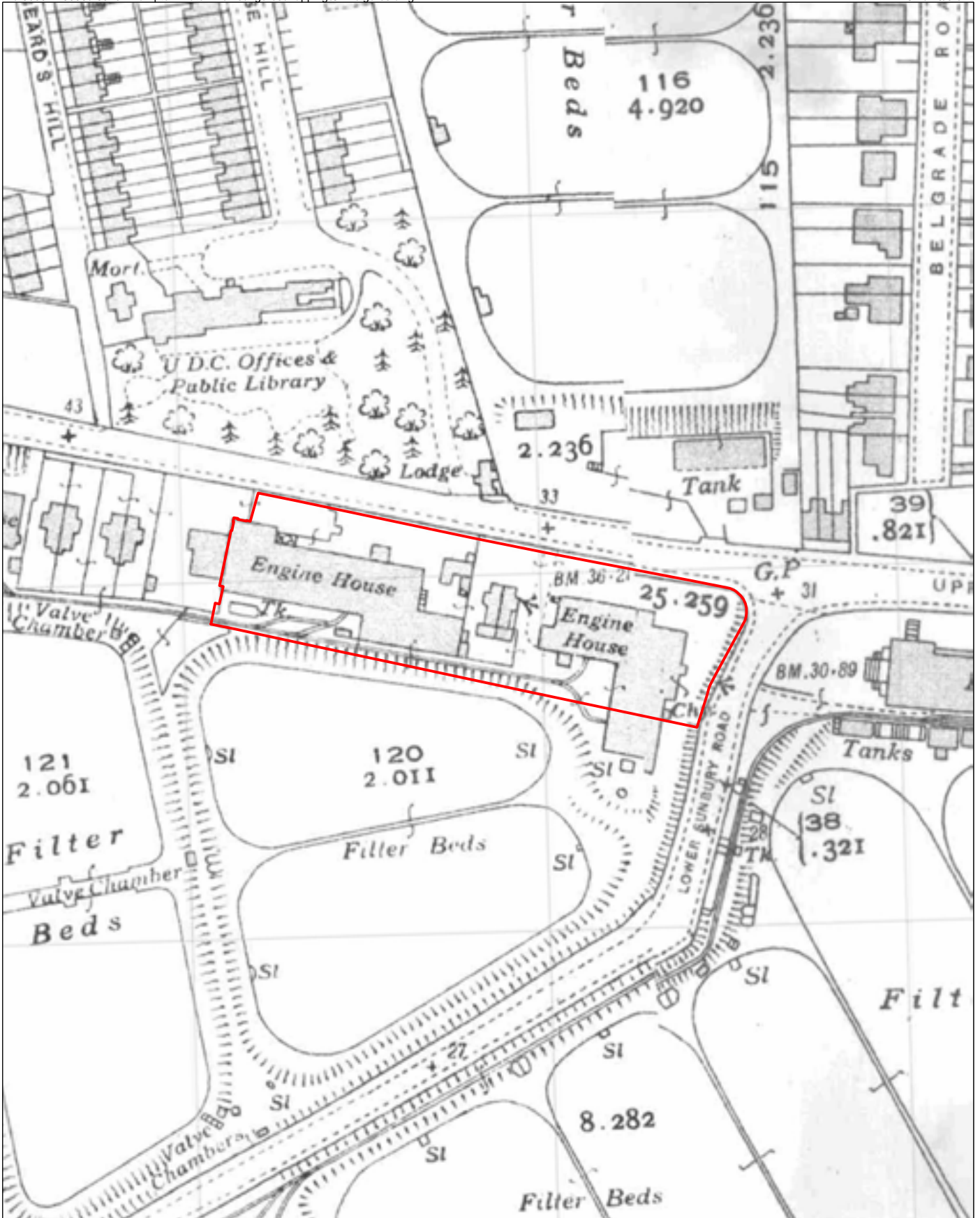
 Site Boundary



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Figure 8
1915 Ordnance Survey



Site Boundary

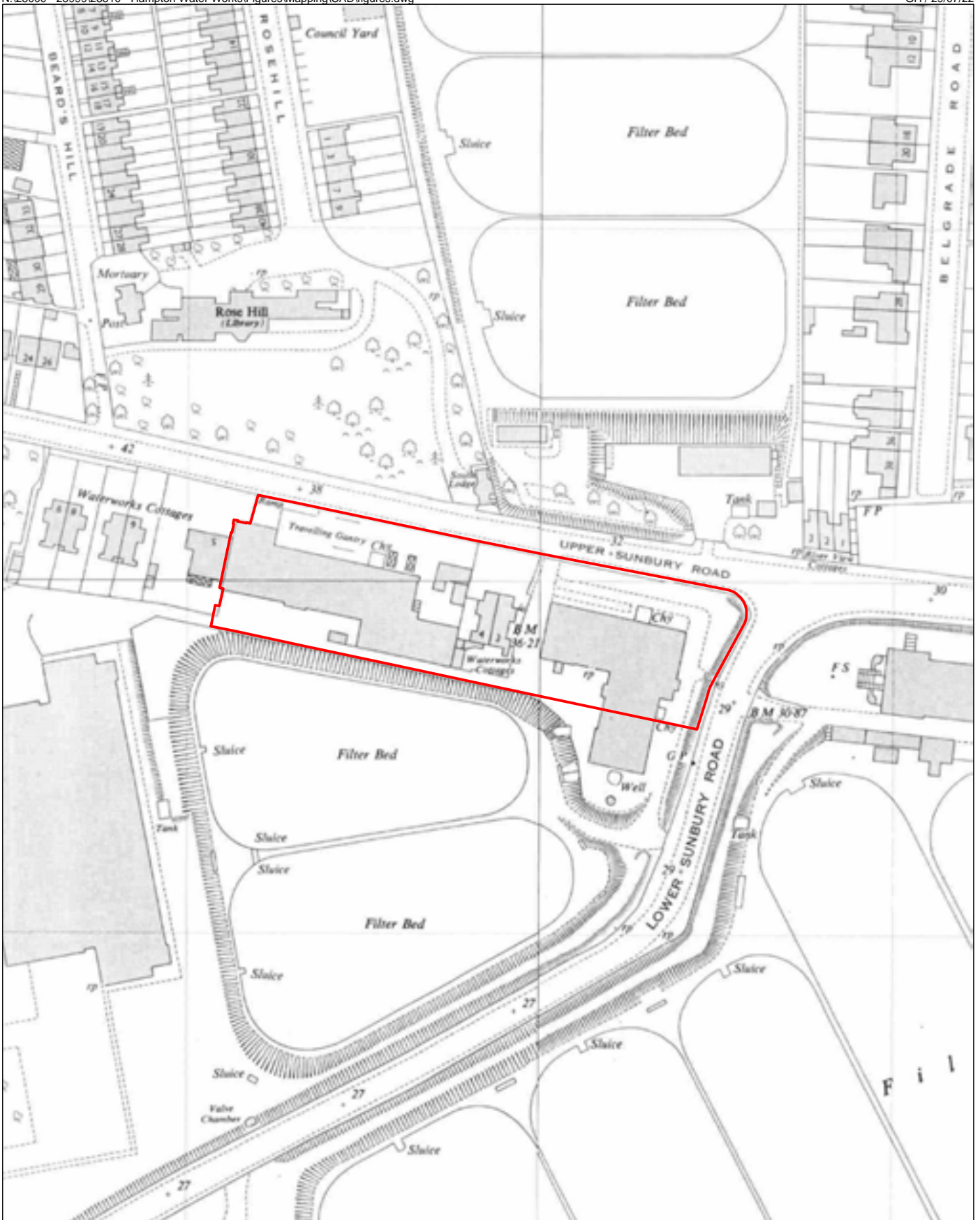


0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 9

1934 Ordnance Survey



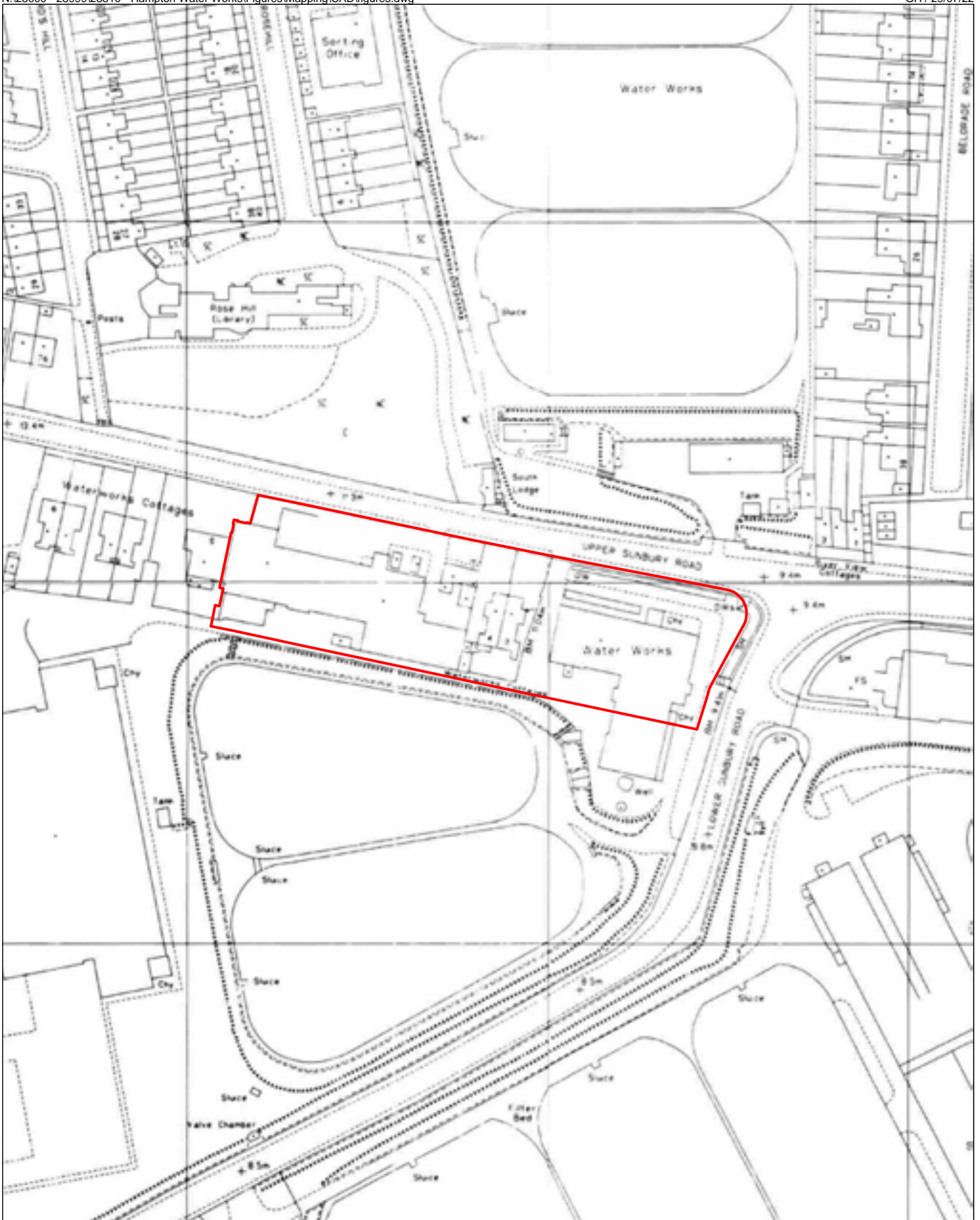
 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 10
1956 Ordnance Survey



 Site Boundary



0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 11
1992 Ordnance Survey



 Site Boundary

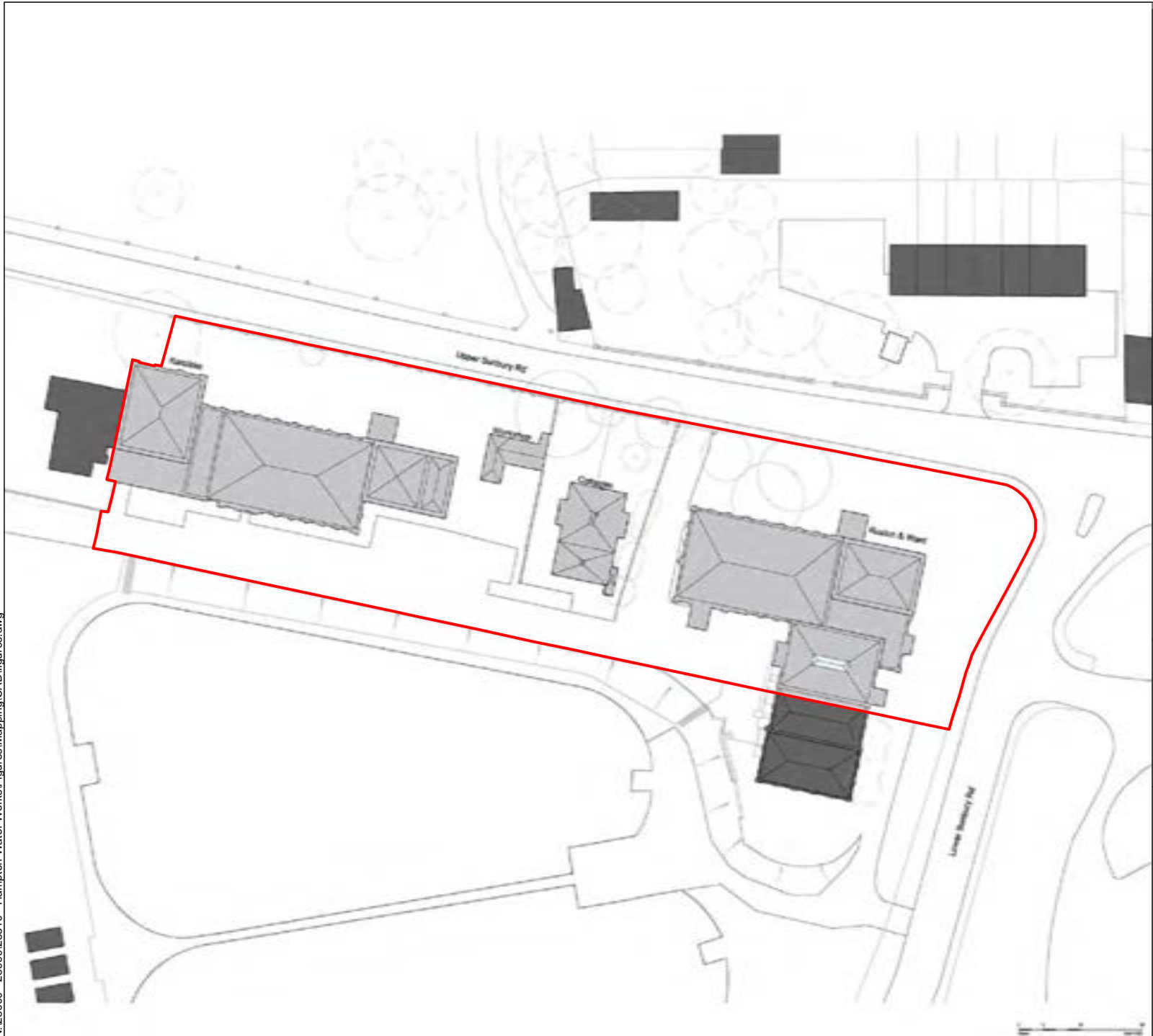


0 10 20 30 40 50m
Scale at A4: 1:1,500



Figure 12

2003 Google Earth Image



Legend

 Site Boundary

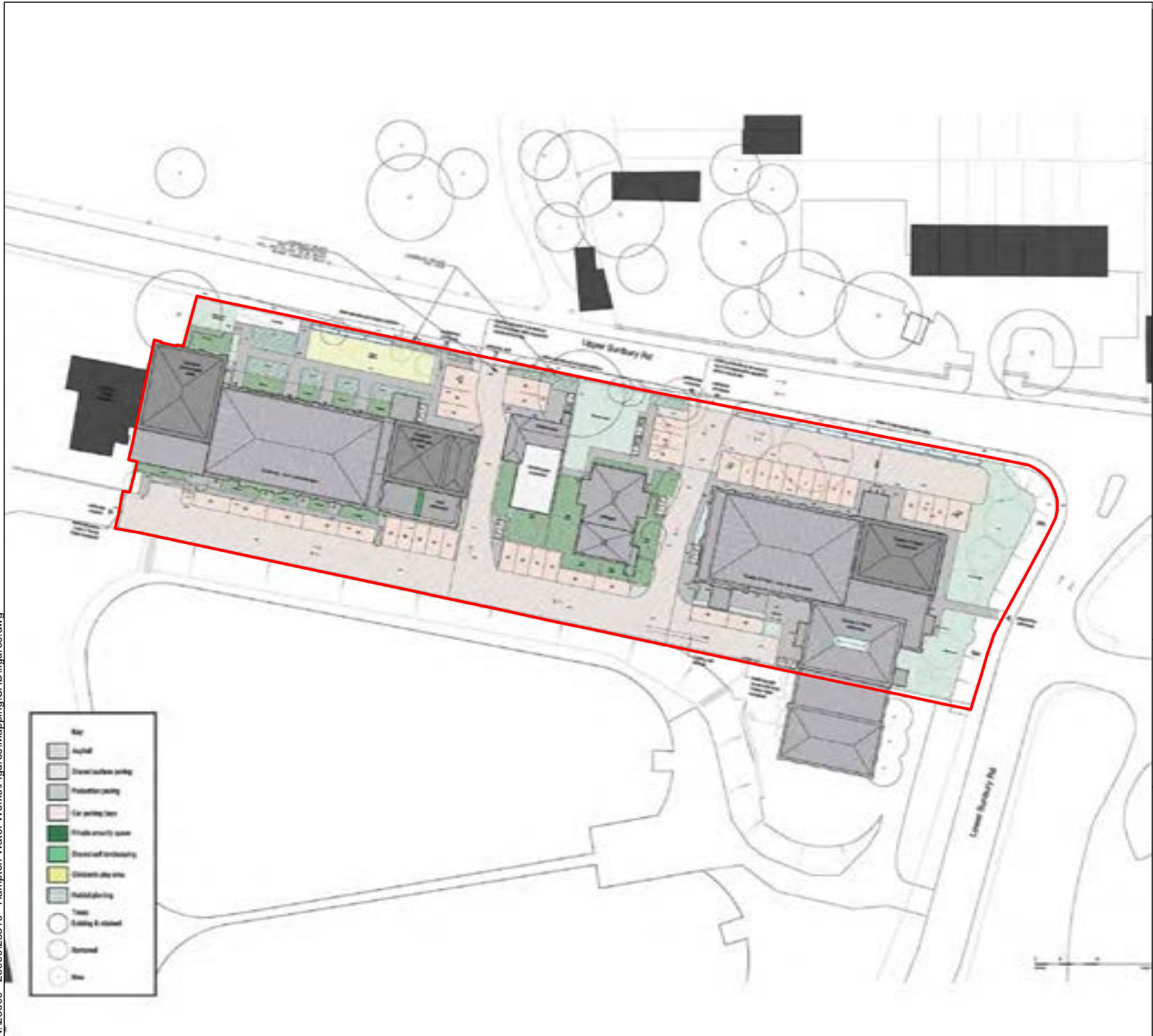


Not to Scale
Illustrative Only



Figure 13

Site as Existing



Legend

Site Boundary



Not to Scale
Illustrative Only



Figure 14

Proposed Development:
Site Plan



Legend

 Site Boundary



Not to Scale
Illustrative Only



Figure 15a

Proposed Development:
Karslake Basement and Ground
Floor Plans



Legend

 Site Boundary



Not to Scale
Illustrative Only



Figure 15b

Proposed Development:
Ruston & Ward Basement and
Ground Floor Plans

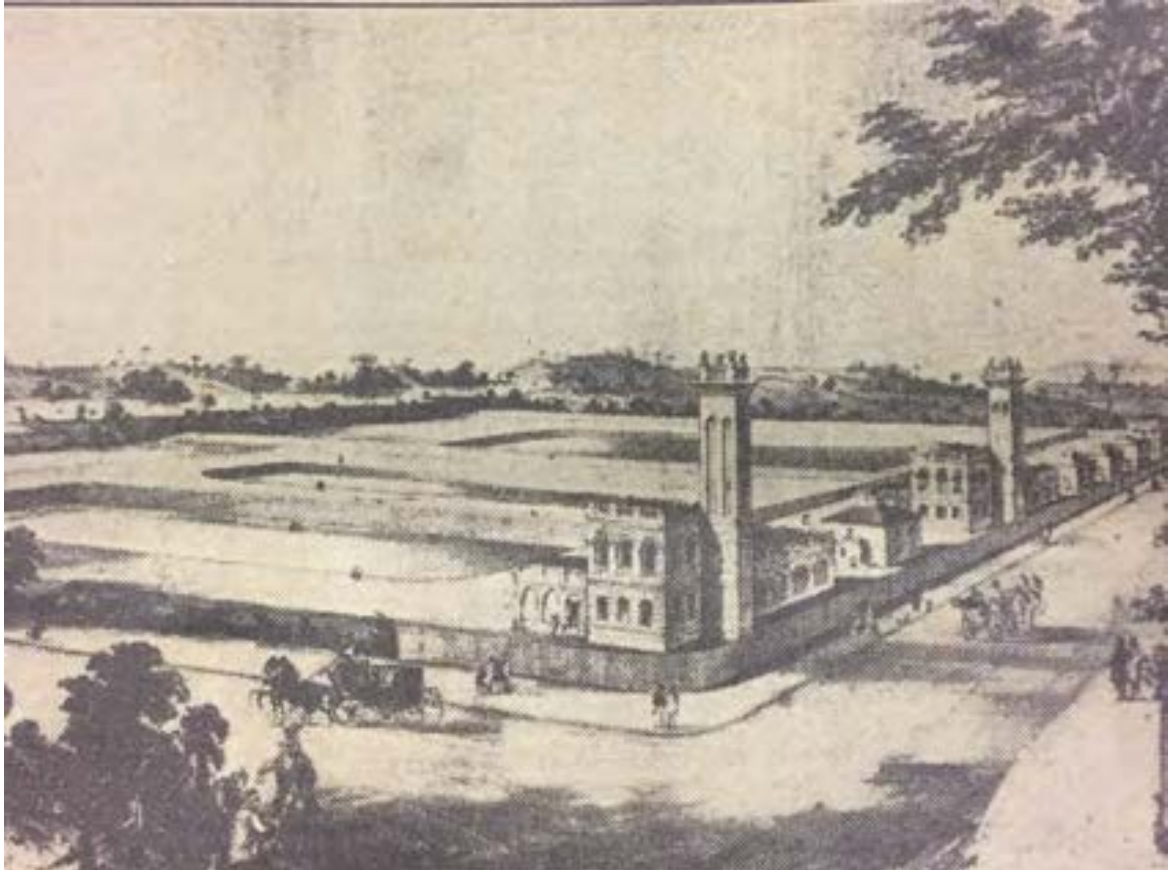


Plate 1: Drawing of the Hampton Waterworks in 1855



Plate 2: View of Hampton Waterworks in 1950



Plate 3: 2019 View facing south east from north west corner of site, showing Karlake Building



Plate 4: 2019 View from north east corner of site showing corner of Ruston & Ward building



Plate 5: 2019 View of southern face of Ruston & Ward building



Plate 6: 2019 View facing north towards site



Plate 7: 2019 View facing north towards western area of site



Plate 8: 2019 View facing east along southern site boundary



Plate 9: 2019 View facing west along southern site boundary



Plate 10: 2019 View of buildings in central area of site



Plate 11: 2019 View of surviving machinery within Ruston & Ward building



Plate 12: 2019 View showing access to existing basement in north east corner of Ruston & Ward building



Plate 13: 2019 View within existing basement within central area of Ruston & Ward building



Plate 14: 2019 View of existing basement tank within Karslake building



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